

DEP FILE NO. 300-771  
ORDER OF CONDITIONS ISSUED  
MAY 22, 2008  
SEE AMENDED ORDER OF CONDITIONS  
MASS DEP FILE # 300-0771  
SIGNED BY STURBRIDGE CONSV.COMM  
NOV.25, 2013  
WORD BOOK PAGE

APPROVED BY THE STURBRIDGE PLANNING BOARD  
AS APPROVED SEE STURBRIDGE  
PLANNING BOARD NOTICE OF  
DECISION SITE PLAN APPROVAL  
NOV.13, 2103

**SOILS**  
102C Chatfield-Hollis-Rock outcrop complex, 3 to 15 percent slopes  
307B Paxton fine sandy loam, 3 to 8 percent slopes, extremely stony  
307C Paxton fine sandy loam, 8 to 15 percent slopes, extremely stony  
312B Woodbridge fine sandy loam, 3 to 8 percent slopes, extremely stony

DATE

SEE PLANNING BOARD NOTICE OF  
DECISION SITE PLAN APPROVAL DATED  
MAY 7, 2008 WORD BOOK 45523 PAGE 87

**OWNER**  
ONE PICKER REALTY TRUST  
11 HARVARD STREET  
PO BOX 2917  
WORCESTER, MA. 01613  
(DANIEL PROUTY &  
MELVYN GLICKMAN ~ TRUSTEES)

**APPLICANT**  
MARK E. MEACHAM  
MEACHAM HEATING, COOLING  
& ENERGY SOLUTIONS  
253A WORCESTER ROAD  
CHARLTON, MASS. 01571  
508-248-3366

**ENGINEER**  
PARA LAND SURVEYING, INC.  
349 ASHLAND AVENUE  
SOUTHBRIDGE, MASS.  
(508) 764-6681

**PROJECT**  
51 TECHNOLOGY  
PARK ROAD  
STURBRIDGE,  
MASSACHUSETTS

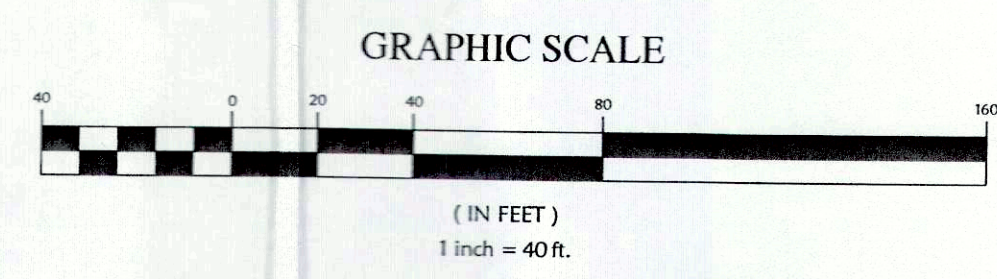
**TITLE**  
EXISTING  
CONDITIONS  
PLAN

REVISIONS		
NO.	DESCRIPTION	DATE
NO. 1	GENERAL REVISIONS	3/14/08
NO. 2	GENERAL REVISIONS	4/28/08
NO. 3	DECISION NOTES	5/14/08
1A	MUNICIPAL WATER SUPPLY ADDED	10/04/13
2A		11/04/13

DWN. BY: wap  
CKD. BY:  
JOB NO: prouty-pickr  
SCALE: 1"=40'  
DATE: FEB. 26, 2008  
**SHEET  
1  
OF  
4**

INDEX OF DRAWINGS

1. EXISTING CONDITIONS PLAN
2. TOPOGRAPHICAL and GRADING PLAN
3. EROSION CONTROL PLAN / LANDSCAPING PLAN
4. SITE DETAILS



OWNER:  
ONE PICKER REALTY TRUST (DANIEL PROUTY & MELVYN GLICKMAN ~ TRUSTEES)

DEED REFERENCE: BOOK 34336 PAGE 243

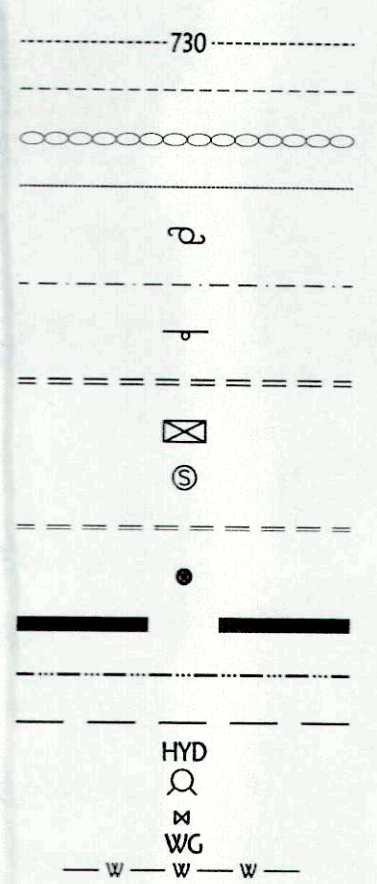
PLAN REFERENCE: PLAN BOOK 538 PLAN 7 (PORTION)

ASSESSORS MAP 22 ROAD 637 (TECHNOLOGY PARK ROAD) PARCEL 51

FIRM NO. 250337 0003 B ~ EFFECTIVE DATE JULY 19, 1982 ~ ZONE C  
FIRM NO. 25027C0768E ~ EFFECTIVE DATE JULY 4, 2011 ~ ZONE X ABOVE 500 YEAR FLOOD

LEGEND

- CONTOUR
- EDGE OF PAVEMENT
- STONE WALL
- LEDGE OUTCROP
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- SIGN
- CULVERT
- DROP INLET
- SEWER MANHOLE
- SEWER MAIN
- WELL
- SOIL DELINEATION LINE
- BORDERING VEGETATED WETLAND
- WETLAND BUFFER ZONE
- FIRE HYDRANT
- WATER GATE
- WATER MAIN

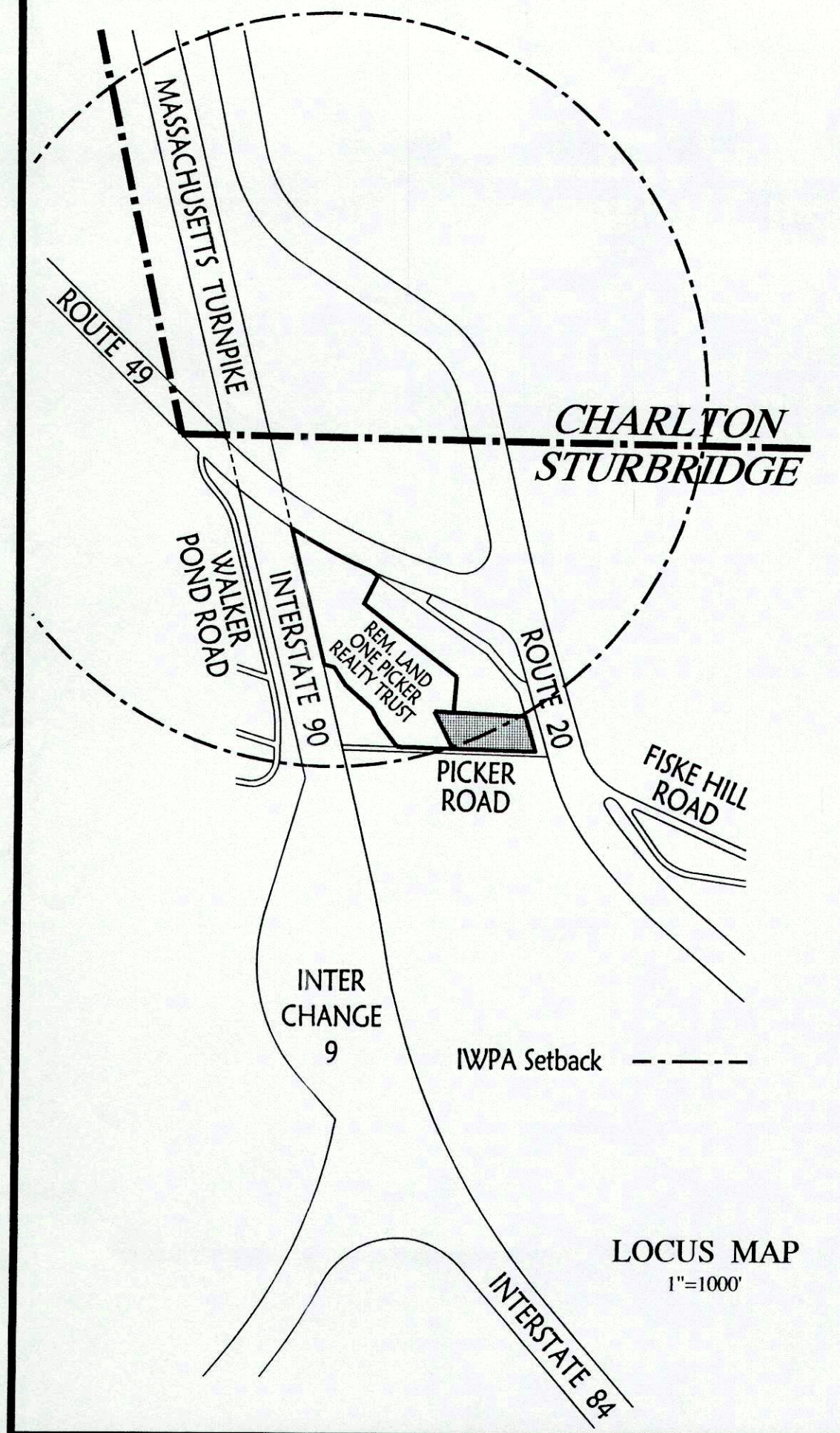


ZONED INDUSTRIAL PARK DISTRICT

MIN. LOT AREA	2 ACRES
MIN. LOT FRONTAGE	300 FT
MIN. STREET SETBACK	60 FT.
MIN. OTHER SETBACKS	30 FT.
MAX. LOT COVERAGE	33 %
MAX. # BLDG. STORIES	2
MAX. BLDG. HEIGHT (MEAN)	35 FT.
MAX. IMPERVIOUS AREA	70 %
MIN. HABITABLE FLOOR AREA	750 SQ. FT.

WETLAND	12,300 S.F.	8.1%
UNCLEARED BUFFER AND WOODS	44,250 S.F.	29.0%
DETENTION BASIN	11,480 S.F.	7.5%
GRASS AND LANDSCAPE	34,270 S.F.	22.5%
PAVEMENT	40,160 S.F.	26.3%
BUILDING	10,000 S.F.	6.6%

TOTAL PROPOSED IMPERVIOUS AREAS: 50,160 SQ. FT. (32.9% OF SITE)





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PARK ROAD  
STURBRIDGE,  
MASSACHUSETTS

TITLE  
TOPOGRAPHICAL  
and GRADING  
PLAN

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NO.	DESCRIPTION	DATE
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NO. 3	DECISION NOTES	5/14/08
NO. 4	GRADING EDITS	5/20/08
1A	BUILDING AND SITE REVISION	10/04/13
2A		11/04/13

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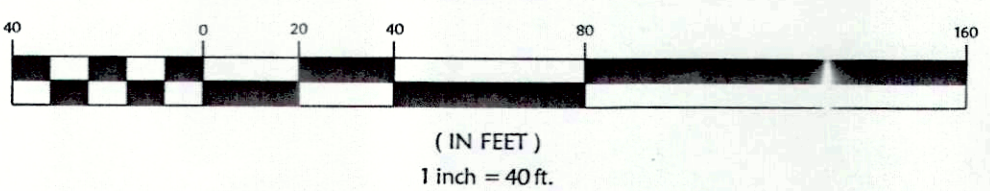
SHEET  
2  
OF  
4

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL HAY BALES AND SILT FENCE ON DOWN HILL SLOPE OF INFILTRATION BASIN AND AS SHOWN ON CONSTRUCTION DRAWINGS. CONSTRUCT TEMPORARY SEDIMENT TRAP.
3. CLEAR AND GRUB FOR INFILTRATION BASIN, SEDIMENT FOREBAYS, AND GRASS CHANNELS.
4. CONSTRUCT INFILTRATION BASIN, SEDIMENT FOREBAYS, AND GRASS CHANNELS.
5. STABILIZE DENuded AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THIS AREA.
6. INSTALL ROAD AND PARKING SUB-GRADE (OUTSIDE OF TEMPORARY SEDIMENT TRAP AREA) AND UTILITIES.
7. INSTALL BUILDING FOUNDATION.
8. COMPLETE BUILDING AND PAVE ROAD AND PARKING AREAS. PLACE STORMWATER BMP'S IN SERVICE.
9. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
10. CLEAN INFILTRATION BASIN AND GRASS CHANNELS AND REMOVE HAY BALES AND SILT FENCES AFTER AREA STABILIZED.

GRAPHIC SCALE



LEGEND

- EXISTING
- 730
  - EDGE OF PAVEMENT
  - STONE WALL
  - LEDGE OUTCROP
  - UTILITY POLE
  - OVERHEAD UTILITY WIRES
  - SIGN
  - CULVERT
  - DROP INLET
  - OUTLET STRUCTURE
  - SEWER MANHOLE
  - SEWER MAIN
  - WELL
  - BORDERING VEGETATED WETLAND
  - WETLAND BUFFER ZONE
  - ELECTRIC TRANSFORMER
  - HAY BALES
  - SILT FENCE
  - STONE RIP RAP
  - TREES
  - TREE LINE \*
  - SITE LIGHTING (BUILDING)
  - SITE LIGHTING (POST)
  - CHAIN LINK FENCE
  - STEEL BOLLARD
  - MONITORING WELL
  - FIRE HYDRANT
  - WATER GATE
  - WATER LINE
- PROPOSED
- 130
  - SIGN
  - TR
  - SEE LANDSCAPING PLAN
  - W

BUILDING USE: 10.01 (c)

BUILDING HEIGHT: 24 FT. (MEAN)

20 PARKING SPACES AND 2 HANDICAP SPACES PROVIDED  
24 EMPLOYEES (ESTIMATED) AT 12 = 14 REQUIRED ~ 2 VISITOR

LIGHTING SPECIFICATIONS BY OTHERS

STYLE AND TEXT OF SIGNS FOR BUSINESS AND DIRECTION TO BE PROVIDED BY  
BUILDING TENANT IN CONFORMANCE WITH ZONING BYLAWS CHAPTER 22

\* NOTE: TREE LINE LIMIT AT OTHER LOCATIONS  
AT SALTATION CONTROL BARRIERS

