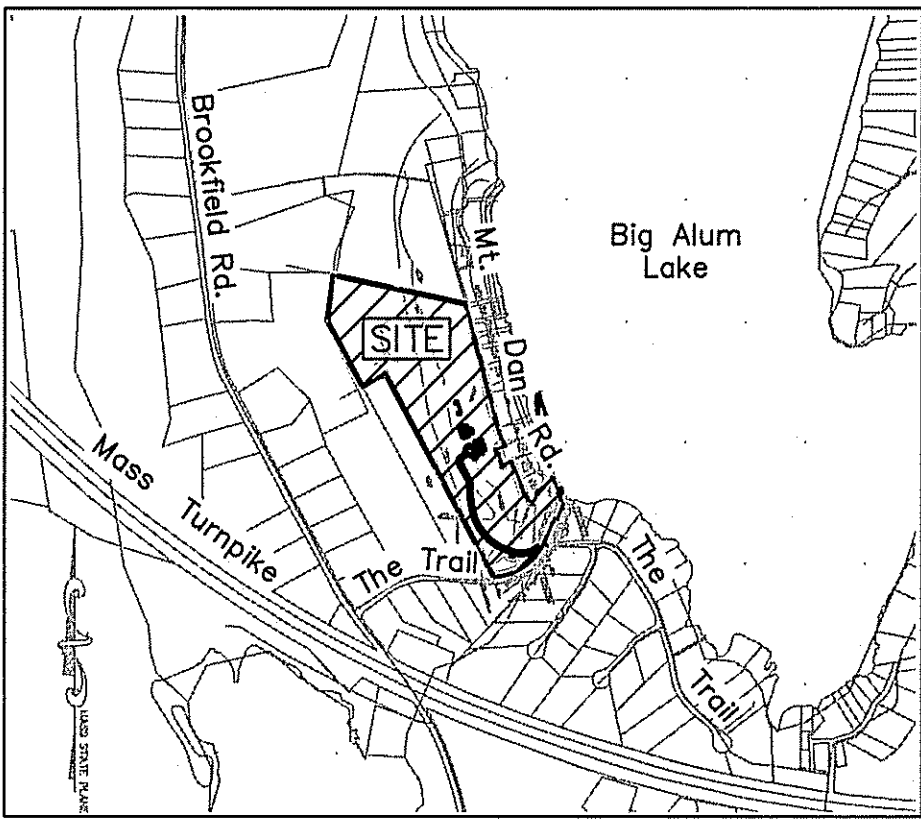
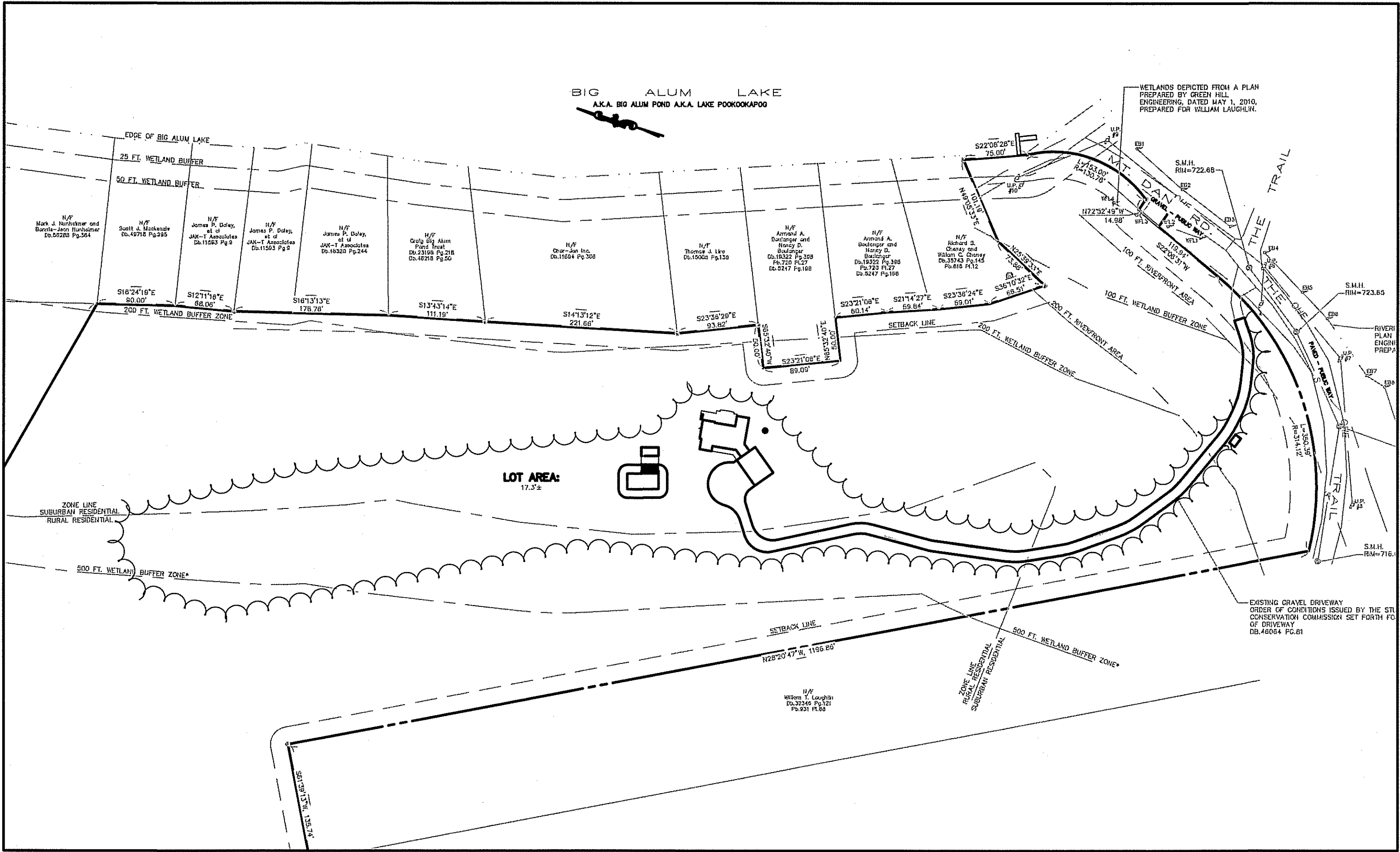


NOTICE OF INTENT
FOR
336 THE TRAIL
PREPARED FOR
ANTHONY RENO
TOWN OF STURBRIDGE
WORCESTER COUNTY, MASSACHUSETTS



LOT LOCUS:
SCALE: 1"=1000'



SITE OVERVIEW
SCALE: 1"=100'

PLAN SET INDEX

C-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
C-3	SITE PLAN
C-4	SITE DETAILS

TAX MAP REFERENCES:

STURBRIDGE ASSESSORS
Parcel ID: 640-01435-336

RECORD OWNER:

WILLIAM T. LAUGHLIN
32 WALKERIDGE DRIVE
NASHUA, NH 03062
DB.32346 PG.121

PLAN REFERENCES:

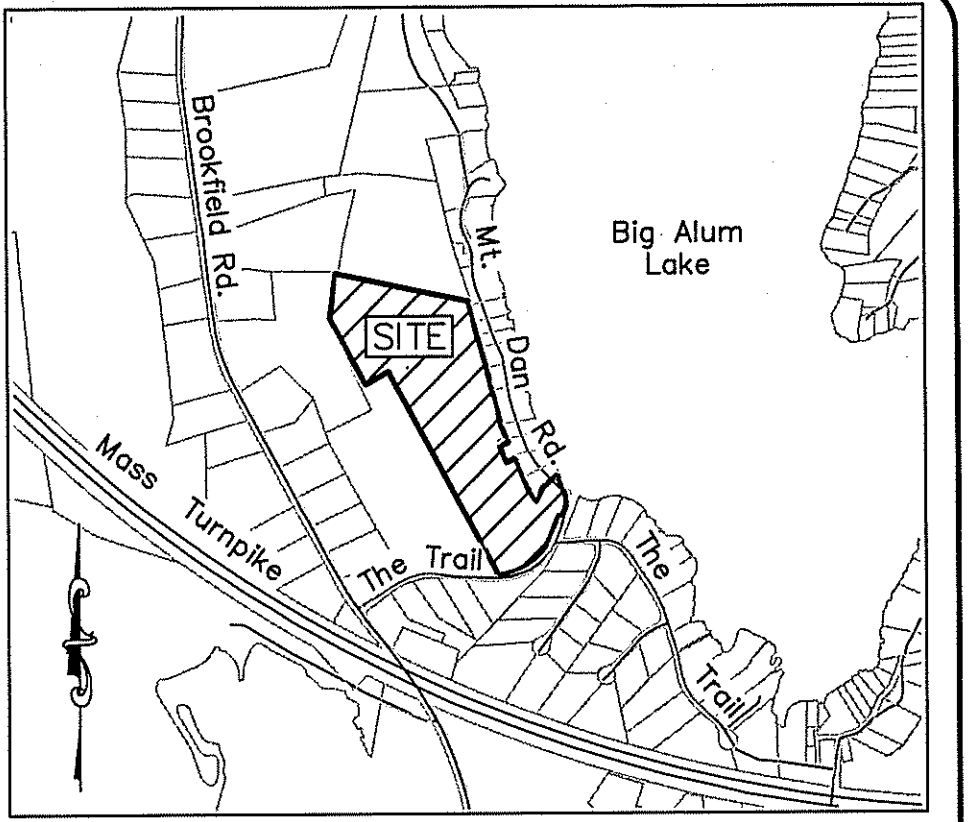
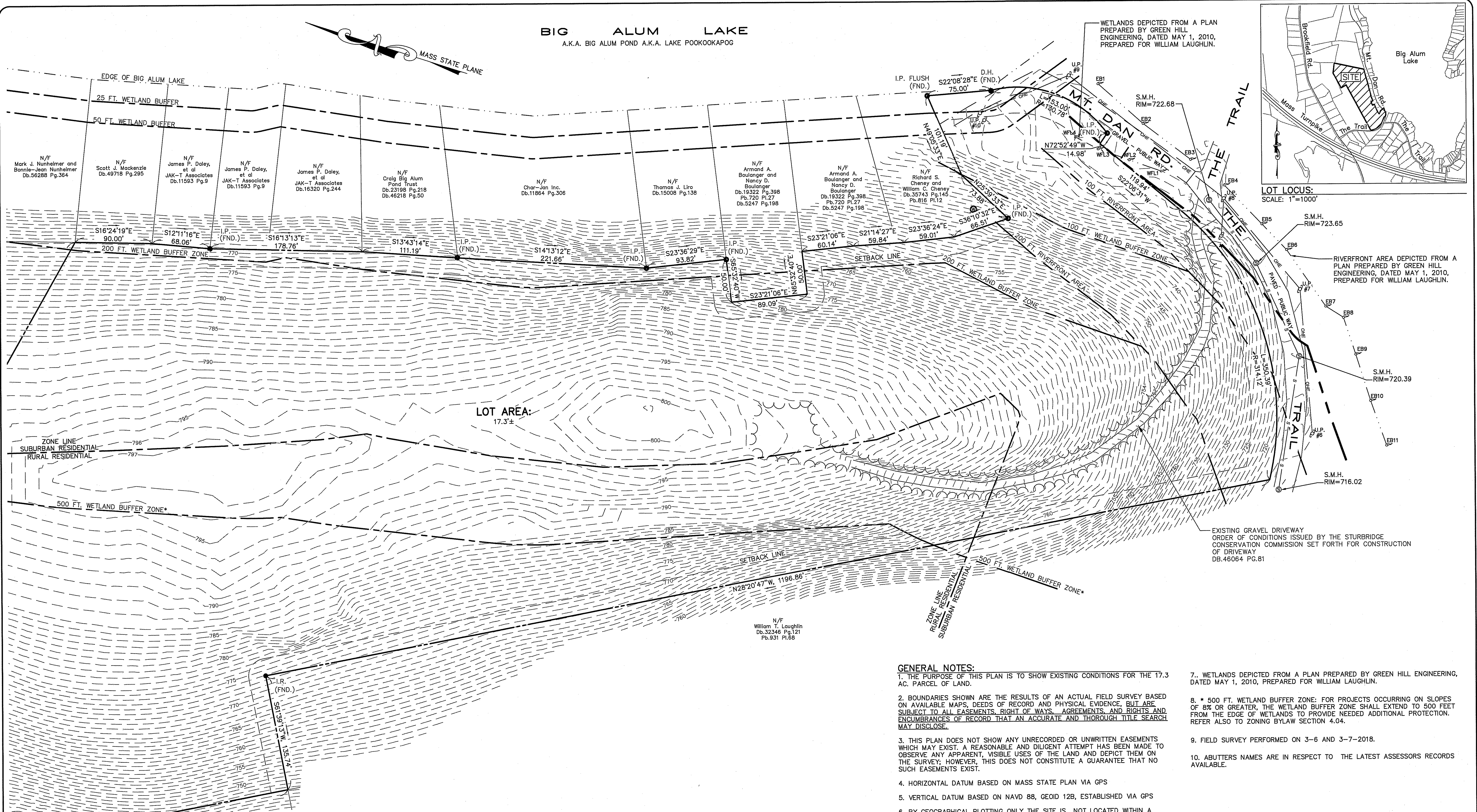
(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 932 PLAN 100

NORTH		0 25 50 100 1" = 50'	NO. DATE	REVISION	BY	STAMP 	DRAWN BY: FB	CHECKED BY: PE	CLIENT: ANTHONY RENO 14 PRESERVE WAY STURBRIDGE, MA 01566	OWNER: WILLIAM T. LAUGHLIN 32 WALKERIDGE DRIVE NASHUA, NH 03062
							CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 40585 CT. LIC. NO.: 12950 RI. LIC. NO.: 16694 NH. LIC. NO.: 9388	FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 47597	COVER SHEET SITE ADDRESS: 336 THE TRAIL STURBRIDGE, MA 01566	39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
							BRUCE A. FITZBACK, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 37731 CT. LIC. NO.: 16970	PETER C. ENGLE, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 53736	DATE: 4.03.18 SCALE: AS NOTED REV # -	PROJECT # 18M-107 DWG. NO. C-1

ORIGINAL
4-4-18

BIG ALUM LAKE
A.K.A. BIG ALUM POND A.K.A. LAKE POOKOOKAPOG



LOT LOCUS:
SCALE: 1"=1000'

RIVERFRONT AREA DEPICTED FROM A PLAN PREPARED BY GREEN HILL ENGINEERING, DATED MAY 1, 2010, PREPARED FOR WILLIAM LAUGHLIN.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR THE 17.3 AC. PARCEL OF LAND.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. HORIZONTAL DATUM BASED ON MASS STATE PLAN VIA GPS
5. VERTICAL DATUM BASED ON NAVD 88, GEOID 12B, ESTABLISHED VIA GPS
6. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0745E AND 25027C0763E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
7. WETLANDS DEPICTED FROM A PLAN PREPARED BY GREEN HILL ENGINEERING, DATED MAY 1, 2010, PREPARED FOR WILLIAM LAUGHLIN.
8. * 500 FT. WETLAND BUFFER ZONE: FOR PROJECTS OCCURRING ON SLOPES OF 8% OR GREATER, THE WETLAND BUFFER ZONE SHALL EXTEND TO 500 FEET FROM THE EDGE OF WETLANDS TO PROVIDE NEEDED ADDITIONAL PROTECTION. REFER ALSO TO ZONING BYLAW SECTION 4.04.
9. FIELD SURVEY PERFORMED ON 3-6 AND 3-7-2018.
10. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

TAX MAP REFERENCES:
STURBRIDGE ASSESSORS
Parcel ID: 640-01435-336

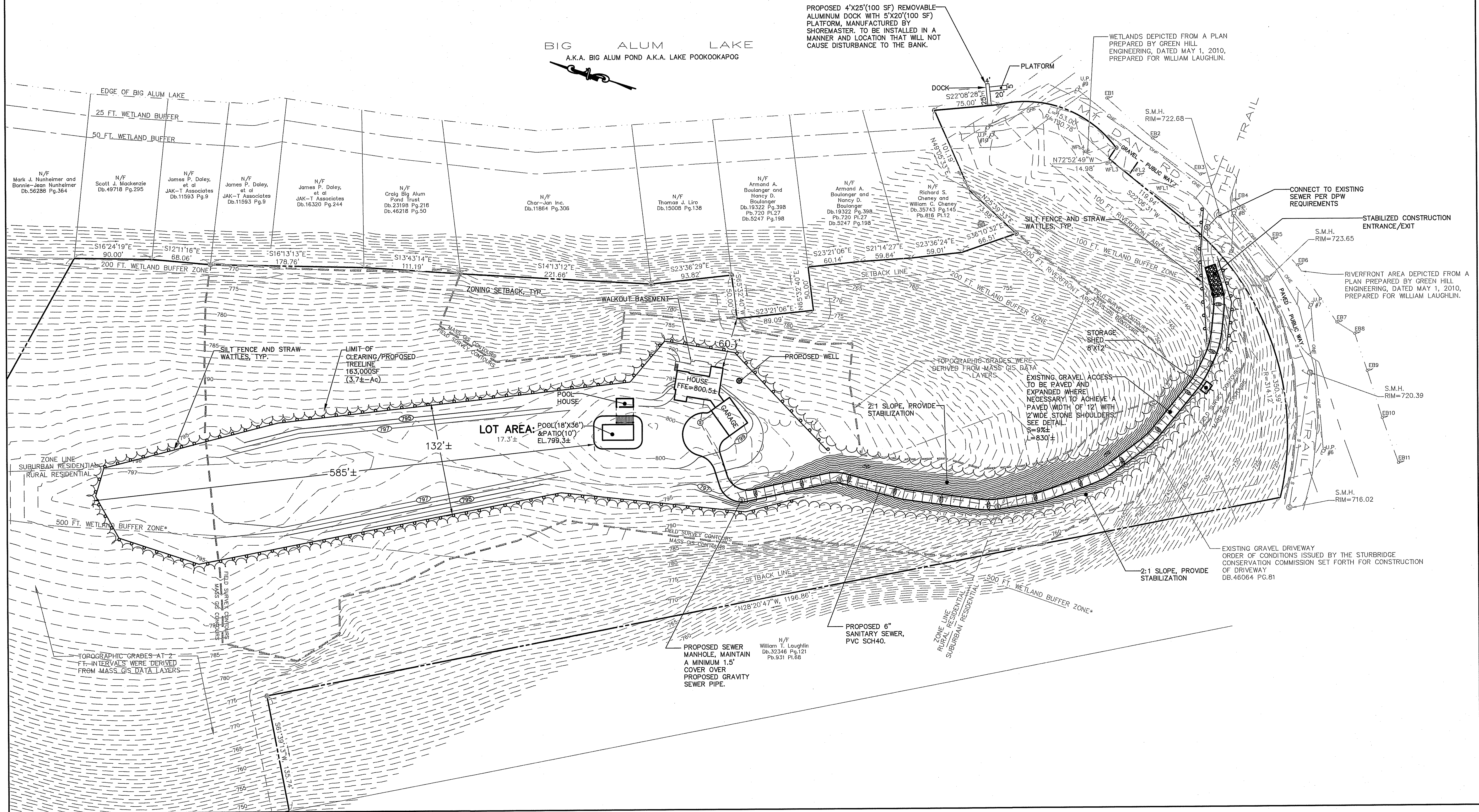
RECORD OWNER:
WILLIAM T. LAUGHLIN
32 WALKERIDGE DRIVE
NASHUA, NH 03062
DB.32346 PG.121

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
PLAN BOOK 932 PLAN 100

DISTRICT DIMENSIONAL REGULATIONS	
ZONING DISTRICT: SR/RR (SUBURBAN AND RURAL RESIDENTIAL)	
MIN. LOT SIZE	43,560 SF
MIN. FRONTAGE	150'
MIN. FRONT YARD DEPTH	30'
MIN. SIDE YARD DEPTH	20'
MIN. REAR YARD DEPTH	20'
MAX. BLDG. HEIGHT (MEAN)	35'
MAX. BLDG. STORIES	2
MAX. LOT COVERAGE	15%
OPEN SPACE	
MAX IMPERVIOUS SURFACE	
*VALUES FOR RR WERE USED AS THEY ARE MORE RESTRICTIVE	

NORTH		GRAPHIC SCALE 50 0 25 50 100 200 (IN FEET) 1" = 50'		STAMP 		DRAWN BY: FB CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 40595 CT. LIC. NO.: 12950 RI. LIC. NO.: 6694 NH. LIC. NO.: 9368	CHECKED BY: PE FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 47597	CLIENT: ANTHONY RENO 14 PRESERVE WAY STURBRIDGE, MA 01566	OWNER: WILLIAM T. LAUGHLIN 32 WALKERIDGE DRIVE NASHUA, NH 03062	
NO. DATE		REVISION		BY		EXISTING CONDITIONS PLAN SITE ADDRESS: 336 THE TRAIL STURBRIDGE, MA 01566		B BERTIN ENGINEERING 39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com		DATE: 3.21.18 SCALE: 1" = 50' REV # - PROJECT # 18M-107 DWG. NO.: EX-1

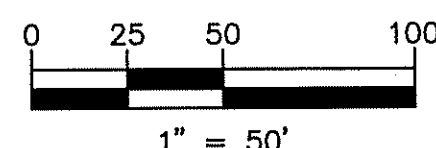
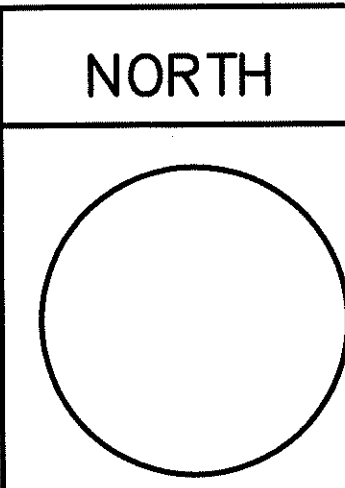
ORIGINAL
4-9-18



ACREAGE SUMMARY IN ACRES	
SEEDING AREA	3.4 AC±
TOTAL DISTURBED	3.7 AC±

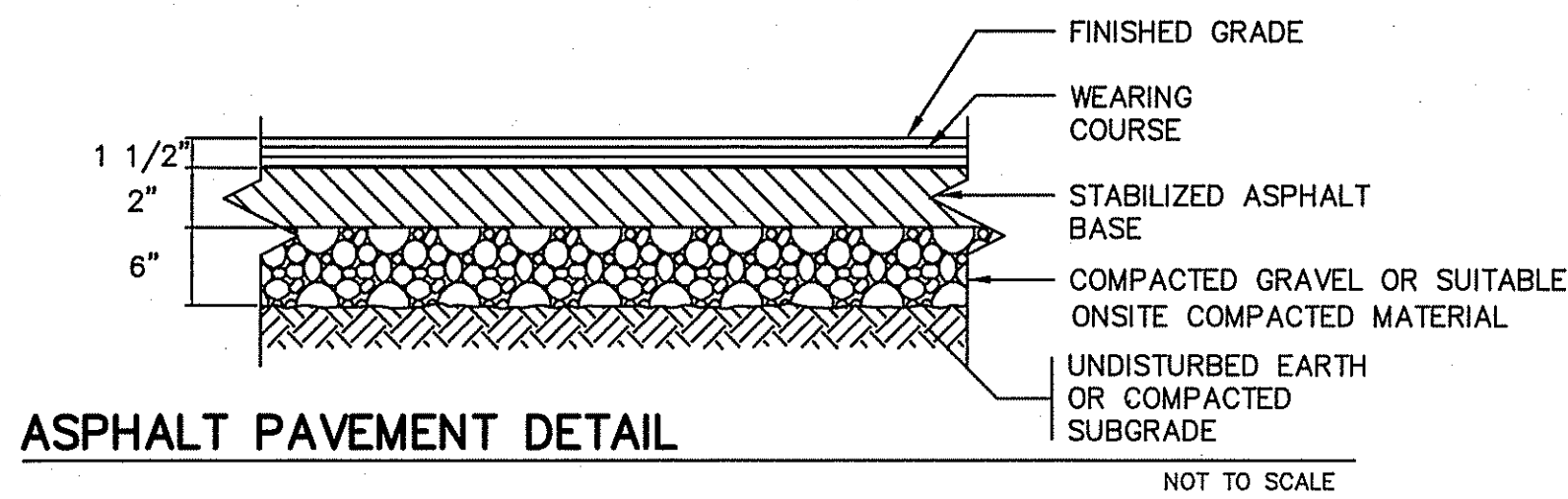
DISTRICT DIMENSIONAL REGULATIONS		
ZONING DISTRICT: SR/RR (SUBURBAN AND RURAL RESIDENTIAL)		
	REQUIRED*	PROPOSED
MIN. LOT SIZE	43,560 SF	753,580± SF
MIN. FRONTAGE	150'	864±'
MIN. FRONT YARD DEPTH	30'	530±'
MIN. SIDE YARD DEPTH	20'	60±'
MIN. REAR YARD DEPTH	20'	670'
MAX. BLDG. HEIGHT (MEAN)	35'	35'
MAX. BLDG. STORIES	2	2
MAX. LOT COVERAGE	15%	2.3%

*VALUES FOR RR WERE USED AS THEY ARE MORE RESTRICTIVE



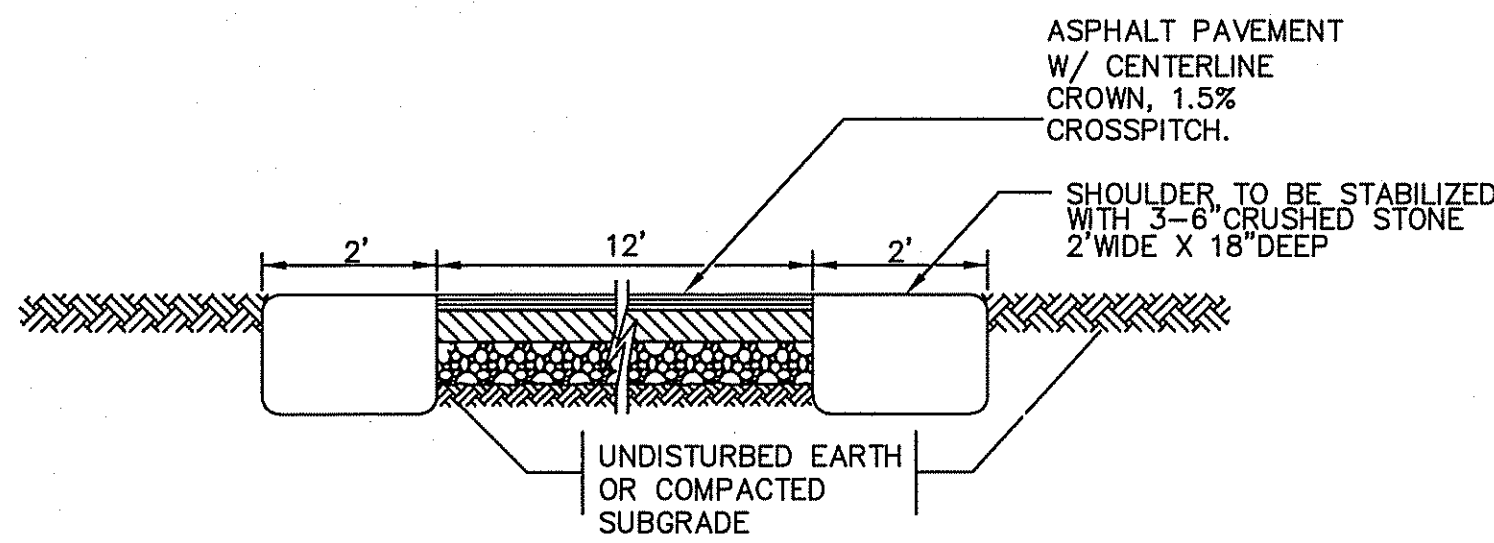
STAMP 	DRAWN BY: FB	CHECKED BY: PE	CLIENT: ANTHONY RENO 14 PRESERVE WAY STURBRIDGE, MA 01566	OWNER: WILLIAM T. LAUGHLIN 32 WALKERIDGE DRIVE NASHUA, NH 03062
	CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 40595 CT. LIC. NO.: 12850 RI. LIC. NO.: 6884 NH. LIC. NO.: 9368	FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 47597	SITE PLAN SITE ADDRESS: 336 THE TRAIL STURBRIDGE, MA 01566	39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
BRUCE A. FITZBACK, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 37731 CT. LIC. NO.: 16870	PETER C. ENGLE, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 53736	DATE: 4.03.18 SCALE: 1"=50' REV # - PROJECT # 18M-107 DWG. NO.: C-3		

ORIGINAL
4-4-18



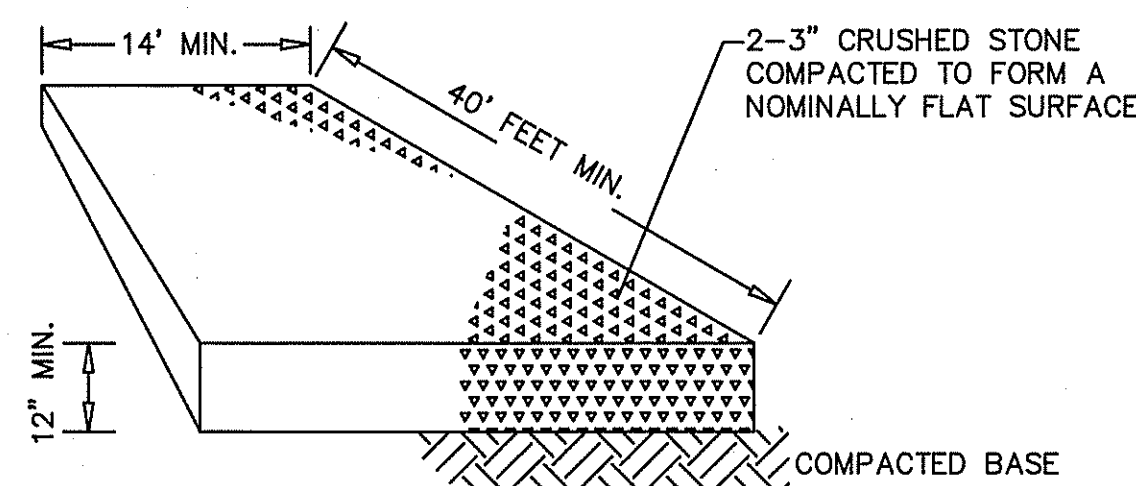
ASPHALT PAVEMENT DETAIL

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DRIVEWAY CROSS SECTION

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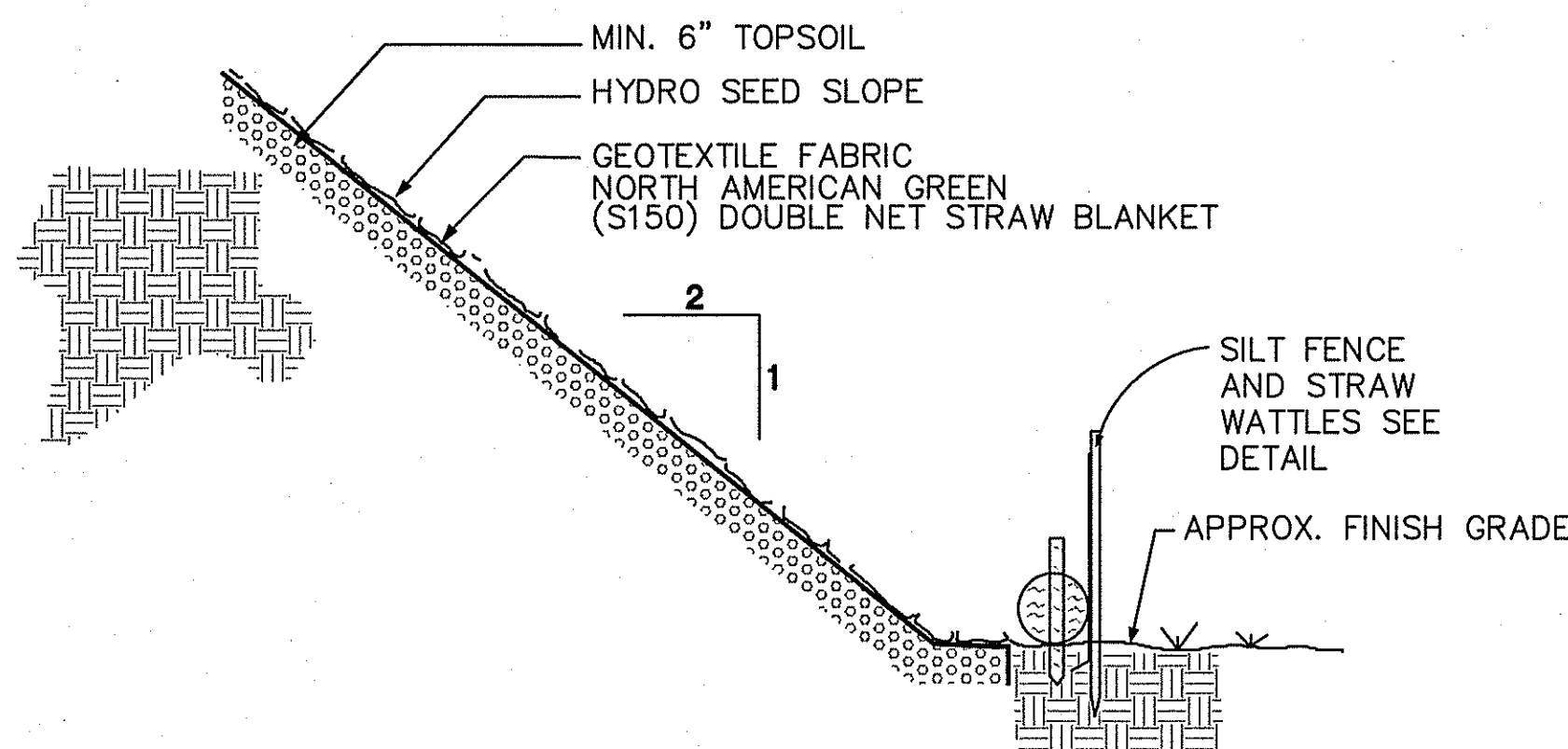


SITE ENTRANCE MAT

THE TOWN ROAD WILL BE SWEEP DAILY WHEN HAULING IS IN PROGRESS. CRUSHED STONE SHALL BE REPLACED WHEN DEPOSITED SOILS ACCUMULATE TO THE EXTENT THAT THEY LESSEN THE EFFECTIVENESS OF THE MAT

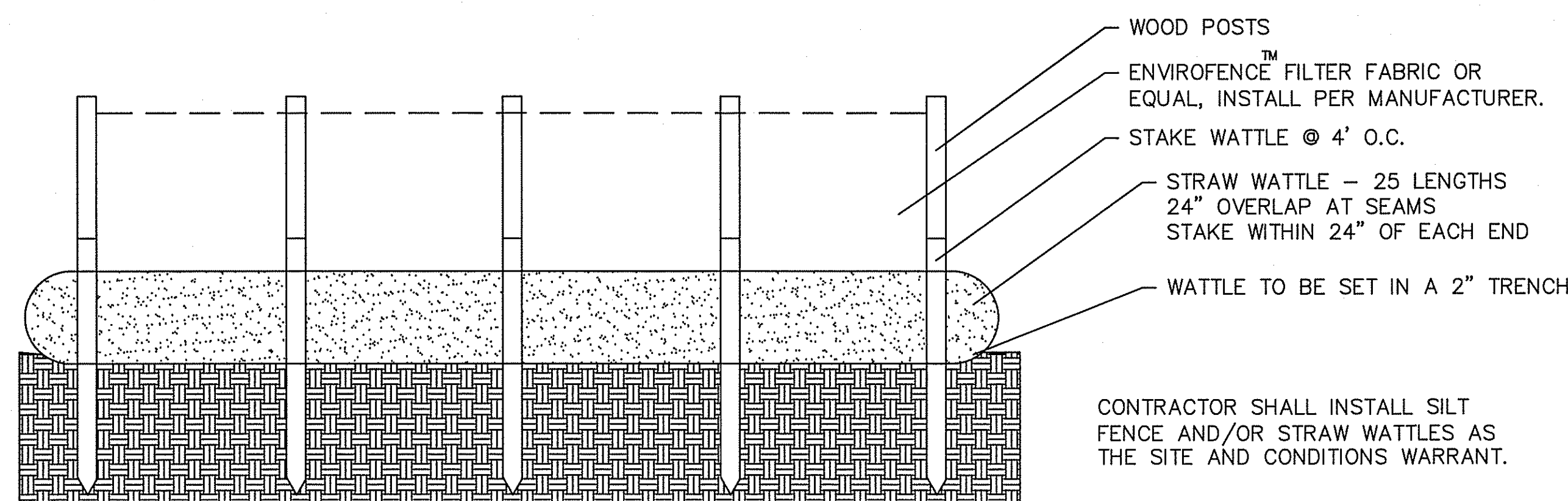
STABILIZED CONSTRUCTION ENTRANCE/EXIT

NOT TO SCALE



2:1 SLOPE STABILIZATION DETAIL

NOT TO SCALE



SILT FENCE AND STRAW WATTLE DETAIL

NOT TO SCALE

SEQUENCE OF CONSTRUCTION
THE FOLLOWING NARRATIVE DESCRIBES THE PLANNED CONSTRUCTION SEQUENCE WITH AN EMPHASIS ON THE TIMING AND SEQUENCE OF EROSION/SEDIMENTATION CONTROL MEASURES:

THE FOLLOWING CONSTRUCTION SEQUENCE WILL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION/SEDIMENT CONTROL MEASURES IS OPTIMIZED.

1. INSTALL STABILIZED CONSTRUCTION EXIT(S) .
2. INSTALL EROSION CONTROL BARRIERS ON THE ENTIRE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE AND STRAW WATTLES.)
3. CONSERVATION INSPECTION WILL BE CONDUCTED AFTER INSTALLATION OF EROSION CONTROL BARRIERS ARE INSTALLED.
4. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 15 DAYS OR MORE. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE COMPLETED.

FINAL PHASE

1. PERMANENTLY STABILIZE ANY REMAINING EXPOSED AREAS.
2. TEMPORARY DRAINAGE DITCHES TO BE REMOVED AND STABILIZED.
3. ONCE ENTIRE SITE IS STABILIZED, CALL FOR FINAL INSPECTION FROM SITE MONITOR.

NOTES:

1. ONCE CONSTRUCTION IS COMPLETED, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
2. INSPECTIONS WILL BE CONDUCTED WEEKLY AND AFTER 0.5 INCH RAIN EVENTS. COPIES OF WEEKLY REPORTS AND RAIN EVENT REPORTS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION WITHIN SEVEN DAYS OF THE INSPECTION.
3. EXTRA EROSION CONTROL MATERIALS (STRAW WATTLES, SILT FENCE) EQUAL TO 100 LF SHALL BE KEPT ON SITE FOR EMERGENCY REPAIRS. THESE MATERIALS SHALL BE KEPT COVERED.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RE-SEEDED AS NEEDED.
2. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED, SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCES.
3. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO A PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCE AS CONDITIONS DEMAND.

GENERAL EROSION NOTES:

- A. THE STORM WATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING SET ("SITE MAP").
- B. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- C. BMP'S AND CONTROLS SHALL CONFORM TO FEDERAL, STATE OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- D. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- E. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE ORDER OF CONDITIONS.
- F. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS AND TOILET FACILITIES.
- G. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- H. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.
- I. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- J. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS; MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATER OF THE STATE.
- K. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
- L. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 15 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE SITE PLAN.
- M. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- N. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS, OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- O. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENTS THAT MAY HAVE COLLECTED WITH THE STABILIZATION OF THE SITE.
- P. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BMP'S. STOCKPILE AND BORROW AREA LOCATION SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- Q. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- R. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC) TO PREVENT EROSION.
- S. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- T. NO OVERNIGHT PARKING OF HYDRAULIC EQUIPMENT WILL BE ALLOWED IN THE BUFFER ZONE TO ANY RESOURCE AREA.
- U. ANY DISTURBED AREAS OUTSIDE OF THE GROWING SEASON ARE TO BE TREATED WITH WINTER RYE, STRAW MULCH, AND/OR EROSION CONTROL BLANKETS IF ON SLOPES STEEPER THAN 3:1.
- V. ALL TREE CLEARING DEBRIS SHALL BE REMOVED FROM THE SITE; NO MATERIAL SHALL BE BURIED ON-SITE.

NORTH											
