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Town of Leicester
Development & Inspectional Services

Revised July 2019

Leicester Zoning Board of Appeals
Special Permit & Variance Application Form

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TOWN CLERK'S OFFICE
LEICESTER, MA

PERMIT TYPE: ☑ **Special Permit** ☐ **Variance** **Date:** 12-15-2021

CONTACT INFORMATION

Property Owner:			
Name:	Edgar F Greeney Jr Tr		
Company Name:	EFG Realty Trust		
Signature:			
Address:	76 McClellan St Amherst, MA 01002		
Phone:	413-277-8868	**Email:**	
Applicant:			
Name:	Mark Klinger		
Company Name:	MKEP 770 LLC		
Signature:			
Address:	65 Sunrise Highway, Suite 1368 Rockville Center, NY11570		
Phone:	646-483-2517	**Email:**	mark@globalgcny.com
Primary Contact Person: *(The person that will be contacted by Town staff during the application process.)*			
Name:	Michael Malynowski, PE		
Company Name:	Allen & Major Associates, Inc.		
Address:	400 Harvey Road - Manchester, NH		
Phone:	781-640-7650	**Email:**	mmalynowski@allenmajor.com

PROJECT INFORMATION

Project Address:	651 Main Street	**Zoning District:**	B
Assessors Map & Parcel #	21, Lot B5.1		
Deed Reference (Book/Page):	16761-78		
Size of Proposed Structures:	2,188 square feet	**Total Lot Area:**	29.78 acres
Water Source:	Leicester Water Supply I	**Sewer Source:**	Cherry Valley Sewer District
Applicable Zoning Bylaw Section(s):	Section 7.1.04.2.a		

Brief Project Description:

Please include a brief description on this form (i.e. do not write "see attached"). *[Examples: construction of a 10' x 20' shed in the front yard of an existing home; installation of a 60s.f. freestanding sign (special permit required to exceed 50 s.f.)]*

The Project proposes to construct 49 duplex units consisting of two single-family residential dwellings, each consisting of approximately 2,188 square feet. As part of the proposed development, three interconnected roadways will be constructed to provide access to the individual dwelling units. Although the project will remain private under a home owner association model, the roadways are proposed to be 28-feet wide with a sidewalk to be in harmony with the local subdivision requirements.

PROJECT INFORMATION, Continued

State Briefly Reasons for Variance or Special Permit:

See Zoning Board of Appeals Instructions for Variance and Special Permit Applications. You may use the space below and/or attach additional pages as necessary to fully describe the application and reasons for the variance or special permit.

As a portion of the site is within the Watershed Overlay District, a separate impervious cover calculation was preformed which concluded that this portion of the site will be approximately 29.7% impervious which will require the issuance of a Special Permit from the Zoning Board of Appeals.

It is the intent of the applicant is to subdivide the existing parcel into five separate lots, four (4) of which will be fee-simple lots have direct access to Main Street meeting the current zoning requirements (ANR plans to be prepared separately). The fifth and final lot will encompass the remaining land area and will be developed into a private residential development consisting of 2 family townhomes. The Project proposes to construct 49 duplex units consisting of two single-family residential dwellings, each consisting of approximately 2,188 square feet.

Along with the construction of the proposed roadway, several other utility improvements will be provided as part of the overall development. The project stormwater management system will be addressed through the construction of a closed drainage system which includes catchbasins and drainage manholes to capture the surface runoff. Through the use of hydrodynamic separator treatment devices, the collected stormwater will then be directed to one of several detention systems for peak rate mitigation and stormwater treatment. A comprehensive review of the drainage system and watersheds has been performed and the Grading & Drainage Plan depicts the anticipated drainage system for the project. A full stormwater analysis has been provided as part of the Site Plan submittal.

Refer to attached Narrative Letter for additional supportive documentation.

APPLICATION CHECKLIST:

Use this checklist to ensure you have provided all required information.
***Three (3)** copies of all paper submittals are required except where noted.*

☑ Application Form	☑ Any supplemental information where applicable (letters, detailed project information, etc.)	☑ Plans (1-full-size & 2 11"x17")
☑ Certified Abutters List (1 copy)	☑ Fee ($175) - check payable to the Town of Leicester	☑ .pdf copy of all submitted documents (CD or USB Drive)

Ck# 40536

Submit the full application to the Town Clerk's Office

g:\town planners office\zoning board of appeals\application form and instructions\zba application form, 2019-07.docx

100 Commerce Way, Suite 5, Woburn, MA 01801 | T (781) 935-6889 | F (781) 935-2896
allenmajor.com

ALLEN & MAJOR ASSOCIATES, INC.

December 15, 2021

To:
Alaa M. Abusalah , Director of Development & Inspectional Services/Town Planner
Leicester Development and Inspectional Services
3 Washburn Square
Leicester, Massachusetts 01524

Copy:

A&M Project #: 2889-01

Re: ZBA Special Permit
651 Main Street
Map 21/Parcel B5.1

Dear Ms. Abusalah

On behalf of our client, MKEP 770, LLC, the Applicant, Allen & Major Associates, Inc. is filing a Special Permit Application with the Board of Appeals to support the construction of a proposed subdivision/site plan off Main Street in Leicester, Massachusetts as portion of the project area lies within the Water Resources Protection Overlay District (Section 7.1.04.2.a). The project includes land depicted on the Assessor's Map #21 as Parcel B5.1 (651 Main Street), owned by E.F.G. Realty Trust. The plans submitted intend to depict the land encompassing the subdivision & site plan based on the Existing Conditions Plan created by Allen & Major Associates, Inc. Dated: July 16, 2021.

It is the intent of the applicant is to subdivide the existing parcel into five separate lots, four (4) of which will be fee-simple lots have direct access to Main Street meeting the current zoning requirements (ANR plans to be prepared separately). The fifth and final lot will encompass the remaining land area and will be developed into a private residential development consisting of 2 family townhomes. The Project proposes to construct 49 duplex units consisting of two single-family residential dwellings, each consisting of approximately 2,188 square feet and have building coverage percentages ranging from 9.8% to 19.3% where 33% is allowed. *(SPR Section II, E-1b)*. Access/egress to 92-units is serviced by the Project's proposed site driveway which connects to the southerly side of Main Street. An additional 6-units, in the form of three (3) duplexes will directly access Main Street with standard residential driveways.

The project property is approximately 29.78 acres and is located along the southwestern side of Main Street; *(SPR Section II, E-1b)*. The majority of the property consists of mainly woodland and brush, with a brook and small wetland pockets near the property's boundary. Electrical utility lines and a tower are located at the southwestern portion of the parcel. As stated above, the existing electrical utility lines will be separated from the development and protected by a 250 foot electric easement.

As part of the proposed development, three interconnected roadways will be constructed to provide access to the individual dwelling units. Although the project will remain private under a home owner association model, the roadways are proposed to be 28-feet wide with a sidewalk to be in harmony with the local subdivision requirements. The primary access will be situated along Main Street approximately 500 feet southeast of Waite Street intersection with a secondary access via an extension of Colonial Drive. Gated emergency access is proposed via an existing residential driveway to #747 Main Street on the westerly end of the property

Along with the construction of the proposed roadway, several other utility improvements will be provided as part of the overall development. The project stormwater management system will be addressed through the construction of a closed drainage system which includes catchbasins and drainage manholes to capture the surface runoff. Through the use of hydrodynamic separator treatment devices, the collected stormwater will then be directed to one of several detention systems for peak rate mitigation and stormwater treatment. A comprehensive review of the drainage system and watersheds has been performed and the Grading & Drainage Plan depicts the anticipated drainage system for the project. A full stormwater analysis has been provided as part of the Site Plan submittal.

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Environmental Analysis

As this proposed site plan will be creating ten (10) or more family units, an Environmental Analysis has been provided herein. Many of the items outlined within the Environmental Analysis have be detailed within other plans or within the stormwater report, below is a summary of the specific items of concern.

a.) The same data as on the Definitive Plan
Refer to plans prepared by A&M dated December 14, 2021 consisting of approximately 24 sheets.

b.) Topography at two foot contour intervals, with graphic drainage analysis; indication of annual high water mark, location of existing structures, including fences and walls, and watershed boundaries.
Topographic information is shown on Sheet V-101 including existing structures, fences, walls and delineated resource areas. The existing and proposed watershed plan were prepared and included within the submitted Stormwater Report, refer to Sheet WS-1 and WS-2.

c.) Vegetation cover analysis, including identification of general cover type (wooded, cropland, brush, wetland, etc.); location of all major tree groupings, plus other outstanding trees or other botanical features; important wildlife habitats; and identification of areas not to be disturbed by construction.
The vast majority of the site consists of wooded cover with some areas of grass and brush. There are also several areas of delineated resource areas adjacent to Colonial Drive and Henshaw Street. Additional, the southwest section of the property is bisected by an existing electrical transmission line easement. The areas can be seen on Sheet V-101. As part of the stormwater analysis for the project both the existing and proposed surface covers were calculated. A summary of these area are listed below and additional information can be found in the stormwater report in Section 4 and Section 5.

Existing

Area (acres)	Description (subcatchment-numbers)
1.734	>75% Grass cover, Good
2.164	Brush, Good
0.071	Paved parking
25.418	Woods, Good

Proposed (SPR Section II, E-1a)

Area (acres)	Description (subcatchment-numbers)
14.189	>75% Grass cover, Good
2.065	Brush, Good
4.631	Paved parking
4.923	Roofs
3.376	Woods, Good

The proposed 98 dwelling units are encompassed within the proposed subcatchments area including driveways and roadways. Based upon the HydroCAD analysis included in the Drainage Report, the total project site will be approximately 32.74% impervious cover. Refer to Drainage Report for additional information. A separate calculation specific to the area directly within the Watershed Overlay District has been provided herein.

d.) Soil types, based on United State Department of Agriculture (USDA) soils study; approximate ground water level, location and results of soil percolation or other sub surface tests.
As the project is proposed to be on municipal sewer, soil percolation tests were not performed on the site. Published soil information from USDA and NRSC were utilized to approximate a design infiltration rate for the proposed roof drainage infiltration system.

e.) Visual analysis, including analysis of scenic vistas, and locations of visual prominence.
Although the project is situated on an elevated portion of the site, there are no significant scenic vistas that will be created nor impacted as part of the project.

f.) Location of surface water bodies, wetlands, aquifer or recharge areas for existing or potential drinking water supplies.
The vast majority of the site consists of wooded cover with some areas of grass and brush. There are also several areas of delineated resource areas adjacent to Colonial Drive and Henshaw Street. Additional, the southwest section of the property is bisected by an existing electrical transmission line easement. The areas can be seen on Sheet V-101.

The following narrative will set to document the following, with reference to the above maps as germane.

a) Impact upon surface water quality and level.
As part of the proposed project, impacts to surface water quality will be enhanced through the implementation of a new stormwater collection system. The stormwater collection system is a series of inlets located at low points within the limits of the paved area. All of the proposed on-site catch basins incorporate a deep sump and hooded outlet. The catch basins are connected by a closed gravity pipe network that pass through proprietary separators prior to entering the pipe detention systems or gabion walls.

The proposed stormwater management system has been designed to remove 80% of the average annual post-construction load for each treatment train. The TSS removal calculations can be seen within the appendix of the stormwater report. Structural Pretreatment BMPs consisting of Deep sump catch basins, also known as oil and grease or hooded catch basins, are underground retention systems designed to remove trash, debris, and coarse sediment from stormwater runoff, and serve as temporary spill containment devices for floatables such as oils and greases. Further treatment is provided via a proprietary separator this is a flow-through structure with a settling or separation unit to remove sediments and other pollutants. They typically use the power of swirling or flowing water to separate floatables and coarser sediments, are typically designed and manufactured by private businesses, and come in different sizes to accommodate different design storms and flow conditions.

As a further management system, a Long-Term Operation & Maintenance (O&M) Plan has been developed for the proposed stormwater management system and is included within the stormwater report. The purpose of the O&M is to identify potential sources of pollution that may affect the quality of stormwater discharges, and to describe the implementation of practices to reduce the pollutants in stormwater discharges.

b.) Impact upon ground water quality and level.
As indicated above, the proposed project, impacts to surface water quality will be enhanced through the implementation of a new stormwater collection system which will provide for pretreatment. The existing annual recharge for the site has been approximated in the proposed condition. Groundwater recharge will be provided through the use of proposed dry wells that are designed to meet this requirement. The proposed Recharge Volume is based on the Static Method per the MA DEP Stormwater Management Standards, Volume 3, Chapter 1. See the appendix located at section 6 of this report for stormwater recharge calculations.

c.) Effects on important wildlife habitats, outstanding botanical features, scenic or historic sites or buildings.
The property contains several areas subject to the Wetland Protection Act, all of which being outside direct impacts associated with the proposed roadway construction. These areas have been delineated by Gove Environmental Services, Inc. and are depicted on the Proposed Subdivision Plan. Some of the proposed drainage detention/infiltration basins are proposed to be located within the buffer zone and a filing with the Conservation Commission will be required. This will be made concurrent with the Definitive Subdivision review process.

Upon review of the Commonwealth's published data, there were no Areas of Critical Environmental Concern (ACEC); Outstanding Resource Waters (ORWs) nor areas of Priority and Protected Habitat for rare and endangered species located within the project limits. See Exhibit 3.4 within the submitted stormwater report.

At the time of writing this letter a Notice of Intent has been obtain from the Leicester Conservation Commission (DEP 197-0677) dated November 10, 2021

d.) Capability of soils and vegetative cover to support proposed development without erosion, silting or other instability.
Existing Soil Conditions: The on-site soils were identified using the USDA Natural Resources Conservation Services (NRCS) Soil Survey for Worcester County. The site contains a range of soil types including: Ridgebury, Whitman, Paxton, Woodbridge, Charlton, Canton, and Udorthents. The majority of the site is made up of Paxton fine sandy loam. A copy of the NRCS Custom Soil Resource Report is included in the appendix of the stormwater report.

A plan to control construction-related impacts, including erosion, sedimentation and other pollutant sources during construction has been developed. A detailed Erosion and Sedimentation Control Plan is included in the Permit Drawings. Refer to Sheet C-100 for location of proposed erosion control measure and Section 2 of the Stormwater Report for additional information. The proponent will prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) prior to commencement of construction activities that will result in the disturbance of one acre of land or more.

The proposed stormwater management system for the site will control the Peak Rate of Runoff through the use of deep sump catch basins, pipe detention systems, a detention basin, outlet control structures, and gabion walls (level spreaders). These systems have been designed in accordance with the MA DEP Stormwater Management Policy to recharge groundwater and reduce rate of runoff from the parcel.

e.) Relationship to Massachusetts General Laws, Chapter 131, Sections 40, (Wetlands Protection Act) and Town Wetland Bylaw.
The property contains several areas subject to the Wetland Protection Act, all of which being outside direct impacts associated with the proposed roadway construction. These areas have been delineated by Gove Environmental Services, Inc. and are depicted on the Proposed Subdivision Plan. Some of the proposed drainage detention/infiltration basins are proposed to be located within the buffer zone and a filing with the Conservation Commission will be required. This will be made concurrent with the Definitive Subdivision review process.

f.) The report shall estimate the proposed traffic flow in relation to the roadways giving access to the subdivision.

Traffic
TEC, Inc. (TEC) has been retained by MKEP 770, LLC (the "Applicant") to prepare a Traffic Impact Assessment (TIA) associated with the proposed Skyview Estates (the "Project"). Traffic generated by the proposed residential development was determined based on the "Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition". The trip generation rates were based on Land Use Code 270, defined as a Residential Planned Unit Development. The estimated vehicle trips generated are shown in the following table:

The estimated vehicle trips are shown in the following tables:

Weekday	Total	Incoming	Outgoing
Daily	742	273	273
AM Peak	49	15	34
PM Peak	59	34	25

TEC has evaluated the traffic operations for the study area under existing and future conditions consistent with the Transportation Impact Assessment (TIA) Guidelines issued by the Massachusetts Department of Transportation (MassDOT) and the standards of the Traffic Engineering and Transportation Planning professions for the preparation of such reports. The future year examines traffic operations under a 7-year planning horizon (2028) for traffic-volume projections, which includes an evaluation of the build conditions (with site traffic added). A copy of the report has been included in this submission. Additionally, as part of the permitting process, a driveway access permit has been initiated through the Massachusetts Department of Transportation as Main Street, aka Route 9 as is currently under review.

g.) The report shall estimate the effect of the project on public services, such as water, sewer, schools, police, fire and highway department.

Water & Sewer

Both water and sewer will be provided through municipal services. In a letter obtained from Cherry Valley Sewer District, the project is available for hook-up to the public sewer system. The project proposes sewer manholes to be placed within the newly aligned roadways at various locations to collect sewage and direct it to the existing municipal sewer system along Main Street. In a letter obtained from Leicester Water Supply District, there is adequate water supply for the proposed development. Domestic water for the property is intended to be sourced from the existing municipal water main within Main Street.

Police, Fire & Highway Department

Based on email correspondence received from Fire Chief Dupuis and Police Chief Antanavica, they have both met on site to review the proposed project and do not have any concerns at this time. Street lighting is being proposed which will help deter suspicious activities from taking place within the development. The project proposes a new municipal water service, including strategic placement of fire hydrants throughout the development to lessen the burden on any potential firefighting activities that may occur.

Schools

All of the 98 units, will have a layout which places the living quarters all on the first floor including 2 bedrooms and 1 office area (that could be a bedroom). Based on the new alignment of the project, the spacing of the proposed homes and interior configuration of the homes, this is more conducive to young professionals or older couples without children, so it is presumed that these units would not have an impact on the school system.

It is anticipated that approximately 15% of the units will be marketed or sold with an option to expand the unit layout to include a total of 4 bedrooms which is more desirable for potential families with children. Based upon this presumption and the local average of 2.0 children per dwelling unit, it is anticipated that the project could produce 30 school age children. Based on discussion with school superintendents office about the impact on the schools for 98 homes. Here is what she said and the reports from the state.

1. K-4 would put a strain on the system, the school is at capacity.
2. Middle School - They can handle the new homes.
3. High School - They can handle the new homes.

Special Permit Criteria Evaluation

1. *Such use will not nullify or substantially derogate from the intent and purpose of this Bylaw;*
   The proposed use (duplex) will not alter the general character of the surrounding area nor impair the intent or purpose of said bylaw because the proposed use conforms to the existing residential dwellings in the area. Although there are proposed to be 98 units of slightly varying size and configuration, the same general characteristics will be consistent, including separated building entrances and buffered driveways to aid in the appearance of each being a separate unit.

2. *Such use will not constitute a nuisance; and*
   As the proposed project is for a residential development in accordance with Town standards, it will not constitute a nuisance to the surrounding area. Through the development of comprehensive stormwater management system, the site will control post development stormwater flows to below predevelopment conditions. Additionally, an extensive erosion control plan has been prepared, included a construction phase protections to prevent erosion concerns to abutting properties.

3. *Such use will not adversely affect the neighborhood in which the lot is situated.*
   The proposed residential development which includes forty nine (49) duplexes will not adversely affect the surrounding neighborhoods as the layout has been designed to provide a consolidated entrance to the project along Main Street (Route 9). The proposed duplex home, although connected, are designed to provide a sense of separation through the placement of interior spaces as well as landscape buffers.

4. *Such use complies with the Standards for Site Plan Approval in the Leicester Zoning Bylaw.*
   The proposed use (duplex) will not alter the general character of the surrounding area nor impair the intent or purpose of said bylaw because the proposed use conforms to the existing residential dwellings in the area.

5. *Provision shall be made for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets and property. The service level of adjacent streets shall not be significantly reduced due to added traffic volume or type of traffic in accordance with the most recent edition of the Massachusetts Highway Department Highway Capacity Manual;*
   The proposed residential development will be interconnected with paved roadways meeting the width of required by the subdivision regulations, including the installation of paved sidewalks. The added traffic volume is not anticipated to negatively impact the existing network. Please refer to Traffic Impact Analysis prepared by TEC, Inc.

6. *The proposed use shall not overload the capacity of water and sewer systems, storm water drainage, solid waste disposal facilities, and other public facilities;*
   Both water and sewer will be provided through municipal services. In a letter obtained from Cherry Valley Sewer District, the project is available for hook-up to the public sewer system. The project proposes sewer manholes to be placed within the newly aligned roadways at various locations to collect sewage and direct it to the existing municipal sewer system along Main Street. In a letter obtained from Leicester Water Supply District, there is adequate water supply for the proposed development. Domestic water for the property is intended to be sourced from the existing municipal water main within Main Street.

7. *The design of the project shall provide for adequate methods of disposal of sewage, refuse, or other wastes generated by the proposed use;*
   The subject is serviced by municipal sewer and a new collection system has been designed to service the individual building units. As the project will remain private under a home owner association model, trash collection will be handled by a private trash hauler. The project proposes the installation of several dumpster enclosures throughout the project and which will be screened from view.

8. *The project shall comply with all applicable environmental laws and regulations;*
   The project will comply with applicable environmental laws and regulations through the implementation of comprehensive stormwater management system and permitting through the local conservation commission.

9. *The proposed project shall be consistent with Leicester's Master Plan; and,*
   As the proposed project is for a residential development in accordance with Town standards and is consistent with Leicester's Master Plan..

Site Plan Review Criteria (Section 5.2.05 of the Zoning By-law)

A. *The use complies with all the provisions of the Leicester Zoning By-Law; (SPR Section II, E-1a)*
   The proposed use (duplex) will not alter the general character of the surrounding area nor impair the intent or purpose of said bylaw because the proposed use conforms to the existing residential dwellings in the area. As the proposed use is residential in nature, there will be no employees nor hours of operation.

B. *General description of the size of proposed structures, lot size, and building coverage %. In the Watershed Overlay District, include total impervious area*

C. *The use will not materially endanger or constitute a hazard to the public health;*
   As the proposed project is for a residential development in accordance with Town standards, it will not constitute a nuisance or hazard to the surrounding area or public health.

D. *The use will not create undue traffic congestion or unduly impair pedestrian safety;*
   The project Traffic engineer, TEC has evaluated the traffic operations for the study area under existing and future conditions consistent with the Transportation Impact Assessment (TIA) Guidelines issued by the Massachusetts Department of Transportation (MassDOT) and the standards of the Traffic Engineering and Transportation Planning professions for the preparation of such reports. The future year examines traffic operations under a 7-year planning horizon (2028) for traffic-volume projections, which includes an evaluation of the build conditions (with site traffic added).

E. *Sufficient off-street parking exists or will be provided to serve the use (SPR Section II, E-1d)*
   The proposed homes have been developed with a two stall garage and a driveway which could feasibly accommodate up to two additional vehicles for a total of four per units. There are no existing parking spaces within the parcel limits.

F. *The use can be adequately served by water, sewer, and other necessary utilities, or if these are unavailable, that they will be brought to the site at the owner's expense; or, the Planning Board is satisfied that the proposed alternatives will comply with all applicable regulations; (SPR Section II, E-1e)*
   Both water and sewer will be provided through municipal services. In a letter obtained from Cherry Valley Sewer District, the project is available for hook-up to the public sewer system. The project proposes sewer manholes to be placed within the newly aligned roadways at various locations to collect sewage and direct it to the existing municipal sewer system along Main Street. In a letter obtained from Leicester Water Supply

District, there is adequate water supply for the proposed development. Domestic water for the property is intended to be sourced from the existing municipal water main within Main Street.

G. *The use will not result in a substantial increase of volume or rate of surface water runoff to neighboring properties and streets, nor will result in pollution or degradation to surface water or ground water;*
A plan to control construction-related impacts, including erosion, sedimentation and other pollutant sources during construction has been developed. A detailed Erosion and Sedimentation Control Plan is included in the Permit Drawings. Refer to Sheet C-100 for location of proposed erosion control measure and Section 2 of the Stormwater Report for additional information. The proponent will prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) prior to commencement of construction activities that will result in the disturbance of one acre of land or more.
The proposed stormwater management system for the site will control the Peak Rate of Runoff through the use of deep sump catch basins, pipe detention systems, a detention basin, outlet control structures, and gabion walls (level spreaders). These systems have been designed in accordance with the MA DEP Stormwater Management Policy to recharge groundwater and reduce rate of runoff from the parcel.

H. *The use will not result in any undue disturbance to adjoining property owners or the Town caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.*
The proposed residential development which includes of mixed single-family residential housing will not cause excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc.

At this time, Allen & Major Associates, Inc. is requesting to be placed on the agenda for the next available meeting of the Zoning Board of Appeals to discuss this Residential Site Plan. Representatives of this office and the owner/applicant will attend to present the plan and address any concerns raised by the Board at that time. We thank you in advance for your anticipated cooperation regarding this project and look forward to meeting to discuss the plans.

Very Truly Yours,
ALLEN & MAJOR ASSOCIATES, INC.

Michael Malynowski

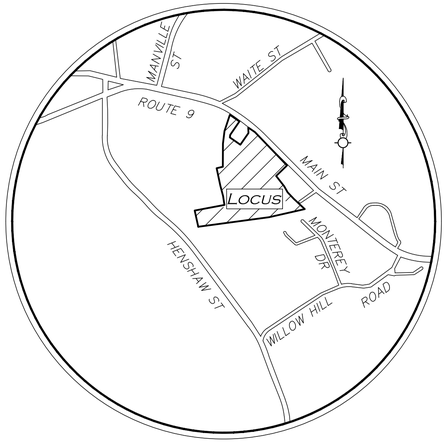
Michael Malynowski, PE
Senior Project Manager

DEFINITIVE SUBDIVISION PLANS FOR

SKYVIEW ESTATES

MAIN STREET

LEICESTER, MA 01611



LOCUS MAP
NOT TO SCALE

FOR REGISTRY USE ONLY

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:52:26 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

AGENT:
RE/MAX PATRIOT REALTY
55 MEAD STREET
LEOMINSTER, MA 01453

APPLICANT
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

OWNER
E F G REALTY TRUST
EDGAR GREENEY, JR - TRUSTEE
76 MCCLELLAN STREET
AMHERST, MA 01002

CIVIL ENGINEER / SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
100 COMMERCE WAY, SUITE 5
WOBURN, MA 01801

ENVIRONMENTAL CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR BLDG 2 UNIT H
EXETER NH 03833-7507

LEICESTER PLANNING BOARD WAIVERS REQUESTED

SECTION V.A.1.f – MINIMUM CENTER LINE RADII. 200' MIN. REQUIRED
TO ALLOW CENTER LINE RADIUS OF 120' AND 135'

SECTION V.A.3.a – MAXIMUM STREET GRADE 10%
TO ALLOW FOR A STREET GRADE OF NO MORE THAN 12%

SECTION VI.B.1A –REINFORCED CONCRETE STORM DRAINAGE PIPING REQUIRED
A WAIVER IS REQUESTED TO UTILIZE HIGH DENSITY POLYPROPYLENE (HDPE) DRAINAGE LINES OR APPROVED EQUAL WITHIN THE DRAINAGE SYSTEM OF THE SUBDIVISION.

SECTION VI.C.4 – VELOCITIES SHALL BE BETWEEN 2 AND 10 FEET PER SECOND
A WAIVER IS REQUESTED ALLOW WATER VELOCITY WITHIN THE CLOSED STORMWATER SYSTM FROM 11.92 FPS TO 14.0 FPS WHICH IS LESS THAN THE MANUFACTURES RECOMMENDATION FOR SCOUR WITHIN THE PIPING NETWORK.

SECTION VI.E.3 – STREET LIGHTING REQUIRED
TO ALLOW STREET LIGHTING TO BE INSTALLED AS PRIVATE DRIVEWAY LIGHT

SECTION VI.L STREET TREES SHALL BE INSTALLED ON BOTH SIDES OF THE ROADWAY
TO ALLOW FOR STREET TREE PLANTINGS TO BE INSTALLED ON ONE SIDE ONLY

SECTION VI.G.1 – SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN A SUBDIVISION
A WAIVER IS REQUESTED TO INSTALL SIDEWALKS ON ONLY 1 SIDE OF THE ROADWAY DUE TO THE STEEP TERRAIN OF THE PROPOSED SUBDIVISION AND LACK OF CONNECTION TO A MUNICIPAL SIDEWALK ALONG MAIN STREET (AKA ROUTE 9)

GENERAL NOTES

1. THE OWNER OF RECORD:

   LOT 21–B5.1
   EFG REALTY TRUST
   76 MCCLELLAN STREET
   AMHERST, MA 01002
   BOOK 16761, PAGE 78

2. ZONING DISTRICT: BUSINESS (B) AND SUBURBAN AGRICULTURAL (SA) DISTRICT TO THE SOUTH & WEST

LOT SIZE:	22,500 SF
LOT FRONTAGE:	100 FT.
FRONT SETBACK:	25 FT.
SIDE SETBACK:	15 FT.
REAR SETBACK:	25 FT.

3. EXISTING USE OF LOT 21–B5.1 IS VACANT LAND.

4. NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP #25027C0782E WITH AN EFFECTIVE DATE: JULY 14, 2011 FOR THE CITY OF LEICESTER.

LIST OF DRAWINGS

DRAWING TITLE	SHEET NO.	ISSUED	REVISED
EXISTING CONDITIONS	V-101	03-08-21	-
SITE PREPARATION PLAN	C-100	09-17-21	12-14-21
SUBDIVISION LAYOUT KEY PLAN	C-101	09-17-21	12-14-21
DEFINITIVE LAYOUT PLAN	C-101A	09-17-21	12-14-21
DEFINITIVE LAYOUT PLAN	C-101B	09-17-21	12-14-21
DEFINITIVE LAYOUT PLAN	C-101C	09-17-21	12-14-21
OVERALL GRADING & DRAINAGE PLAN	C-102	09-17-21	12-14-21
GRADING & DRAINAGE PLAN	C-102A	09-17-21	12-14-21
GRADING & DRAINAGE PLAN	C-102B	09-17-21	12-14-21
GRADING & DRAINAGE PLAN	C-102C	09-17-21	12-14-21
OVERALL UTILITIES PLAN	C-103	09-17-21	12-14-21
UTILITIES PLAN	C-103A	09-17-21	12-14-21
UTILITIES PLAN	C-103B	09-17-21	12-14-21
UTILITIES PLAN	C-103C	09-17-21	12-14-21
ROADWAY PROFILE - SKYVIEW DRIVE	C-201	09-17-21	12-14-21
ROADWAY PROFILES - SKYVIEW TERRACE, EMERGENCY ACCESS, & COLONIAL EXTENSION	C-202	09-17-21	12-14-21
DETAILS	C-501	09-17-21	12-14-21
DETAILS	C-502	09-17-21	12-14-21
DETAILS	C-503	09-17-21	12-14-21
DETAILS	C-504	09-17-21	12-14-21
DETAILS	C-505	10-05-21	12-14-21
DETAILS	C-506	10-05-21	12-14-21
DETAILS	C-507	12-14-21	12-14-21
WETLAND REPLICATION PLAN	L-201	11-10-21	12-14-21
WETLAND REPLICATION DETAILS	L-202	11-10-21	12-14-21

ISSUED FOR DEFINITIVE SUBDIVISION: JULY 16, 2021
UPDATES PER PEER REVIEW & LAYOUT CHANGE: OCT. 5, 2021
UPDATES PER TOWN COMMENTS: NOV. 10, 2021
UPDATES PER TOWN COMMENTS: DEC. 14, 2021

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	NONE	DWG. :	C-2889-01_Cover
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ◆ landscape architecture
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DRAWING TITLE: COVER

SHEET No. C

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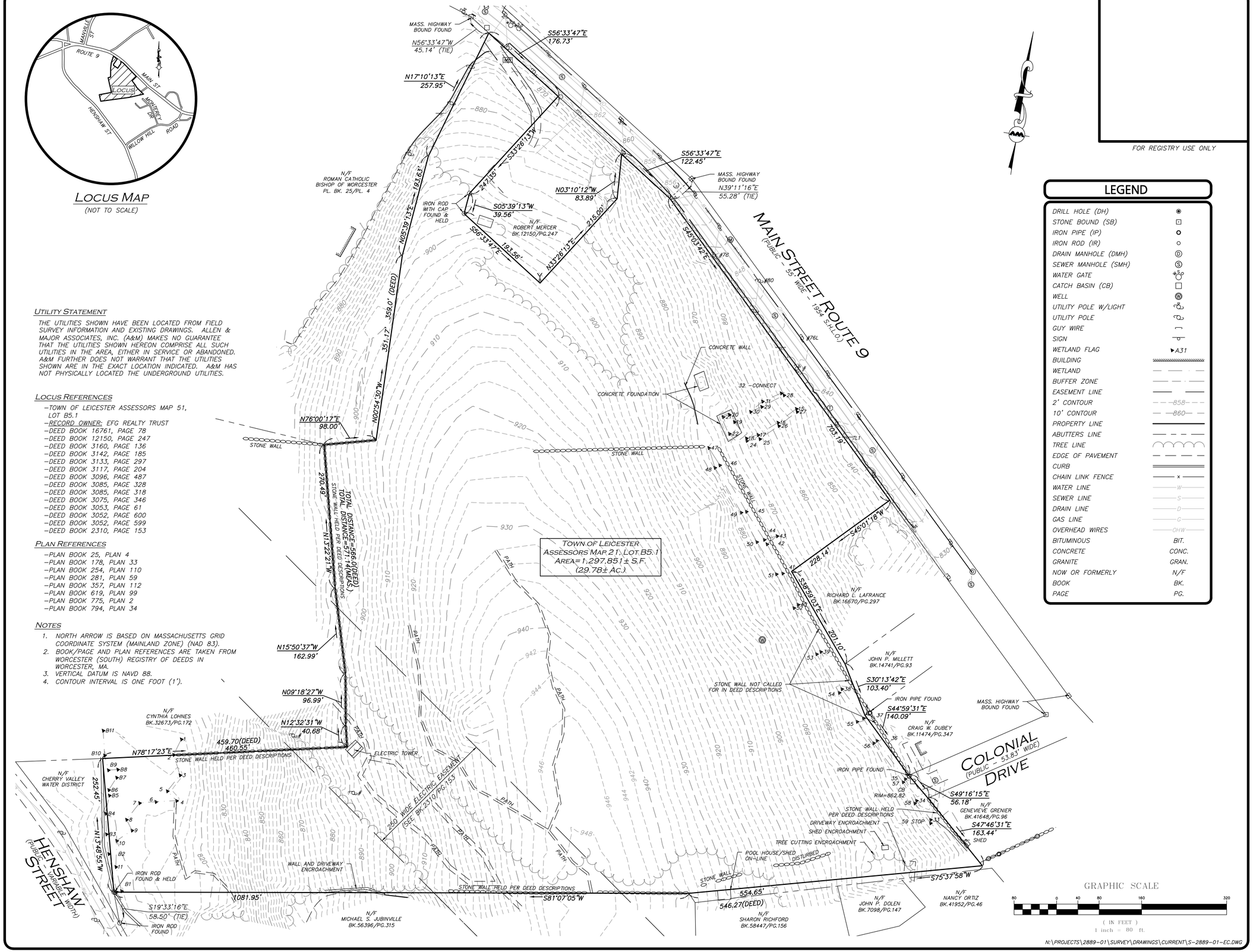
R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_COVER.DWG

LOCUS MAP

(NOT TO SCALE)



N:\PROJECTS\2889-01\SURVEY\DRAWINGS\CURRENT\S-2889-01-EC.DWG

UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. ALLEN & MAJOR ASSOCIATES, INC. (A&M) MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. A&M FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. A&M HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOCUS REFERENCES

- TOWN OF LEICESTER ASSESSORS MAP 51, LOT B5.1
- RECORD OWNER: EFG REALTY TRUST
- DEED BOOK 16761, PAGE 78
- DEED BOOK 12150, PAGE 247
- DEED BOOK 3160, PAGE 136
- DEED BOOK 3142, PAGE 185
- DEED BOOK 3133, PAGE 297
- DEED BOOK 3117, PAGE 204
- DEED BOOK 3096, PAGE 487
- DEED BOOK 3085, PAGE 328
- DEED BOOK 3085, PAGE 318
- DEED BOOK 3075, PAGE 346
- DEED BOOK 3053, PAGE 61
- DEED BOOK 3052, PAGE 600
- DEED BOOK 3052, PAGE 599
- DEED BOOK 2310, PAGE 153

PLAN REFERENCES

- PLAN BOOK 25, PLAN 4
- PLAN BOOK 178, PLAN 33
- PLAN BOOK 254, PLAN 110
- PLAN BOOK 281, PLAN 59
- PLAN BOOK 357, PLAN 112
- PLAN BOOK 619, PLAN 99
- PLAN BOOK 775, PLAN 2
- PLAN BOOK 794, PLAN 34

NOTES

1. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
2. BOOK/PAGE AND PLAN REFERENCES ARE TAKEN FROM WORCESTER (SOUTH) REGISTRY OF DEEDS IN WORCESTER, MA.
3. VERTICAL DATUM IS NAVD 88.
4. CONTOUR INTERVAL IS ONE FOOT (1').

FOR REGISTRY USE ONLY

LEGEND

DRILL HOLE (DH)	
STONE BOUND (SB)	
IRON PIPE (IP)	
IRON ROD (IR)	
DRAIN MANHOLE (DMH)	
SEWER MANHOLE (SMH)	
WATER GATE	
CATCH BASIN (CB)	
WELL	
UTILITY POLE W/LIGHT	
UTILITY POLE	
GUY WIRE	
SIGN	
WETLAND FLAG	A31
BUILDING	
WETLAND	
BUFFER ZONE	
EASEMENT LINE	
2' CONTOUR	858
10' CONTOUR	860
PROPERTY LINE	
ABUTTERS LINE	
TREE LINE	
EDGE OF PAVEMENT	
CURB	
CHAIN LINK FENCE	x
WATER LINE	W
SEWER LINE	S
DRAIN LINE	D
GAS LINE	G
OVERHEAD WIRES	OHW
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

WE HEREBY CERTIFY THAT:

THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN JANUARY 10, 2021 AND FEBRUARY 9, 2021.

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976 AND REVISED JANUARY 12, 1988.

ACCORDING TO DEEDS AND PLANS OF RECORD, THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF THE STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS FOR THE RECORDING OF PLANS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF LEICESTER ASSESSOR'S INFORMATION.

THE ABOVE IS CERTIFIED TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ALLEN & MAJOR ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

651 MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	03/08/21
SCALE:	1" = 80'	DWG. NAME:	S-2889-01-EC
DRAFTED BY:	AJR	CHECKED BY:	NIL

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
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environmental consulting ◆ landscape architecture
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: EXISTING CONDITIONS

SHEET No. V-101

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GENERAL CONSTRUCTION SEQUENCE

ADVANCEMENT OF ROADWAY CONSTRUCTION AND ASSOCIATED INFRASTRUCTURE SHALL FOLLOW THE GENERAL SEQUENCE NOTED BELOW.

PHASE 1A – SKYVIEW DRIVE STA. 0+00 TO 11+50 & COLONIAL DRIVE EXTENSION

1. THE LIMITS OF CLEARING SHALL BE STAKED OUT PRIOR TO ANY CONSTRUCTION.
2. INSTALL EROSION CONTROL BARRIERS AS DEPICTED HEREON.
3. INSTALL STONE CONSTRUCTION ENTRANCE PER DETAILS AT ANTICIPATED CONSTRUCTION ENTRANCES.
4. THE CONTRACTOR SHALL COORDINATE A SITE MEETING WITH THE TOWN LEICESTER PLANNING BOARD AGENT (QUINN ENGINEERING, INC.), CONSERVATION COMMISSION REPRESENTATIVE, HIGHWAY DEPARTMENT, AND ALLEN & MAJOR ASSOCIATES, INC. FOR REVIEW AND APPROVAL OF THE EROSION CONTROLS AND LIMIT OF WORK FOR THE PROJECT PRIOR TO ANY TREE CLEARING AND CONSTRUCTION ACTIVITIES.
5. CUT TREES AND REMOVE STUMPS PER THE STUMP PLAN BELOW. CLEAR THE AREAS FOR THE TEMPORARY SEDIMENT BASINS AND TEMPORARY SWALES
6. CONSTRUCT TEMPORARY STORMWATER DIVERSION BERM AND TEMPORARY SEDIMENT BASIN FOR THE PROJECT.
7. COMPLETE CLEARING OPERATIONS WITHIN ROADWAY LIMITS OF WORK FOR PROJECT.
8. STRIP AND STOCKPILE TOPSOIL FOR WITHIN ROADWAY AND DRAINAGE BASIN AREAS. STABILIZE TOPSOIL NOT SUBJECT TO IMMEDIATE USE WITH A TEMPORARY SEEDING MIXTURE. ALL STOCKPILES SHALL BE RINGED WITH SILT FENCE.
9. MASS GRADING – PERFORM EARTHWORK CUT TO FILLS FOR ROADWAY AND DRAINAGE BASINS AS DEPICTED HEREON. STABILIZE DISTURBED AREAS BY HAY AND SEED IN ACCORDANCE WITH THE ORDER OF CONDITIONS AND PROJECT PLANS.
10. INSTALL INFRASTRUCTURE IMPROVEMENTS FOR THE PROJECT (INCLUDING ROADWAY GRADING, STORM WATER PIPING AND BASINS, ETC.) AS DEPICTED HEREON.

PHASE 1B – SKYVIEW DRIVE STA. 11+50 TO 24+00 & SKYVIEW TERRACE

1. THE LIMITS OF CLEARING SHALL BE STAKED OUT PRIOR TO ANY CONSTRUCTION.
2. INSTALL EROSION CONTROL BARRIERS AS DEPICTED HEREON.
3. INSTALL EROSION CONTROL MEASURES WITHIN NEWLY CONSTRUCTED ROADWAY STRUCTURES
4. INSTALL STONE CONSTRUCTION ENTRANCE PER DETAILS AT ANTICIPATED CONSTRUCTION ENTRANCES.
5. CUT TREES AND REMOVE STUMPS PER THE STUMP PLAN BELOW. CLEAR THE AREAS FOR THE TEMPORARY SEDIMENT BASINS AND TEMPORARY SWALES
6. CONSTRUCT TEMPORARY STORMWATER DIVERSION BERM AND TEMPORARY SEDIMENT BASIN FOR THE PROJECT.
7. COMPLETE CLEARING OPERATIONS WITHIN ROADWAY LIMITS OF WORK FOR PROJECT.
8. STRIP AND STOCKPILE TOPSOIL FOR WITHIN ROADWAY AND DRAINAGE BASIN AREAS. STABILIZE TOPSOIL NOT SUBJECT TO IMMEDIATE USE WITH A TEMPORARY SEEDING MIXTURE. ALL STOCKPILES SHALL BE RINGED WITH SILT FENCE.
9. MASS GRADING – PERFORM EARTHWORK CUT TO FILLS FOR ROADWAY AND DRAINAGE BASINS AS DEPICTED HEREON. STABILIZE DISTURBED AREAS BY HAY AND SEED IN ACCORDANCE WITH THE ORDER OF CONDITIONS AND PROJECT PLANS.
10. INSTALL INFRASTRUCTURE IMPROVEMENTS FOR THE PROJECT (INCLUDING ROADWAY GRADING, STORM WATER PIPING AND BASINS, ETC.) AS DEPICTED HEREON.

PHASE 1C – SKYVIEW DRIVE STA. 24+00 TO 25+50 & EMERGENCY ACCESS

1. THE LIMITS OF CLEARING SHALL BE STAKED OUT PRIOR TO ANY CONSTRUCTION.
2. INSTALL EROSION CONTROL BARRIERS AS DEPICTED HEREON.
3. INSTALL EROSION CONTROL MEASURES WITHIN NEWLY CONSTRUCTED ROADWAY STRUCTURES
4. INSTALL STONE CONSTRUCTION ENTRANCE PER DETAILS AT ANTICIPATED CONSTRUCTION ENTRANCES.
5. CUT TREES AND REMOVE STUMPS PER THE STUMP PLAN BELOW. CLEAR THE AREAS FOR THE TEMPORARY SEDIMENT BASINS AND TEMPORARY SWALES
6. CONSTRUCT TEMPORARY STORMWATER DIVERSION BERM AND TEMPORARY SEDIMENT BASIN FOR THE PROJECT.
7. COMPLETE CLEARING OPERATIONS WITHIN ROADWAY LIMITS OF WORK FOR PROJECT.
8. STRIP AND STOCKPILE TOPSOIL FOR WITHIN ROADWAY AND DRAINAGE BASIN AREAS. STABILIZE TOPSOIL NOT SUBJECT TO IMMEDIATE USE WITH A TEMPORARY SEEDING MIXTURE. ALL STOCKPILES SHALL BE RINGED WITH SILT FENCE.
9. MASS GRADING – PERFORM EARTHWORK CUT TO FILLS FOR ROADWAY AND DRAINAGE BASINS AS DEPICTED HEREON. STABILIZE DISTURBED AREAS BY HAY AND SEED IN ACCORDANCE WITH THE ORDER OF CONDITIONS AND PROJECT PLANS.
10. INSTALL INFRASTRUCTURE IMPROVEMENTS FOR THE PROJECT (INCLUDING ROADWAY GRADING, STORM WATER PIPING AND BASINS, ETC.) AS DEPICTED HEREON.

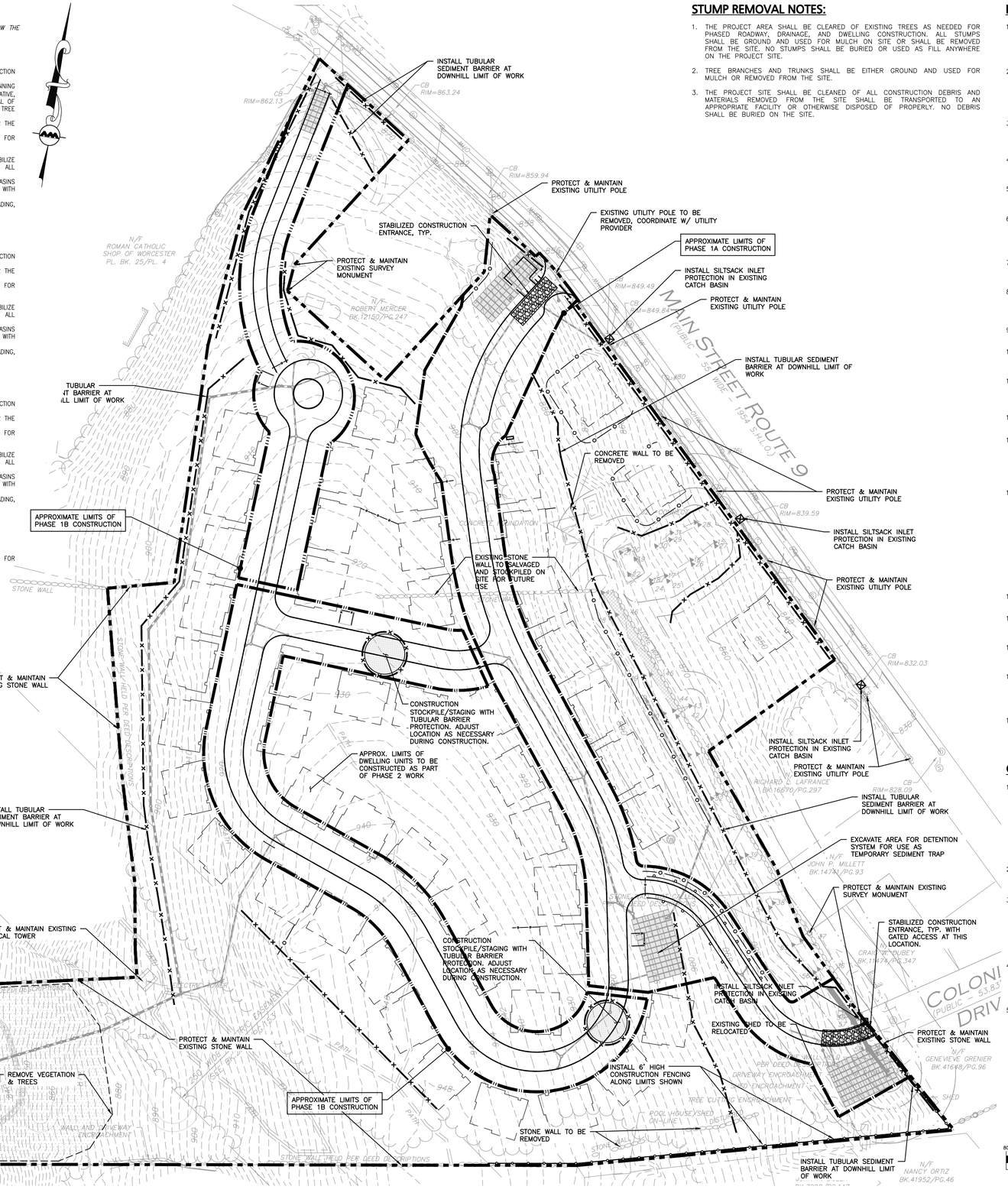
PHASE 2 – SKYVIEW DRIVE STA. 0+00 TO 11+50

LOT DEVELOPMENT AND HOME-BUILDING.

1. INSTALL EROSION CONTROL BARRIERS AS DEPICTED HEREON.
2. INSTALL EROSION CONTROL MEASURES WITHIN NEWLY CONSTRUCTED ROADWAY STRUCTURES
3. CUT TREES AND REMOVE STUMPS PER THE STUMP PLAN BELOW.
4. CONSTRUCT TEMPORARY STORMWATER DIVERSION BERM AND TEMPORARY SEDIMENT BASIN FOR THE PROJECT.
5. CONSTRUCT BUILDING FOUNDATIONS
6. STABILIZE DISTURBED AREAS

LEGEND

- LIMIT OF DISTURBANCE
- LIMIT OF 'CLEAR AND GRUB'
- TEMPORARY FENCE
- TUBULAR BARRIER
- CATCH BASIN FILTER
- STABILIZED ENTRANCE
- STOCKPILE/STAGING AREA



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R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_SITE-PREP.DWG

STUMP REMOVAL NOTES:

1. THE PROJECT AREA SHALL BE CLEARED OF EXISTING TREES AS NEEDED FOR PHASED ROADWAY, DRAINAGE, AND DWELLING CONSTRUCTION. ALL STUMPS SHALL BE GROUND AND USED FOR MULCH ON SITE OR SHALL BE REMOVED FROM THE SITE. NO STUMPS SHALL BE BURIED OR USED AS FILL ANYWHERE ON THE PROJECT SITE.
2. TREE BRANCHES AND TRUNKS SHALL BE EITHER GROUND AND USED FOR MULCH OR REMOVED FROM THE SITE.
3. THE PROJECT SITE SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS AND MATERIALS REMOVED FROM THE SITE SHALL BE TRANSPORTED TO AN APPROPRIATE FACILITY OR OTHERWISE DISPOSED OF PROPERLY. NO DEBRIS SHALL BE BURIED ON THE SITE.

GENERAL NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
2. GRADING / DEMOLITION OUTSIDE OF THE PROJECT BOUNDARIES (IF ANY) REQUIRES A TEMPORARY CONSTRUCTION/GRADING EASEMENT FROM THE LANDOWNER (BY OTHERS).
3. ALTHOUGH CERTAIN ITEMS HAVE BEEN NOTED ON THIS DRAWING FOR DEMOLITION, NO ATTEMPT HAS BEEN MADE TO DELINEATE EACH AND EVERY ITEM THAT REQUIRES DEMOLITION FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION WORK TO COMPLETE THE PROJECT. ALLEN & MAJOR ASSOCIATES, INC. IS NOT RESPONSIBLE FOR SITE DEMOLITION ITEMS NOT SHOWN ON THE SURVEY, OR SPECIFICALLY NOTED. THE DEMOLITION NOTES AND ARROWS ON THIS PLAN ARE TYPICAL AND DO NOT REFLECT QUANTITY.
4. WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

EROSION CONTROL NOTES

1. AS THIS PROJECT SHALL ALTER OVER ONE ACRE OF LAND, IT WILL REQUIRE FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PHASE II PROGRAM AND WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) TO BE FILED PRIOR TO ANY LAND DISTURBANCE. THE SWPP SHALL BE PROVIDED TO THE SITE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE ACCESSIBLE ON SITE DURING ALL CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN OF LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE OF THE ORDER OF CONDITIONS AS GRANTED BY THE LEICESTER CONSERVATION COMMISSION AND ITS REGULATIONS APPLICABLE; TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
3. THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROLS AND SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL NATURAL RESOURCES.
4. PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
5. AT NO TIME SHOULD HEAVY EQUIPMENT CROSS THE EROSION CONTROL BARRIERS OR OPERATE BEYOND THE LIMIT OF WORK DEPICTED HEREON. ALL FUELING OF CONSTRUCTION EQUIPMENT IS TO BE DONE IN THE UPLANDS OUTSIDE OF THE 100' BUFFER ZONE.
6. TEMPORARY STABILIZATION OF DISTURBED AREAS IS TO LIMIT EROSION TOWARD THE WETLAND AREAS. ALL TRENCHES ARE TO BE FILLED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL RUNOFF THROUGH GULLIES TOWARD THE WETLAND AREAS. TEMPORARY DETENTION BASINS ARE TO BE INSTALLED IN AREAS PRONE TO CHANNEL FLOWS DURING PERIODS OF HIGH INTENSITY RAINFALL.
7. 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.
8. PERIODIC MAINTENANCE OF THE EROSION CONTROL MEASURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS. ALL EROSION CONTROL STRUCTURES ARE TO BE INSPECTED ON A WEEKLY BASIS OR WHENEVER THERE IS A STORM EVENT EXCEEDING ½"OF RAIN IN TWENTY FOUR HOURS.
9. THE TREE CLEARING REMOVAL LIMITS SHALL NOT EXTEND BEYOND THE SILTFENCE/HAYBALE EROSION CONTROL BARRIERS AND THE LIMIT OF WORK. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
10. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED WITHIN THE EROSION CONTROL MEASURES LIMITS. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDED WITH ANNUAL RYE GRASS.
11. THE FUNCTIONING OF THE TEMPORARY SEDIMENT CONTROLS OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENT PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROLS IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
13. AFTER THE CONSTRUCTION/INSTALLATION OF THE PERMANENT DRAINAGE /INFRASTRUCTURE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE SEDIMENTATION CONTROLS TO PROTECT THE INTEGRITY OF THE STRUCTURES DURING THE ONGOING CONSTRUCT/ON. ALL CATCH BASINS SHALL HAVE A SILT SACK CATCH BASIN FILTER INSTALLED. THE FILTERS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY UNTIL THE CONSTRUCTION IS COMPLETED.
14. ALL DISTURBED NON-PAVED AREAS WITHIN THE PROJECT LIMIT OF WORK SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX AND MULCHED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A CONSERVATION SEED MIXTURE OF 20% ANNUAL RYEGRASS, 30% CREEPING RED FESCUE, 30% CHEWINGS FESCUE AND 20% PERENNIAL RYEGRASS IS RECOMMENDED. IF PERMANENT SEEDING CANNOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING, THE AREAS ARE TO BE TEMPORARILY MULCHED TO STABILIZE ALL SLOPES UPON COMPLETION OF WORK TO PREVENT EROSION OF SOILS INTO THE RESOURCE AREAS AND THEIR ASSOCIATED BUFFER ZONES. DURING THE GROW-IN PERIOD, TEMPORARY EROSION CONTROLS (I.E. BARK MULCH OR STRAW) IS TO BE USED TO PREVENT EROSION DURING PERIODS OF RAINFALL OR SNOW MELT. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
15. ALL DISTURBED AREAS TO BE LEFT DORMANT FOR MORE THAN 60 DAYS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
16. DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WETLANDS RESOURCES, DRAINAGE SYSTEMS. AND ABUTTING PROPERTIES.
17. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.
18. THE APPLICANT SHALL NOTIFY THE LEICESTER CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS. THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE: THAT IS TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.
19. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS — MICHAEL A. MALYNOWSKI — CIVIL — No. 47269 — REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:53:01 -05'00'

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. :	C-2889-01_Site-Prep
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: SITE PREPARATION PLAN

SHEET No. C-100

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LEGEND

- PROP. PROPERTY LINE
- CURB
- SIDEWALK
- ADA ACCESSIBLE RAMP
- BASELINE
- SIGN
- GRAVEL ACCESS
- ZONING DISTRICT LINE

UNIT DENSITY CALCULATION

BUSINESS (B)

	Acres	SF			
Lot Area	29.74	1,295,474			
			Net Area Reduction Ratio	Net Area Reduction	Net Area Reduction
Wetland Buffer		140,808	0.0%	0	140,808
Electrical Easement		127,766	0.0%	0	127,766
slopes of 20% or greater		262,318	0.0%	0	262,318
					530,893
subdivision roads and infrastructure			20.0%		152,916

	Lot		Buffers		Roads		Allowable
Net Acreage	1,295,474	-	530,893	-	152,916	=	611,665

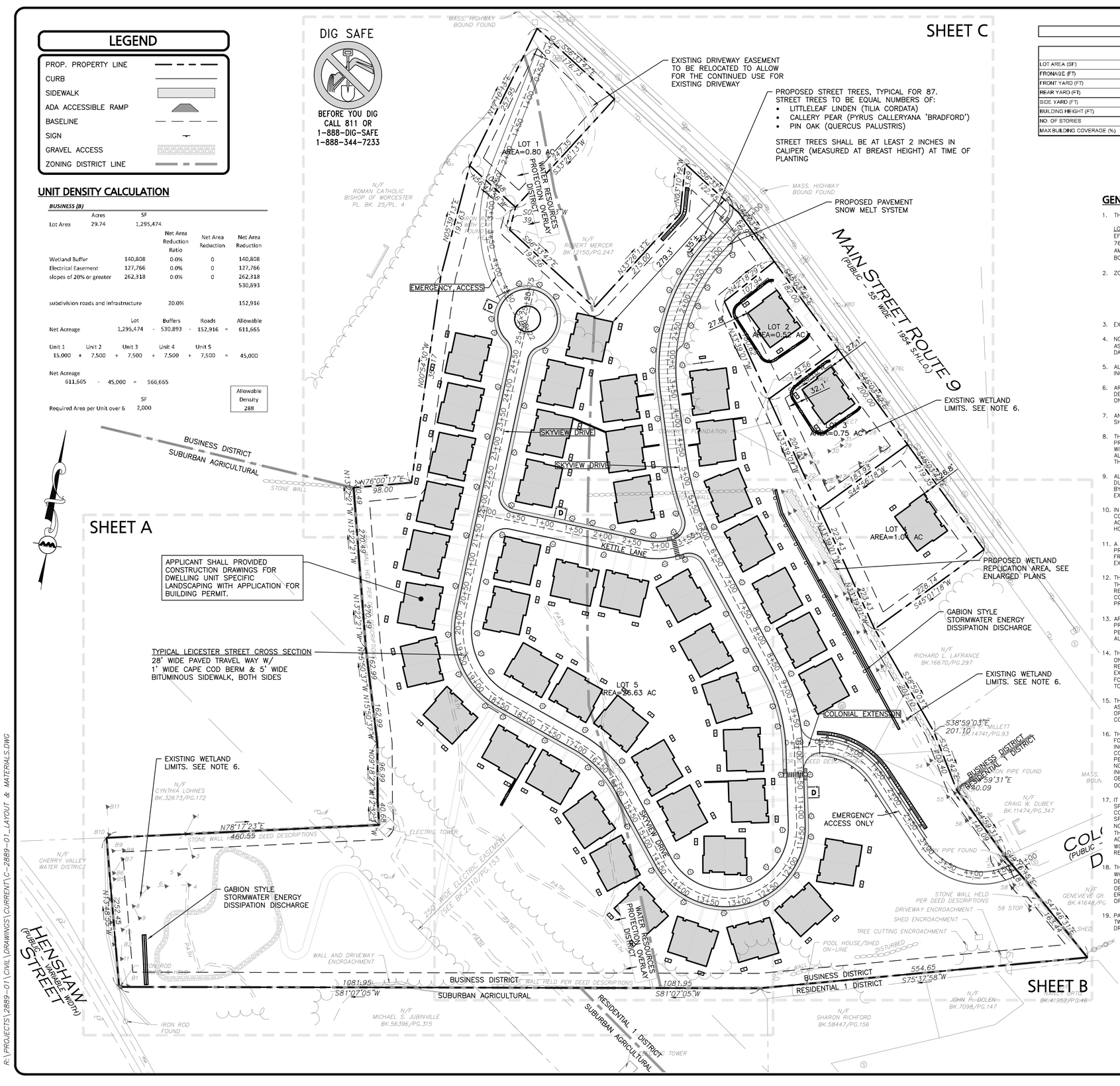
Unit 1		Unit 2		Unit 3		Unit 4		Unit 5		
15,000	+	7,500	+	7,500	+	7,500	+	7,500	=	45,000

Net Acreage

611,665 - 45,000 = 566,665

	SF
Required Area per Unit over 6	2,000

Allowable Density 288



ZONING TABLE - BUSINESS (B)

	ALLOWED/ REQUIRED	PROPOSED (LOT 1)	PROPOSED (LOT 2)	PROPOSED (LOT 3)	PROPOSED (LOT 4)	PROPOSED (LOT 5)
LOT AREA (SF)	22,500	34,848	22,561	32,670	44,431	1,160,003
FRONAGE (FT)	100	176.73	182.00	200.00	219.35	175.40
FRONT YARD (FT)	25	N/A	25	27.1	28.8	279.3
REAR YARD (FT)	25	N/A	> 25	> 25	> 25	> 25
SIDE YARD (FT)	15	N/A	> 15	> 15	> 15	> 15
BUILDING HEIGHT (FT)	35	N/A	< 35	< 35	< 35	< 35
NO. OF STORIES	2.5	N/A	2	2	2	2
MAX BUILDING COVERAGE (%)	33	N/A	19.3%	13.4%	9.8%	17.4%

GENERAL NOTES

1. THE OWNER OF RECORD:

   LOT 21–B5.1
   EFG REALTY TRUST
   76 MCCLELLAN STREET
   AMHERST, MA 01002
   BOOK 16761, PAGE 78

2. ZONING DISTRICT: BUSINESS (B)
   LOT SIZE: 22,500 SF
   LOT FRONTAGE: 100 FT.
   FRONT SETBACK: 25 FT.
   SIDE SETBACK: 15 FT.
   REAR SETBACK: 25 FT.

3. EXISTING USE OF LOT 21–B5.1 IS VACANT LAND.

4. NO PORTION OF THE PROPERTY IS WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP #25027C0782E WITH AN EFFECTIVE DATE: JULY 14, 2011 FOR THE CITY OF LEICESTER.

5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.

6. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC IN 2021. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.

7. ANY DAMAGE TO PRIVATE OR PUBLIC PROPERTIES DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED AND RESTORED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

8. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS

9. ALL PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED AND RESTORED BY A SURVEYOR REGISTERED IN THE STATE OF MASSACHUSETTS AT THE CONTRACTORS EXPENSE.

10. IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS. ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG–SAFE AT 1–888–344–7233 72 HOURS BEFORE ANY EXCAVATION.

11. A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE ENTIRE PROPOSED RIGHT–OF–WAY ACROSS THE FRONTAGE OF EACH LOT THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.

12. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE–CONSTRUCTION MEETING WITH THE TOWN, THE APPROPRIATE UTILITY COMPANIES, THE OWNER AND OWNER'S REPRESENTATIVE. THE MEETING SHALL TAKE PLACE PRIOR TO THE START OF CONSTRUCTION AND THE CONTRACTOR MUST PROVIDE 48 HOURS NOTICE TO ALL ATTENDEES PRIOR TO THE START OF THE MEETING.

13. APPROPRIATE WARNING SIGNS, MARKERS, BARRICADES AND/OR FLAGMEN SHALL BE PROVIDED TO REGULATE TRAFFIC. CONSTRUCTION TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE LOCAL AUTHORITY.

14. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

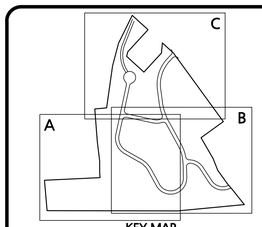
15. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED , WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.

16. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.

18. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

19. PARKING REQUIREMENTS SHALL BE MET THROUGH THE CONSTRUCTION OF AN ATTACHED TWO CAR GARAGE FOR EACH RESIDENTIAL UNIT AND A MINIMUM OF TWO CARS WITHIN DRIVEWAY AREA FOR A TOTAL OF FOUR SPACES FOR EACH DWELLING UNIT.



KEY MAP
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

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TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:57:33 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. : C2889-01_Layout & Materials	
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

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DRAWING TITLE:
DEFINITIVE SUBDIVISION KEY PLAN

SHEET No.
C-101

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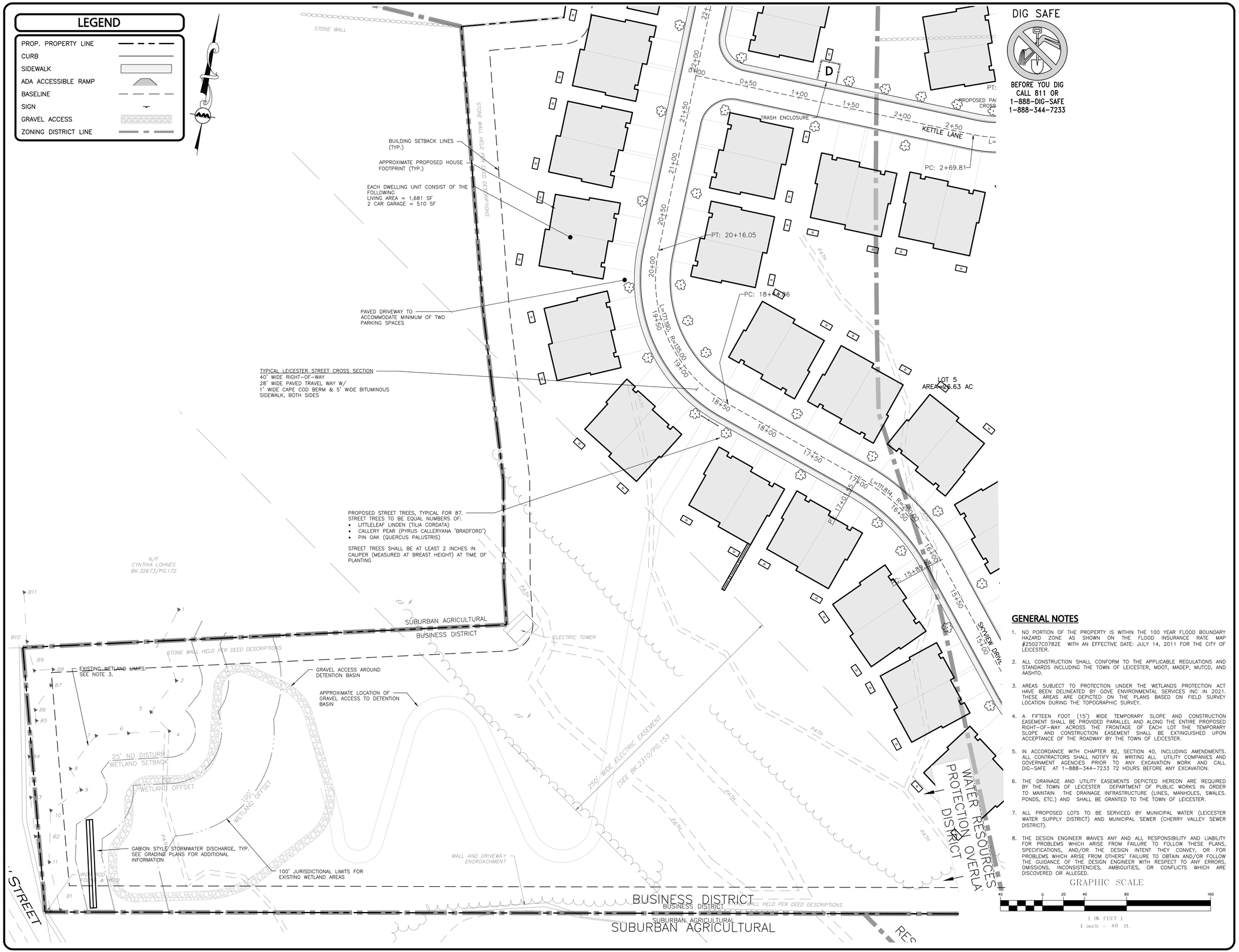
LEGEND

- PROP. PROPERTY LINE
- CURB
- SIDEWALK
- ADA ACCESSIBLE RAMP
- BASELINE
- SIGN
- GRAVEL ACCESS
- ZONING DISTRICT LINE



GENERAL NOTES

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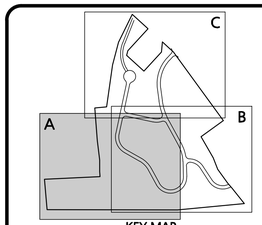
6. THE DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON ARE REQUIRED BY THE TOWN OF LEICESTER DEPARTMENT OF PUBLIC WORKS IN ORDER TO MAINTAIN THE DRAINAGE INFRASTRUCTURE (LINES, MANHOLES, SWALES, PONDS, ETC.) AND SHALL BE GRANTED TO THE TOWN OF LEICESTER.
7. ALL PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER (LEICESTER WATER SUPPLY DISTRICT) AND MUNICIPAL SEWER (CHERRY VALLEY SEWER DISTRICT).
8. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.



KEY MAP
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COMMONWEALTH OF MASSACHUSETTS
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No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael A. Malynowski
Date: 2021.12.14 13:56:52 -05'00'

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APPLICANT:

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PROJECT NO.	2889-01	DATE:	09-17-21
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DRAWING TITLE:

DEFINITIVE LAYOUT PLAN

SHEET No.

C-101A

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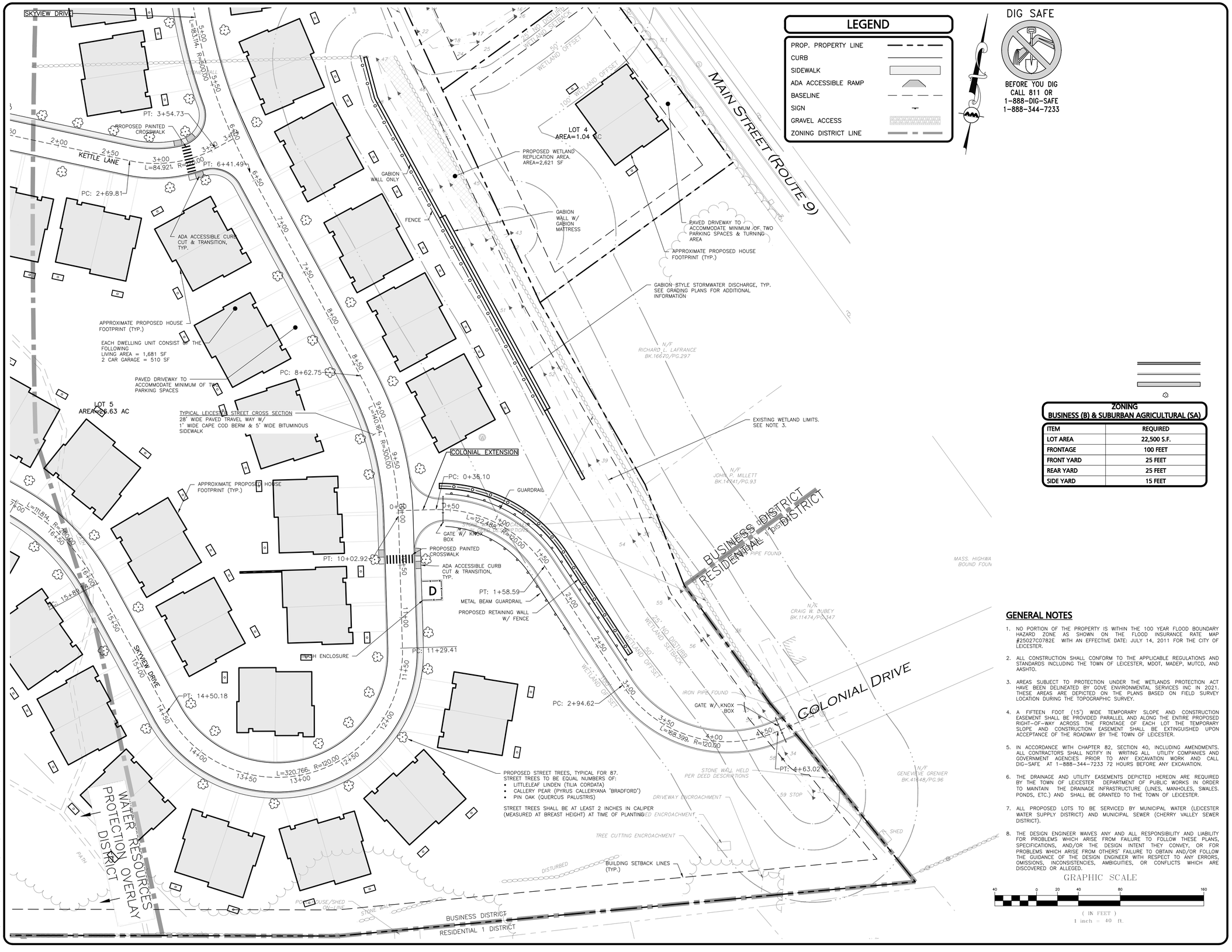
SKYVIEW DRIVE
KETTLE LANE
MAIN STREET (ROUTE 9)
COLONIAL DRIVE
COLONIAL EXTENSION
LOT 4
AREA=1.04 AC
LOT 5
AREA=26.63 AC
PROPOSED WETLAND REPLICATION AREA. AREA=2,621 SF
GABION WALL ONLY
FENCE
GABION WALL W/ GABION MATTRESS
PAVED DRIVEWAY TO ACCOMMODATE MINIMUM OF TWO PARKING SPACES & TURNING AREA
APPROXIMATE PROPOSED HOUSE FOOTPRINT (TYP.)
GABION-STYLE STORMWATER DISCHARGE, TYP. SEE GRADING PLANS FOR ADDITIONAL INFORMATION
EXISTING WETLAND LIMITS. SEE NOTE 3.
ADA ACCESSIBLE CURB CUT & TRANSITION, TYP.
EACH DWELLING UNIT CONSIST OF THE FOLLOWING LIVING AREA = 1,681 SF 2 CAR GARAGE = 510 SF
PAVED DRIVEWAY TO ACCOMMODATE MINIMUM OF TWO PARKING SPACES
TYPICAL LEICESTER STREET CROSS SECTION 28' WIDE PAVED TRAVEL WAY W/ 1' WIDE CAPE COD BERM & 5' WIDE BITUMINOUS SIDEWALK
PROPOSED PAINTED CROSSWALK
GUARDRAIL
GATE W/ KNOX BOX
ADA ACCESSIBLE CURB CUT & TRANSITION, TYP.
METAL BEAM GUARDRAIL
PROPOSED RETAINING WALL W/ FENCE
DUMPSTER ENCLOSURE
PROPOSED STREET TREES, TYPICAL FOR 87. STREET TREES TO BE EQUAL NUMBERS OF:
• LITTLELEAF LINDEN (TILIA CORDATA)
• CALLERY PEAR (PYRUS CALLERYANA 'BRADFORD')
• PIN OAK (QUERCUS PALUSTRIS)
STREET TREES SHALL BE AT LEAST 2 INCHES IN CALIPER (MEASURED AT BREAST HEIGHT) AT TIME OF PLANTING
BUILDING SETBACK LINES (TYP.)
BUSINESS DISTRICT
RESIDENTIAL 1 DISTRICT
WATER RESOURCES PROTECTION OVERLAY DISTRICT
N/F RICHARD L. LAFRANCE BK.16620/PG.297
N/F JOHN P. MILLETT BK.14741/PG.93
N/K CRAIG W. DUBEY BK.11474/PG.347
N/F GENEVIEVE GRENIER BK.41448/PG.96
MASS. HIGHWAY BOUND FOUN
IRON PIPE FOUND
STONE WALL HELD PER DEED DESCRIPTIONS
DRIVEWAY ENCROACHMENT
TREE CUTTING ENCROACHMENT
DISTURBED
STONE WALL
PROPOSED HOUSE/SHED ON-LINE
SHED
PT: 3+54.73
PC: 2+69.81
PT: 6+41.49
PC: 8+62.75
PC: 0+36.10
PT: 10+02.92
PT: 1+58.59
PC: 11+29.41
PC: 2+94.62
PT: 14+50.18
PT: 4+63.02
L=320.766, R=120.00
L=168.399, R=120.00
L=122.488, R=120.00
L=84.921, R=300.00
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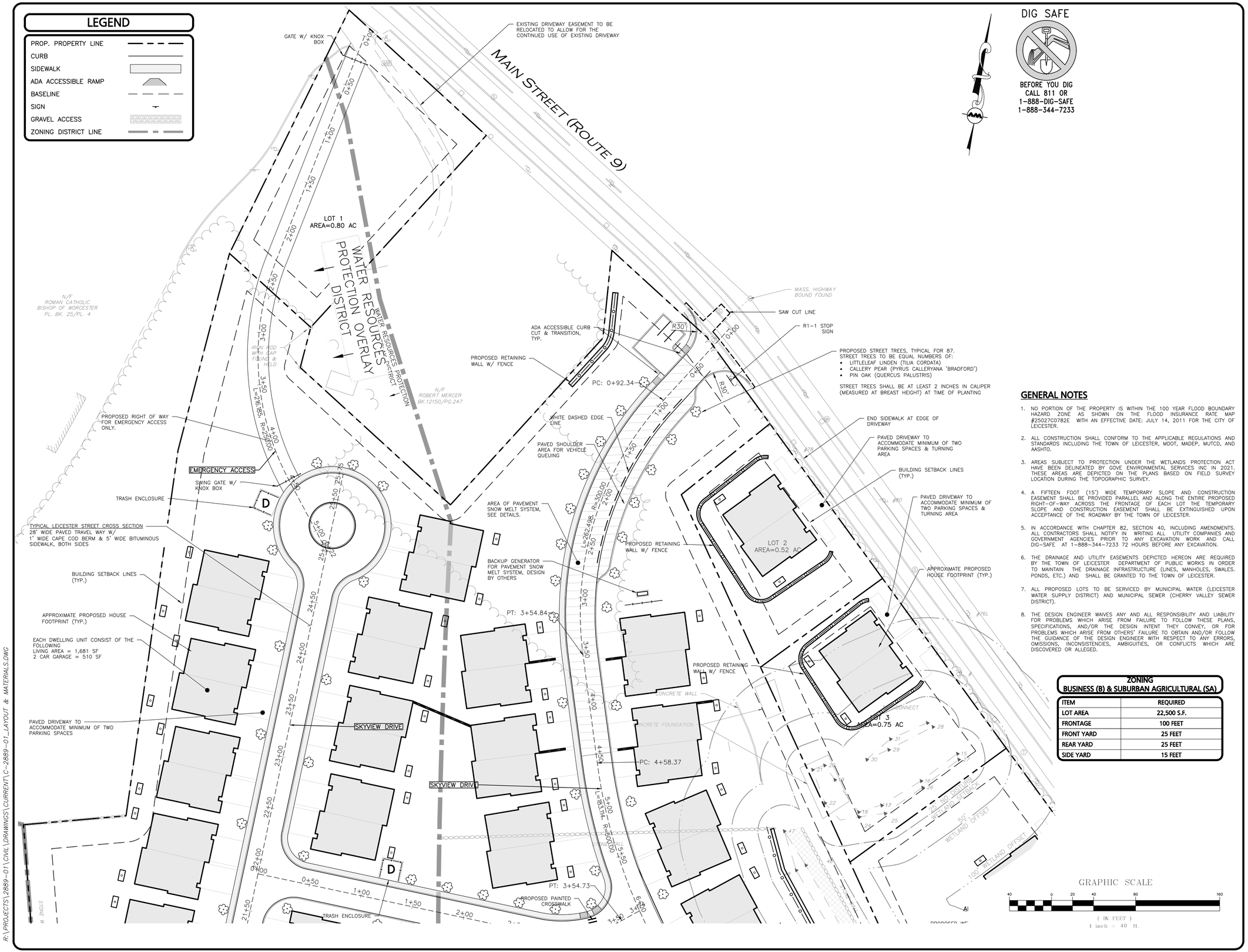
L=111.814, R=120



DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233

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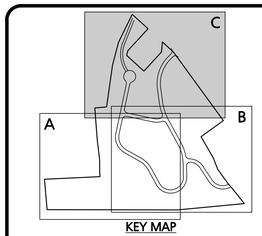
3. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY GOVE ENVIRONMENTAL SERVICES INC IN 2021. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
4. A FIFTEEN FOOT (15') WIDE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE PROVIDED PARALLEL AND ALONG THE ENTIRE PROPOSED RIGHT-OF-WAY ACROSS THE FRONTAGE OF EACH LOT THE TEMPORARY SLOPE AND CONSTRUCTION EASEMENT SHALL BE EXTINGUISHED UPON ACCEPTANCE OF THE ROADWAY BY THE TOWN OF LEICESTER.
5. IN ACCORDANCE WITH CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS. ALL CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 1-888-344-7233 72 HOURS BEFORE ANY EXCAVATION.
6. THE DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON ARE REQUIRED BY THE TOWN OF LEICESTER DEPARTMENT OF PUBLIC WORKS IN ORDER TO MAINTAIN THE DRAINAGE INFRASTRUCTURE (LINES, MANHOLES, SWALES. PONDS, ETC.) AND SHALL BE GRANTED TO THE TOWN OF LEICESTER.
7. ALL PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER (LEICESTER WATER SUPPLY DISTRICT) AND MUNICIPAL SEWER (CHERRY VALLEY SEWER DISTRICT).
8. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

ZONING
BUSINESS (B) & SUBURBAN AGRICULTURAL (SA)

ITEM	REQUIRED
LOT AREA	22,500 S.F.
FRONTAGE	100 FEET
FRONT YARD	25 FEET
REAR YARD	25 FEET
SIDE YARD	15 FEET



KEY MAP
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:58:04 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 40'	DWG. : C-2889-01_Layout & Materials	
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
DEFINITIVE LAYOUT PLAN

SHEET No.
C-101C

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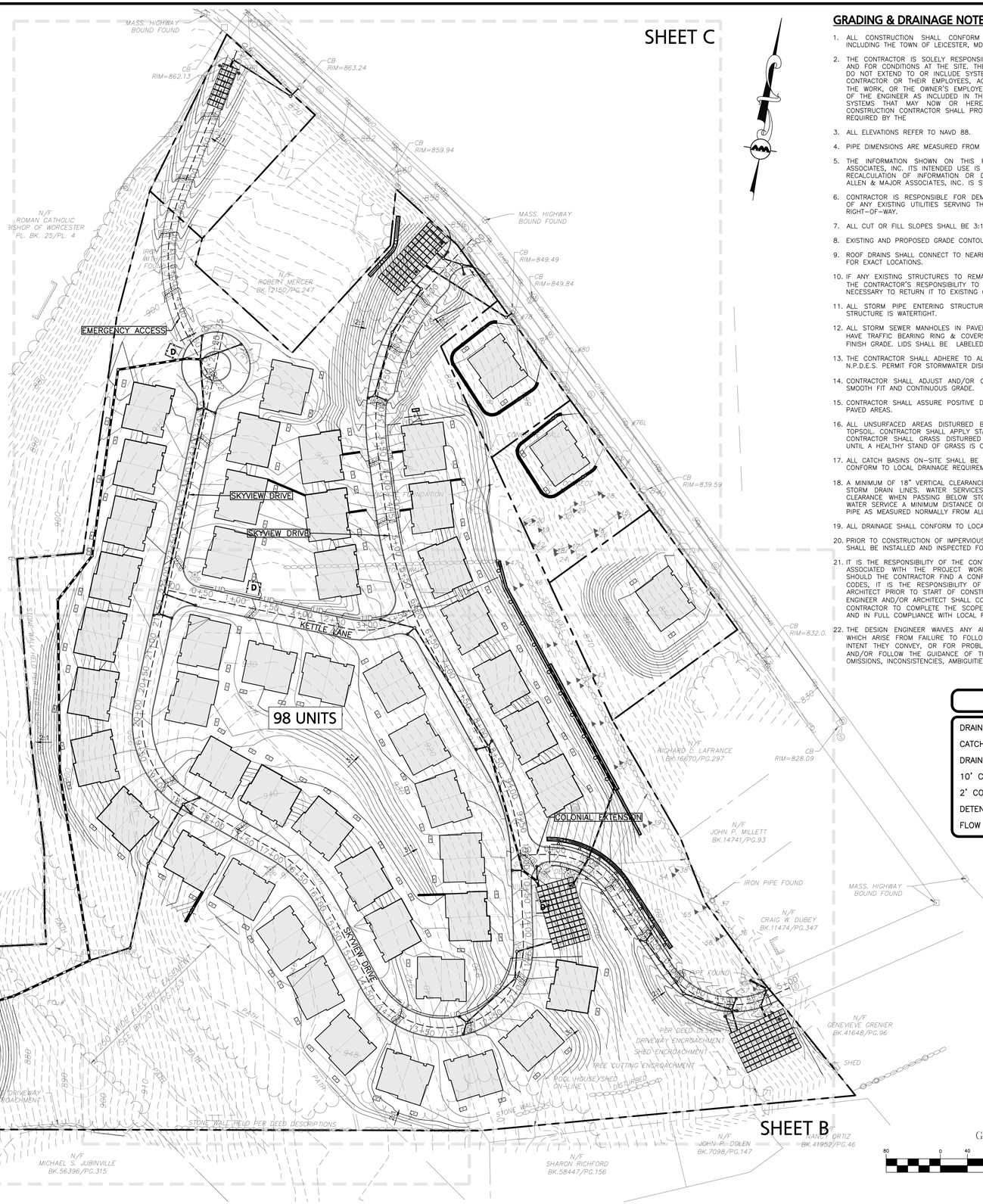
R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_LAYOUT & MATERIALS.DWG

EROSION CONTROL NOTES

1. AS THIS PROJECT SHALL ALTER OVER ONE ACRE OF LAND, IT WILL REQUIRE FILING A NOTICE OF INTENT WITH THE EPA UNDER THE NPDES PHASE II PROGRAM AND WILL REQUIRE A STORMWATER POLLUTION PREVENTION PLAN (SWPP) TO BE FILED PRIOR TO ANY LAND DISTURBANCE. THE SWPP SHALL BE PROVIDED TO THE SITE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE ACCESSIBLE ON SITE DURING ALL CONSTRUCTION ACTIVITY.
2. THE CONTRACTOR SHALL REVIEW AND COMPLY WITH ALL REQUIREMENTS OF THE PROJECT "ORDER OF CONDITIONS" AS ISSUED BY THE TOWN OF LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR AND ALL SUB-CONTRACTORS ARE TO BE MADE AWARE OF THE ORDER OF CONDITIONS AS ISSUED BY THE LEICESTER CONSERVATION COMMISSION AND ITS REGULATIONS APPLICABLE: TO THIS PROJECT. A COPY OF THIS ORDER IS TO BE READILY AVAILABLE ON SITE AT ALL TIMES.
3. THE SEDIMENTATION AND EROSION CONTROLS DEPICTED HEREON ARE THE MINIMUM REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL EROSION CONTROLS AND SHALL INSTALL ADDITIONAL MITIGATION MEASURES AS MAY BE NECESSARY TO ENSURE PROTECTION OF ALL NATURAL RESOURCES.
4. PRIOR TO THE START OF ANY CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEPICTED HEREON. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
5. AT NO TIME SHOULD HEAVY EQUIPMENT CROSS THE EROSION CONTROL BARRIERS OR OPERATE BEYOND THE LIMIT OF WORK DEPICTED HEREON. ALL FUELING OF CONSTRUCTION EQUIPMENT IS TO BE DONE IN THE UPLANDS OUTSIDE OF THE 100' BUFFER ZONE.
6. TEMPORARY STABILIZATION OF DISTURBED AREAS IS TO LIMIT EROSION TOWARD THE WETLAND AREAS. ALL TRENCHES ARE TO BE FILLED ON A DAILY BASIS WITH SPECIAL CARE TAKEN TO AVOID ROUTING RAINFALL THROUGH GULLIES TOWARD THE WETLAND AREAS. TEMPORARY DETENTION BASINS ARE TO BE INSTALLED IN AREAS PRONE TO CHANNEL FLOWS DURING PERIODS OF HIGH INTENSITY RAINFALL.
7. 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.
8. PERIODIC MAINTENANCE OF THE EROSION CONTROL MEASURES IS REQUIRED IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE: AREAS. ALL EROSION CONTROL STRUCTURES ARE TO BE INSPECTED ON A WEEKLY BASIS OR WHENEVER THERE IS A STORM EVENT EXCEEDING ½"OF RAIN IN TWENTY FOUR HOURS.
9. THE TREE CLEARING REMOVAL LIMITS SHALL NOT EXTEND BEYOND THE SILTFENCE/HAYBALE EROSION CONTROL BARRIERS AND THE LIMIT OF WORK. AREAS OF EXISTING VEGETATION TO REMAIN ARE TO BE PROTECTED THROUGHOUT CONSTRUCTION.
10. THE BASE OF ALL STOCKPILES SHALL BE CONTAINED WITHIN THE EROSION CONTROL MEASURES LIMITS. STOCKPILES TO BE LEFT OVER 30 DAYS SHALL BE SEEDED WITH ANNUAL RYE GRASS.
11. THE FUNCTIONING OF THE TEMPORARY SEDIMENT CONTROLS OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENT PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROLS IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.
12. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ACCUMULATED SEDIMENT AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
13. AFTER THE CONSTRUCTION/INSTALLATION OF THE PERMANENT DRAINAGE /INFRASTRUCTURE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE APPROPRIATE SEDIMENTATION CONTROLS TO PROTECT THE INTEGRITY OF THE STRUCTURES DURING THE ONGOING CONSTRUCT/ON. ALL CATCH BASINS SHALL HAVE A SILT SAC CATCH BASIN FILTER INSTALLED. THE FILTERS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY UNTIL THE CONSTRUCTION IS COMPLETED.
14. ALL DISTURBED NON-PAVED AREAS WITHIN THE PROJECT LIMIT OF WORK SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF SCREENED LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX AND MULCHED AS SOON AS POSSIBLE IN ORDER TO INSURE THE RAPID STABILIZATION OF THE EROSION PRONE AREAS. A CONSERVATION SEED MIXTURE OF 20% ANNUAL RYEGRASS, 30% CREEPING RED FESCUE, 30% CHEWINGS FESCUE AND 20% PERENNIAL RYEGRASS IS RECOMMENDED. IF PERMANENT SEEDING CANNOT BE INSTALLED IMMEDIATELY AFTER FINAL GRADING, THE AREAS ARE TO BE TEMPORARILY MULCHED TO STABILIZE ALL SLOPES UPON COMPLETION OF WORK TO PREVENT EROSION OF SOILS INTO THE RESOURCE AREAS AND THEIR ASSOCIATED BUFFER ZONES. DURING THE GROW-IN PERIOD, TEMPORARY EROSION CONTROLS (I.E. BARK MULCH OR STRAW) IS TO BE USED TO PREVENT EROSION DURING PERIODS OF RAINFALL OR SNOW MELT. WHERE PRACTICAL DURING CONSTRUCTION, DISTURBED AREAS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
15. ALL DISTURBED AREAS TO BE LEFT DORMANT FOR MORE THAN 60 DAYS SHALL BE STABILIZED BY TEMPORARILY SEEDING OR MULCHING.
16. DEWATERING OPERATIONS, IF REQUIRED SHALL DISCHARGE ONTO STABILIZED AREAS AND ALL DISCHARGE WATER IS TO PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON THE WETLANDS RESOURCES, DRAINAGE SYSTEMS. AND ABUTTING PROPERTIES.
17. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED IN THEIR ENTIRETY AFTER FINAL SITE STABILIZATION AND ISSUANCE OF THE FINAL CERTIFICATE OF COMPLIANCE BY THE CONSERVATION COMMISSION.
18. THE APPLICANT JS TO NOTIFY THE LEICESTER CONSERVATION COMMISSION ONCE THE JURISDICTIONAL WORK HAS BEEN COMPLETED AND 1HE ENTIRE SITE HAS BEEN PROPERLY STABILIZED. UPON APPROVAL OF THE WORK SUBJECT TO THE ORDER OF CONDITIONS. THE APPLICANT IS TO RECEIVE A CERTIFICATE OF COMPLIANCE: THAT IS TO BE RECORDED AT THE WORCESTER REGISTRY OF DEEDS.



DIG SAFE

BEFORE YOU DIG CALL 811 OR 1-888-DIG-SAFE 1-888-344-7233

GRADING & DRAINAGE NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE
3. ALL ELEVATIONS REFER TO NAVD 88.
4. PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
5. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
6. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
7. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
8. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 2 FOOT
9. ROOF DRAINS SHALL CONNECT TO NEAREST DRAIN STRUCTURE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
10. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "DRAIN".
13. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
14. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
15. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH COUNTY SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
17. ALL CATCH BASINS ON-SITE SHALL BE EQUIPPED WITH HOODS AND 4 FOOT SUMPS AND SHALL CONFORM TO LOCAL DRAINAGE REQUIREMENTS.
18. A MINIMUM OF 18" VERTICAL CLEARANCE SHALL BE MAINTAINED WHERE WATER SERVICES CROSS STORM DRAIN LINES. WATER SERVICES SHALL BE ENCASED IN CONCRETE REGARDLESS OF CLEARANCE WHEN PASSING BELOW STORM DRAIN LINES. ENCASEMENT SHALL EXTEND ALONG WATER SERVICE A MINIMUM DISTANCE OF TEN FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
19. ALL DRAINAGE SHALL CONFORM TO LOCAL AND MADEP REQUIREMENTS.
20. PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES, PIPES AND BASINS SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
22. THE DESIGN ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND/OR THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE GUIDANCE OF THE DESIGN ENGINEER WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES, OR CONFLICTS WHICH ARE DISCOVERED OR ALLEGED.

LEGEND

DRAIN MANHOLE	
CATCH BASIN	
DRAIN LINE	
10' CONTOUR	
2' CONTOUR	
DETENTION CHAMBER	
FLOW DIRECTION	

SOIL TESTING NOTES:

1. ADDITIONAL TEST PITS SHALL BE DUG WITHIN THE FOOTPRINT OF EACH DRYWELL USED FOR STORMWATER INFILTRATION. A MINIMUM OF 2 VERTICAL FEET BELOW THE BOTTOM OF STONE ELEVATION. DURING EXCAVATION, DEPTHS TO BEDROCK AND/OR SEASONAL HIGH WATER SHALL BE OBSERVED AND RECORDED IF ENCOUNTERED. IF LEDGE, BEDROCK OR SIMILAR SUBSURFACE MATERIAL IS DISCOVERED WITHIN 2 VERTICAL FEET FROM THE DESIGNED BOTTOM STONE ELEVATION OF THE INFILTRATION SYSTEM, THE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH CRUSHED STONE OF EQUAL DIAMETER THAT WILL BE USED TO CONSTRUCT THE INFILTRATION SYSTEM.
2. IN THE EVENT THE ON-SITE CONDITIONS ARE NOT CONSISTENT WITH THE MODELED INFILTRATION RATE, MODIFICATIONS TO THE SYSTEM MUST BE REVIEWED AND APPROVED BY THE TOWN'S ENGINEER AND BY THE PLANNING STAFF.

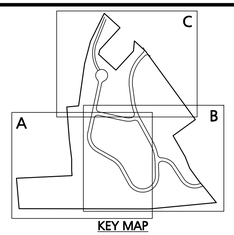
SOIL EXCAVATION NOTE:

1. PER LEICESTER PLANNING BOARD SITE PLAN REVIEW REGULATIONS, SECTION II.F.9: PROPOSED GRADING SHOWN REQUIRES APPROXIMATELY 101,443± CUBIC YARDS OF MATERIAL TO BE MOVED.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



KEY MAP
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APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

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TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 14:02:29 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
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2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. :	C2889-01_Grading & Drainage
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
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DRAWING TITLE:
OVERALL GRADING & DRAINAGE PLAN

SHEET No.
C-102

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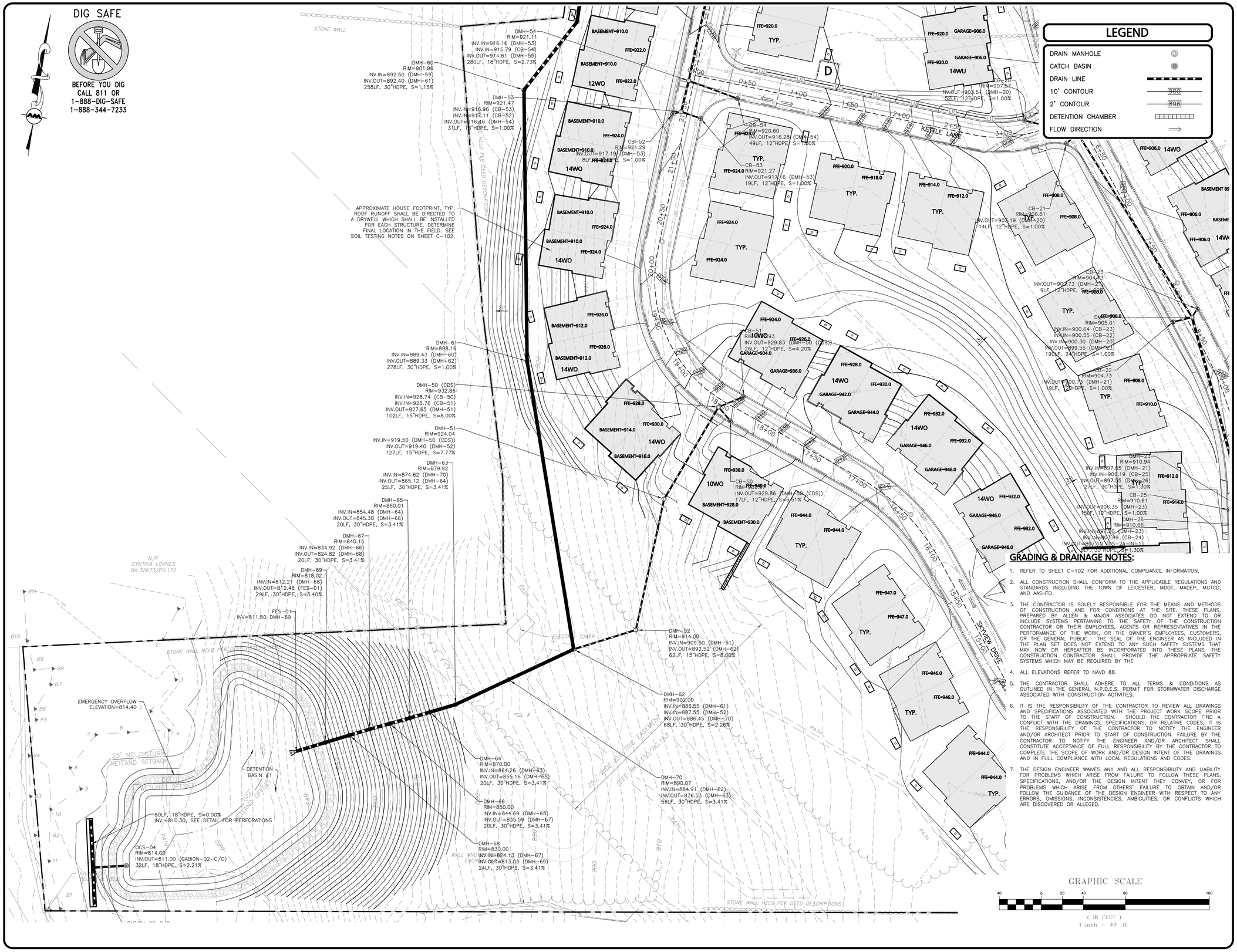
R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_GRADING & DRAINAGE.DWG

DIG SAFE

BEFORE YOU DIG
CALL 811 OR
1-888-DIG-SAFE
1-888-344-7233



GRADING & DRAINAGE NOTES:

1. REFER TO SHEET C-102 FOR ADDITIONAL COMPLIANCE INFORMATION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
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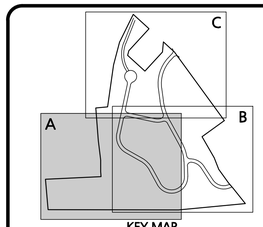
R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_GRADING & DRAINAGE.DWG



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Digitally signed by Michael Malynowski
Date: 2021.12.14 14:01:32 -05'00'

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ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 40'	DWG. : c2889-01_grading & drainage	
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
GRADING & DRAINAGE PLAN

SHEET No.
C-102A

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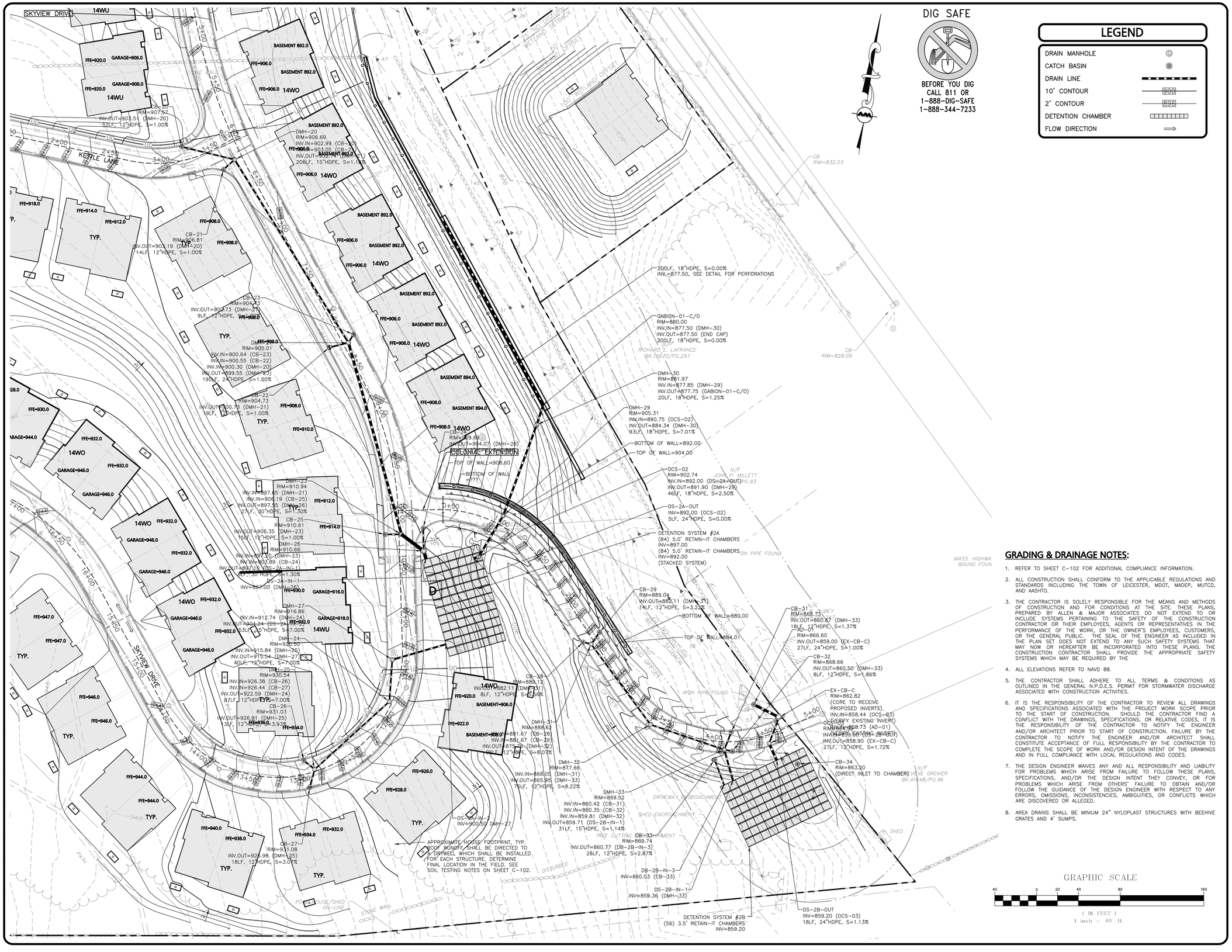

GRADING & DRAINAGE NOTES:

1. REFER TO SHEET C-102 FOR ADDITIONAL COMPLIANCE INFORMATION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE
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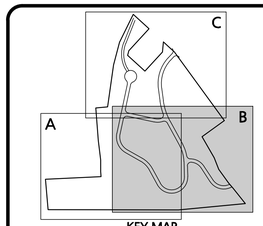
8. AREA DRAINS SHALL BE MINIUM 24" NYLOPLAST STRUCTURES WITH BEEHIVE GRATES AND 4' SUMPS.



KEY MAP
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 14:02:03 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

SKYVIEW ESTATES RESIDENTIAL DEVELOPMENT

MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
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DRAWING TITLE:

GRADING & DRAINAGE PLAN

SHEET No.

C-102B

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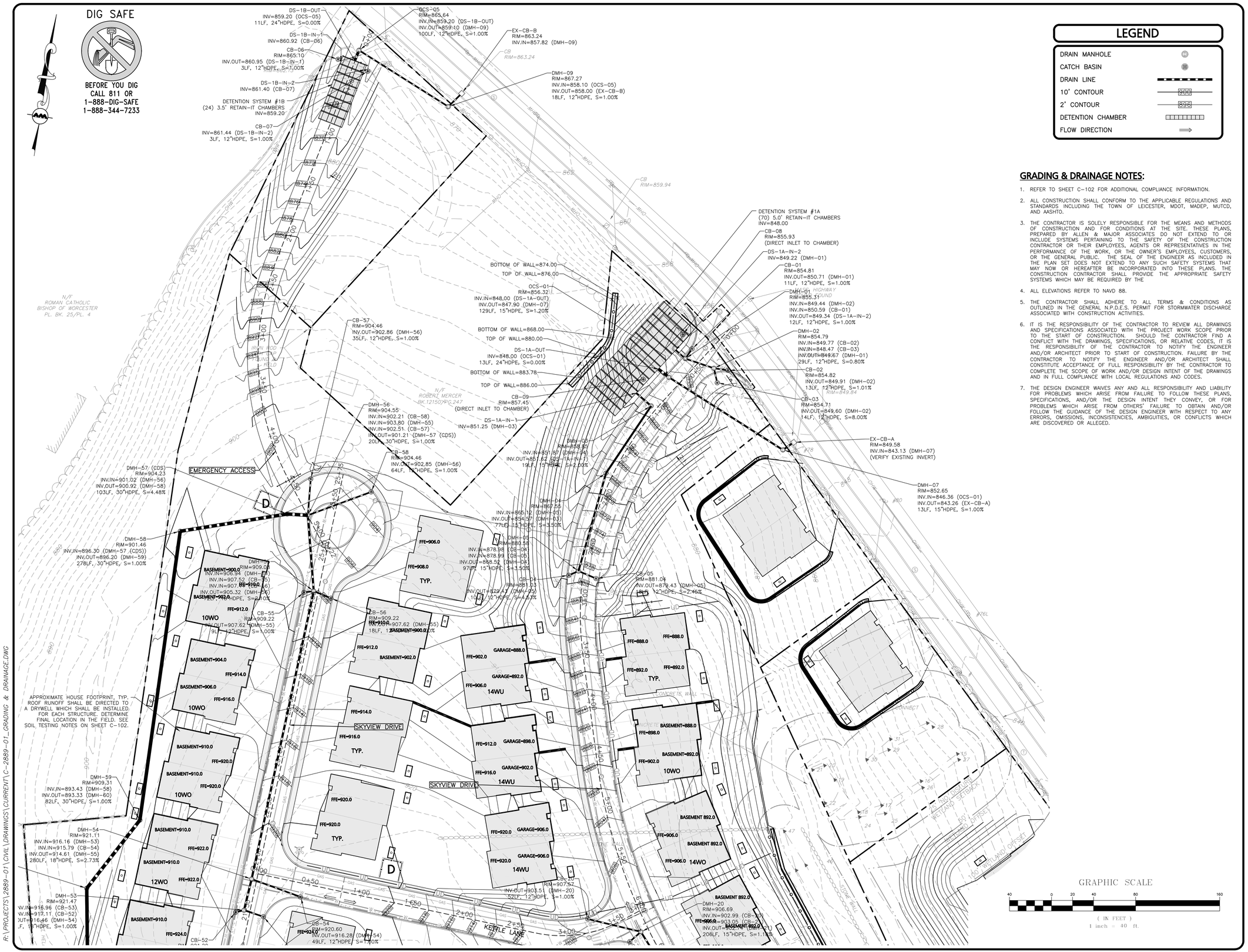

LEGEND

DRAIN MANHOLE	
CATCH BASIN	
DRAIN LINE	
10' CONTOUR	
2' CONTOUR	
DETENTION CHAMBER	
FLOW DIRECTION	

GRADING & DRAINAGE NOTES:

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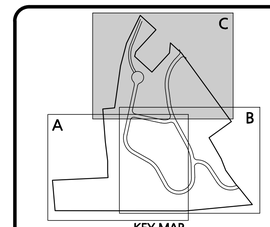

KEY MAP
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LEICESTER PLANNING BOARD

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COMMONWEALTH OF MASSACHUSETTS
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CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 14:03:11 -05'00'

PROFESSIONAL ENGINEER FOR
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APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

SKYVIEW ESTATES RESIDENTIAL DEVELOPMENT

MAIN STREET
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DRAWING TITLE:

GRADING & DRAINAGE PLAN

SHEET No.

C-102C

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LEGEND

SEWER MANHOLE	S
SEWER LINE	
WATER LINE	W
ELEC/TELE/CABLE CONDUIT	E-T-C
GAS LINE	GAS
HYDRANT	
UTILILTY POLE	

UTILITY NOTES:

1. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND/OR STORM DRAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. IN THE CASE THAT WATER MAINS CROSS SANITARY SEWER MAINS AND ARE SEPARATED BY LESS THAT 18" OF VERTICAL CLEARANCE, THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 8 LINEAR FEET CENTERED ON THE CROSSING.
3. THE CONTRACTOR SHALL REFER TO ARCHITECTS PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL ROOF DRAIN LATERALS AND UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRIC, TELEPHONE, AND GAS SERVICE. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND COORDINATE WITH THE PROPER AGENCY THE LOCATION AND SCHEDULING OF CONNECTIONS WITH THEIR FACILITIES.
4. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION. THE ENGINEER WILL THEN PROVIDE RESOLUTION TO UTILITY CONFLICTS WITHOUT DELAY.
5. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MADOT, MADEP, MUTCD, AND AASHTO.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS OF THE SITE. THESE PLANS PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., DO NOT EXTEND TO, NOR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THE EMPLOYEES, AGENTS OF REPRESENTATIVES IN PERFORMANCE OF THE WORK. THE SEAL OF THE ARCHITECT OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OF OBTAIN THE APPROPRIATE SAFETY SYSTEMS THAT MAY BE REQUIRED BY THE US OCCUPATIONAL SAFETY AND HEATH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
7. ALL ELEVATIONS REFER TO NAVD 88.
8. PIPE DIMENSIONS ARE MEASURED FROM THE INSIDE FACE OF THE STRUCTURE.
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
10. LOCATION OF PROPOSED ELECTRICAL/COMMUNICATION SERVICE IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. PROPOSED ELECTRICAL SERVICE TO BE BURIED IN ACCORDANCE WITH THE CITY OF DOVER REGULATIONS AND ELECTRIC COMPANY.
11. LOCATION OF PROPOSED GAS MAIN IS SCHEMATIC IN NATURE AND FOR COORDINATION PURPOSES ONLY. SPECIFIC ALIGNMENTS ARE TO BE DESIGNED BY OTHERS AND REVIEWED BY THE UTILITY PROVIDING SERVICE. THIS WORK TO BE INCLUDED AS PART OF BASE BID FOR SITE WORK.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DRAWINGS, SPECIFICATIONS, OR RELATIVE CODES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT PRIOR TO START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE ENGINEER AND/OR ARCHITECT SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AND/OR DESIGN INTENT OF THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
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STREET/LOT LIGHTING NOTES:

1. EACH GROUPING OF HOMES SHALL BE PROVIDED WITH A STANDARD LAMP POST LIGHT ON THE LOT NEAR THE INTERSECTION OF THE DRIVEWAY WITH THE STREET RIGHT-OF-WAY LINE. THE TYPE AND INSTALLATION SHALL BE AS DIRECTED BY THE TOWN OF LEICESTER PLANNING BOARD AND IN ACCORDANCE WITH THE STATE ELECTRICAL CODES.
2. EACH HOUSE LIGHT SHALL BE PLACED ON A DUSK TO DAWN TIMER AND SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER AND MAINTAINED IN PERPETUITY AS STATED IN THE RECORDED COVENANTS.

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BEFORE YOU DIG
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1-888-344-7233

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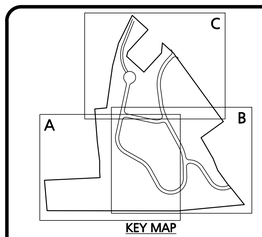

KEY MAP
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DATE: _____

LEICESTER PLANNING BOARD

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TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:55:50 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
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APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 80'	DWG. :	C-2889-01_Utilities
DESIGNED BY:	SM	CHECKED BY:	MAM

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DRAWING TITLE:

OVERALL UTILITIES PLAN

SHEET No.

C-103

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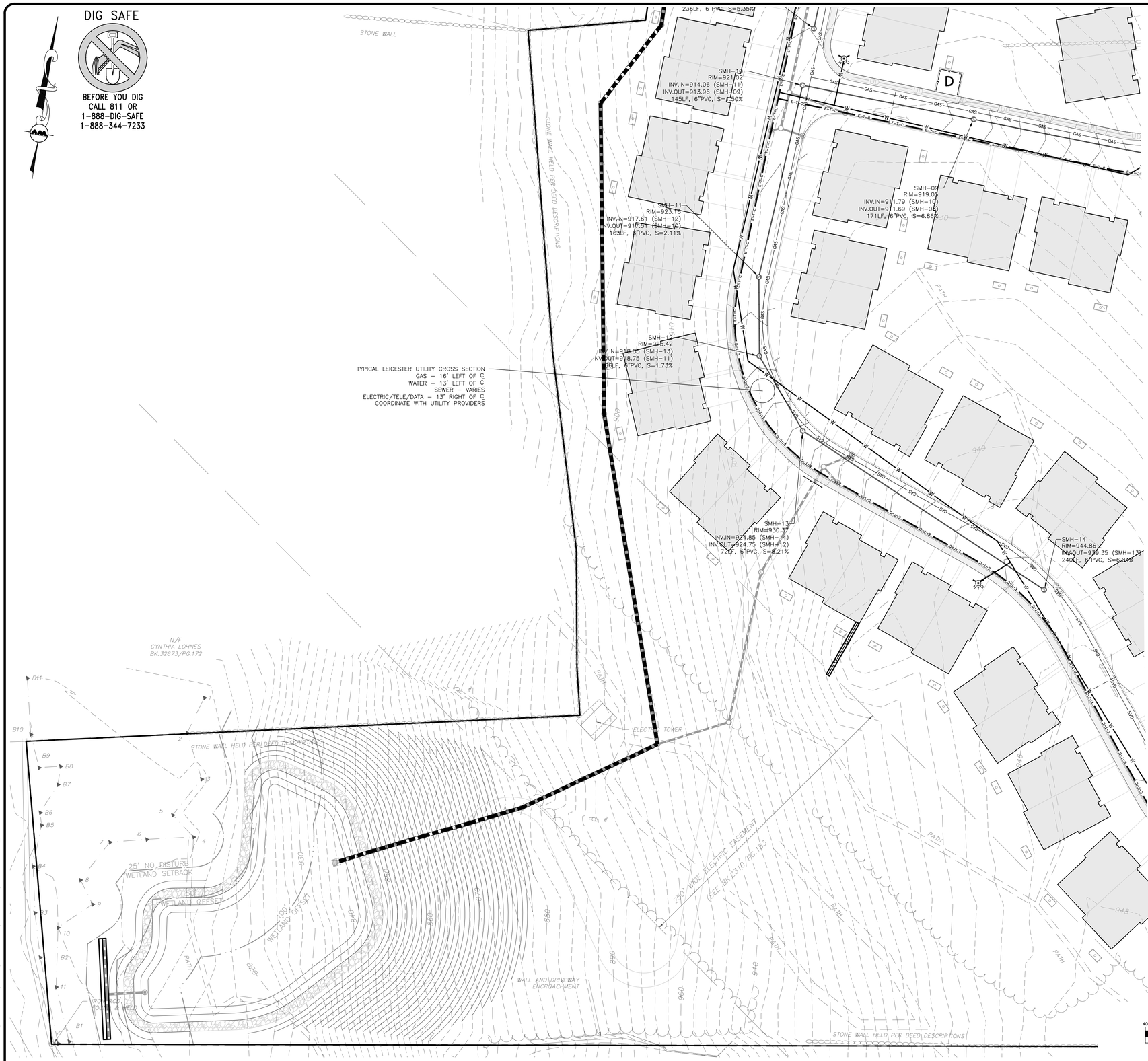

LEGEND

SEWER MANHOLE	S
SEWER LINE	
WATER LINE	W
ELEC/TELE/CABLE CONDUIT	E-T-C
GAS LINE	GAS
HYDRANT	
UTILILTY POLE	

GENERAL PLAN NOTES:

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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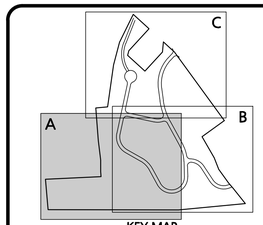

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2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	1" = 40'	DWG. :	C-2889-01_Utilities
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:

GRADING & DRAINAGE PLAN

SHEET No.

C-103A

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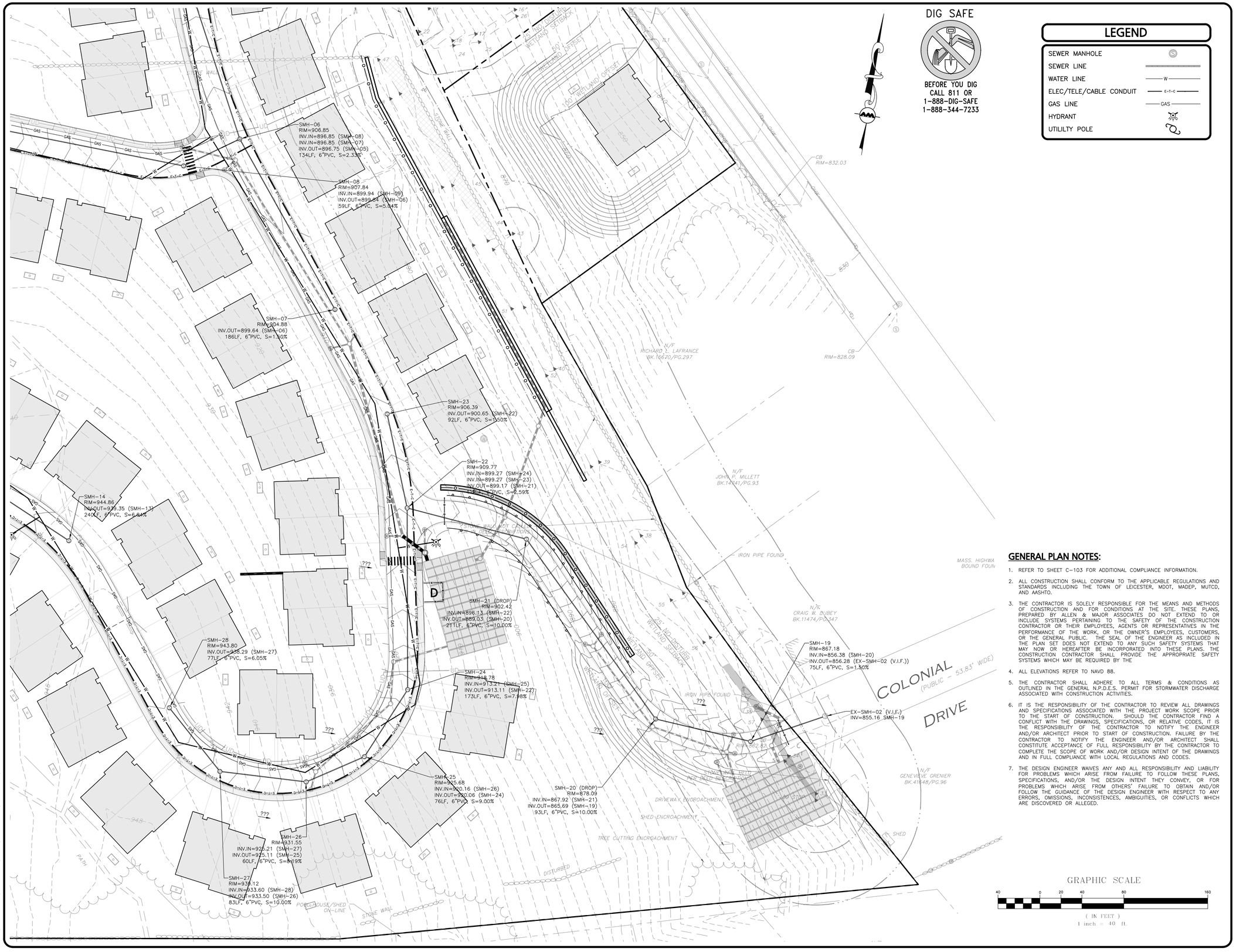

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LEGEND

SEWER MANHOLE	S
SEWER LINE	
WATER LINE	W
ELEC/TELE/CABLE CONDUIT	E-T-C
GAS LINE	GAS
HYDRANT	
UTILILTY POLE	

GENERAL PLAN NOTES:

1. REFER TO SHEET C-103 FOR ADDITIONAL COMPLIANCE INFORMATION.
2. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE TOWN OF LEICESTER, MDOT, MADEP, MUTCD, AND AASHTO.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY ALLEN & MAJOR ASSOCIATES DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK, OR THE OWNER'S EMPLOYEES, CUSTOMERS, OR THE GENERAL PUBLIC. THE SEAL OF THE ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE
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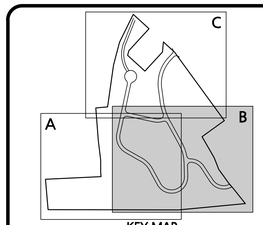
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_UTILITIES.DWG



KEY MAP
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:56:10 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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DRAWING TITLE:

UTILITY PLAN

SHEET No.

C-103B

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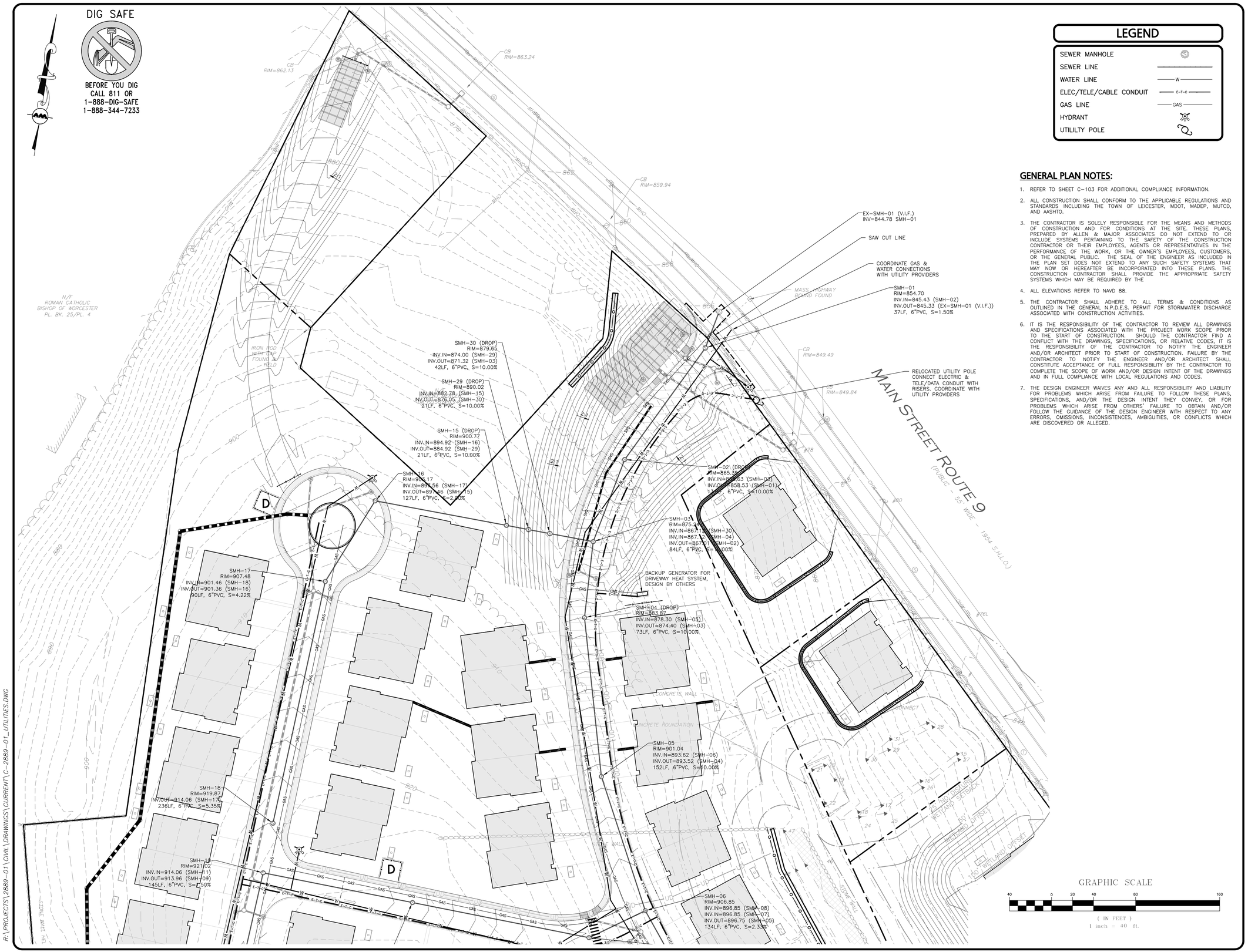

LEGEND

SEWER MANHOLE	S
SEWER LINE	
WATER LINE	W
ELEC/TELE/CABLE CONDUIT	E-T-C
GAS LINE	GAS
HYDRANT	
UTILILTY POLE	

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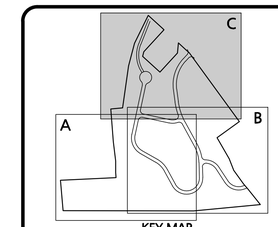

KEY MAP
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MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:57:13 -05'00'

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DRAWING TITLE: UTILITY PLAN

SHEET No. C-103C

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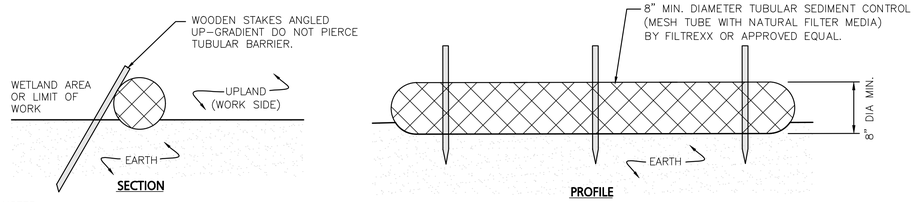
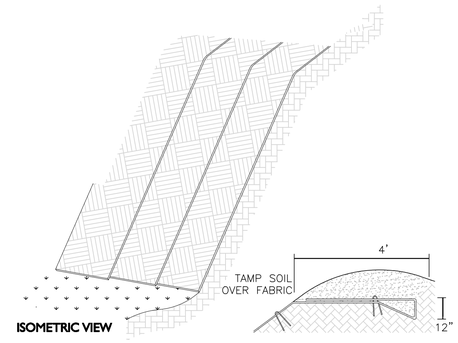


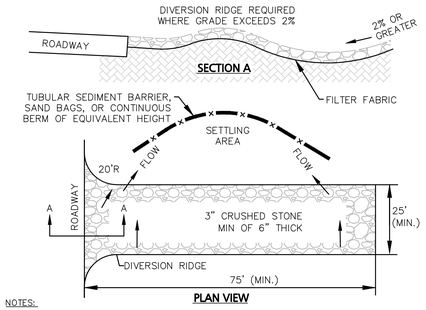
NOTES:
1. TUBULAR SEDIMENT CONTROL SHALL BE 8" MIN. DIAMETER MESH TUBE WITH NATURAL FILTER MEDIA BY FILTREXX OR APPROVED EQUAL.
2. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
3. INSTALL WOODEN STAKES ANGLED UP-GRADIENT EVERY 8' ON CENTER
4. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
5. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
6. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
7. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

TUBULAR SEDIMENT BARRIER (1)
NOT TO SCALE



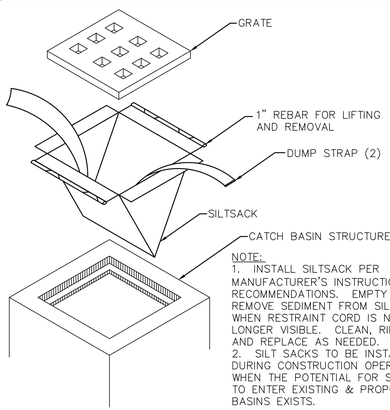
NOTE:
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS.
2. APPLY PERMANENT SEEDING BEFORE PLACING FABRIC.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL FABRIC (2)
NOT TO SCALE



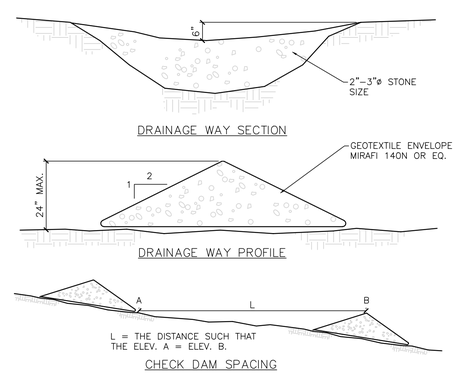
NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE (3)
NOT TO SCALE

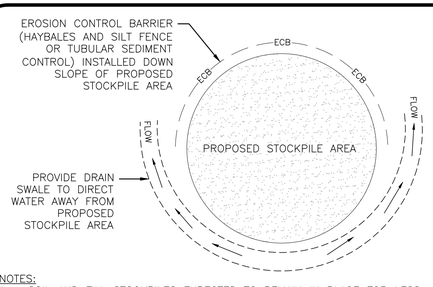


NOTE:
1. INSTALL SILTSACK PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. EMPTY OR REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE, AND REPLACE AS NEEDED.
2. SILT SACKS TO BE INSTALLED DURING CONSTRUCTION OPERATIONS WHEN THE POTENTIAL FOR SEDIMENT TO ENTER EXISTING & PROPOSED BASINS EXISTS.

CATCH BASIN INLET PROTECTION (4)
NOT TO SCALE

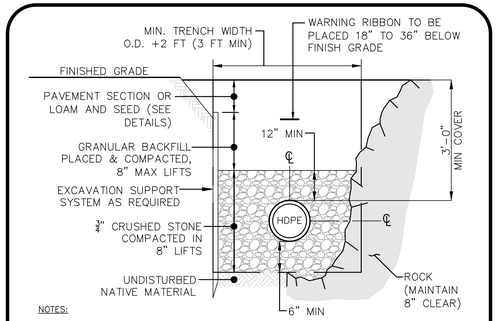


STONE CHECK DAMS (5)
NOT TO SCALE



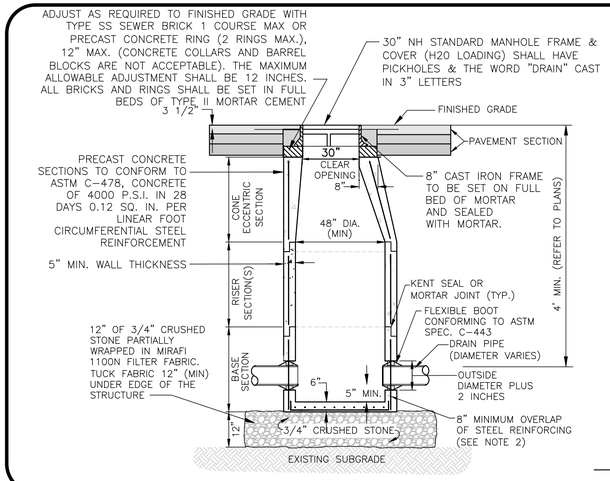
NOTES:
1. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR LESS THAN 90 DAYS SHALL BE COVERED WITH HAY AND MULCH (AT 100LBS/1,000 SF), OR WITH AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.
2. SOIL AND FILL STOCKPILES EXPECTED TO REMAIN IN PLACE FOR 90 DAYS OR MORE SHALL BE SEEDED WITH WINTER RYE (FOR FALL SEEDING AT 3LB/1,000 SF) OR OATS (FOR SUMMER SEEDING AT 2LB/1,000 SF) AND THEN COVERED WITH HAY MULCH (AT 100LB/1,000 SF) OR AN ANCHORED TARP WITHIN 7 DAYS OR PRIOR TO ANY RAINFALL.

STOCKPILE PROTECTION (8)
NOT TO SCALE



NOTES:
1. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
2. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND THE PIPE AT 100' INTERVALS.
3. CRUSHED STONE SHALL BE CLEAN, HARD, FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING, AND 0 TO 5% PASSING A ¼" SQUARE OPENING.

DRAIN TRENCH DETAIL (9)
NOT TO SCALE



NOTES:
1. MANHOLE TO BE CAPABLE OF AASHTO H-20 LOADING WITHOUT FAILURE.
2. STEEL REINFORCEMENT FOR BASE SECTION BOTTOM SHALL BE A MINIMUM OF 0.12 SQ. IN./LIN. FT. (BOTH WAYS).
3. BASE SECTION SHALL BE MONOLITHIC
4. ANY ADJUSTMENTS DURING CONSTRUCTION WILL BE DONE BY SAW CUTTING AND/OR CORING. THE USE OF JACKHAMMERS, HAMMERS, AND CHISELS WILL NOT BE ALLOWED.

DRAIN MANHOLE (10)
NOT TO SCALE

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DRAWING TITLE: DETAILS

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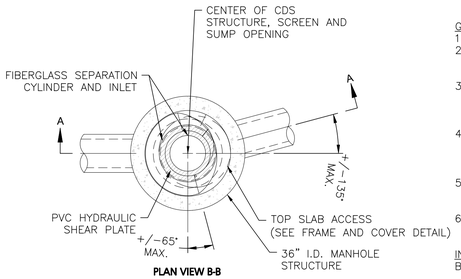
CDS1515-3-C DESIGN NOTES
CDS1515-3-C RATED TREATMENT CAPACITY IS 1.0 CFS, OR PER LOCAL REGULATIONS.
THE STANDARD CDS1515-3-C CONFIGURATION IS SHOWN.



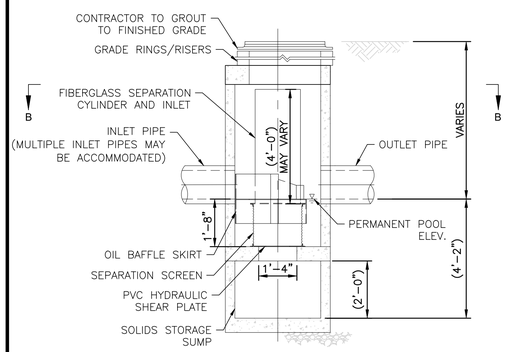
PLAN VIEW B-B
N.T.S.

GENERAL NOTES

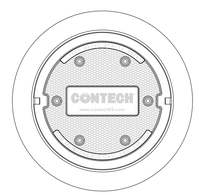
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' – 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



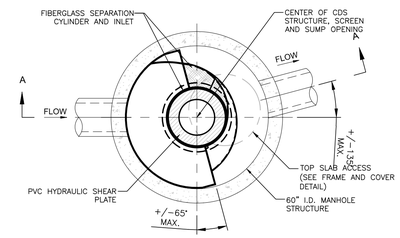
ELEVATION A-A
N.T.S.



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

CDS1515-3-C STANDARD DETAIL
NOT TO SCALE
1

CDS2020-5-C DESIGN NOTES
CDS2020-5-C RATED TREATMENT CAPACITY IS 2.2 CFS, OR PER LOCAL REGULATIONS. THE STANDARD CDS2020-5-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES



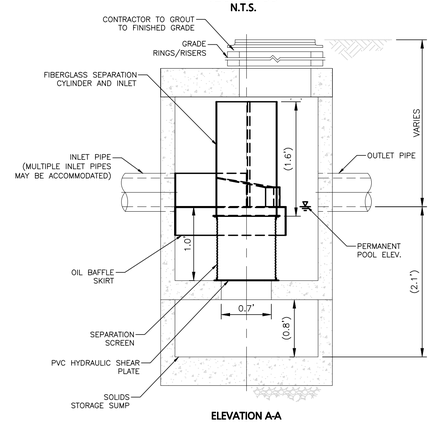
PLAN VIEW B-B
N.T.S.

GENERAL NOTES

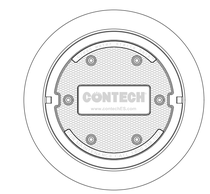
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' – 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO..
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

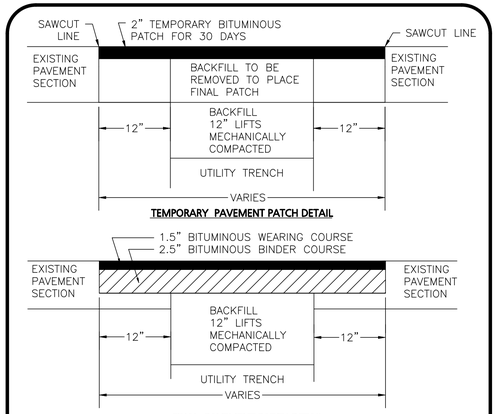


ELEVATION A-A
N.T.S.

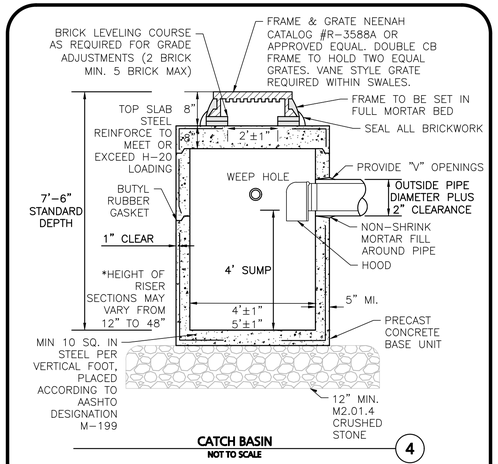


FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

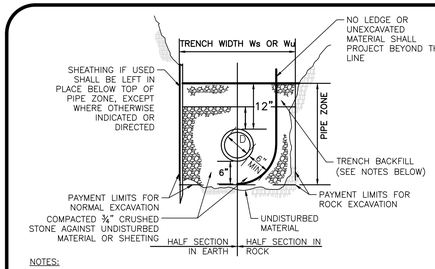
CDS2020-5-C STANDARD DETAIL
NOT TO SCALE
2



PAVEMENT TRENCH PATCH DETAIL
NOT TO SCALE
3



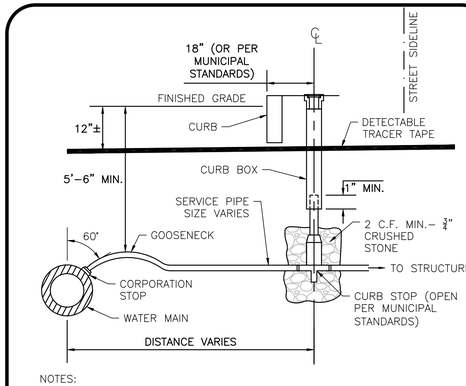
CATCH BASIN
NOT TO SCALE
4



NOTES:

1. TRENCH BACKFILL TO BE USED WITHIN THE RIGHT-OF-WAY SHALL CONSIST OF EITHER GRAVEL BORROW MEETING MHD SPECIFICATION M1.03.0, TYPE "B" OR PROCESSED GRAVEL BORROW FOR SUBBASE MEETING MHD SPECIFICATION M1.03.1.
2. WHERE THE REMOVAL OF 100 SQUARE FEET OR LESS OF ASPHALT IS REQUIRED WITHIN THE RIGHT OF WAY, THEN THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CONTROLLED DENSITY FILL MEETING MHD SPECIFICATION M4.08.0, TYPE "1E" OR "2E".
3. TRENCH BACKFILL MATERIAL TO BE USED OF THE RIGHT-OF-WAY MAY CONSIST OF MATERIAL GENERATED DURING EXCAVATIONS PROVIDED ALL STONES GREATER THAN 4" ARE REMOVED PRIOR TO PLACEMENT AND COMPACTION
4. GRANULAR TRENCH BACKFILL MATERIAL USED WITHIN THE RIGHT-OF-WAY SHALL BE PLACED IN MAXIMUM 6" LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AND TO 90% ELSEWHERE AS DETERMINED BY ASTM D 1557.

SEWER TRENCH
NOT TO SCALE
5



NOTES:

1. WATER SERVICES LARGER THAN 1" ARE TO BE RESTRAINED TO WATER MAIN WITH APPROVED SADDLE.

TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE
6

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:59:58 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. :	C-2889-01_Details
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-502

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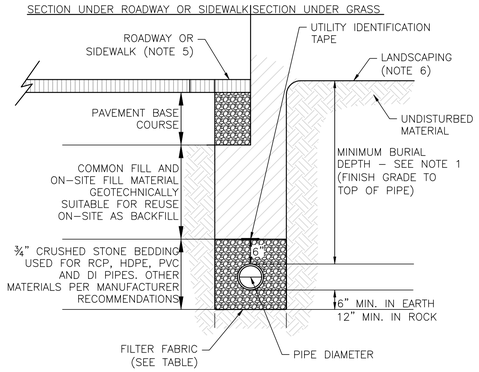
NOTES:

1. MINIMUM BURIAL DEPTH (FINISH GRADE TO TOP OF PIPE)
   GRAVITY PIPE (SEWER & DRAIN) – SEE PLAN OR PROFILE
   PRESSURE PIPE UNDER PAVING – 4'
   PRESSURE PIPE BENEATH UNPAVED – 3'
   WATER PIPE – 5'
2. WHERE BACKFILL IS DESIGNATED AS COMPACTED, THIS MEANS 90 TO 95% STANDARD PROCTOR. AASHTO T–99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.
3. TRENCHES WITHIN PUBLIC RIGHT OF WAY MAY REQUIRE FLOWABLE FILL. VERIFY WITH MUNICIPAL ENGINEER.
4. WHERE WASTE FILLS ARE ENCOUNTERED AT SUBGRADE LEVEL FOR NEW UTILITIES, THE FILL SHOULD BE OVER–EXCAVATED, THE SUBGRADE SHOULD BE RE–COMPACTED, AND BACKFILL CONSISTING OF PIPE BEDDING MATERIAL, CRUSHED STONE OR OTHER SUITABLE GRANULAR FILL SHOULD BE PLACED TO A SUFFICIENT DEPTH TO CREATE A FIRM AND STABLE SUBGRADE (TYPICALLY 12 TO 18 INCHES OVER–EXCAVATION).
5. REFER TO PAVING, CURBS, WALKS AND DRIVEWAY DETAILS.
6. REFER TO LANDSCAPING DETAILS.

FILTER FABRIC USE

	SOIL TYPE	
	SILT OR CLAY	GRANULAR SOIL
ABOVE GROUND WATER	FILTER FABRIC NOT REQUIRED	FILTER FABRIC NOT REQUIRED
BELOW GROUND WATER	FILTER FABRIC REQUIRED	FILTER FABRIC NOT REQUIRED

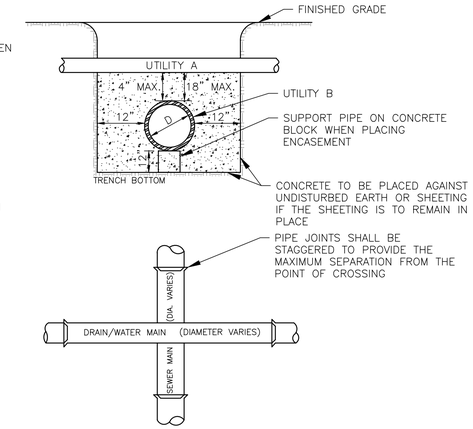


UTILITY TRENCH (1)
NOT TO SCALE

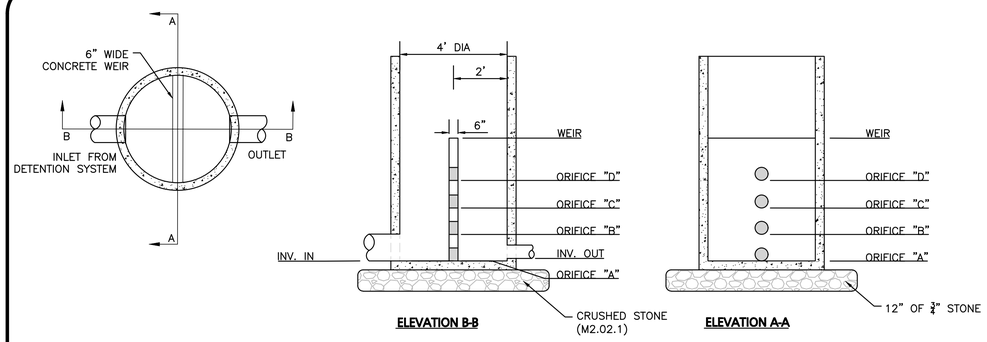
NOTES:

WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET BETWEEN A SEWER MAIN AND A WATER/DRAIN MAIN:

1. THE WATER/DRAIN MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE DIFFERENCE IN ELEVATION BETWEEN THE WATER/DRAIN MAIN AND THE SEWER MAIN SHALL BE AT LEAST 18 INCHES.
2. THE PIPE CROSSING SHALL OCCUR AS CLOSE TO 90° AS PRACTICABLE.
3. THE PIPE JOINTS SHALL BE STAGGERED TO PROVIDE THE MAXIMUM SEPARATION FROM THE POINT OF CROSSING.
4. THE CROSSING SHALL BE ENCASED IN CONCRETE FOR THE ENTIRE WIDTH OF THE TRENCH AND FOR A DISTANCE OF 10 LINEAR FEET CENTERED ON THE CROSSING.
5. UTILITIES A AND B CAN BE EITHER NEW OR EXISTING.
6. WHEN ONE UTILITY IS A SANITARY SEWER. IT IS PREFERABLE TO BE POSITIONED AS SHOWN FOR UTILITY B.
7. ENCASEMENT EXTENDS 10'–0" ON EACH SIDE OF THE CENTERLINE OF UTILITY A.
8. PIPE MUST BE BRACED VERTICALLY AND HORIZONTALLY TO PREVENT FLOATATION DURING PLACEMENT OF CONCRETE.



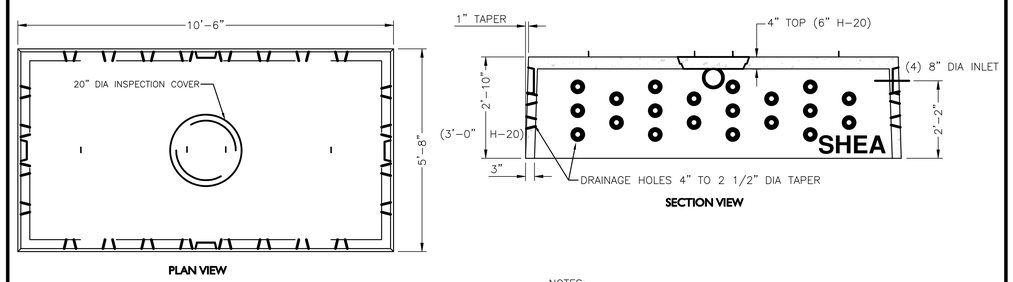
SEWER WATER/DRAIN CROSSING (2)
NOT TO SCALE



OUTLET CONTROL STRUCTURE TABLE							
	ORIFICE			INLET		OUTLET	
STRUCTURE	IDENTIFIER	DIAMETER	ELEV.	DIAMETER	INVERT ELEV.	DIAMETER	INVERT ELEV.
OCS–1 (DS–1A)	A	3" X 2	847.90	24"	848.00	15"	847.90
	B	7" X 2	849.50				
	C	6" X 2	851.30				
	D	8" X 3	851.90				
	WEIR	N/A	852.80				
OCS–2 (DS–2A)	A	4" X 2	892.00	24"	892.00	24"	892.00
	B	8"	895.40				
	C	8"	898.20				
	D	4"	899.90				
	WEIR	N/A	902.00				
OCS–3 (DS–2B)	A	8"	859.20	24"	859.00	12"	858.90
	WEIR	N/A	862.55				

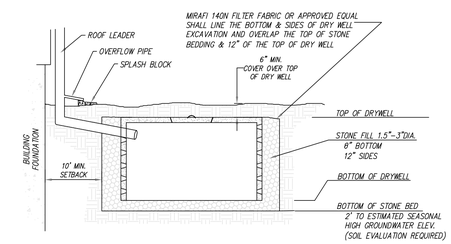
NOTE:
1. MANHOLE TO MATCH LOCAL DPW STANDARDS

OUTLET CONTROL STRUCTURE (3)
NOT TO SCALE



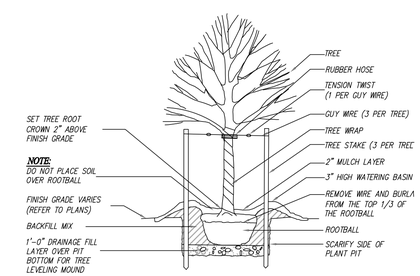
NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. ALSO AVAILABLE IN AASHTO HS–20 LOADING.

1,000 GALLON JUMBO DRY WELL (4)
NOT TO SCALE



NOTES:
1. *DRYWELLS SHALL BE INSTALLED IN STONE BED AS DEPICTED HEREON FOR EACH INDIVIDUAL STRUCTURE FOR STORMWATER RECHARGE, IN A LOCATION WHERE FIELD CONDITIONS MAKE IT POSSIBLE. EACH LOCATION SHALL BE EVALUATED BASED ON SITE SOIL EVALUATION OF THE ESTIMATED SEASONAL HIGH GROUNDWATER ELEVATION AT THE TIME OF LOT CONSTRUCTION.*
2. *THE DRYWELLS SHALL BE SHEA CONCRETE PRODUCTS 1000 GALLON SHALLOW RECTANGULAR OR APPROVED EQUAL.*
3. *THE DRYWELLS SHALL BE RATED FOR H20 LOADING.*

ROOF DRAIN & DRYWELL CONNECTION DETAIL (5)
NOT TO SCALE



TREE PLANTING DETAIL (6)
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:59:29 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. :	C-2889-01_Details
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

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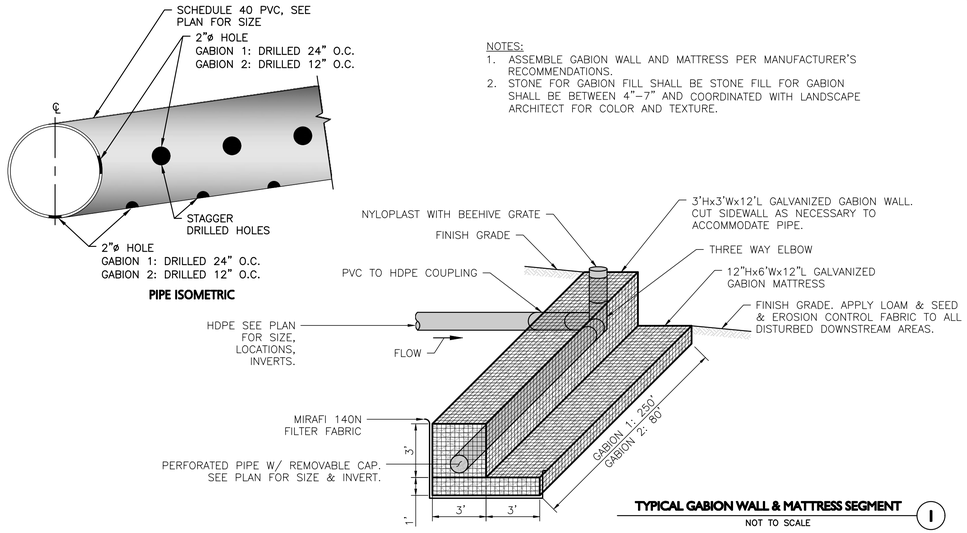
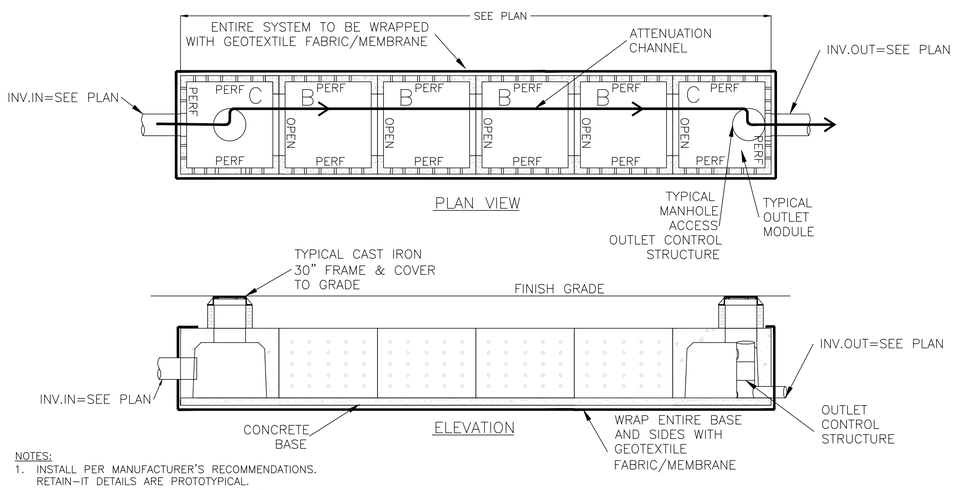


NOTES:
1. ASSEMBLE GABION WALL AND MATTRESS PER MANUFACTURER'S RECOMMENDATIONS.
2. STONE FOR GABION FILL SHALL BE STONE FILL FOR GABION SHALL BE BETWEEN 4"–7" AND COORDINATED WITH LANDSCAPE ARCHITECT FOR COLOR AND TEXTURE.

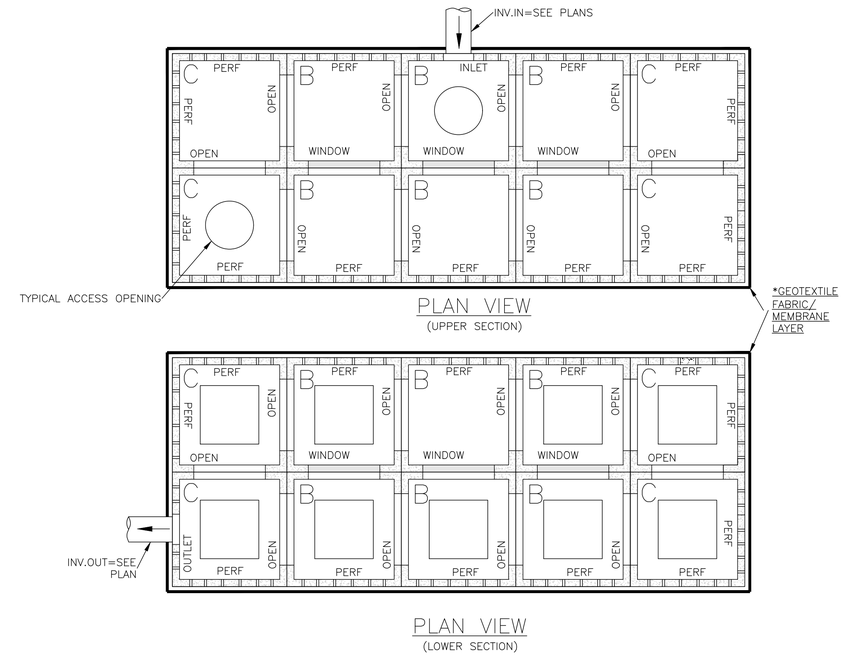
TYPICAL GABION WALL & MATTRESS SEGMENT (1)
NOT TO SCALE

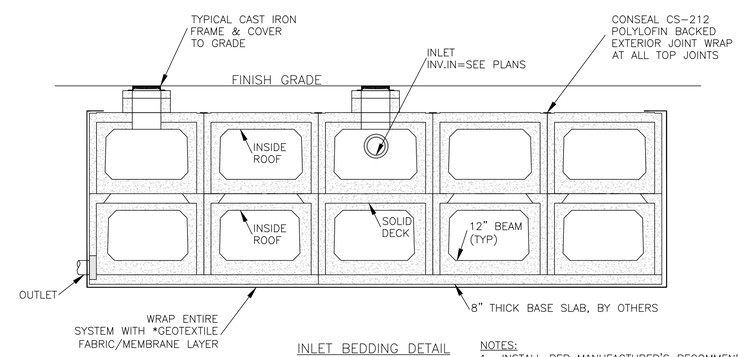


NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. RETAIN–IT DETAILS ARE PROTOTYPICAL.
2. TREATMENT OF TSS TO BE PROVIDED BY ADVANCED SEDIMENTATION WITHIN RETAIN–IT MODULES.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

TYPICAL DETENTION /RETENTION

RETAIN-IT STORMWATER DETENTION SYSTEM (2)
NOT TO SCALE

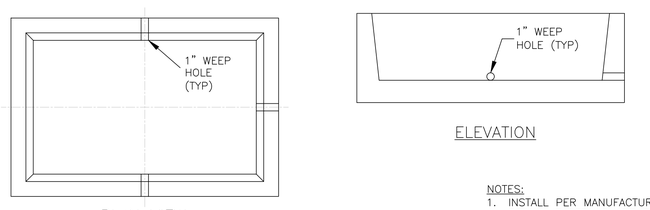




INLET BEDDING DETAIL
NTS

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. RETAIN–IT DETAILS ARE PROTOTYPICAL.
2. TREATMENT OF TSS TO BE PROVIDED BY ADVANCED SEDIMENTATION WITHIN RETAIN–IT MODULES.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

RETAIN-IT STACKED STORMWATER DETENTION SYSTEM (3)
NOT TO SCALE



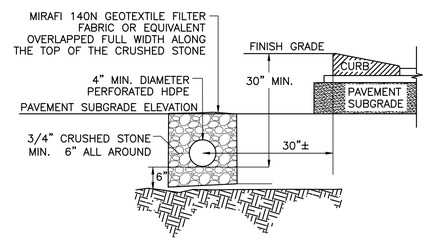
PLAN VIEW

ELEVATION

ENERGY DISSIPATION/ ANTI–SCOUR DEVICE

NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. RETAIN–IT DETAILS ARE PROTOTYPICAL.
2. TREATMENT OF TSS TO BE PROVIDED BY ADVANCED SEDIMENTATION WITHIN RETAIN–IT MODULES.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.

RETAIN-IT ANTI-SCOUR DEVICE (4)
NOT TO SCALE



NOTES:
1. UNDERDRAIN TO BE PLACED IN LOCATIONS OF CUT AND WHERE GRAVEL ROAD BASE WILL BE BELOW EXISTING GRADE.
2. THE UNDERDRAIN SHALL CONSIST OF A 4 INCH DIAMETER PERFORATED HDPE PIPE SURROUNDED WITH AT LEAST 6 INCHES OF 3/4" STONE ALONG THE SIDES AND BOTTOM OF THE PIPE. CRUSHED STONE OVER THE TOP OF PIPE SHALL EXTEND UP TO THE PROPOSED PAVEMENT SUBGRADE ELEVATION.
3. THE CRUSHED STONE SHALL BE WRAPPED IN FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) AND OVERLAPPED FULL WIDTH ON THE TOP.
4. THE PIPE SHALL BE LAID FLAT AND SHALL CONNECT TO A SOLID PIPE BEFORE GOING UNDER ANY PAVEMENT AREAS.
5. THE BOTTOM OF THE PIPE SHALL BE AT LEAST 30 INCHES BELOW THE PROPOSED FINISH GRADE.

ROADWAY UNDERDRAIN (5)
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:59:10 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. :	C-2889-01_Details
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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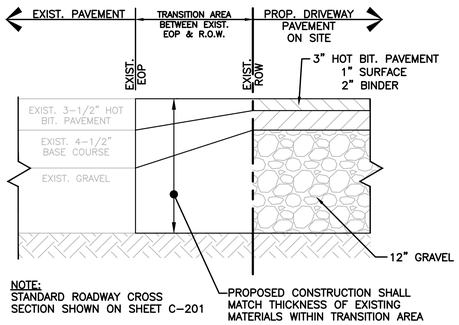
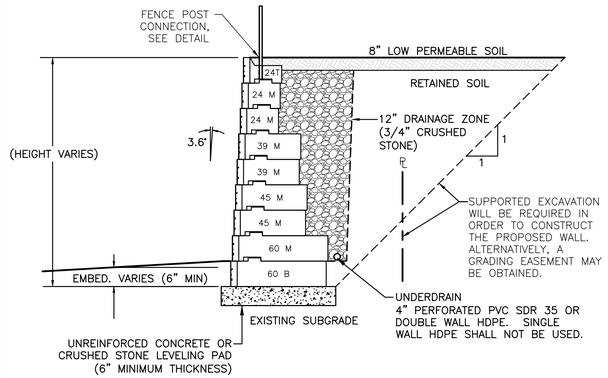


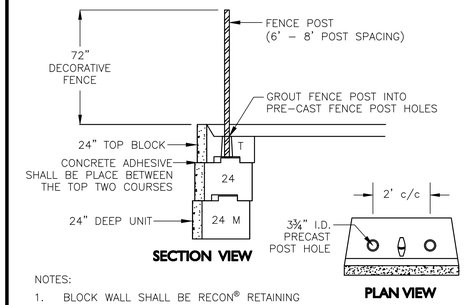
PAVEMENT TRANSITION (1)
NOT TO SCALE



NOTES:

1. BLOCK WALL SHALL BE RECON® RETAINING WALL SYSTEMS OR APPROVED EQUAL.
2. VENDOR INFORMATION:
   SHEA WALL SYSTEM INC.
   87 HAVERHILL STREET
   AMESBURY, MA 01913
   PHONE: 800-696-7432
   www.sheaconcrete.com
3. RECON BLOCK STYLE SHALL BE "NORTH SHORE GRANITE".
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND WALL CALCULATIONS, PREPARED AND ENDORSED BY A MA REGISTERED PROFESSIONAL ENGINEER, TO THE ENGINEER-OF-RECORD FOR APPROVAL AND TO THE TOWN FOR THEIR FILES.
5. SEE GRADING PLANS FOR WALL LAYOUT AND HEIGHTS.
6. SHORING, IF USED, WOULD REQUIRE A FORMAL SUBMITTAL, STAMPED BY A GEOTECHNICAL ENGINEER.
7. CONTRACTOR SHALL STABILIZE AND OTHERWISE PROTECT ABUTTING PROPERTIES FROM SUBSIDENCE, OR OTHER PROPERTY DAMAGE RESULTING FROM EXCAVATION, RETAINING WALL CONSTRUCTION, OR OTHER CONTRACTOR OPERATIONS.

BLOCK RETAINING WALL SECTION (2)
NOT TO SCALE



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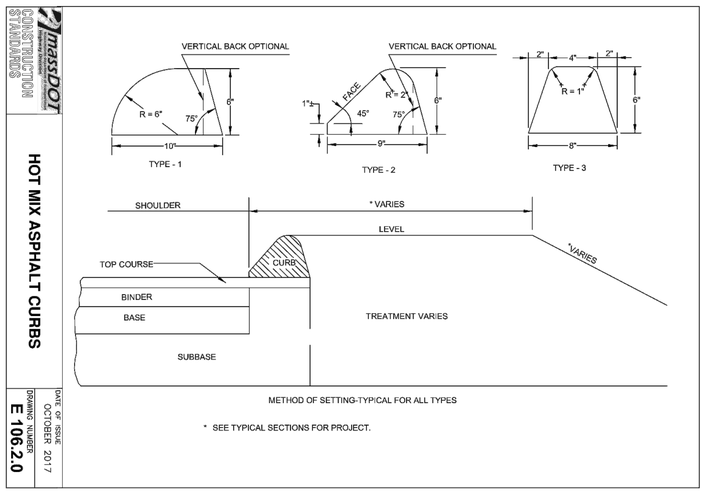
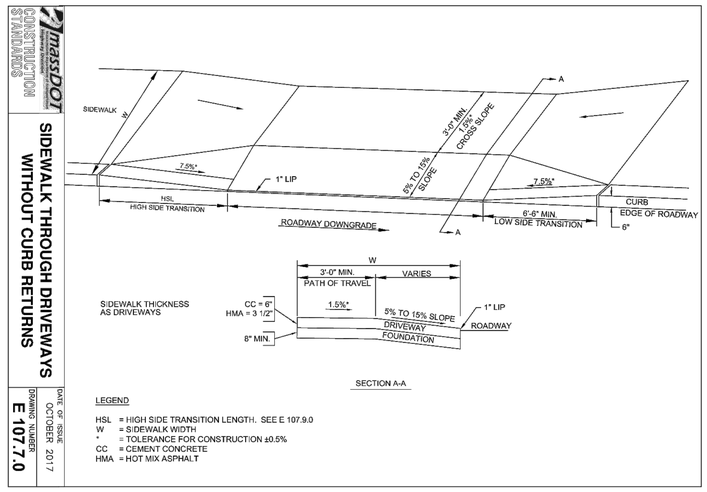
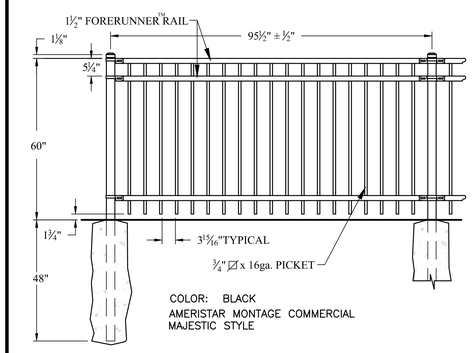
   SHEA WALL SYSTEM INC.
   87 HAVERHILL STREET
   AMESBURY, MA 01913
   PHONE: 800-696-7432
   www.sheaconcrete.com

FENCE CONNECTION TO TOP OF WALL (3)
NOT TO SCALE

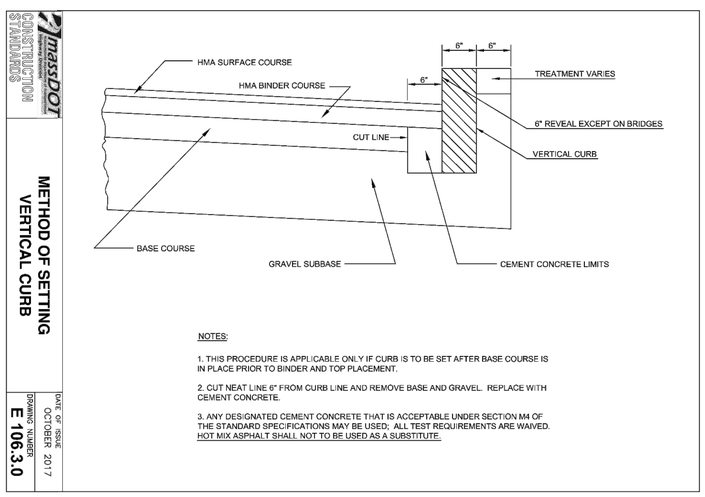


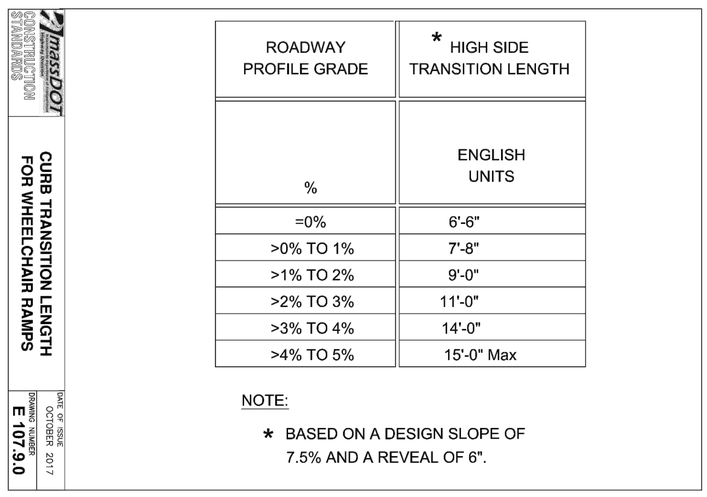




AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422

DECORATIVE STEEL FENCE (4)
NOT TO SCALE





ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

NOTE:

* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

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TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:58:43 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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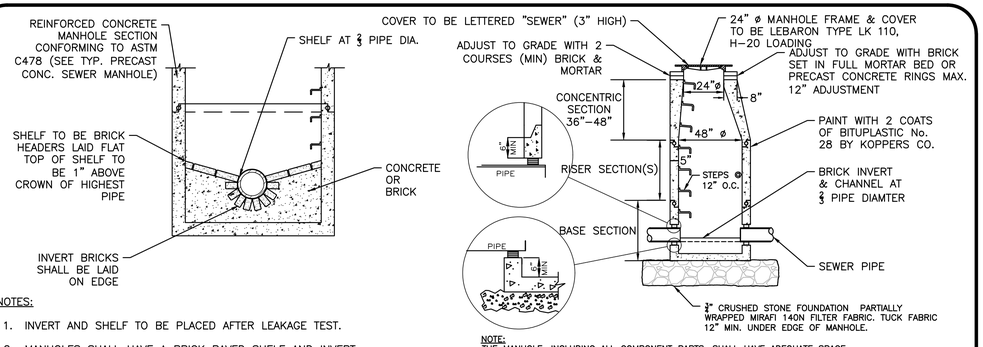
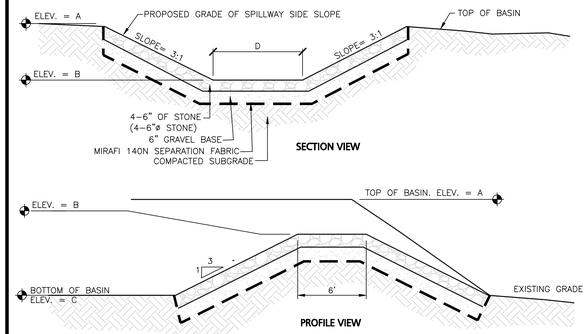


NOTES:

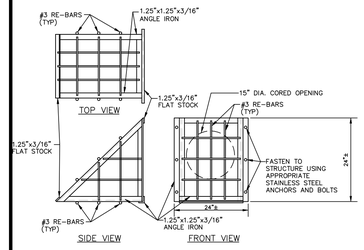
1. INVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. MANHOLES SHALL HAVE A BRICK PAVED SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW. AT CHANGES IN DIRECTION, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF CEMENT CONCRETE OR BRICK IN MORTAR.

NOTE:
THE MANHOLE, INCLUDING ALL COMPONENT PARTS, SHALL HAVE ADEQUATE SPACE, STRENGTH AND LEAK PROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE SPACE REQUIREMENT AND CONFIGURATIONS SHALL BE AS SHOWN ON THE DRAWING. MANHOLES MAY BE AN ASSEMBLY OR PRECAST SECTIONS, WITH OR WITHOUT STEEL REINFORCEMENT, WITH ADEQUATE JOINTING OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH OR WITHOUT REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H–20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE.

PRECAST CONCRETE SEWER MANHOLE (1)
NOT TO SCALE

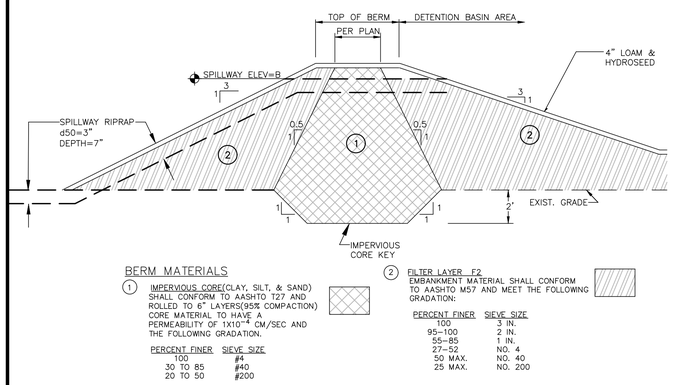


TYPICAL SECTION & PROFILE OF EMERGENCY SPILLWAY (2)
NOT TO SCALE

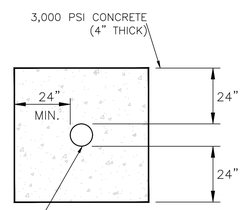


NOTES
1) SPACE BETWEEN RE–BARS SHOULD NOT BE GREATER THAN 3.5 INCHES.
2) TRASH RACK TO BE FASTENED TO THE CONCRETE OULET STRUCTURE WITH A MINIMUM OF FOUR BOLTS AND ANCHORS.
3) ANGLE IRON MAY BE BOLTED TOGETHER.
4) RE–BARS SHALL BE WELDED TO THE ANGLE IRON.
5) UPON COMPLETE FABRICATION OF STRUCTURE, ENTIRE UNIT SHALL BE GALVANIZED.

TRASH RACK (3)
NOT TO SCALE



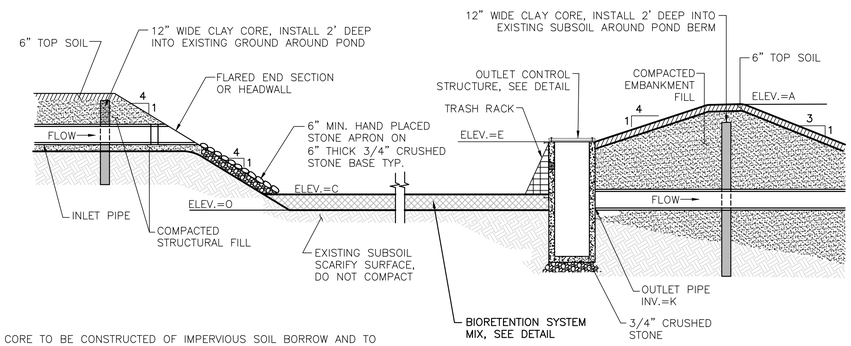
TYPICAL BASIN EMBANKMENT CROSS SECTION (4)
NOT TO SCALE



NOTE:

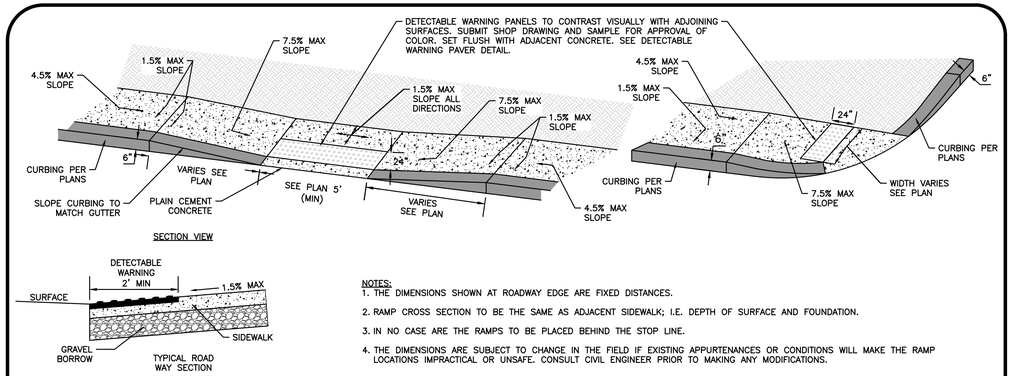
1. TO BE INSTALLED EQUIDISTANT FROM ENDS OF PIPE AND SPACED 20 FEET APART.

ANTI-SEEP COLLAR FOR BASIN OUTLET (5)
NOT TO SCALE



NOTES:
1. CLAY CORE TO BE CONSTRUCTED OF IMPERVIOUS SOIL BORROW AND TO BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY WITH 6" OF TOPSOIL. BERM TO BE SEEDED. IMPERVIOUS CLAY CORE TO BE FREE OF PEAT STUMPS, BRUSH, ORGANIC SOILS AND OTHER DELETERIOUS MATERIALS. CORE MATERIAL TO HAVE MAXIMUM PERMEABILITY OF 1 x10⁻–4 CM/SEC
1. SIDE SLOPES TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL.
2. PROJECT CIVIL ENGINEER SHALL PERFORM AN INSPECTION PRIOR TO THE PLACEMENT OF THE SEED MIX.

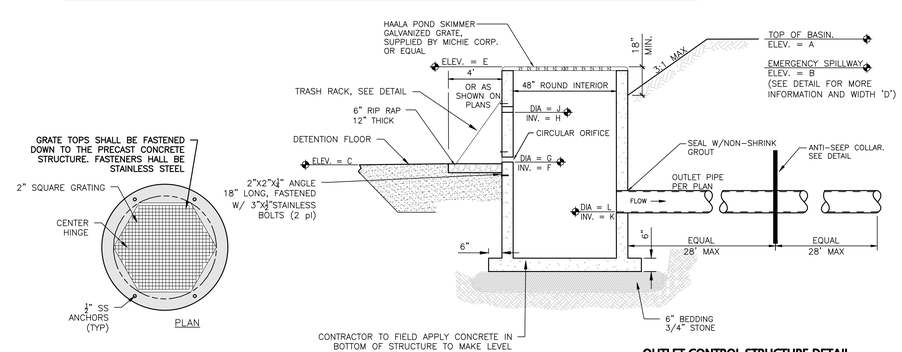
VEGETATED STORMWATER BASIN (6)
NOT TO SCALE



NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES.
2. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK; I.E. DEPTH OF SURFACE AND FOUNDATION.
3. IN NO CASE ARE THE RAMPS TO BE PLACED BEHIND THE STOP LINE.
4. THE DIMENSIONS ARE SUBJECT TO CHANGE IN THE FIELD IF EXISTING APPURTENANCES OR CONDITIONS WILL MAKE THE RAMP LOCATIONS IMPRACTICAL OR UNSAFE. CONSULT CIVIL ENGINEER PRIOR TO MAKING ANY MODIFICATIONS.

ADA ACCESSIBLE CURB CUT AND TRANSITION (7)
NOT TO SCALE

	A (Elev.)	B (Elev.)	C (Elev.)	D (feet)	E (Elev.)	F (Elev.)	G (Dia)	H (Elev.)	J (Dia)	K (Elev.)	L (Dia)
DB1	816.00	814.40	811.00	8.0	813.20	811.00	8" x2	811.90	12" x2	811.00	18"



OUTLET CONTROL STRUCTURE DETAIL (8)
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

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COMMONWEALTH OF MASSACHUSETTS MICHAEL A. MALYNOWSKI CIVIL No. 47269 REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 14:00:37 -05'00'

PROFESSIONAL ENGINEER FOR
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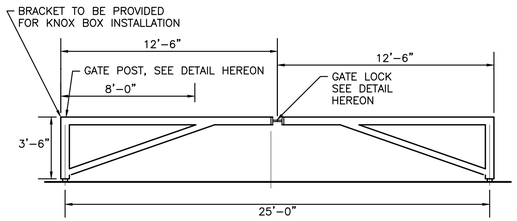
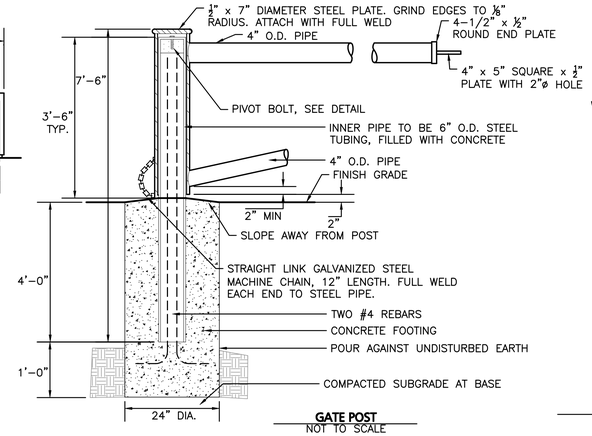
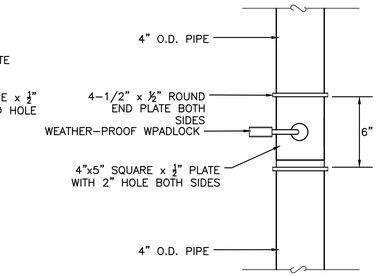


GATE ELEVATION
NOT TO SCALE

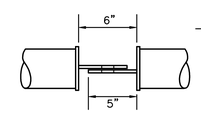
NOTES:
1. ALL STEEL TUBING TO BE SCHEDULE 80 GALVANIZED STEEL.
2. PROVIDE FULL WELD ON ALL JOINTS.
3. ALL WELDS SHALL BE PAINTED WITH A GRAY COLOR TO MATCH THE GALVANIZED STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OWNER/ENGINEER FOR REVIEW PRIOR TO FABRICATION.



GATE POST
NOT TO SCALE

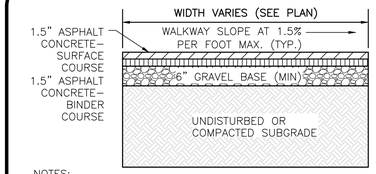


GATE LOCK PLAN VIEW
NOT TO SCALE



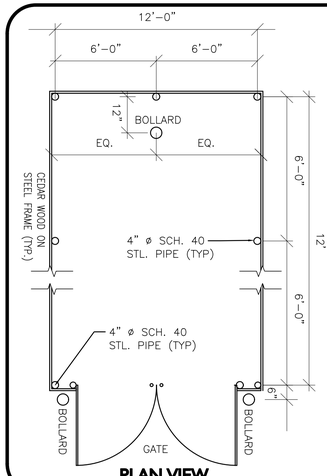
GATE LOCK SECTION VIEW
NOT TO SCALE

SECURITY GATE-DOUBLE (1)
NOT TO SCALE

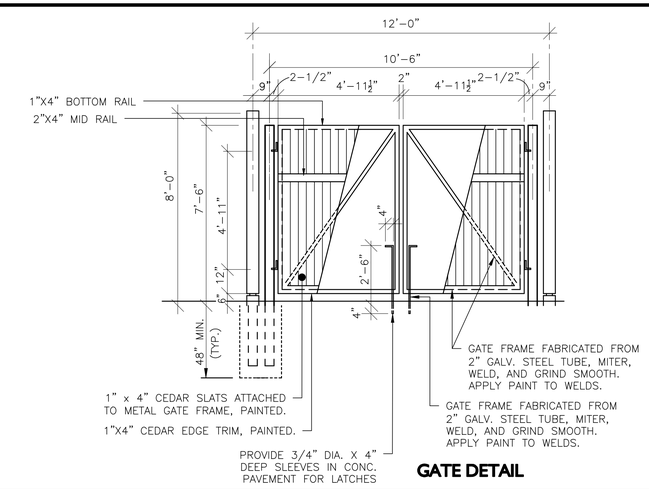


NOTES:
1. REFERENCE PLANS FOR ELEVATIONS.
2. COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95% OF ASTM D 1557 LABORATORY DENSITY.
3. PROOF-ROLL PREPARED SUBGRADE TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
4. CONTRACTOR SHALL COORDINATE SURFACE, BINDER, AND BASE COURSES WITH GEOTECHNICAL OR SOILS REPORT. REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
5. BASE COURSE SHALL EXTEND 6 INCHES BEYOND WALKWAY EDGE WHERE WALKWAY DOES NOT ABUT DEEP CURB, WALL, STEPS, OR FIXED OBJECT.
6. WALKWAY EDGES SHALL BE TAMPED WHERE WALKWAY DOES NOT ABUT DEEP CURB, WALL, STEPS, OR FIXED OBJECT.

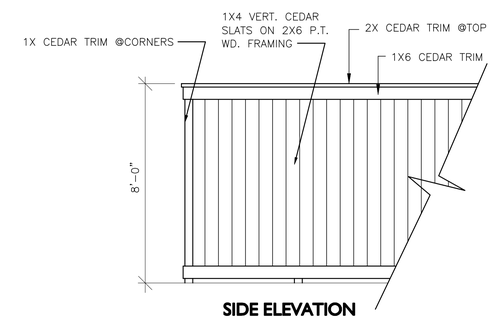
BITUMINOUS WALKWAY (5)
NOT TO SCALE



PLAN VIEW



GATE DETAIL

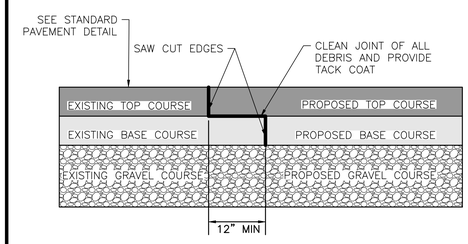


SIDE ELEVATION

NOTE:
PAINT ALL TRIM AND WOOD FRAMING TO MATCH CLOSEST ADJACENT BUILDING

SCREENED DUMPSTER ENCLOSURE (3)
NOT TO SCALE

NOTE:
TACK COAT – PROVIDE EMULSIFIED ASPHALT WHICH CONFORMS TO THE REQUIREMENTS OF THE STATE SPECIFICATIONS, DILUTED WITH ONE PART WATER TO ONE ONE PART ASPHALT FOLLOWING AASHTO M140/ASTM D997, OR AASHTO M208/ASTM D2397, SS-1H, CSS-1, OR CSS-1H.



PAVEMENT KEY CUT (6)
NOT TO SCALE

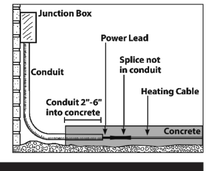
BASIC INSTALLATION

STEP 3.1

Determine a time to install the mat/cable when equipment, heavy tools, and site traffic will be minimal to keep from possibly damaging the product. Be prepared to apply the surfacing courses over the mat/cable the same day so it will be protected from damage.

If installing mat/cable in the upper layer of a two-stage concrete slab or the upper layer of an asphalt application, the mat or cable should be completely ready for the second stage. There is limited time between stages, as the slab should not be allowed to fully cure or the asphalt to completely cool. Therefore, if using ProMelt Cable, you may want to lay it out and tie it to rewire that can be quickly lifted into place after the first stage is laid. This might also be preferable for a mat installation, although if mats are precut and shaped to the area, they generally can be rolled into place fairly quickly.

- If a slab sensor is installed in this second layer, plan ahead so this does not cause the first layer to cure or cool too much.
- Inspect the area and remove any sharp objects.



NOTICE
Install in temperatures at least 40°F (4.5°C).

Asphalt Application

If required, apply a prime coat to the first course or untreated base over the top of the cable.

Use 1/2" aggregate or smaller. Larger aggregate can cut or pinch the cable.

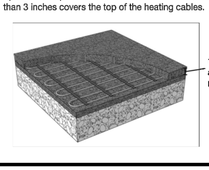
NOTICE
Before applying, ensure the asphalt temperature is not greater than 265°F (140°C).

Good compaction of the asphalt requires a certain temperature range of installation, depending on the type of asphalt being installed.

Manually lay the asphalt at the cable level.

NOTICE
Do not apply with asphalt machines as they may damage the cable.

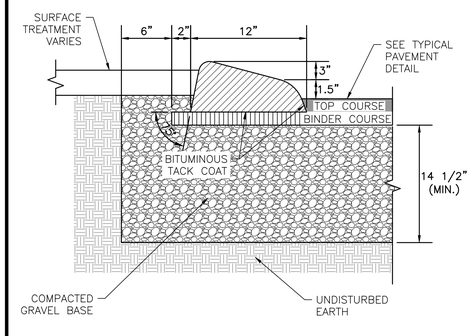
Spread the asphalt so that no less than 1-1/2 inches and no more than 3 inches covers the top of the heating cables.



NOTES:
1. SNOW MELT SYSTEM TO BE WARMUP SNOW MELTING MATS, 3" CABLE SPACING, 37.5W PER SQ FT, 16.4' COLD LEAD, TWIN-CONDUCTOR HEATING CABLE 1/4"TH, 208V, COVERS 120 SQ FT – 2'W X 60'L, 21.7 AMPS AT 3-PHASE, 4507W OR APPROVED EQUAL.
2. VENDOR INFORMATION:
   WARMUP INC
   25-A FRANCIS J CLARKE CIRCLE
   BETHEL, CONNECTICUT 06801
   T: 888-927-6333
   WWW.WARMUP.COM
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ELECTRICAL DRAWINGS PREPARED AND ENDORSED BY A MA REGISTERED PROFESSIONAL ENGINEER, TO THE ENGINEER-OF-RECORD FOR APPROVAL AND TO THE TOWN FOR THEIR FILES.
5. SEE LAYOUT PLANS FOR LIMITS OF SNOW MELT SYSTEM

PAVEMENT SNOW MELT SYSTEM (6)
NOT TO SCALE

NOT USED (7)
NOT TO SCALE



CAPE COD BERM (8)
NOT TO SCALE

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 14:00:17 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS SHOWN	DWG. :	C-2889-01_Details
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:
ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE: DETAILS

SHEET No. C-507

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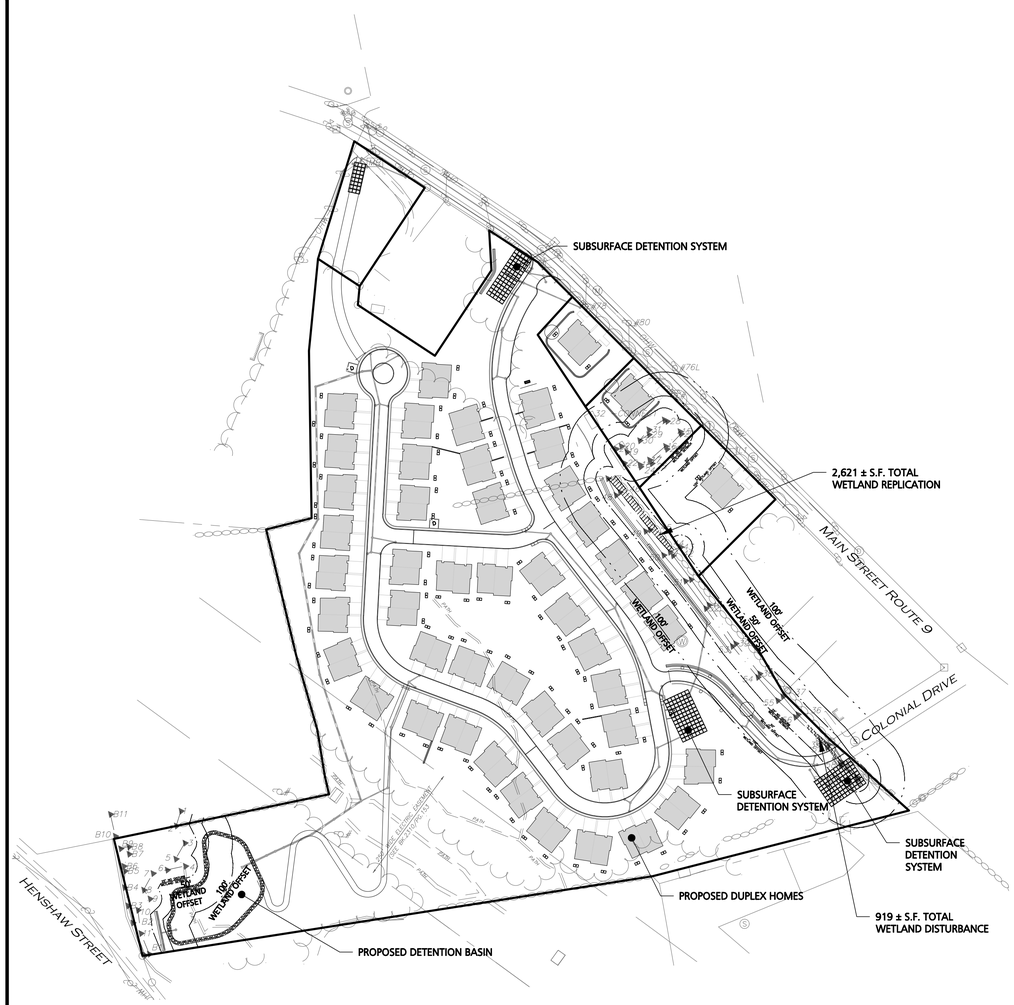
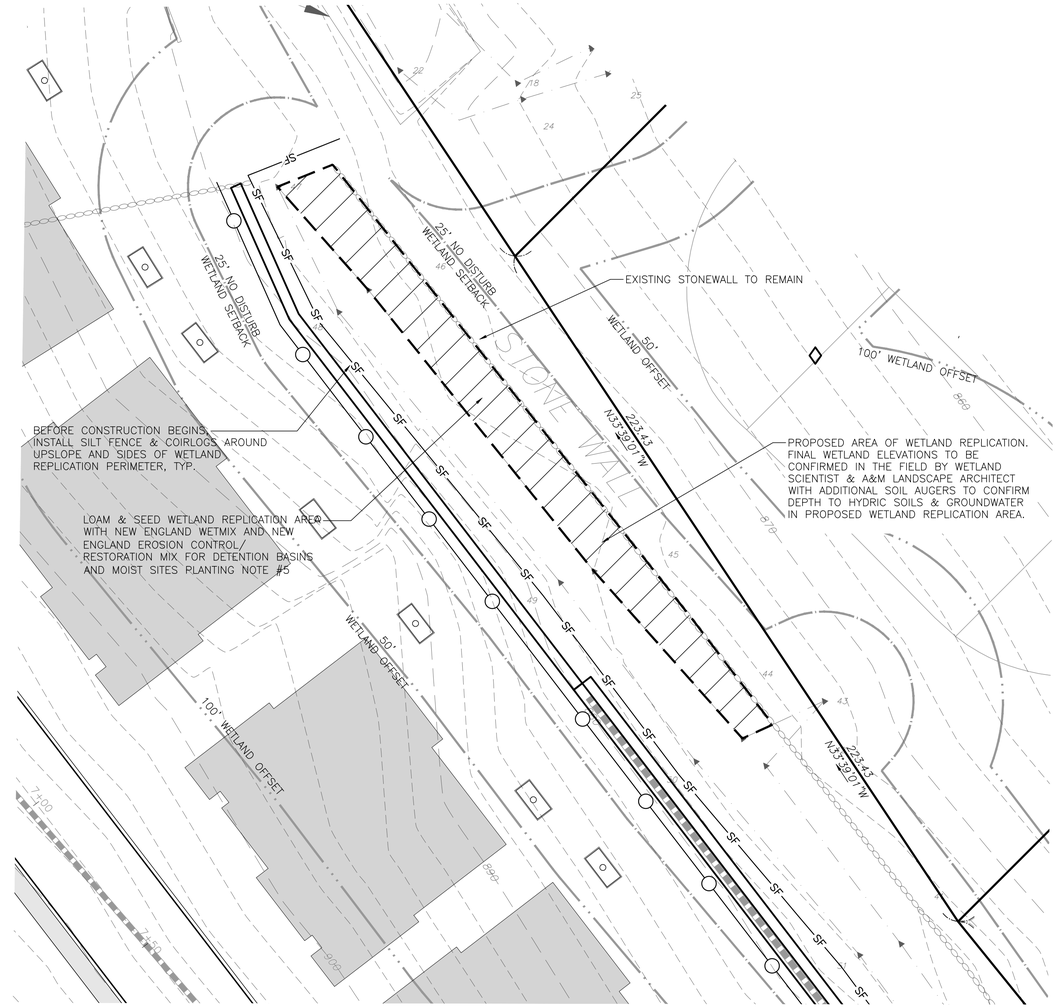


LOCUS MAPS FOR EXISTING WETLAND IMPACT & PROPOSED REPLICATION AREA

SCALE: 1"=150'



PROPOSED WETLAND REPLICATION

SCALE: 1"=20'

LEGEND

PROPERTY LINE	
PERMANENT WETLAND DISTURBANCE	
WETLAND REPLICATION AREA	
PROPOSED CONTOUR	80
EXISTING CONTOUR	80
COIR LOGS W/ SILT FENCE	SF
EXIST. BVW/ BANK RESOURCE LIMITS	A44 A44

NEW ENGLAND WETLAND PLANTS INC. SEED MIXES:
(SEE A&M NOTES FOR APPLICATION RATE OF SEED MIXES)
NEW ENGLAND WETMIX (WETLAND SEED MIX)

A.	CAREX VULPINOIDEA	FOX SEDGE
B.	CAREX LURIDA	LURID SEDGE
C.	CAREX SCOPARIA	BLUNT BROOM SEDGE
D.	VERBENA HASTATA	BLUE VERVAIN
E.	PAO PALUSTRIS	FOWL BLUEGRASS
F.	SCIRPUS ATROVIRENS	GREEN BULRUSH
G.	CAREX LUPULINA	HOP SEDGE
H.	ELOCHARIS PALUSTRIS	CREEPING SPIKE RUSH
I.	CAREX CRINITA	FRINGED SEDGE
O.	JUNCUS EFFUSUS	SOFT RUSH
P.	EUPATORIUM MACULATUM	SPOTTED JOE PYE WEED
Q.	GLYCERIA CANADENSIS	RATTLESNAKE GRASS
R.	ASTER PUNICEUS	SWAMP ASTER
S.	IRIS VERSICOLOR	BLUEFLAG
T.	ASCLEPIAS INCARNATA	SWAMP MILKWEED
U.	MIMULUS RENGENS	SQUARE STEMMED MONKEY FLOWER

(BY NEW ENGLAND WETLAND PLANTS INC)
EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES
(SEE A&M NOTES FOR APPLICATION RATE OF SEED MIXES)

A.	ELYMUS RIPARIUS	RIVERBANK WILD RYE
B.	FESTUCA RUBRA	CREEPING RED FESCUE
C.	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
D.	ANDROPOGON GERARDII	BIG BLUESTEM
E.	PANICUM VIRGATUM	SWITCH GRASS
F.	AGROSTIS PERENNANS	UPLAND BENTGRASS
G.	BIDENS CERNUA	NODDING BUR MARIGOLD
H.	EUPATORIUM FISTULOSUM	HOLLOW-STEM JOE PYE WEED
I.	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
R.	EUPATORIUM PERFOLIATUM	BONESET
S.	VERBENA HASTATA	BLUE VERVAIN
T.	JUNCUS EFFUSUS	SOFT RUSH
U.	SCIRPUS CYPERINUS	WOOL GRASS

GENERAL NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. IT'S INTENDED USE IS TO PROVIDE INFORMATION. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.
3. ALL EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AND EROSION CONTROL PLANS SHALL BE IN PLACE PRIOR TO ANY RE-GRADING, DEMOLITION, OR PLANTING ACTIVITY.
4. EXCAVATION, FILLING AND PLANTING SHALL OCCUR IN DRY WEATHER. WATER LEVELS MAY BE LOWERED IN THE REPLICATION AREA BY RELYING ON DRY SEASON AND OR DRY SPELLS; OR MAY BE ACCOMPLISHED THROUGH THE USE OF TEMPORARY DEWATERING METHODS.
5. CONTRACTOR TO BE RESPONSIBLE FOR ALL DEWATERING OPERATIONS. WATER FROM ANY DEWATERING OPERATION SHALL BE TREATED TO REDUCE TOTAL SUSPENDED SOLIDS, SHALL NOT OUTLET TO THE WETLANDS AND SHALL BE IN COMPLIANCE WITH STATE AND FEDERAL STANDARDS.
6. CONSTRUCTION OF THE REPLICATION AREA SHALL BE OVERSEEN BY A WETLAND SCIENTIST/ LANDSCAPE ARCHITECT EXPERIENCED IN WETLAND REPLICATION AND HIRED BY OWNER.
7. THERE MAY BE ADDITIONAL WETLAND REPLICATION CRITERIA FOUND IN THE ORDER OF CONDITIONS FROM THE LEICESTER CONSERVATION COMMISSION. THE CONTRACTOR SHALL HAVE A COPY OF THESE REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION, AND SHALL REVIEW, AND COMPLY WITH THE ORDER OF CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
8. AS POSSIBLE, THE CONTRACTOR SHALL SALVAGE WETLAND SOIL FROM THE WETLAND DISTURBANCE CUT AREA TO BE USED WITHIN THE WETLAND REPLICATION AREA TO THE MAXIMUM EXTENT PRACTICABLE. PRIOR TO MOVING EXISTING WETLAND SOILS CONTRACTOR TO CONSULT WITH WETLAND SCIENTIST/ LANDSCAPE ARCHITECT FOR APPROVAL. NO UPLAND SOILS OR NORMAL LAWN TOPSOILIS TO BE USED IN THE WETLAND REPLICATION AREA. THE SALVAGED SOILS SHOULD BE RELOCATED TO THE WETLAND REPLICATION AREA AS SOON AS PRACTICABLE. ADDITIONAL SOIL MATERIAL WILL BE REQUIRED AND BROUGHT FROM OFFSITE SOURCES. SEE INFORMATION ON SHEET L-202 & SOIL DETAIL FOR ADDITIONAL INFO. THE OFFSITE SOIL SHALL MATCH THE DUG WETLAND SOILS PROPERTIES INCLUDING SOIL TEXTURE, SOIL NUTRIENT ANALYSIS, AND SOIL COLOR. ANY SOILS BROUGHT FROM OFFSITE SOURCES SHALL BE TESTED BY A SOIL LABORATORY SUCH AS UMASS AMHERST SOILS TESTING LABORATORY FOR SOIL TEXTURAL ANALYSIS, ORGANIC CONTENT & SOIL PH PRIOR TO BEING PURCHASED.
9. IN THE WETLAND REPLICATION AREA, AVOID OVER COMPACTION OF SOILS BY ALLOWING TIME FOR NATURAL COMPACTION. NO ADDITIONAL MANUAL COMPACTION OF SOIL IS NECESSARY. OVERFILL THE PROPOSED SURFACE SLIGHTLY TO ACCOMMODATE NATURAL SETTLEMENT TO PROPER GRADE.
10. DO NOT USE HEAVY EQUIPMENT WITHIN THE WETLAND REPLICATION AREA. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER, TO SUPPLY THE SOILS ONLY. GRADE WETLAND REPLICATION AREA WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR DOZER WITH MARSH TRACKS.
11. CONTRACTOR SHALL SUBMIT SEED, PLANT, & SOIL SHOP DRAWINGS FOR REVIEW AND APPROVAL TO WETLAND SCIENTIST PRIOR TO ORDERING MATERIALS AND CONSTRUCTION.
12. SEE ADDITIONAL WETLAND REPLICATION INFORMATION ON SHEET L-202 INCLUDING WETLAND REPLICATION SOIL DETAIL.

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

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TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael Malynowski
Date: 2021.12.14 13:54:30 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:

MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:

SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	AS NOTED	DWG. :	C2889-01_Wetlands Replication
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering ◆ land surveying
environmental consulting ◆ landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896
WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:

WETLAND
REPLICATION PLAN

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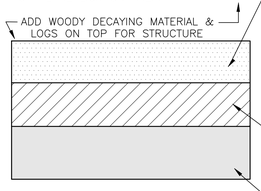
SHEET No.

L-201

R:\PROJECTS\2889-01\CIVIL\DRAWINGS\CURRENT\C-2889-01_WETLANDS REPLICATION.DWG

SOIL COMPOSITION
CREATE A SOIL PROFILE NEAREST THE ADJACENT EXISTING UNDISTURBED WETLAND TO THE REPLICATION AREA.

ADD WOODY DECAYING MATERIAL & LOGS ON TOP FOR STRUCTURE



A HORIZON (TOPSOIL) 18" MIN. DEPTH (AFTER SETTLEMENT)
(MIX OF BOTH ONSITE CUT WETLAND SOILS AND OFFSITE SOURCE. BOTH ONSITE & OFFSITE SOILS TO BE (DARK (10YR 2/1, RICH, MUCKY HORIZON), DARK, ORGANIC RICH SOIL, LOOSE TO FRIABLE CONSISTENCY; NO HAZARDOUS MATERIAL, MISC. DEBRIS, OR TRASH. NO STONES GREATER THAN 1".

TWO OPTIONS FOR PROVIDING SPECIALITY CUSTOM MIXED WETLAND SOILS INCLUDE: DIRT DOCTORS (709 KEITH AVE, PEMBROKE, NH 603-229-3200), AND READ CUSTOM SOILS (A DIVISION OF A.D. MAKEPEACE (46 FEDERAL ROAD CARVER, MA & 37 POWER ROAD, WESTFORD, MA 800-924-5335). CONTRACTOR CAN ALSO USE ADDITIONAL OFFSITE SOURCES FOR WETLAND REPLICATION SOIL. BOTH SOILS PURCHASED FROM ABOVE OPTIONAL SOURCES & ANY OTHER SOURCES MUST MEET THE BELOW SPECIFICATION. ALL OFFSITE SOILS TO BE VERIFIED BY SHOP DRAWING TO A&M & MEET BELOW REQUIREMENTS PRIOR TO PURCHASE. SEE BELOW NOTES.

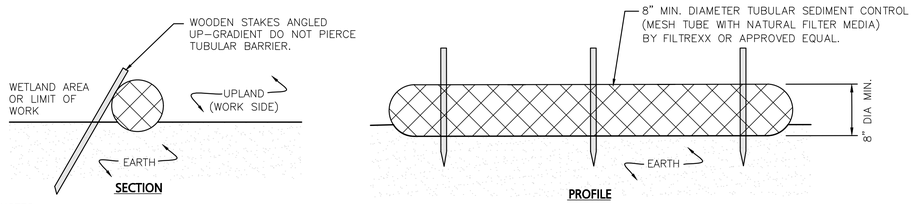
B HORIZON (AS APPLICABLE)
EXISTING UNDISTURBED LAYER
SUITABLE DEPTH AS A ROOTING MEDIUM

C HORIZON (AS APPLICABLE)
EXISTING UNDISTURBED LAYER
SUITABLE DEPTH AS A ROOTING MEDIUM

NOTES:
1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. SOILS FOR WETLAND REPLICATION AREA TO BE A MIX OF BOTH ONSITE WETLAND SOIL FROM DISTURBED AREA & OFFSITE SPECIALITY BLEND WETLAND SOILS THAT MEET THIS DETAIL SPECIFICATION. AS WETLAND REPLICATION AREA IS LARGER THAN DISTURBANCE AREA A LARGE PERCENTAGE OF WETLAND REPLICATION SOIL IS TO BE PROVIDED FROM OFFSITE SOURCE. EXACT DEPTH OF EXISTING DISTURBED WETLAND SOIL TO CUT & STOCKPILE IS TO BE DETERMINED BASED ON WETLAND SCIENTIST ANALYSIS OF EXISTING SOIL. SPECIALITY BLEND WETLAND SOIL FROM BROUGHT FROM OFFSITE SHALL BE SUPPLIED AT NO ADDITIONAL COST TO THE OWNER. FOR ALL SOILS BROUGHT FROM OFFSITE SOURCES TO BE USED AS WETLAND REPLICATION SOILS THE FOLLOWING SHALL APPLY:

- SOILS SHALL BE CLASSIFIED AS LOAMY SAND, TO SILT LOAM TEXTURE RANGE PER USDA TEXTURAL TRIANGLE AND FREE OF INVASIVE SEED SPECIES. MAXIMUM CLAY CONTENT IS LESS THAN 10%, 15-40% SAND, 50-70% SILT, AND 10-15% LEAF COMPOST (AGED LEAF MULCH AND ORGANIC MATTER AS AVAILABLE FROM NEWLAND FARMS, 145 NEWLAND STREET NORTON, MA 508-285-3169). PROVIDE TEXTURAL ANALYSIS OF OFFSITE SOILS TO A&M LANDSCAPE ARCHITECT BY SHOP DRAWING FOR APPROVAL.
- SOILS SHALL BE COMPOSED OF A NATURAL, FERTILE, FRIABLE SOIL TYPICAL OF THE ADJACENT WETLAND SOILS. THE SOILS SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND SUPPORT OF VEGETATIVE GROWTH AND MATCH THE PARTICLE DISTRIBUTION AND ORGANIC CONTENT REQUIREMENTS BELOW. TOPSOIL SHALL BE FREE OF ANY OBJECTS GREATER THAN 1 INCH IN DIAMETER INCLUDING STONES, EARTH CLODS, OR STICKS. IT SHALL CONTAIN NO STUMPS, CLAY LUMPS, ROOTS, OTHER OBJECTIONABLE, EXTRANEOUS MATTER OR DEBRIS NOR SHALL CONTAIN TOXIC SUBSTANCES.
- THE CONTRACTOR SHALL PROVIDE THE A&M LANDSCAPE ARCHITECT WITH SOIL TEST RESULTS (RECOMMEND UMASS AMHERST SOIL TESTING LAB) FOR APPROVAL BY THE WETLAND SCIENTIST PRIOR TO PURCHASING AND PLACING THE SOIL. IF THE PLANTING SOIL DOES NOT FALL WITHIN THE REQUIRED SIEVE ANALYSIS, TEXTURAL CLASS, ORGANIC CONTENT, OR PH RANGE, IT SHALL BE ADJUSTED TO MEET THE SPECIFICATIONS THROUGH THE ADDITION OF SAND, COMPOST, LIMESTONE, OR ALUMINUM SULFATE TO BRING IT WITHIN THE SPECIFIED LIMITS AT NO ADDITIONAL COST TO THE OWNER. IF CONTRACTOR PROCEEDS WITH PURCHASE & SPREADING OF EITHER ONSITE & OFFSITE LOAM PRIOR TO RECEIVING SHOP DRAWING APPROVAL IT IS AS THE CONTRACTORS RISK & LOAM REMOVAL WILL BE AT CONTRACTORS COST.
- TOPSOIL SHALL HAVE A PH VALUE BETWEEN 5.5 AND 6.5. SOILS SHALL CONTAIN AT LEAST 10% ORGANIC MATTER OF TOTAL DRY WEIGHT AND SHALL CONFORM TO THE ABOVE TEXTURE CLASS.
- THE MINIMUM DEPTH OF THE PROPOSED WETLAND/ORGANIC SOIL SHALL BE DETERMINED IN FIELD. ADDITIONAL DEPTH MAY BE REQUIRED TO BE CONSISTENT WITH THE ADJACENT WETLAND AREA.

WETLAND REPLICATION SOIL (1)
NOT TO SCALE



NOTES:
1. TUBULAR SEDIMENT CONTROL SHALL BE 8" MIN. DIAMETER MESH TUBE WITH NATURAL FILTER MEDIA BY FILTREXX OR APPROVED EQUAL.
2. ALL MATERIALS TO MEET MANUFACTURERS SPECIFICATIONS.
3. INSTALL WOODEN STAKES ANGLED UP-GRADIENT EVERY 8' ON CENTER
4. OVERLAP TUBULAR BARRIER SEGMENTS A MINIMUM OF 12".
5. THE CONTRACTOR SHALL MAINTAIN THE TUBULAR BARRIERS IN A FUNCTIONAL CONDITION AT ALL TIMES. THE CONTROLS SHALL BE ROUTINELY INSPECTED BY THE CONTRACTOR.
6. WHERE THE TUBULAR BARRIERS REQUIRE REPAIR OR SEDIMENT REMOVAL, IT WILL BE COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COST.
7. AT A MINIMUM, THE CONTRACTOR SHALL REMOVE SEDIMENTS COLLECTED AT THE BASE WHEN THEY REACH 1/3 THE EXPOSED HEIGHT OF THE BARRIER.

TUBULAR SEDIMENT BARRIER (2)
NOT TO SCALE

GENERAL WETLAND REPLICATION NOTES:

1. CONTRACTOR PERFORMING WETLAND REPLICATION TO HAVE PRIOR WETLAND REPLICATION CONSTRUCTION EXPERIENCE AND QUALIFICATIONS NECESSARY TO PROVIDE A HIGH QUALITY WETLAND REPLICATION AREA.
2. EXCAVATION, FILLING AND PLANTING SHALL OCCUR IN THE DRY. WATER LEVELS MUST BE LOWERED IN THE AREA BY RELYING ON DRY SEASON AND OR DRY SPELLS; OR MAY BE ACCOMPLISHED THROUGH THE USE OF DEWATERING METHODS. WATER FROM ANY DEWATERING OPERATION SHALL BE TREATED TO REDUCE TOTAL SUSPENDED SOLIDS AND BE IN COMPLIANCE WITH STATE AND FEDERAL STANDARDS.

PROPOSED CONSTRUCTION SEQUENCING:

STEP 1. STAKE THE LIMITS OF WORK. THE WETLAND REPLICATION AREA SHALL BE STAKED BY A LICENSED LAND SURVEYOR.

STEP 2. INSTALL EROSION CONTROL. PLACE AND STAKE THE SILTATION FENCING & COIR LOGS FOR EROSION CONTROL.

STEP 3. PREPARE THE REPLICATION AREA. NOTE WHICH EXISTING TREES TO REMAIN (IF ANY) AND THESE ARE BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCING.

STEP 4. EXCAVATION AND SOIL REPLACEMENT. THE EXISTING TRASH, BOULDERS, AND EXISTING UPLAND FILL SOILS ARE TO BE REMOVED DOWN TO A DEPTH 18 INCHES BELOW THE FINISH GRADE ELEVATIONS AND FINE GRADED. ANY BOULDERS, ROCK LEDGE, STONES, CUT MATERIAL, EXISTING OLD FILL MATERIAL, AND ANY EXISTING TRASH WITHIN THE REPLICATION AREA IS TO BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AT NO ADDITIONAL COST TO THE OWNER. AFTER EXCAVATION IS COMPLETED, AN AVERAGE OF 18 INCHES OF TOPSOIL ARE TO BE REPLACED IN THE WETLAND REPLICATION AREA, IN 6" LIFTS. WHEN USING TOPSOILS FROM OFF-SITE SOURCES DO NOT USE PEAT OR OTHER SOILS FROM AREAS WHERE PHRAGMITES, PURPLE LOOSESTRIFE, JAPANESE KNOTWEED ARE GROWING SINCE THESE PLANTS ARE HIGHLY INVASIVE AND HAVE NO WILDLIFE FOOD VALUE.

STEP 5. TREE AND SHRUB PLANTING. TREE & SHRUB PLANTING SIZES SHALL BE AT THE MINIMUM SIZE AS PER THE PLANT SCHEDULE. THE PLANTINGS SHALL NOT BE IN ROWS BUT MORE RANDOMLY SPACED FOR A MORE NATURAL LOOK TO DUPLICATE THE EXISTING WETLANDS. COORD. WITH WETLAND SCIENTIST FOR STAKING OF PLANT LOCATIONS ONSITE. PROVIDE 1 WEEKS NOTICE PRIOR TO STAKING.

STEP 6. HERB PLANTING. AFTER THE TREES, SHRUBS, AND FERNS HAVE BEEN PLANTED, THE WETLAND REPLICATION AREA SHOULD BE SEEDED WITH THE NEW ENGLAND WETLAND SEED MIXES AS SPECIFIED AND AVAILABLE FROM: NEW ENGLAND WETLAND PLANTS, INC. SEE TABLE SHEET L-201 FOR SEEDS.

STEP 7. AFTER PLANTING IS COMPLETE, PLACE AND STAKE ADDED COIR LOGS & SILTATION FENCING ON THE UPLAND SIDE OF THE REPLICATION AREA FOR EROSION CONTROL DURING INITIAL ESTABLISHMENT. IN UPLAND AREAS ONLY, AN UPLAND MIX SHALL BE APPLIED TO NON-WETLAND AREAS TO PROVIDE VEGETATIVE COVER AND EROSION CONTROL. SEE LANDSCAPE PLAN FOR UPLAND LAWN SEED MIX COMPONENTS. IN THIS STEP, THE EROSION CONTROLS WILL BE PLACED ABOVE THE FINISH GRADE OF THE NEWLY CREATED WETLAND REPLICATION AREA. THE GOAL OF THIS FINAL PLACEMENT OF EROSION CONTROLS IS TO PREVENT SEDIMENT FROM BEING DEPOSITED WITHIN THE NEW WETLAND AREA.

STEP 8. REMOVAL OF HAYBALES AND SILT FENCE. ONCE VEGETATION IS ESTABLISHED, THE HAYBALES AND SILT FENCE CAN BE REMOVED ONLY WITH THE APPROVAL OF THE MARLBOROUGH CONSERVATION COMMISSION. CONTRACTOR TO BE FAMILIAR WITH AND FOLLOW ALL MARLBOROUGH CONSERVATION COMMISSION ORDER OF CONDITIONS REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.

PLANTING NOTES:

1. CONTRACTOR PERFORMING WETLAND REPLICATION TO HAVE PRIOR WETLAND REPLICATION CONSTRUCTION EXPERIENCE AND QUALIFICATIONS NECESSARY TO PROVIDE A HIGH QUALITY WETLAND REPLICATION AREA.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MARLBOROUGH, MA.
3. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT / WETLAND SCIENTIST IN THE FIELD.
4. SOIL SAMPLES AND TESTS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER AND APPROVED PRIOR TO PLACEMENT.
5. SPREAD THE FOLLOWING 2 SEED MIXES AT WETLAND REPLICATION AREA AS SHOWN ON THE PLAN.
   A. NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES (SEE SEED MIX SPECIFICATION ON L-201)
   B. EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES (SEE SEED MIX SPECIFICATION ON SHEET L-201)

   MIX BOTH THE 2 SEED MIXES TOGETHER AT A RATIO OF 80% (WETMIX)/ 20% (EROSION CONTROL/ RESTORATION MIX) AND SPREAD AT A RATIO OF 1 LB PER 600 SQ. FT. SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST., AMHERST, MA, 413-548-8000. LIGHTLY RAKE SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT. AFTER SEEDING, WETLAND REPLICATION AREA TO BE LIGHTLY MULCHED WITH WEED FREE STRAW (USE NO HAY) SO THAT SEED IS KEPT MOIST.
6. ALL SEEDED & PLANTED AREAS TO BE TEMPORARILY IRRIGATED BY CONTRACTOR UNTIL ESTABLISHMENT AND ACCEPTANCE. CONTRACTOR RESPONSIBLE FOR RE-SEEDING AS NECESSARY AND MAINTENANCE UNTIL ESTABLISHMENT AND ACCEPTANCE.
7. PRIOR TO LAYING TOPSOIL, ALL SUBSOIL TO BE TILLED TO A DEPTH OF AT LEAST 12" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.
8. FERNS WILL BE PLANTED IN GROUPS OF 4.
9. WETLAND SPECIES IN REPLICATION AREA TO BE 75% ESTABLISHED WITHIN TWO YEARS OF PLANTING.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
11. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
12. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
14. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT.
15. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
16. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR TWO YEARS FOLLOWING DATE OF ACCEPTANCE. ALL PLANTINGS SHALL BE MONITORED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST DURING THIS PERIOD.
17. ALL DISTURBED UPLAND AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & UPLAND SEED MIX. LAWNS WITH 3:1 OR GREATER SLOPES SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET.
18. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
19. TREES SHALL HAVE A MINIMUM CALIPER AS SPECIFIED ONE FOOT ABOVE THE ROOT CROWN.
20. CONTRACTOR RESPONSIBLE FOR WATERING AND MAINTENANCE OF LAWN AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.
21. CONTRACTOR SHALL SUBMIT SOIL AND SEED SAMPLES AND TEST RESULTS FROM A TESTING AGENCY FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

APPROVAL UNDER SITE PLAN APPROVAL REQUIRED. SUBJECT TO A COVENANT TO BE RECORDED HEREWITH.

DATE: _____

LEICESTER PLANNING BOARD

I CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) RECORDING DAYS NEXT AFTER RECEIPT AND OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN

TOWN CLERK – TOWN OF LEICESTER

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. MALYNOWSKI
CIVIL
No. 47269
REGISTERED PROFESSIONAL ENGINEER

Digitally signed by Michael A. Malynowski
Date: 2021.12.14 13:54:50 -05'00'

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
3	12-14-21	MISC. REVISIONS PER TOWN COMMENTS
2	11-10-21	MISC. REVISIONS PER TOWN COMMENTS
1	10-05-21	MISC. REVISIONS PER TOWN COMMENTS

APPLICANT:
MKEP 770 LLC
265 SUNRISE HIGHWAY, SUITE 1368
ROCKVILLE CENTER, NY 11570

PROJECT:
SKYVIEW ESTATES
RESIDENTIAL DEVELOPMENT
MAIN STREET
LEICESTER, MA

PROJECT NO.	2889-01	DATE:	09-17-21
SCALE:	NTS	DWG. :	C2889-01_Wetlands Replication
DESIGNED BY:	SM	CHECKED BY:	MAM

PREPARED BY:
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DRAWING TITLE:
WETLAND REPLICATION DETAILS

SHEET No.
L-202

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