

ZONING INFORMATION TABLE - STURBRIDGE, MA #168 LANE SEVEN, STURBRIDGE

PREPARED FOR: MR. STEPHEN QUINK
37 SOUTH SHORE ROAD
STURBRIDGE, MA 01566
PHONE: 508-826-5606

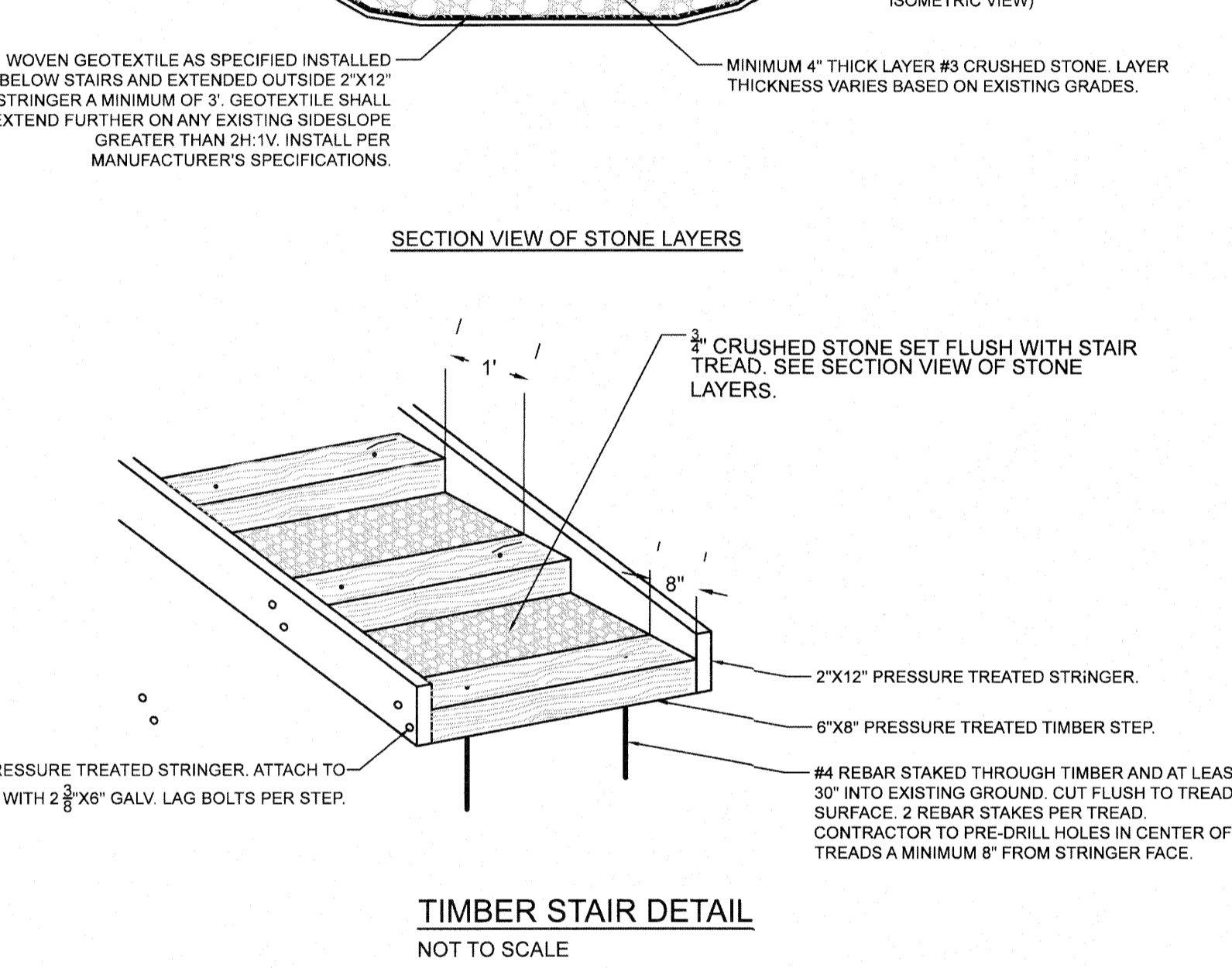
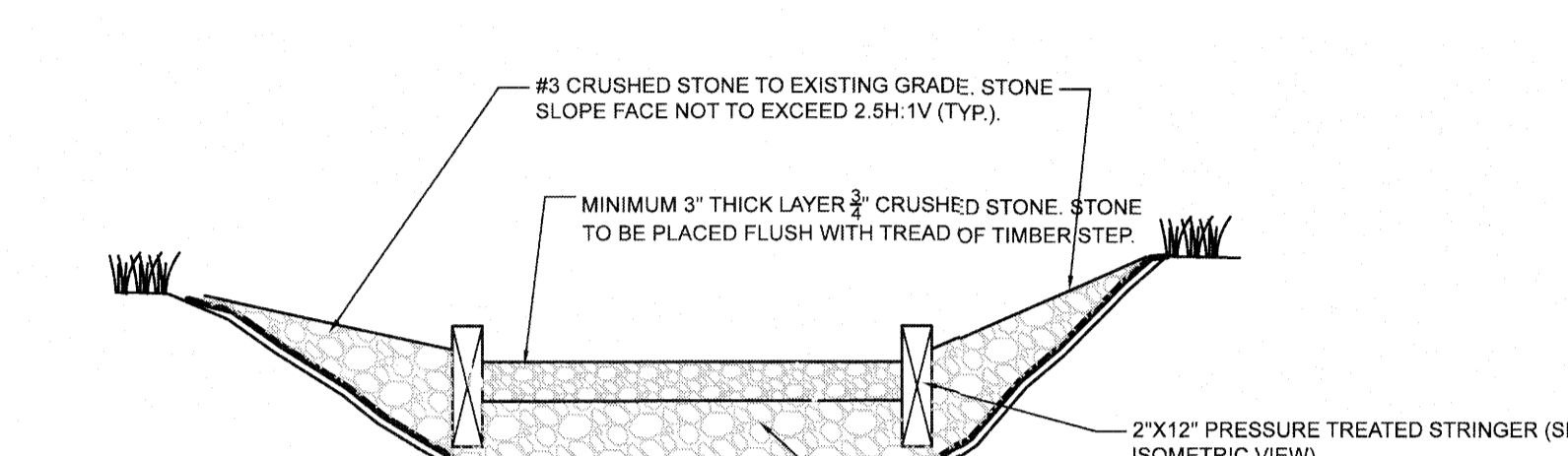
CURRENT OWNER: STEPHEN M. & VALERIE J. QUINK
37 SOUTH SHORE ROAD
STURBRIDGE, MA 01566

ASSESSOR'S MAP ID: 391-00148-168 **DEED:** BK 57451 PG 1

EXISTING ZONE: RR (RURAL RESIDENTIAL)
EXISTING USE: SINGLE FAMILY DETACHED DWELLING
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	1 ACRE	2.33 ACRES	2.33 ACRES
FRONTAGE (MIN.)	150 FT.	80 FT.	80 FT.
FRONT SETBACK (MIN.)	30 FT.	778 FT.±	772 FT.±
SIDE SETBACK (MIN.)	20 FT.	35 FT.±	35.37 FT.±
REAR SETBACK (MIN.)	20 FT.	29 FT.	24.06 FT.
LOT BLDG. COVERAGE (MAX.)	15.0%	2,155 S.F. (3.1%)	2,610 S.F. (3.7%)
BUILDING HEIGHT (MAX.)	35' (2 STORIES)	< 35 FT.	< 35' (1 STY)
IMPERVIOUS SURFACE (MAX.)	N/A	-	-
HABITABLE FLOOR AREA (MIN.)	750 S.F.	1,260 S.F.	1,680 S.F.

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DATE
1.	10/26/23	ADDED BUFFER ZONES		

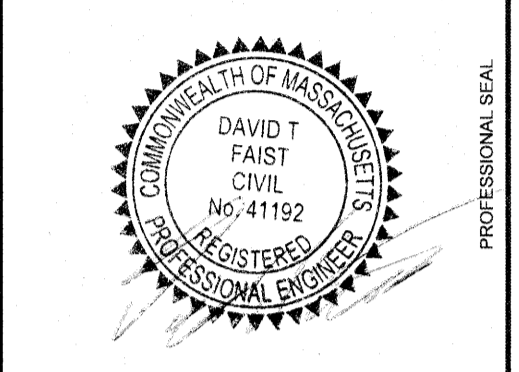


EROSION CONTROL NOTES:

- ALL EXISTING EROSION CONTROLS ON SITE TO BE REMOVED AND REPLACED WITH EROSION CONTROLS AS SHOWN ON THIS PLAN.
- IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
- IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE CITY MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED Dewatering FILTRATION.
- NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER. AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARILY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
- ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM ENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
- DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE CITY AND STATE AGENCIES.
- EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES NOT REQUIRED.
- INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED WEEKLY OR AFTER A STORM EVENT WITH 0.25" PRECIPITATION ACCUMULATION. INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH TIME AND DATE. LOG SHALL BE AVAILABLE FOR INSPECTION BY THE TOWN OFFICIALS UPON REQUEST.

GENERAL NOTES:

- SITE EXISTING CONDITIONS, UPPER LIMIT OF POND BANK FLAG LOCATIONS, AND TOPOGRAPHY ARE BASED ON AN THE GROUND SURVEY BY MCGUIRE ENGINEERING, INC. OF CHARLTON, MA, AS SHOWN ON A PLAN ENTITLED "NOTICE OF INTENT #168 LANE SEVEN, STURBRIDGE, MA 01566" DATED 11/01/2017 ALONG WITH A LIMITED "AS-BUILT" PROPERTY SURVEY PERFORMED BY EXISTING GRADE, INC. ON 7/7/17 TO VERIFY EXISTING CONDITIONS.
- UPPER LIMIT OF POND BANK DELINEATION PERFORMED BY ECOTEC, INC., OF WORCESTER, MA, ON SEPTEMBER 18, 2017.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- A PORTION OF THE SITE APPEARS TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA, ZONE AE, ACCORDING F.I.R.M. MAP NUMBER 25027C0762E, PANEL 782 OF 1075, EFFECTIVE DATE JULY 4, 2011.
- REFERENCE IS MADE TO AN EXISTING ORDER OF CONDITIONS, MASS DEP FILE #300-1004, FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 58437 PAGE 377.



**NOTICE OF INTENT PLAN
#168 LANE SEVEN
STURBRIDGE, MA 01566**

**MR. STEPHEN QUINK
37 SOUTH SHORE DRIVE
STURBRIDGE, MA 01566**

**ENGINEERING SERVICES
ENVIRONMENTAL SERVICES**

67 Hall Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906

ISSUE DATE: 9/18/2023
 DRAWN BY: MM [CHECKED BY: DF]
 SCALE: 1" = 20'
 PROJECT NO.: 2023-137

NOTICE OF INTENT PLAN

SHEET 1 OF 1