

# Reduced Subdivision Development Plan

Roadway "A"

July 24, 2018 (Revised August 13, 2018)

## Westminster Business Park, LLC

Map 53 Parcels 54 & 55, Map 62 Parcels 21 & 25

Westminster, Massachusetts 01473

**Applicant:**

Westminster Business Park, LLC  
699 Boylston St. 10th Floor  
(617) 428-8000  
Boston, MA 02111

**Record Owner:**

Westminster Business Park, LLC  
699 Boylston St. 10th Floor  
(617) 428-8000  
Boston, MA 02111

**Civil Engineer:**

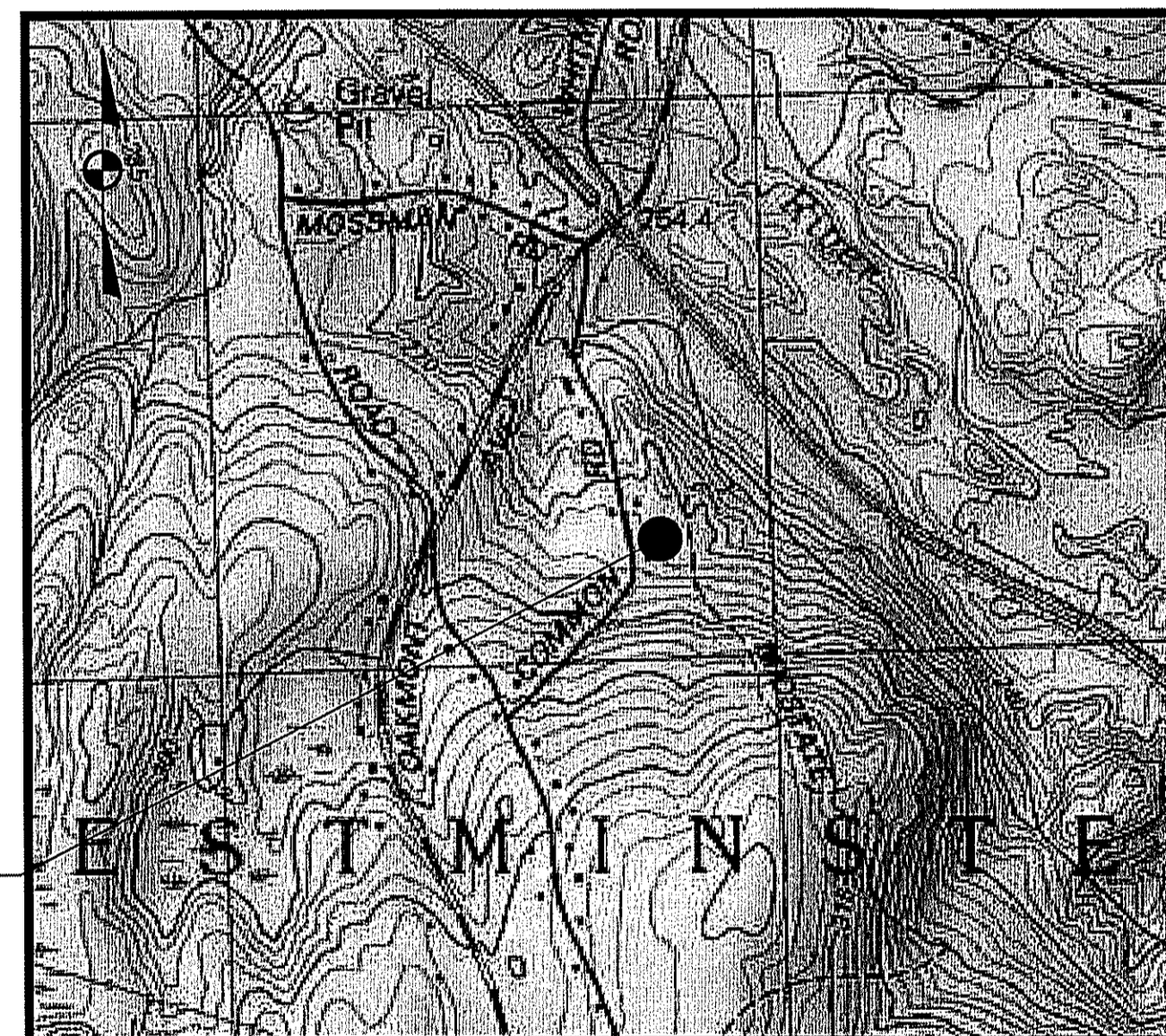
McCarty Engineering, Inc.  
42 Jungle Road  
Leominster, MA 01453  
(978) 534-1318

**Wetland Consultant:**

Eco Tec, Inc.  
102 Grove Street  
Worcester, MA 01605  
(508) 752-9666

**Surveyor(s):**

Whitman & Bingham Associates, LLC.  
510 Mechanic Street  
Leominster, MA 01453  
(978) 537-5296



PROJECT SITE

SCALE: 1"=1000'±

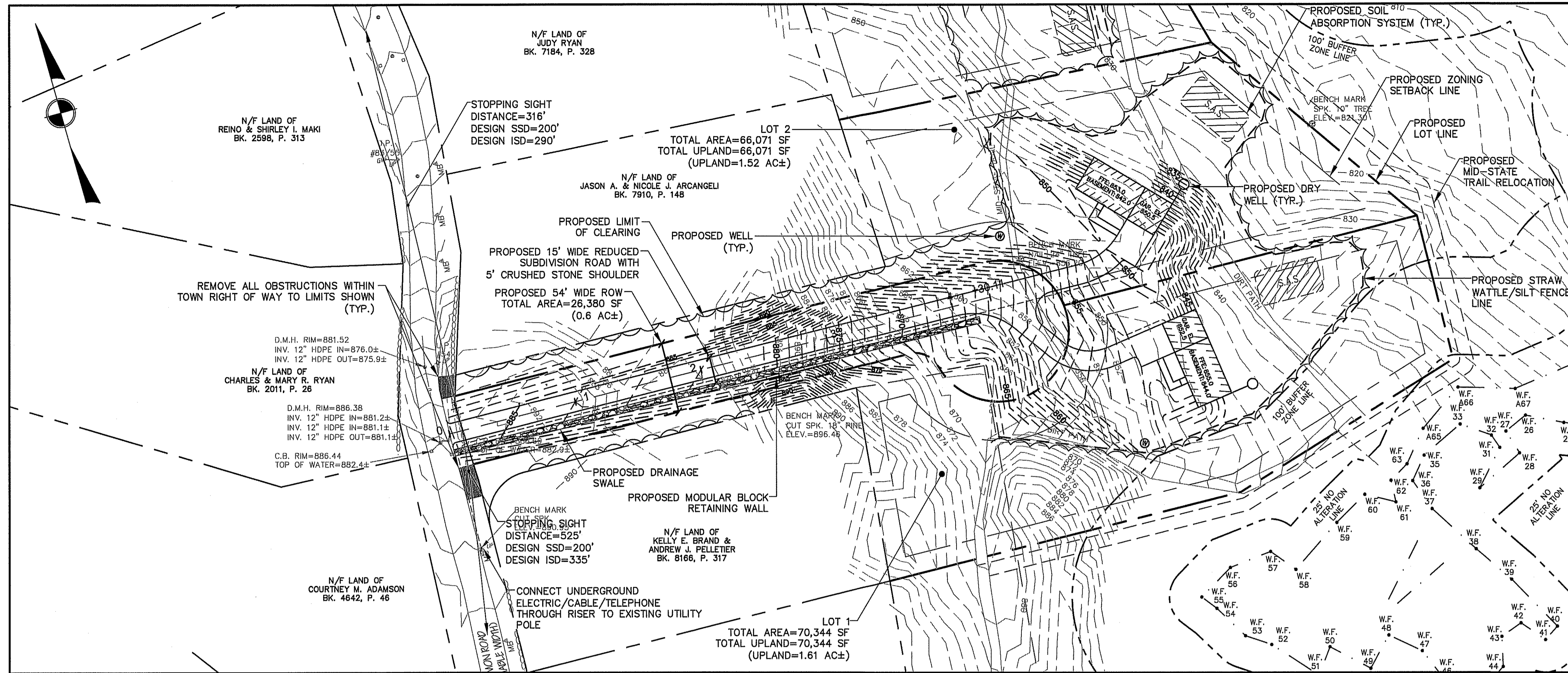
Sheet	Sheet Title
	Cover Sheet
1	Lotting Plan
2	Site Plan
3	Construction Details

APPROVED BY THE TOWN OF  
WESTMINSTER PLANNING BOARD  
DATE:

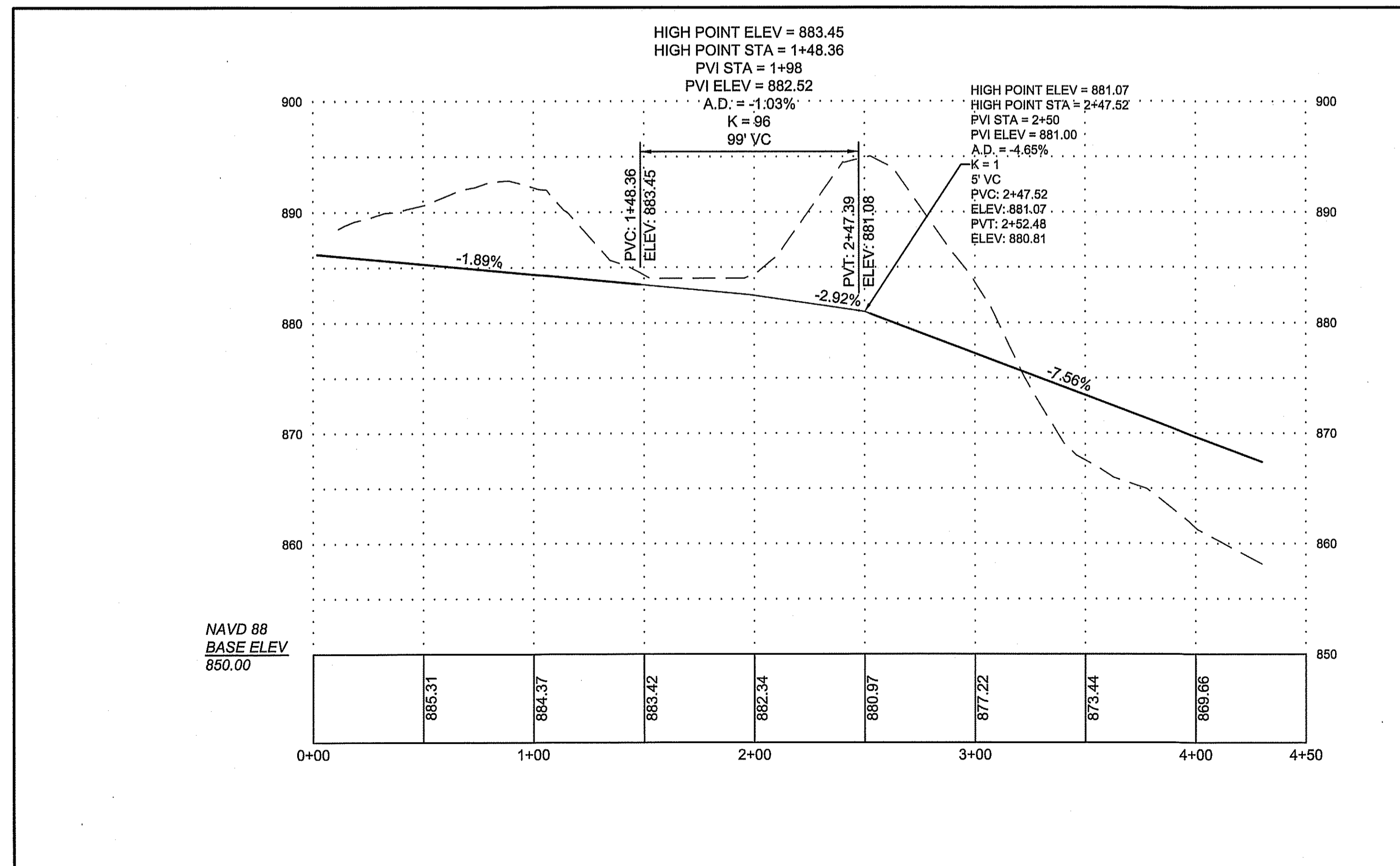
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*B. Marchetti* 8/13/18



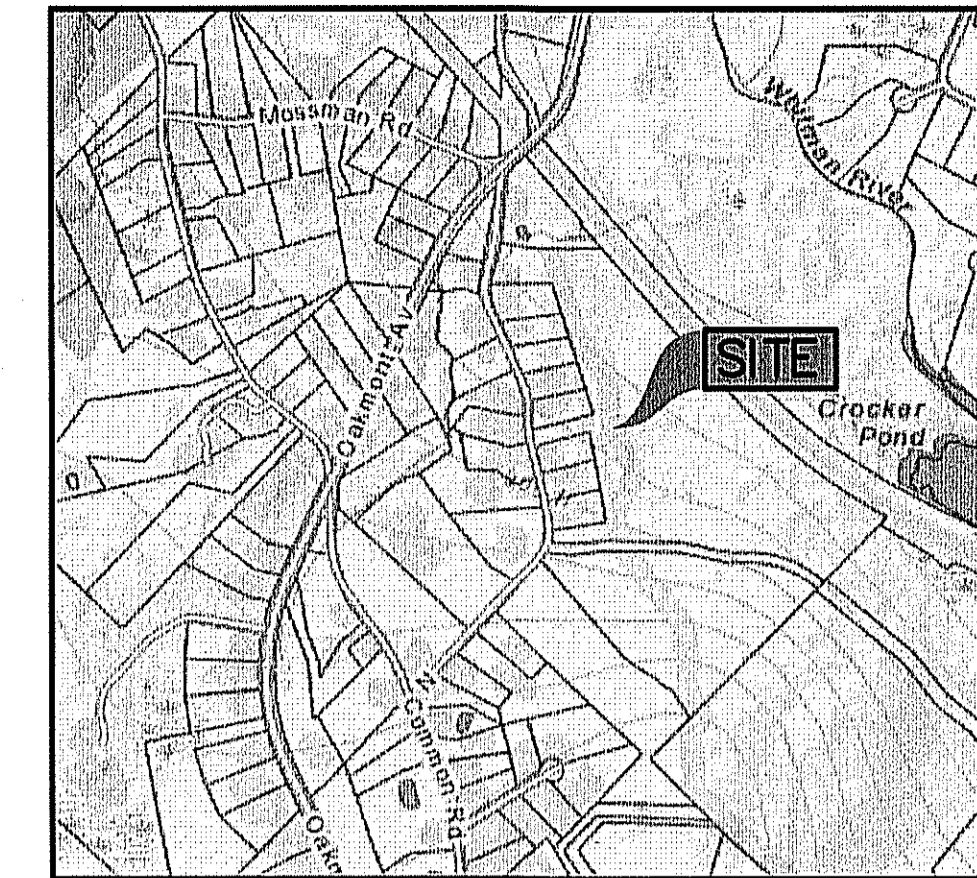
PLAN VIEW  
1"=50'



PROFILE  
SCALE=1"=40' HORIZONTAL  
1"=8' VERTICAL

PROPOSED WAIVERS:	REQUIRED	PROPOSED	REGULATION
1. FILING FEE	\$3,435.00	\$600.00	SEC. 231-12.A(4)
2. ENV & COM IMPACT ANALYSIS	AS REQUIRED	NONE	SEC. 231-12.A(5)
3. DRAWING SCALE	1"=40'	1"=50'	SEC. 231-12.D(1)(d)
4. PERFORMANCE GUARANTY	AS REQUIRED	NONE	SEC. 231-12.F
5. AS-BUILT PLAN	AS REQUIRED	NONE	SEC. 231-12.H
6. ROADWAY WIDTH	26 FT	15 FT	SEC. 231-14.A
7. CURVE RADIUS AT INTERSECTION	20 FT	3 FT	SEC. 231-14.A
8. CUL-DE-SAC	PAVED BULB	TURN OUT ONLY	SEC. 231-15.C
9. INTERSECTION OF WAY	90° ANGLE	88° ANGLE	SEC. 231-16.A
10. ROW FLARE	25 FT	NONE	SEC. 231-16.A
11. CONSTRUCTION OF WAYS	AS REQUIRED	NO CURBING	SEC. 231-27.D/J
12. SIDEWALKS	AS REQUIRED	NONE	SEC. 231-29
13. TREES	2 / LOT	NONE	SEC. 231-32
14. MAXIMUM GRADE	6%	7.56%	SEC. 231-14.A

APPROVED BY THE TOWN OF WESTMINSTER PLANNING BOARD  
DATE: \_\_\_\_\_



LOCUS PLAN  
SCALE: 1"=1000'

NOTES:

- EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PREPARED BY WHITMAN AND BINGHAM ASSOCIATES, LLC, IN FEBRUARY 2018. ELEVATIONS REFERENCE NAVD 1988.
- THE PROJECT SITE DOES NOT CONTAIN ESTIMATED OR PRIORITY HABITATS BASED ON A REVIEW OF THE MASSACHUSETTS NATURAL HERITAGE ATLAS, 13TH EDITION, AND THE MASS GIS ONLINE MAPPING TOOL.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES IN THE LOCATION OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO MCCARTY ENGINEERING, INC. AT 978-534-1318.
- THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1-888-DIG-SAFE (344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
- THE CONSTRUCTION OF ALL PROPOSED UTILITIES SHALL CONFORM TO THE TOWN OF WESTMINSTER STANDARDS AND SPECIFICATIONS, LATEST EDITION, AS WELL AS THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL NOTIFY THE WESTMINSTER DPW AT 978-874-5572 AT LEAST 72 HOURS PRIOR TO EXCAVATION WITHIN THE EXISTING OR PROPOSED ROW.

PROJECT SCOPE:

- THE PROPOSED PROJECT CONSISTS OF A TWO LOT SUBDIVISION EXTENDING FROM NORTH COMMON ROAD. ACCESS TO THESE LOTS WILL BE PROVIDED BY A NEW DRIVEWAY, APPROXIMATELY 387.2 FEET IN LENGTH, WITH A PAVED WIDTH OF 15 FEET AND A 5 FOOT SHOULDER. A TURNOUT CONFIGURATION IS BEING PROVIDED AT THE EASTERLY END FOR EMERGENCY APPARATUS CIRCULATION.
- THE PROPOSED REDUCED STANDARDS SUBDIVISION ROADWAY SHALL REMAIN A PRIVATE WAY. OWNERSHIP OF THE SUBDIVISION ROADWAY PARCEL SHALL BE MAINTAINED BY THE OWNER OF LOT 1, AND A HOMEOWNERS ASSOCIATION SHALL BE FORMED AND AGREED TO BY THE OWNERS OF LOT 1 AND LOT 2 FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE REDUCED STANDARDS SUBDIVISION ROADWAY.
- ONLY TWO LOTS SHALL BE SERVED BY THE SUBDIVISION ROADWAY AND NEITHER LOT CAN BE FURTHER SUBDIVIDED.
- THE PROPOSED LOTS SHALL BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.
- THE PROPOSED HOUSES SHALL BE SPRINKLERED IN ACCORDANCE WITH THE TOWN OF WESTMINSTER FIRE PROTECTION WATER SUPPLY REGULATIONS.

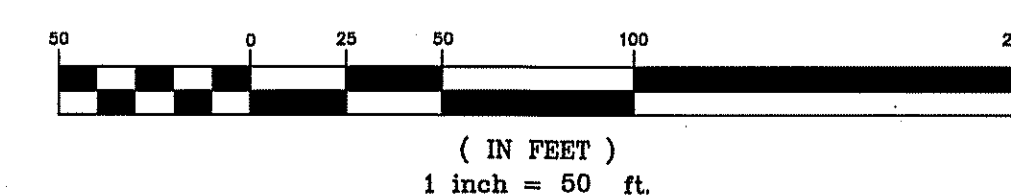
ZONING SUMMARY:

LOT 1	PROVIDED	CONFORMANCE
DISTRICT: RESIDENTIAL II (R2)		
DIMENSIONAL REQUIREMENTS:		
MIN. LOT SIZE:	60,000 SF	70,344 SF YES
MIN. LOT WIDTH:	54 FT	315.7 FT YES
FRONT SETBACK:	30 FT	63 FT YES
REAR SETBACK:	20 FT	223.1 FT YES
SIDE SETBACK:	15 FT	31 FT YES
MAX. HEIGHT:	35 FT	35 FT YES
FRONTAGE:	175 FT	503.7 FT YES
MAX. COVERAGE:	20%	6% YES
LOT 2		
DISTRICT: RESIDENTIAL II (R2)		
DIMENSIONAL REQUIREMENTS:		
MIN. LOT SIZE:	60,000 SF	66,071 SF YES
MIN. LOT WIDTH:	54 FT	206.5 FT YES
FRONT SETBACK:	30 FT	83.8 FT YES
REAR SETBACK:	20 FT	178.4 FT YES
SIDE SETBACK:	15 FT	37 FT YES
MAX. HEIGHT:	35 FT	35 FT YES
FRONTAGE:	175 FT	417.4 FT YES
MAX. COVERAGE:	20%	6.1% YES

RECORD OWNERS:

WESTMINSTER BUSINESS PARK LLC  
699 BOYLSTON ST 10TH FLOOR  
BOSTON, MA 02116  
PARCEL ID: 53/54&55  
62/21&25  
BOOK 5125, PAGE 285

GRAPHIC SCALE



NOT FOR CONSTRUCTION  
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

No.	Date	Revision
1	8/13/2018	Review Comments

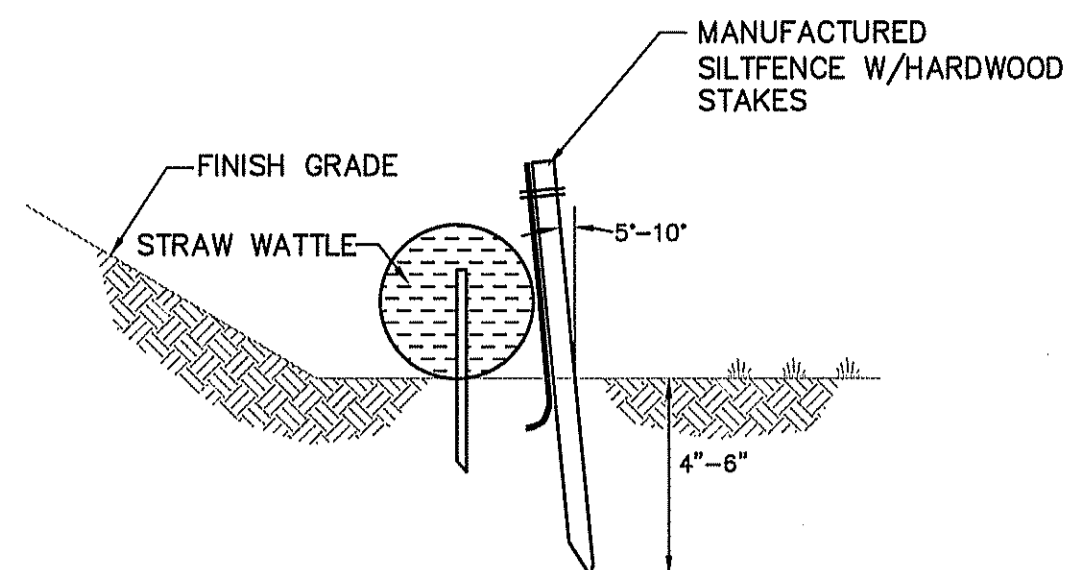


Drawn By: JLL  
Designed By: BRM  
Checked By: JLL

McCarty Engineering, Inc.  
Civil Engineers  
42 Jungle Road  
Leominster, MA 01453  
Phone: (978) 534-1318 Fax: (978) 840-6907  
www.mccartydb.com  
Project Name  
Roadway A  
Definitive Subdivision  
Westminster, MA

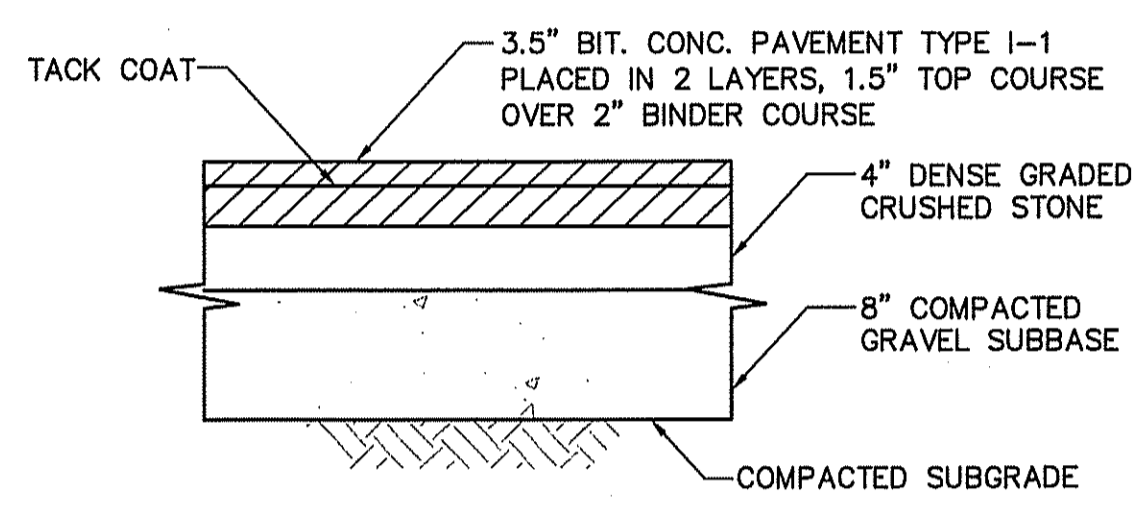
Sheet Title  
Definitive Plan

Job No: 121.03.002  
File Name: 121.03.002P-CPB01  
Date: July 24, 2018  
Scale: 1"=50'  
Sheet No.  
2

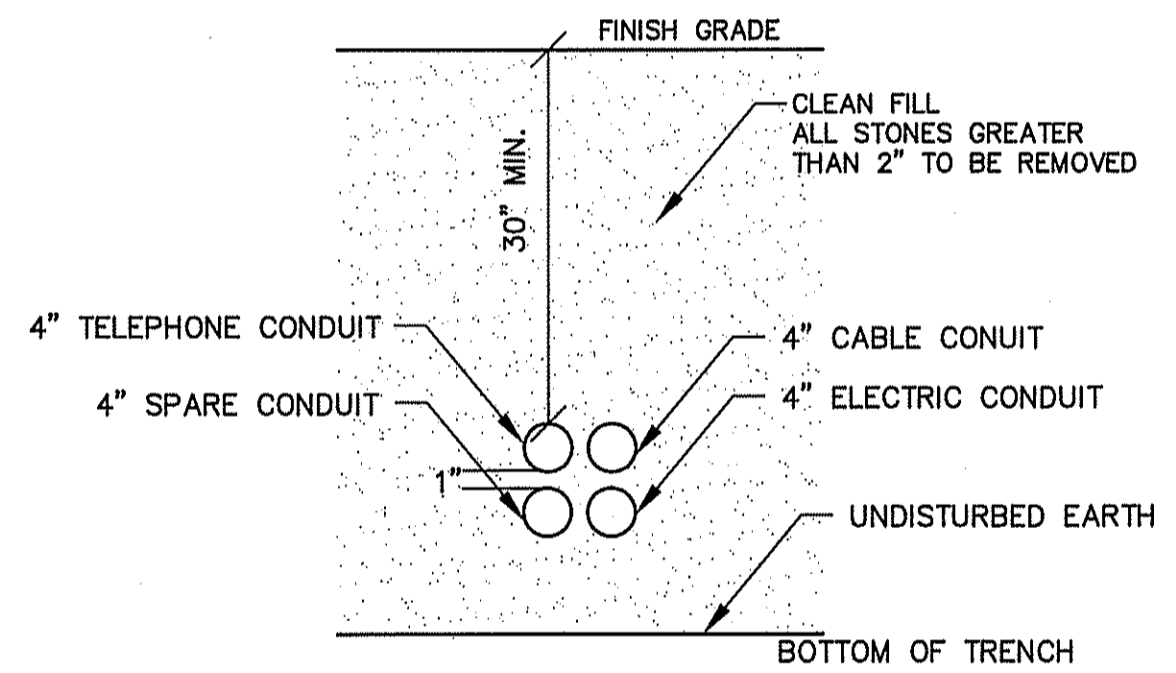


- NOTE:**
1. STRAW WATTLES SHALL BE INSTALLED ON CONTOUR AND STAKED WITH 18 OR 24 INCH WOOD STAKES AT FOUR FEET ON CENTER
  2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES  $\frac{1}{3}$  OF ROLL HEIGHT

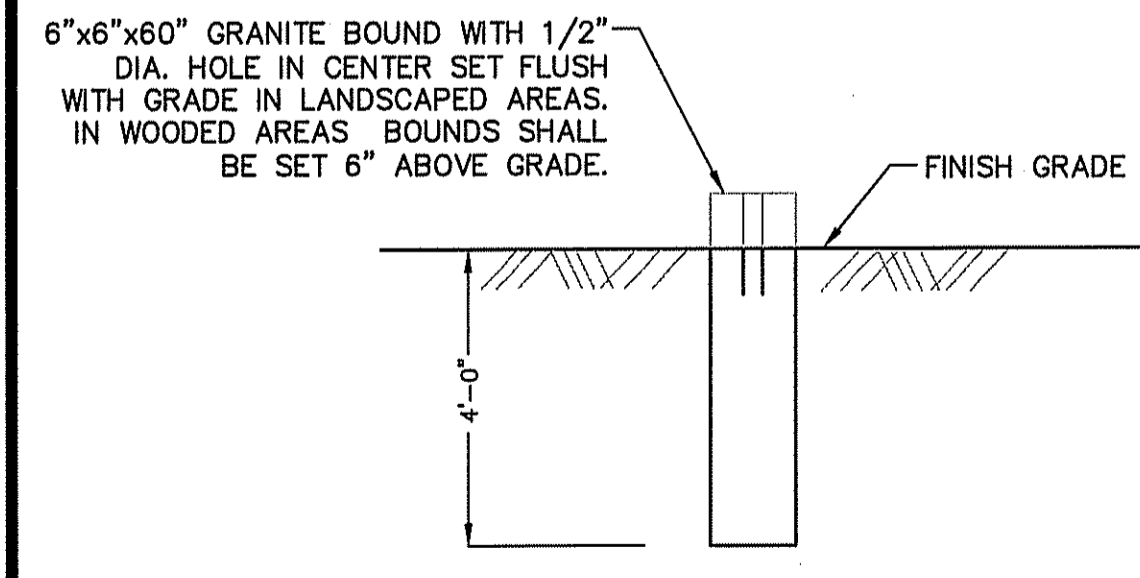
**STRAW WATTLE / SILT FENCE DETAIL**  
N.T.S.



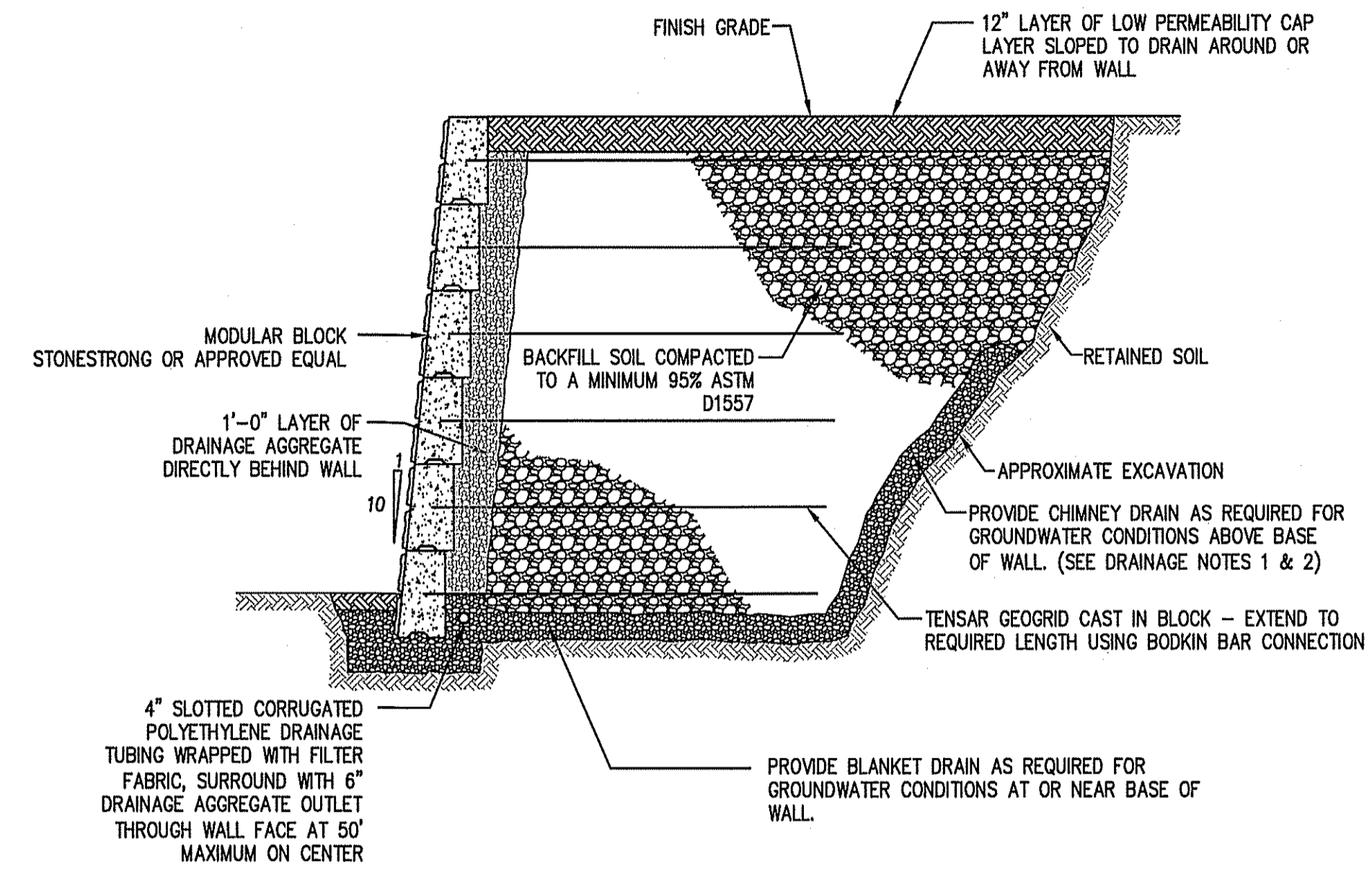
**BITUMINOUS CONCRETE PAVEMENT DETAIL**  
N.T.S.



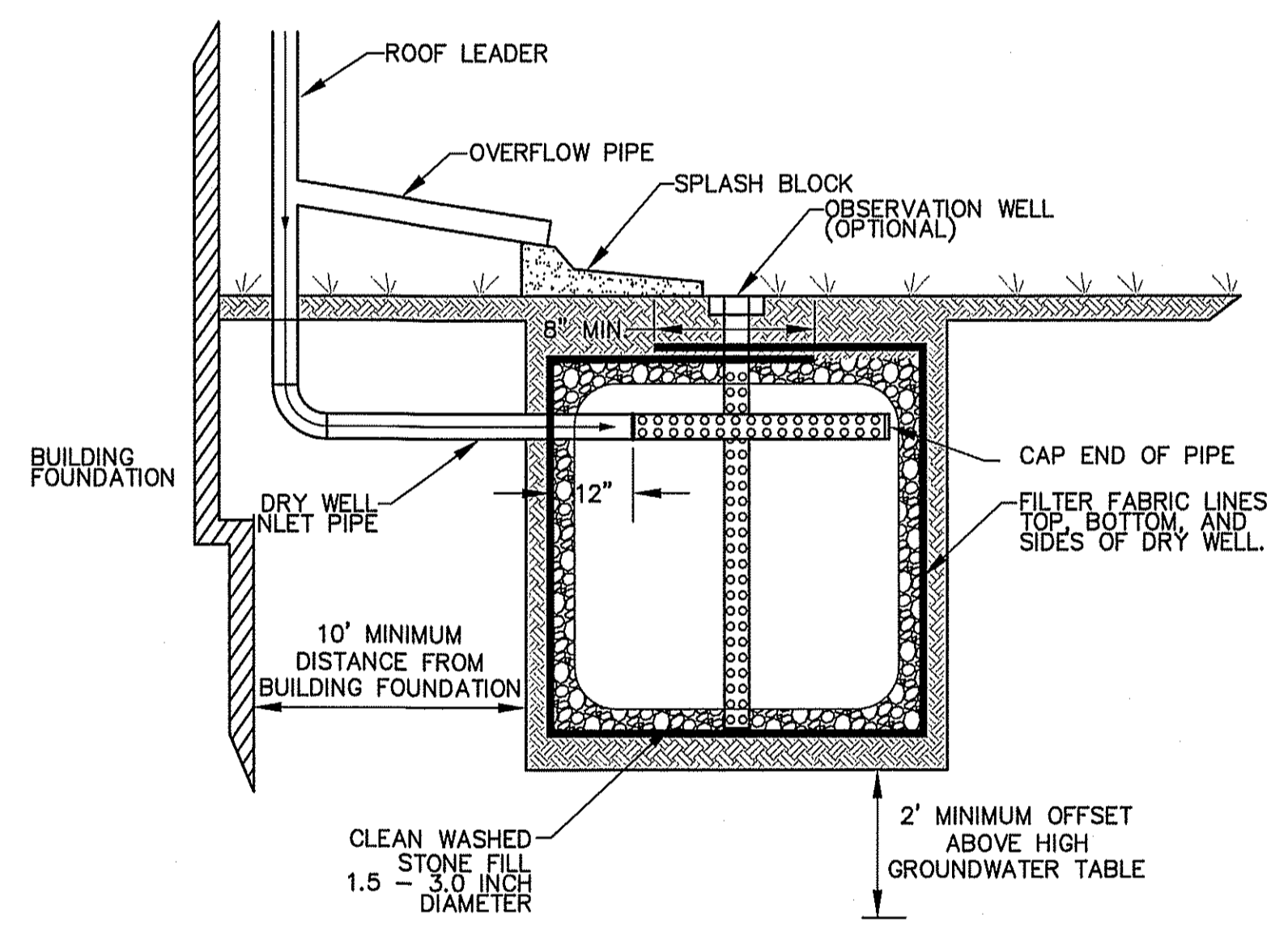
**TYPICAL UTILITY TRENCH DETAIL**  
N.T.S.



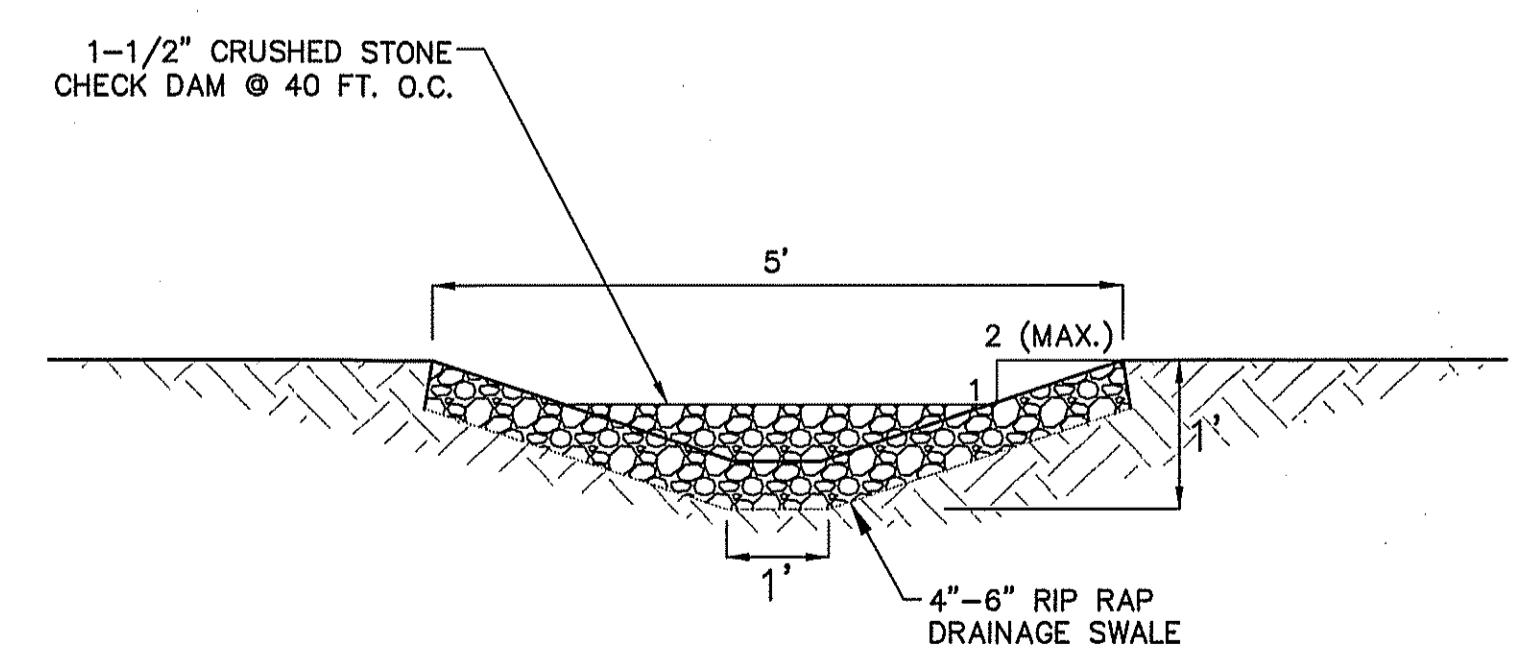
**GRANITE BOUND DETAIL**



**MODULAR BLOCK RETAINING WALL DETAIL**  
N.T.S.



**PROPOSED DRYWELL**  
N.T.S.



**PROPOSED DRAINAGE SWALE**  
N.T.S.

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www.mccartydb.com

Project Name  
**Roadway A**  
Definitive Subdivision  
Westminster, MA

Sheet Title  
**Construction**  
Details

Job No: 121.03.002  
File Name: 121.03.002P-DET01  
Date: July 24, 2018  
Scale: N.T.S.

APPROVED BY THE TOWN OF WESTMINSTER PLANNING BOARD  
DATE:

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