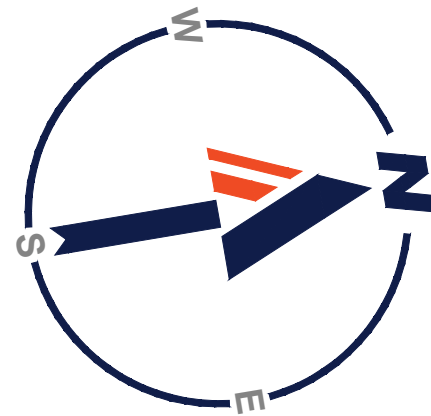




NOW OR FORMERLY
LINDA A. MALATOS
BOOK 5089 PAGE 104

NOW OR FORMERLY
KRISTEN GELINAS
BOOK 4734 PAGE 272

NOW OR FORMERLY
SERGE W. PANN
BOOK 10393 PAGE 4

NOW OR FORMERLY
WILLIAM J. COAKLEY III
& RACHEL C. KING
BOOK 1474 PAGE 209

NOW OR FORMERLY
DONNA G. MOLET

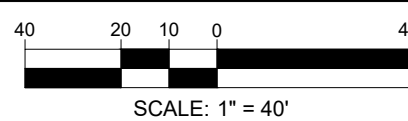
NOW OR FORMERLY
LEOMINSTER LAND TRUST INC
BOOK 5480 PAGE 358

NOW OR FORMERLY
TARGET
CORPORATION
BOOK 5215 PAGE 297

DRAINAGE NOTES

- UNDERGROUND PIPING FROM PROPOSED OUT SLOPES AND FROM BUILDING PERIMETERS TO BE CONNECTED TO PROPOSED DRAINAGE SYSTEM PENDING FURTHER COORDINATION RELATIVE TO SAME.
- PIPING AND CONNECTIONS TO CONNECT ALL PROPOSED ROOF DOWNSPOUTS TO BE CONNECTED TO PROPOSED DRAINAGE SYSTEM TO BE DETAILED PENDING FURTHER COORDINATION RELATIVE TO SAME.
- LANDSCAPE AREA GRATES PROXIMATE TO PROPOSED BUILDINGS AND CONNECTION OF SAME TO PROPOSED DRAINAGE SYSTEM TO BE DETAILED PENDING FURTHER COORDINATION RELATIVE TO SAME.

**THIS PLAN TO BE UTILIZED
FOR GRADING, DRAINAGE AND
UTILITIES PURPOSES ONLY**



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PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEH
2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OEH
3	09/02/2025	PER PLANNING & CON COM REVIEW	MKB
4	09/29/2025	PER PLANNING & CON COM REVIEW	JAK
5	10/09/2025	PER OFF-SITE WETLAND AREA	MKB
6	10/13/2025	PER PEER REVIEW COMMENTS	JAK
7	10/30/2025	PER PLANNING COMMENTS	EKR



PERMIT SET

PROJECT No.: MAA240279-00-0D
DRAWN BY: OEH
CHECKED BY: MKB
DATE: 08/12/2025
CAD LID: P-CIVIL-SITE

SITE DEVELOPMENT PLANS FOR

WP EAST ACQUISITIONS LLC

PROPOSED MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT
MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

BOHLER

50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581
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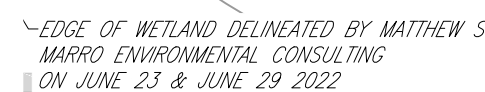
SHEET TITLE:

DRAINAGE PLAN B

SHEET NUMBER:

C-406

REVISION 7 - 10/30/2025



NOW OR FORMERLY
TARGET CORPORATION
BOOK 5215 PAGE 297

EDGE OF WETLAND DELINEATED BY MATTHEW S.
MARRO ENVIRONMENTAL CONSULTING
ON JUNE 23 & JUNE 29 2022

SHEET C-303 SITE B

NOW OR FORMERLY
POINEER PARK LLC
BOOK 5553 PAGE 217

NOW OR FORMERLY
POINEER PARK LLC
BOOK 5553 PAGE 217

**NOW OR FORMERLY
POINFEER PARK LLC**

ORCHARD HILL PARK DRIVE

(PUBLIC - 60' WIDE,

DRAINAGE NOTES

1. UNDERDRAIN PIPING FROM PROPOSED CUT SLOPES AND FROM BUILDING PERIMETERS TO BE CONNECTED TO PROPOSED DRAINAGE SYSTEM PENDING FURTHER COORDINATION RELATIVE TO SAME.
2. PIPING AND CONNECTIONS TO CONNECT ALL PROPOSED ROOF DOWNSPOUTS TO BE CONNECTED TO PROPOSED DRAINAGE SYSTEM TO BE DETAILED PENDING FURTHER COORDINATION RELATIVE TO SAME.
3. LANDSCAPE AREA GRATES PROXIMATE TO PROPOSED BUILDINGS AND CONNECTION OF SAME TO PROPOSED DRAINAGE SYSTEM TO BE DETAILED PENDING FURTHER COORDINATION RELATIVE TO SAME.

**NOW OR TWO ONE NINET
TRUST**

**NOW OR FORMERLY
CITY OF LEOMINSTER**

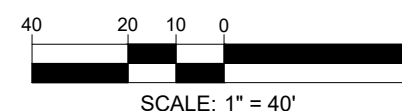
**NOW OR FORMERLY
POINEER PARK LLC**

PIONEER DRIVE

$$\begin{aligned}NW(A) &= 404.1 \\NW(B) &= 403.2 \\NW(C) &= 404.1 \\NW(D) &= 403.4\end{aligned}$$

WITHIN ROADWAY
(SHADED)

**THIS PLAN TO BE UTILIZED
FOR GRADING, DRAINAGE AND
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REV	DATE	COMMENT	GRABBY CHECKED
1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEH MKB
2	08/04/2025	PER PEER & CITY REVIEW	OEH MKB
3	09/02/2025	PER PLANNING & CON COM REVIEW	JAK MKB
4	09/29/2025	PER PLANNING & CON COM REVIEW	JAK MKB
5	10/09/2025	PER OFF-SITE WETLAND AREA	JAK MKB
6	10/13/2025	PER PEER REVIEW COMMENTS	JAK MKB
7	10/30/2025	PER PLANNING COMMENTS	EKR MKB



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PROJECT No.:	MAA240279.00-0D
DRAWN BY:	OEH
CHECKED BY:	MKB
DATE:	06/11/2025
CAD I.D.:	P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

- FOR -

**WP EAST
ACQUISITION
LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**

MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

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 NEWTON, MASSACHUSETTS 02459
 CONNECTICUT 06177
 RHODE ISLAND LICENSE NO. 9616
 MAINE LICENSE NO. 12553

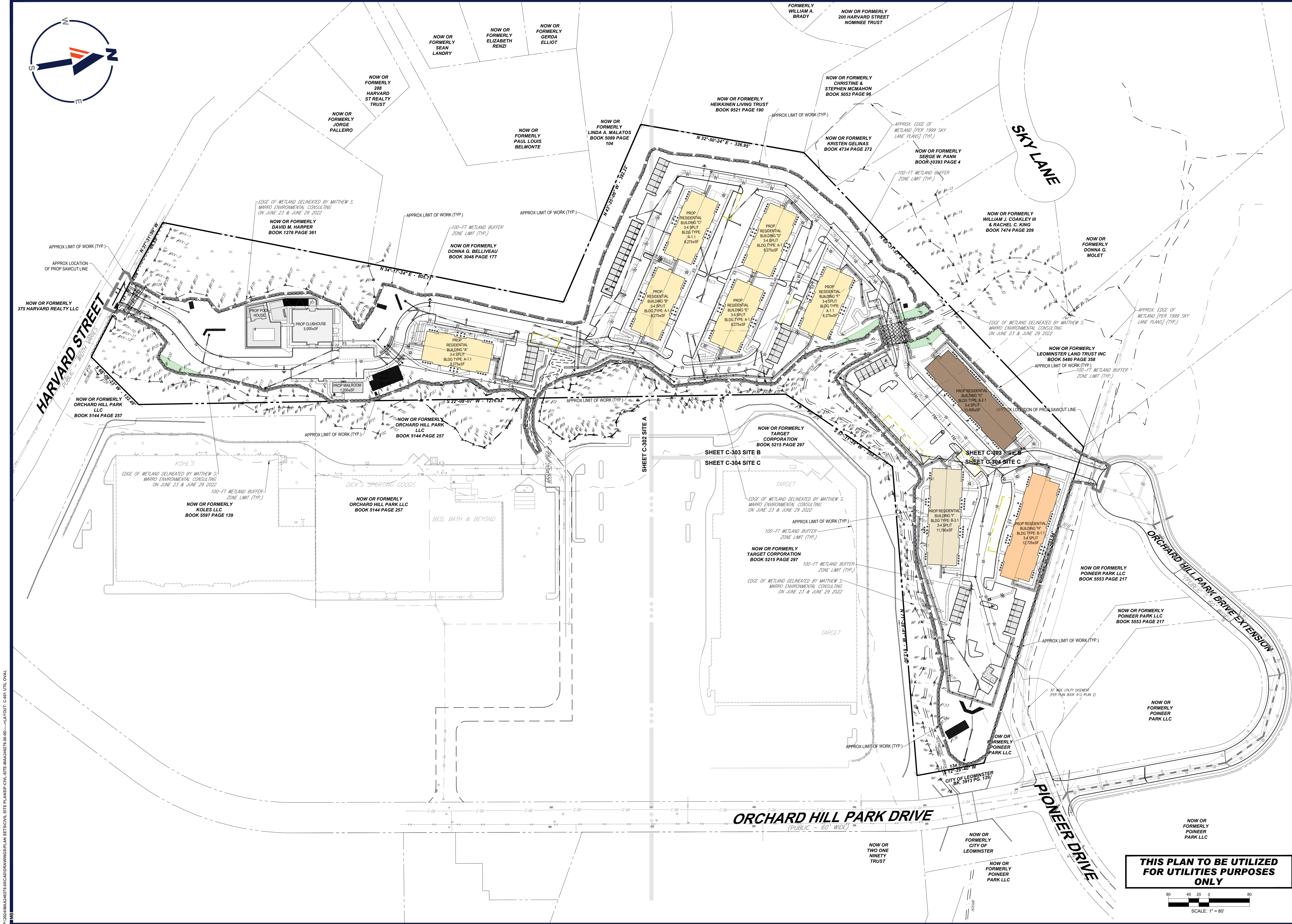
SHEET TITLE:

DRAINAGE PLAN C

SHEET NUMBER:

C-407

REVISION 7 - 10/30/2025



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TRANSPORTATION SERVICES

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1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEH	MKB
2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OEH	MKB
3	09/02/2025	PER PLANNING & CON COM REVIEW	MKB	JAK
4	09/29/2025	PER PLANNING & CON COM REVIEW	MKB	JAK
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6	10/13/2025	PER PEER REVIEW COMMENTS	MKB	JAK
7	10/30/2025	PER PLANNING COMMENTS	EKR	MKB

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PROJECT No.: MAA240279-00-0D
DRAWN BY: OEH
CHECKED BY: MKB
DATE: 08/12/2025
CAD ID: P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS
FOR
WP EAST ACQUISITIONS LLC
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

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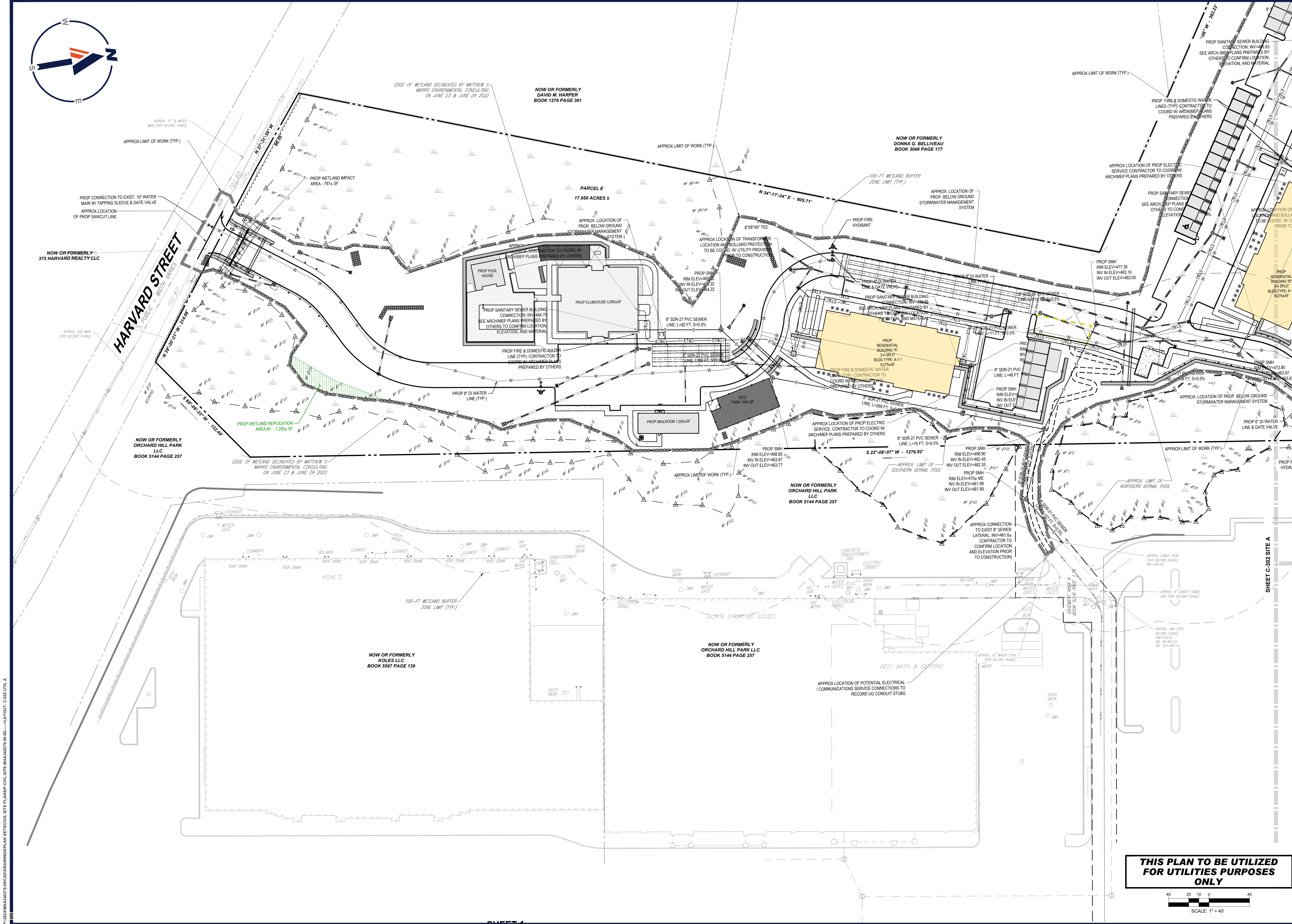
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PROFESSIONAL ENGINEER
MASSACHUSETTS REG. NO. 15130
NEW HAMPSHIRE REG. NO. 15476
CONNECTIONS REG. NO. 15177
RHODE ISLAND LICENSE NO. 9616
MAINE LICENSE NO. 12553

SHEET TITLE:
OVERALL UTILITY PLAN
SHEET NUMBER:
C-501
REVISION 7 - 10/30/2025

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P:\022\MAA240279\00\CD\DRAWINGS\PLAN SET\B/CIVIL SITE PLAN\SP-CIVL-SITE-MAA240279.00.dwg - LAYOUT: C-502 UTIL A



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PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

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1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEH	MKB
2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OEH	MKB
3	09/02/2025	PER PLANNING & CON COM REVIEW	MKB	JAK
4	09/29/2025	PER PLANNING & CON COM REVIEW	MKB	JAK
5	10/09/2025	PER OFF-SITE WETLAND AREA	MKB	JAK
6	10/13/2025	PER PEER REVIEW COMMENTS	MKB	JAK
7	10/30/2025	PER PLANNING COMMENTS	EKR	MKB

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PROJECT No.: MAA240279.00-0D
DRAWN BY: OEH
CHECKED BY: MKB
DATE: 09/12/2025
CAD ID: P-CIVL-SITE

SITE DEVELOPMENT PLANS FOR

WP EAST ACQUISITIONS LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

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NEW HAMPSHIRE LICENSE NO. 15476
CONNECTIONS LICENSE NO. 98177
RHODE ISLAND LICENSE NO. 9616
MAINE LICENSE NO. 12553

SHEET TITLE:

UTILITY PLAN A

SHEET NUMBER:

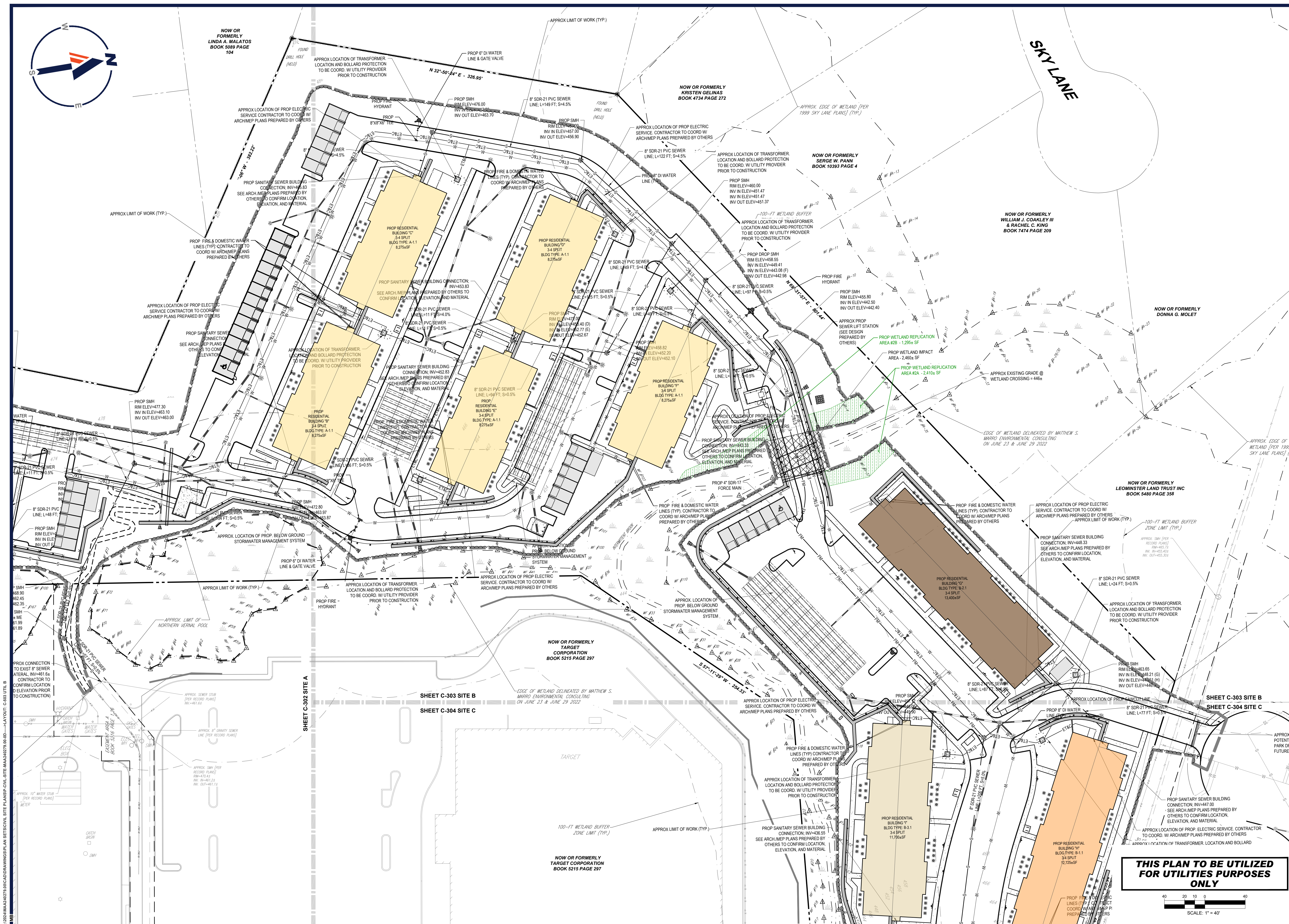
C-502

REVISION 7 - 10/30/2025

THIS PLAN TO BE UTILIZED FOR UTILITIES PURPOSES ONLY

0 10 20 30 40

SCALE: 1" = 40'

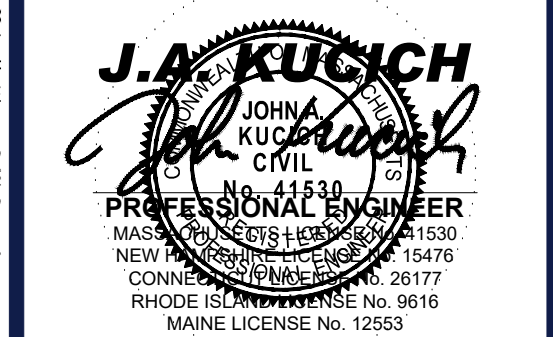
**PERMIT SET**

PROJECT No.:	MAA240279.00-0D
DRAWN BY:	OEH
CHECKED BY:	MKB
DATE:	06/11/2025
CAD I.D.:	P-CIVL-SITE

**SITE
DEVELOPMENT
PLANS**

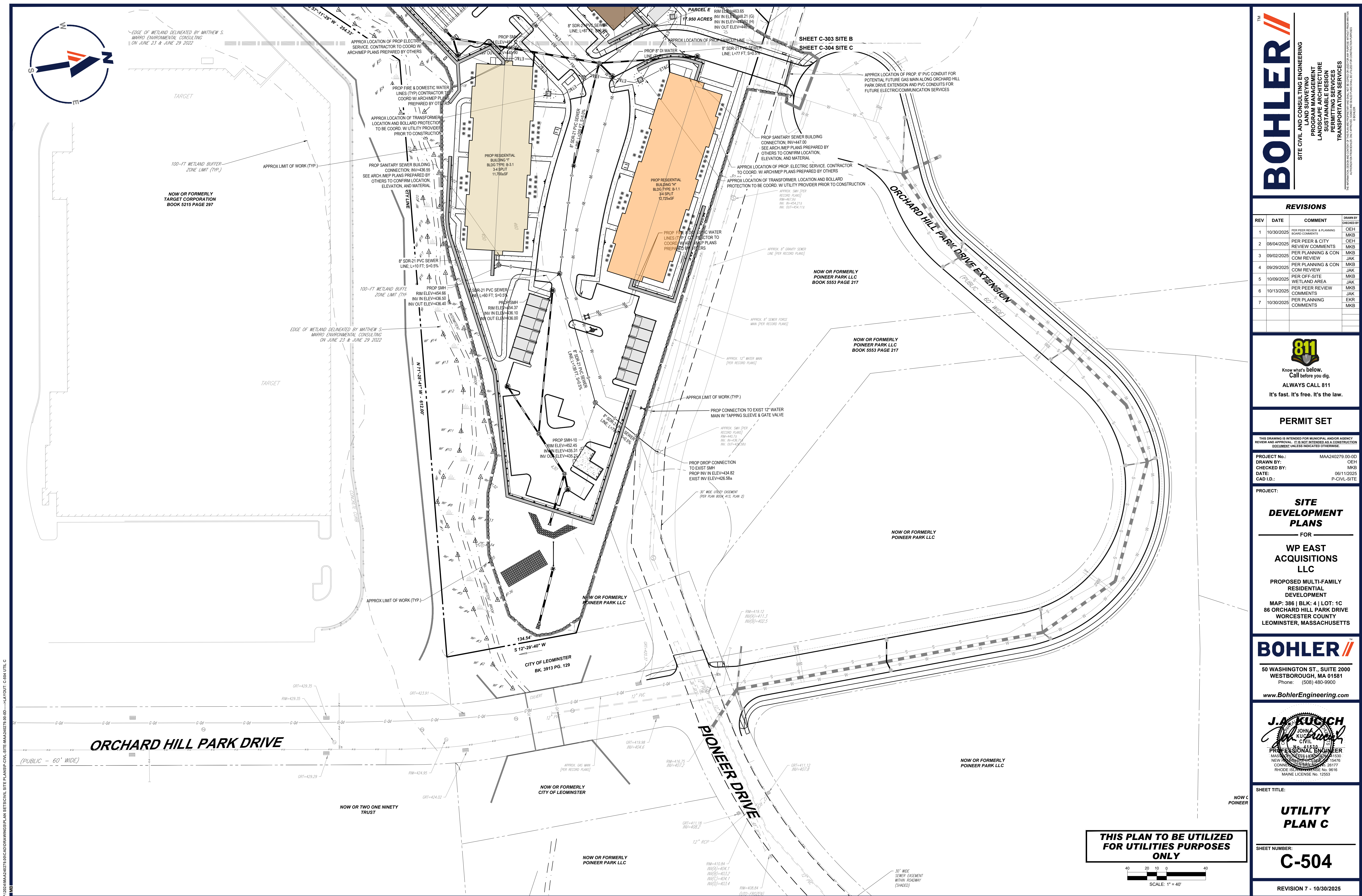


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**UTILITY
PLAN B**

C-503

REVISION 7 - 10/30/2025



APPROX LIMIT OF WORK (TYP.

EDGE OF WETLAND DELINEATED BY MATTHEW S.
MARRO ENVIRONMENTAL CONSULTING
ON JUNE 23 & JUNE 29 2022

APPROX LIMIT OF WORK (TYP.

**TWO ONE NINETY
TRUST**

**NOW OR FORMERLY
POINEER PARK LLC**

SHEET C-303 SITE B
SHEET C-304 SITE C

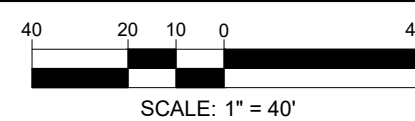
NOW OR FORMERLY
POINEER PARK LLC
BOOK 5553 PAGE 217

A diagram of a horizontal beam of length \$L\$. A point load \$W\$ is applied at the center of the beam. The beam is supported at both ends by vertical reaction forces.

**NOW OR FORMERLY
POINEER PARK LLC**

**NOW C
POINEER**

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2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OEH MKB
3	09/02/2025	PER PLANNING & CON COM REVIEW	MKB JAK
4	09/29/2025	PER PLANNING & CON COM REVIEW	MKB JAK
5	10/09/2025	PER OFF-SITE WETLAND AREA	JAK
6	10/13/2025	PER PEER REVIEW COMMENTS	MKB JAK
7	10/30/2025	PER PLANNING COMMENTS	EKR MKB



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PROJECT No.:	MAA240279.00-
DRAWN BY:	OF
CHECKED BY:	MI
DATE:	06/11/20
CAD I.D.:	P-CIVL-SI

PROJECT:

SITE DEVELOPMENT PLANS

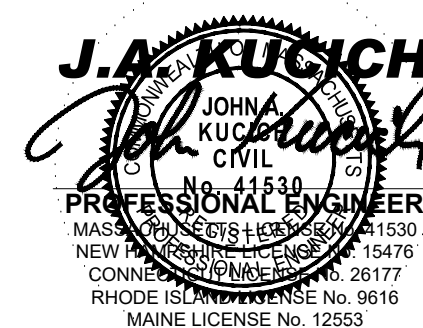
**WP EAST
ACQUISITION
LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**
MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

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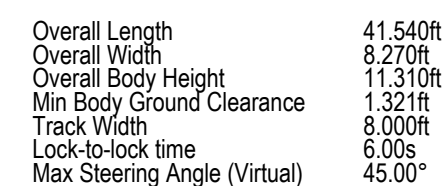
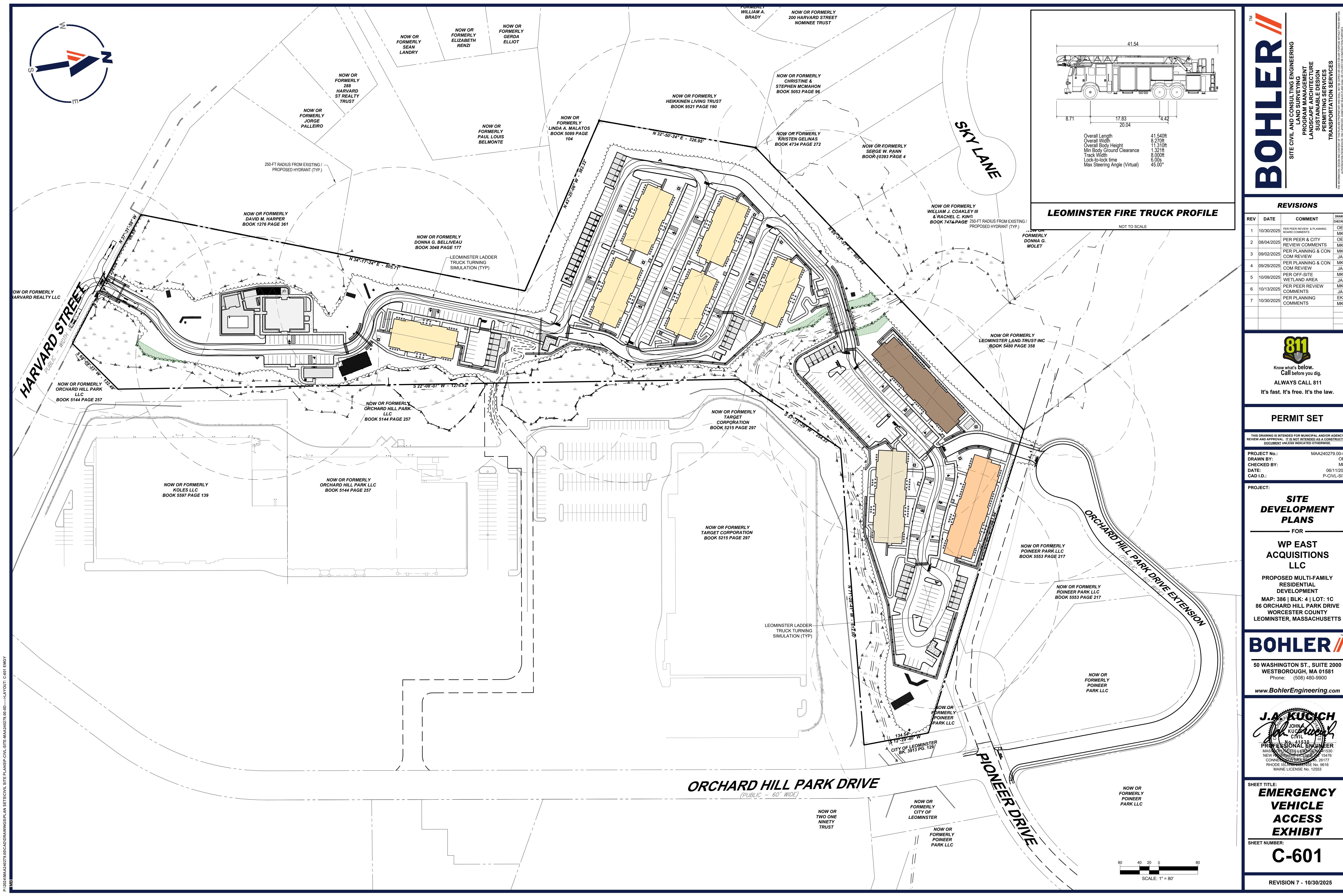
SHEET TITLE:

**UTILITY
PLAN C**

SHEET NUMBER:

C-504

REVISION 7 - 10/30/2025



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PROJECT:

MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

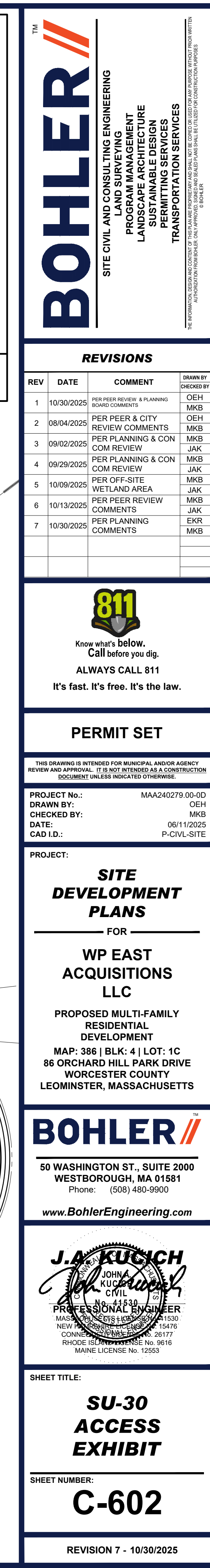
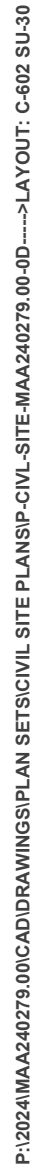
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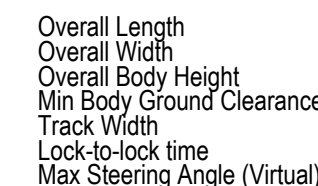
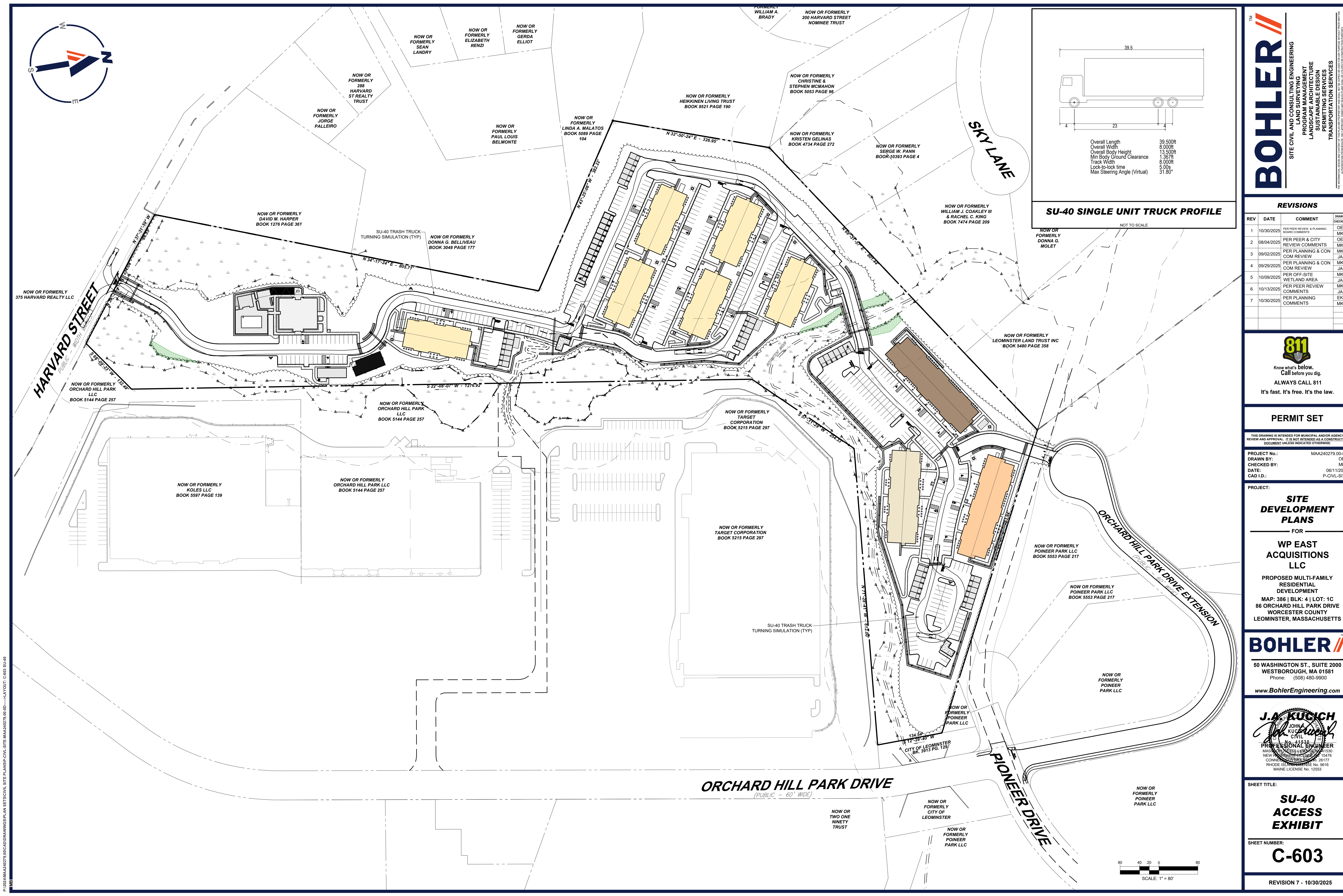
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 NEW HAMPSHIRE LICENSE NO. 15476
 CONNECTICUT LICENSE NO. 26177
 RHODE ISLAND LICENSE NO. 9616
 MAINE LICENSE NO. 12553

SHEET NUMBER

REVISION 7 - 10/30/2025





NOT TO SCALE

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2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OE MK
3	09/02/2025	PER PLANNING & CON COM REVIEW	JA MK
4	09/29/2025	PER PLANNING & CON COM REVIEW	JA MK
5	10/09/2025	PER OFF-SITE WETLAND AREA	JA MK
6	10/13/2025	PER PEER REVIEW COMMENTS	JA EK
7	10/30/2025	PER PLANNING COMMENTS	JA MK



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PROJECT No.:	MAA240279.00-1
DRAWN BY:	OF
CHECKED BY:	MI
DATE:	06/11/20
CAD I.D.:	P-CIVL-SI

PROJECT:

SITE DEVELOPMENT PLANS

**WP EAST
ACQUISITIONS
LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**
MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS



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 CONNECTICUT REG. ENG. NO. 26177
 RHODE ISLAND REG. ENG. NO. 9616
 MAINE LICENSE No. 12553

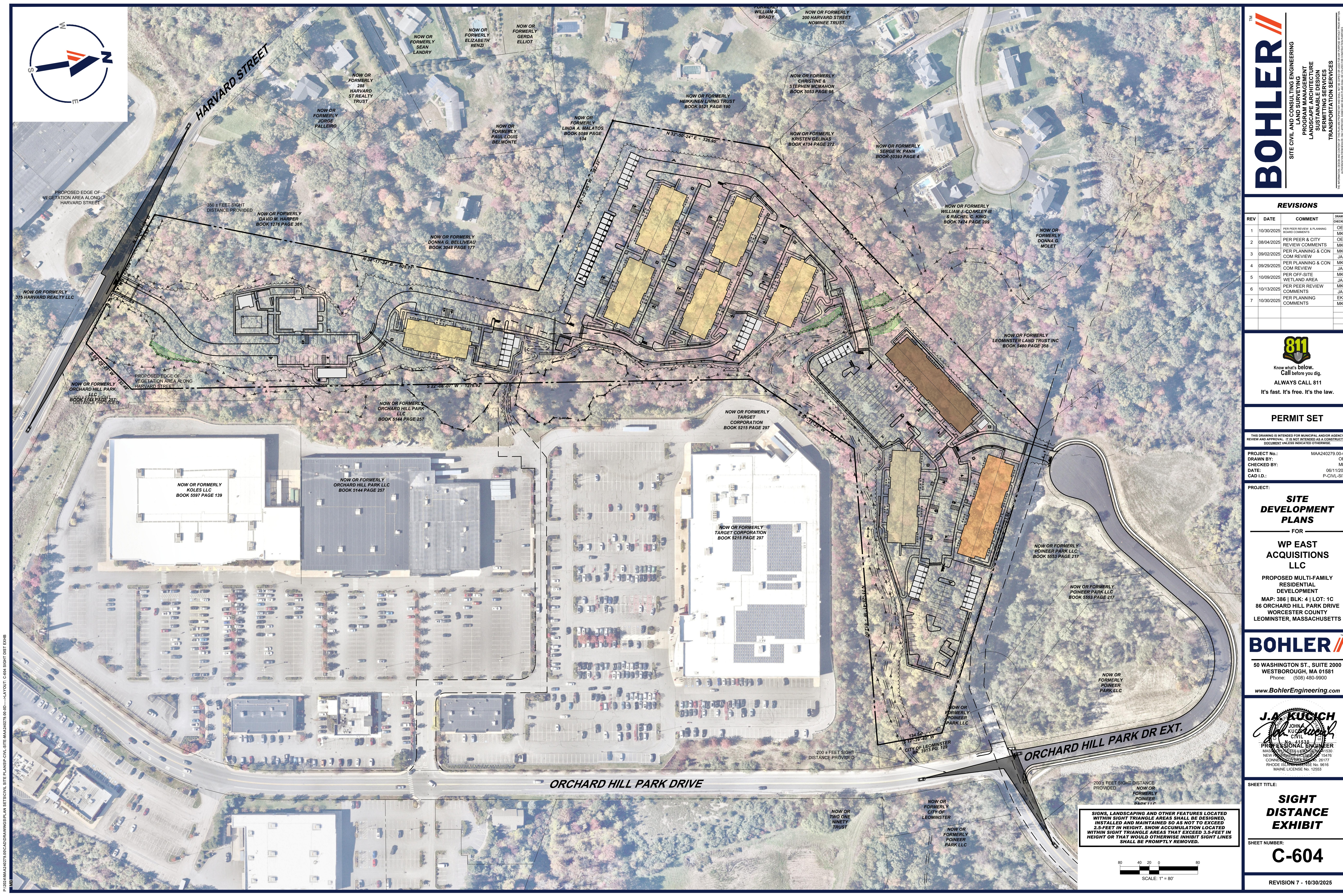
SHEET TITLE:

**SU-40
ACCESS
EXHIBIT**

SHEET NUMBER:

C-603

REVISION 7 - 10/30/2025



CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWING CHECKED
1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OE MK
2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OE MK
3	09/02/2025	PER PLANNING & CON COM REVIEW	MA MK
4	09/29/2025	PER PLANNING & CON COM REVIEW	MA MK
5	10/09/2025	PER OFF-SITE WETLAND AREA	MA MK
6	10/13/2025	PER PEER REVIEW COMMENTS	MA MK
7	10/30/2025	PER PLANNING COMMENTS	EK MK



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PROJECT

MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

**50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581**
Phone: (508) 480-9900

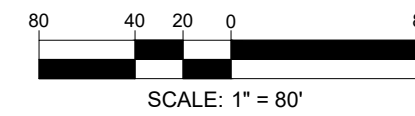
J.A. KUCICH
John A. Kucich
 MASSACHUSETTS
 CIVIL
 No. 41530
PROFESSIONAL ENGINEER
 MASS. REG. ENG. EXPIRES 12-31-2014 41530
 NEW HAMPSHIRE REG. ENG. EXPIRES 12-31-2014 15476
 CONNECTICUT REG. ENG. EXPIRES 12-31-2014 26177
 RHODE ISLAND REG. ENG. EXPIRES 12-31-2014 9616
 MAINE LICENSE No. 12553

SIGHT DISTANCE EXHIBIT

C-604

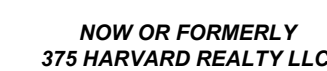
REVISION 7 - 10/30/2025

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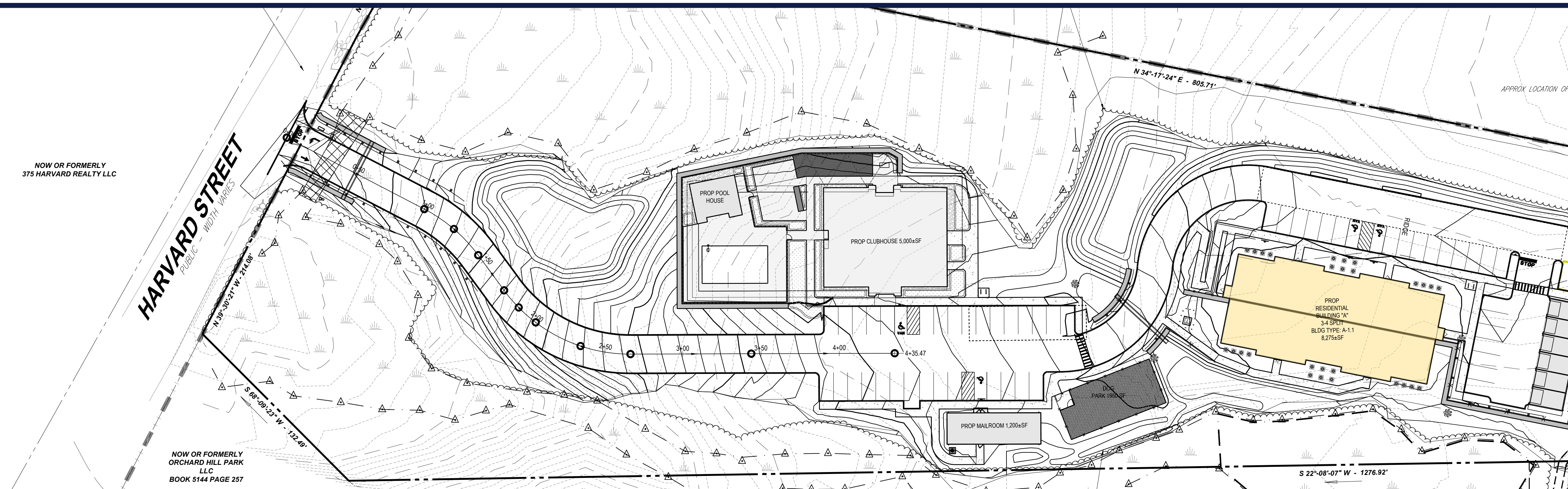


REVISION 7 - 10/30/2025

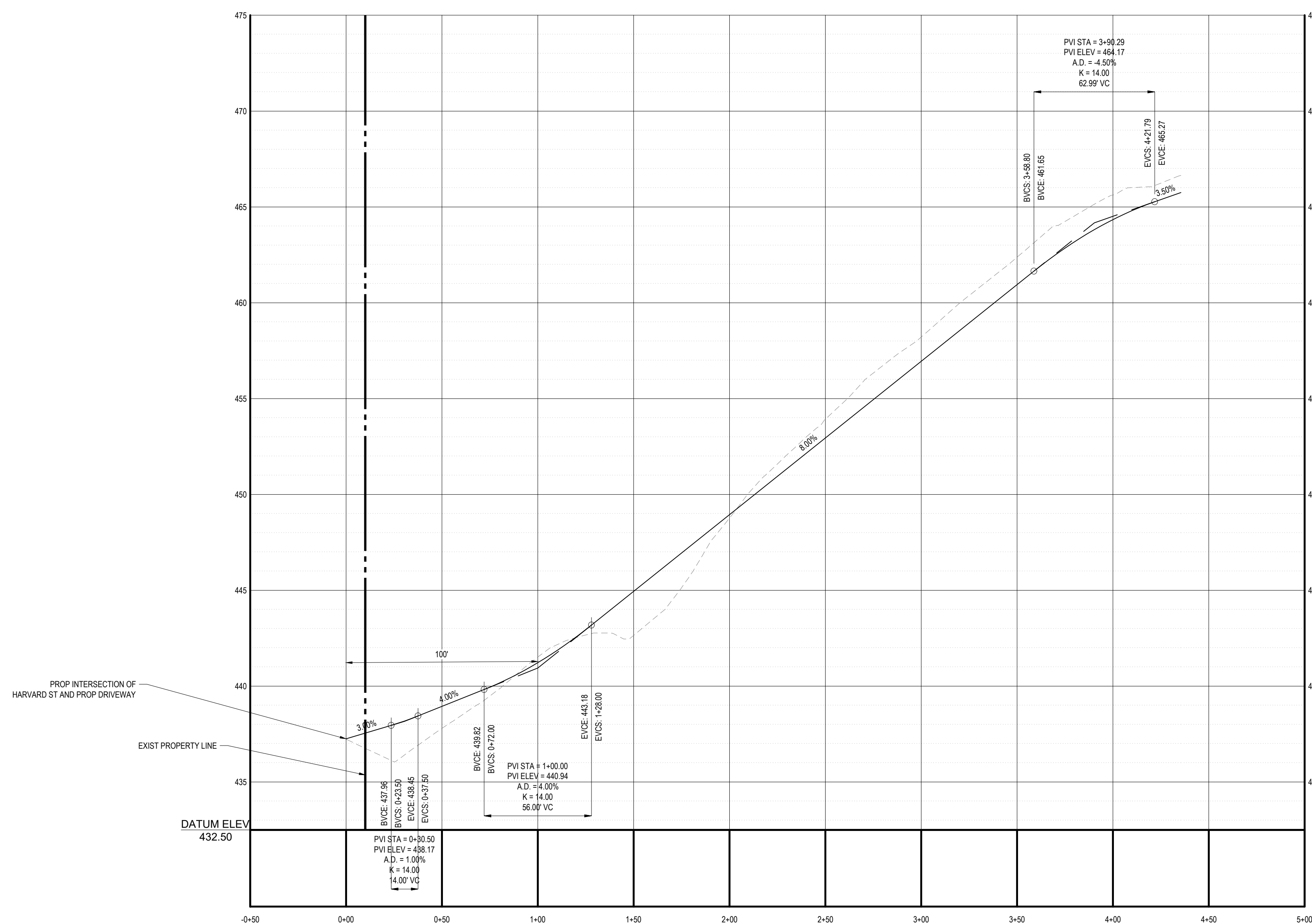
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ORCHARD HILL PARK
LLC
BOOK 5144 PAGE 257

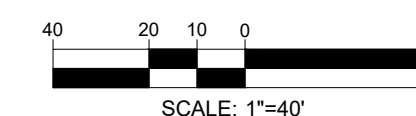


PROPOSED DRIVEWAY - PLAN VIEW



PROPOSED DRIVEWAY PROFILE (LOW STR - HIGH STR)

SCALE: 1"= 40' HORIZONTAL
1"= 4' VERTICAL



WILL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	10/30/2025	PER PEER REVIEW & PLANNING BOARD COMMENTS	OEK
2	08/04/2025	PER PEER & CITY REVIEW COMMENTS	OEK
3	09/02/2025	PER PLANNING & CON COM REVIEW	JA
4	09/29/2025	PER PLANNING & CON COM REVIEW	JA
5	10/09/2025	PER OFF-SITE WETLAND AREA	JA
6	10/13/2025	PER PEER REVIEW COMMENTS	JA
7	10/30/2025	PER PLANNING COMMENTS	EA



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PERMIT SET

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PROJECT No.:	MAA240279.00-1
DRAWN BY:	OF
CHECKED BY:	MI
DATE:	06/11/20
CAD I.D.:	P-CIVL-SI

PROJECT:

SITE DEVELOPMENT PLANS

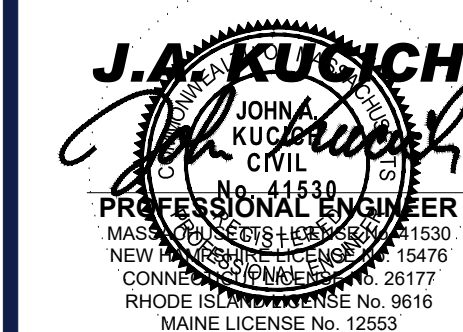
**WP EAST
ACQUISITIONS
LLC**

**PROPOSED MULTI-FAMILY
RESIDENTIAL
DEVELOPMENT**
MAP: 386 | BLK: 4 | LOT: 1C
86 ORCHARD HILL PARK DRIVE
WORCESTER COUNTY
LEOMINSTER, MASSACHUSETTS

BOHLER  TM

**50 WASHINGTON ST., SUITE 2000
WESTBOROUGH, MA 01581**
Phone: (508) 480-9900

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SHEET TITLE:

DRIVEWAY PLAN & PROFILE

SHEET NUMBER:

C-606

REVISION 7 - 10/30/2025