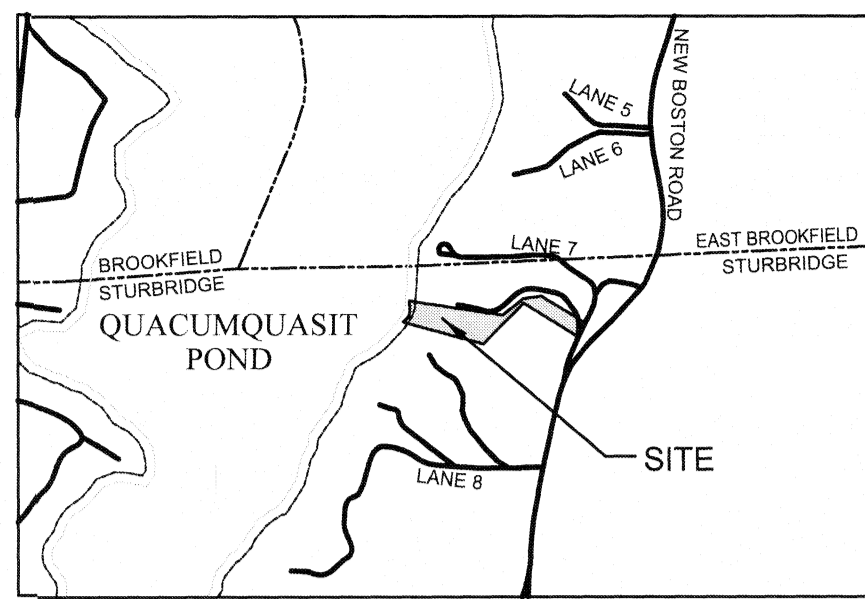


38 S.F. OF EXISTING STONE STAIRS IS WITHIN 100-YEAR FLOOD ZONE ELEV. = 605.0 - 597.7  
 \*CONTRACTOR TO SUBMIT DETAIL DOCUMENTING PROPOSED GRANITE STAIRS DIMENSIONS ARE EQUAL TO OR LESS THAN EXISTING STONE STAIRS TO DOCUMENT NO CHANGE IN FLOOD STORAGE VOLUME

**IMPERVIOUS AREA CALCULATION:**  
 EXISTING IMPERVIOUS AREA TO BE REMOVED = 477.46± S.F.  
 PROPOSED IMPERVIOUS AREA TO BE ADDED = 152± S.F.



LEGEND	
EXISTING	PROPOSED
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ZONING INFORMATION TABLE - STURBRIDGE, MA			
#168 LANE SEVEN, STURBRIDGE			
PREPARED FOR:	MR. STEPHEN QUINK	CURRENT OWNER:	STEPHEN M. & VALERIE J. QUINK
	37 SOUTH SHORE ROAD		37 SOUTH SHORE ROAD
	STURBRIDGE, MA 01566		STURBRIDGE, MA 01566
	PHONE: 508-826-5606		
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.	24.23 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	REVISIONS	
		DESCRIPTION	BY
1.	10/22/23	ADDED BUFFER ZONES	MM
2.	11/02/23	PER TOWN STAFF COMMENTS	MM

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

PREPARED FOR:  
**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

**CMG** EST. 2002

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**

EXISTING 3 FT. - WIDE STONE STAIRS TO BE REMOVED AND REPLACED WITH GRANITE STAIRS AREA = 13± S.F. IN BLSF TOP STEP ELEV. = 612.3 BOT STEP ELEV. = 597.7

EXISTING CONCRETE STAIRS TO BE REMOVED AND REPLACED WITH PRESSURE TREATED LUMBER STAIRS (SEE DETAIL)

PROPOSED DECK ABOVE (SEE ARCHITECTURAL PLANS)

PROPOSED PRESSURE TREATED DECK AT WALKOUT

UPPER LIMIT OF POND BANK DELINEATED BY ECOTEC, INC. ON SEPT. 18, 2017

PROPOSED 3 B.R. HOUSE (SEE ARCHITECTURAL PLANS) HOLD REAR CORNER OF EXISTING HOUSE

100-YEAR FLOOD ZONE LINE (ZONE AE, ELEV. 605) BASED ON FIRM MAP NUMBER 25027C0762E, DATED JULY 4, 2011

EXISTING CONCRETE PATIO AND STONE STAIRS TO BE REMOVED AND REPLACED WITH VEGETATION

PROPOSED 12" EROSION CONTROL COMPOST SOCK WITH SILT FENCE BACKING SET ALONG TOP OF SLOPE. (SEE DETAIL)

EXISTING 1 STORY HOUSE (1,260 S.F.±) TO BE RAZED

PROPOSED 12" EROSION CONTROL COMPOST SOCK WITH SILT FENCE BACKING (SEE DETAIL)

EX. STRUCTURE WITHIN 50' BUFFER AREA = 820± S.F. TO BE REMOVED

**LOCUS PLAN**  
 SCALE: 1" = 1,000'

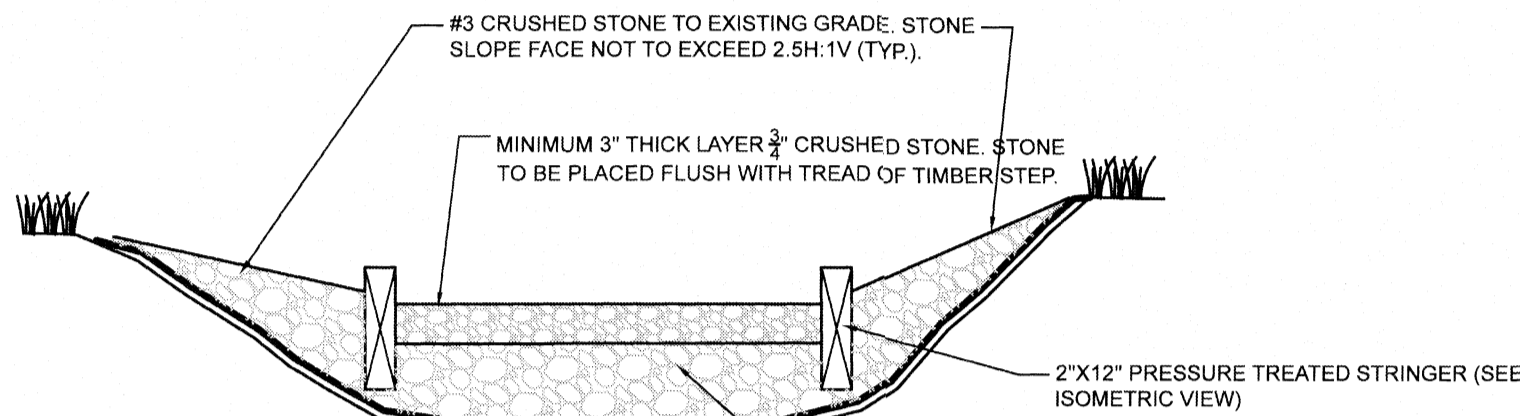
N/F EDWARD J. HOVAN REV TRUST 391-00138-170 #170 LANE SEVEN BK 56736 PG 357

EX. SHED

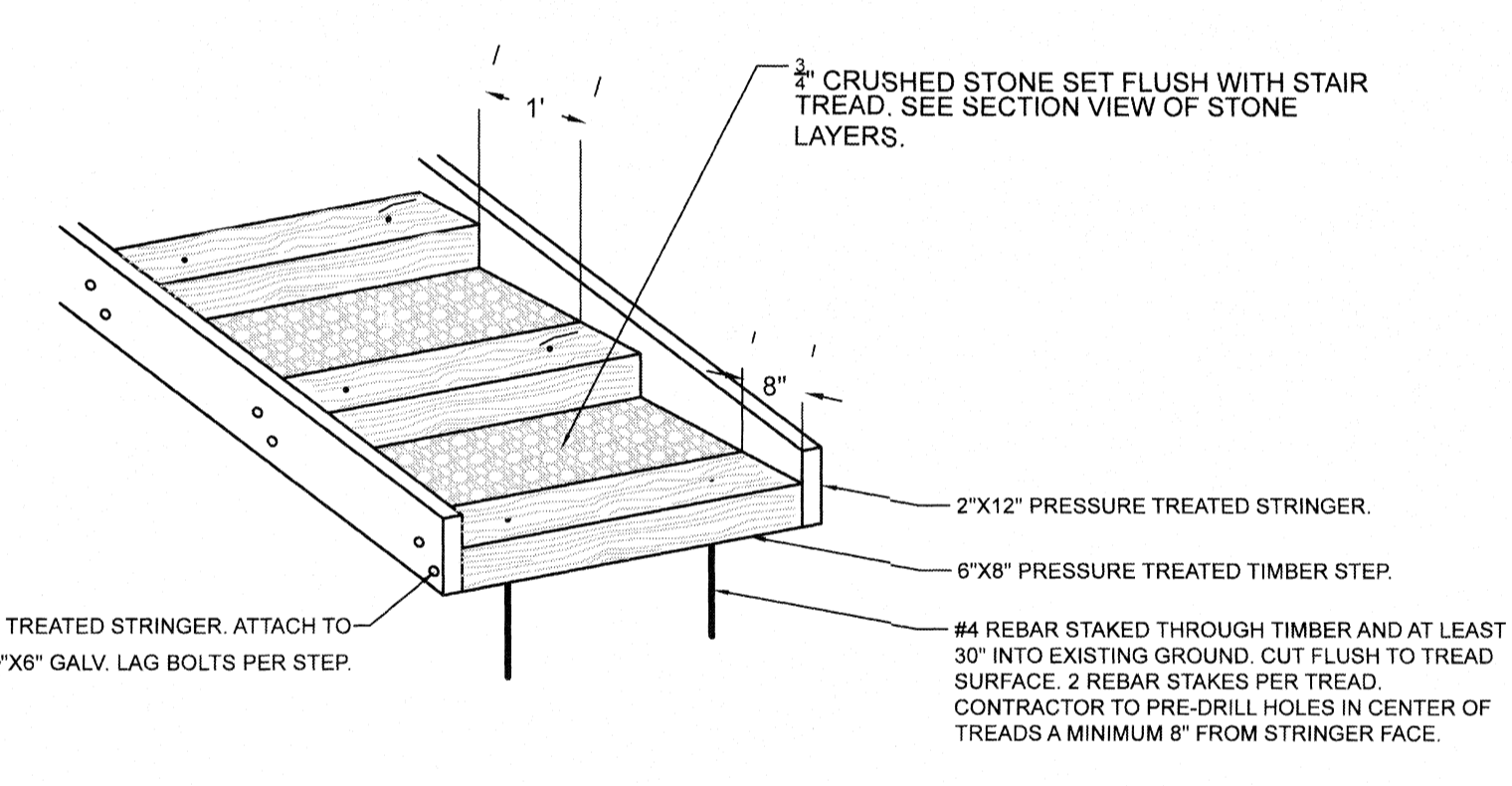
EX. 3 CAR GARAGE

#168 LANE SEVEN PARCEL ID: 391-00148-168 AREA = 2.33 ACRES±

N/F PETER & LYNN ZUKAS 455-00241-381 #381 NEW BOSTON RD. BK 67473 PG 294



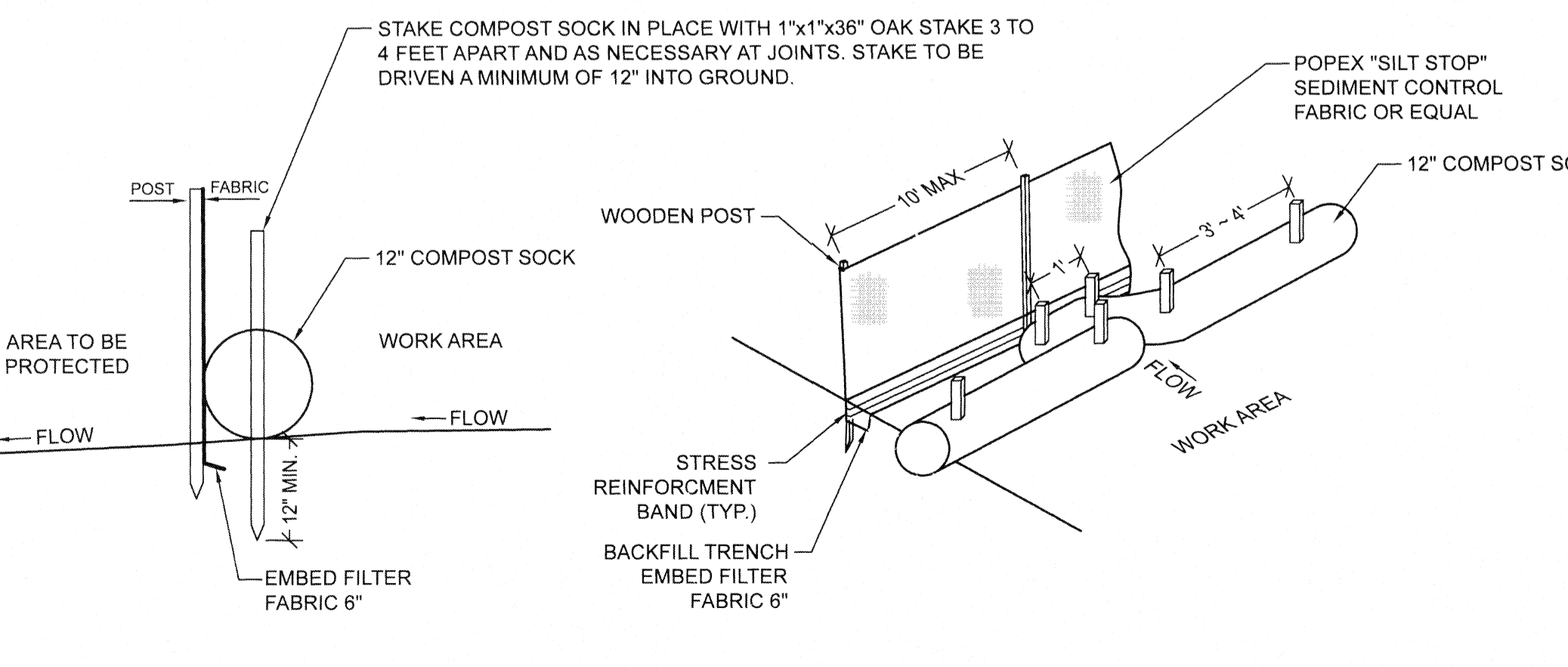
WOVEN GEOTEXTILE AS SPECIFIED INSTALLED BELOW STAIRS AND EXTENDED OUTSIDE 2"x12" STRINGER A MINIMUM OF 3'. GEOTEXTILE SHALL EXTEND FURTHER ON ANY EXISTING SIDESLOPE GRADIENT PER MANUFACTURER'S SPECIFICATIONS.



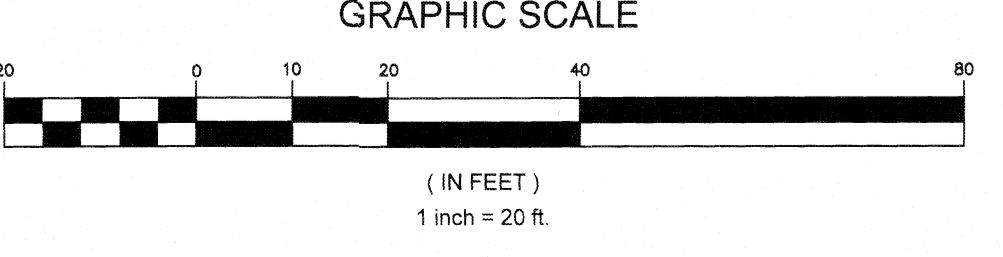
2"x12" PRESSURE TREATED STRINGER. ATTACH TO STEPS WITH 2"x8" GALV. LAG BOLTS PER STEP

- 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 ON-GROUND SURVEY BY MCCLURE ENGINEERING, INC. 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 7/1/2017 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 762 OF 1075, EFFECTIVE DATE JULY 4, 2011.
  - REFERENCE IS MADE TO AN EXISTING ORDER OF CONDITIONS, MASSDEP FILE #300-1004, FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS BOOK 58437 PAGE 377.



**COMPOST SOCK DETAIL**  
 NOT TO SCALE



**DIG SAFE NOTE (1-888-344-7233):**  
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.