

NOTES:

- EXISTING CONDITIONS SHOWN ARE BASED ON A FIELD SURVEY BY MCCLURE ENGINEERING INC., IN MAY 2021 AND AN EARLIER FIELD SURVEY BY LEVESQUE GEOMATICS, INC. IN APRIL, 2020.
- BORDERING VEGETATED WETLANDS DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS FEBRUARY 2020 AND DECEMBER 2020. VERNAL POOL BOUNDARIES DELINEATED APRIL AND MAY, 2021 ON-SITE. NOTICE OF INTENT #300-1113. RESOURCE AREAS HAVE BEEN APPROVED BY AN ORAD ISSUED BY THE STURBRIDGE CONSERVATION COMMISSION ON 1/13/22. OFF-SITE RESOURCE AREAS SHOWN HAVE BEEN REVISED UNDER NOTICE OF INTENT #300-1086.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM.
- THE PROPERTY SHOWN IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 25027C0933E & 25027C0931E WITH AN EFFECTIVE DATE OF 7/04/2011.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON RTK GPS OBSERVATIONS ON THE KEYSTONE REAL TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.

TEST PIT DATA
 PERFORMED BY: PETER ENGLE, PE / SE14009
 DATE: 9-3-20

- | | | |
|--|---|---|
| <p>IP12
REFUSAL 108"
SANDY LOAM TOP SOIL
LOAMY SAND SUBSOIL
ESHGW 36"</p> <p>IP13
REFUSAL 12"</p> <p>IP14
REFUSAL 78"
SANDY LOAM TOP SOIL
LOAMY SAND SUBSOIL
ESHGW 36"</p> <p>IP15
REFUSAL 108"
SANDY LOAM TOP SOIL
SANDY LOAM SUBSOIL
ESHGW 36"</p> | <p>IP16
REFUSAL 150"
SANDY LOAM TOP SOIL
LOAMY SAND SUBSOIL
ESHGW 36"</p> <p>IP29
REFUSAL 120"
SANDY LOAM TOP SOIL
LOAMY SAND SUBSOIL
ESHGW 36"</p> | <p>IP30
REFUSAL 132"
SANDY LOAM TOP SOIL
LOAMY SAND SUBSOIL
ESHGW 36"</p> <p>IP32
REFUSAL 96"
SANDY LOAM TOP SOIL
LOAMY SAND SUBSOIL
ESHGW 36"</p> <p>IP33
REFUSAL 108"
SANDY LOAM TOP SOIL
LOAMY SAND SUBSOIL
ESHGW 36"</p> |
|--|---|---|

TEST PIT DATA
 PERFORMED BY: PETER ENGLE, PE / SE14009
 DATE: 4-12-23

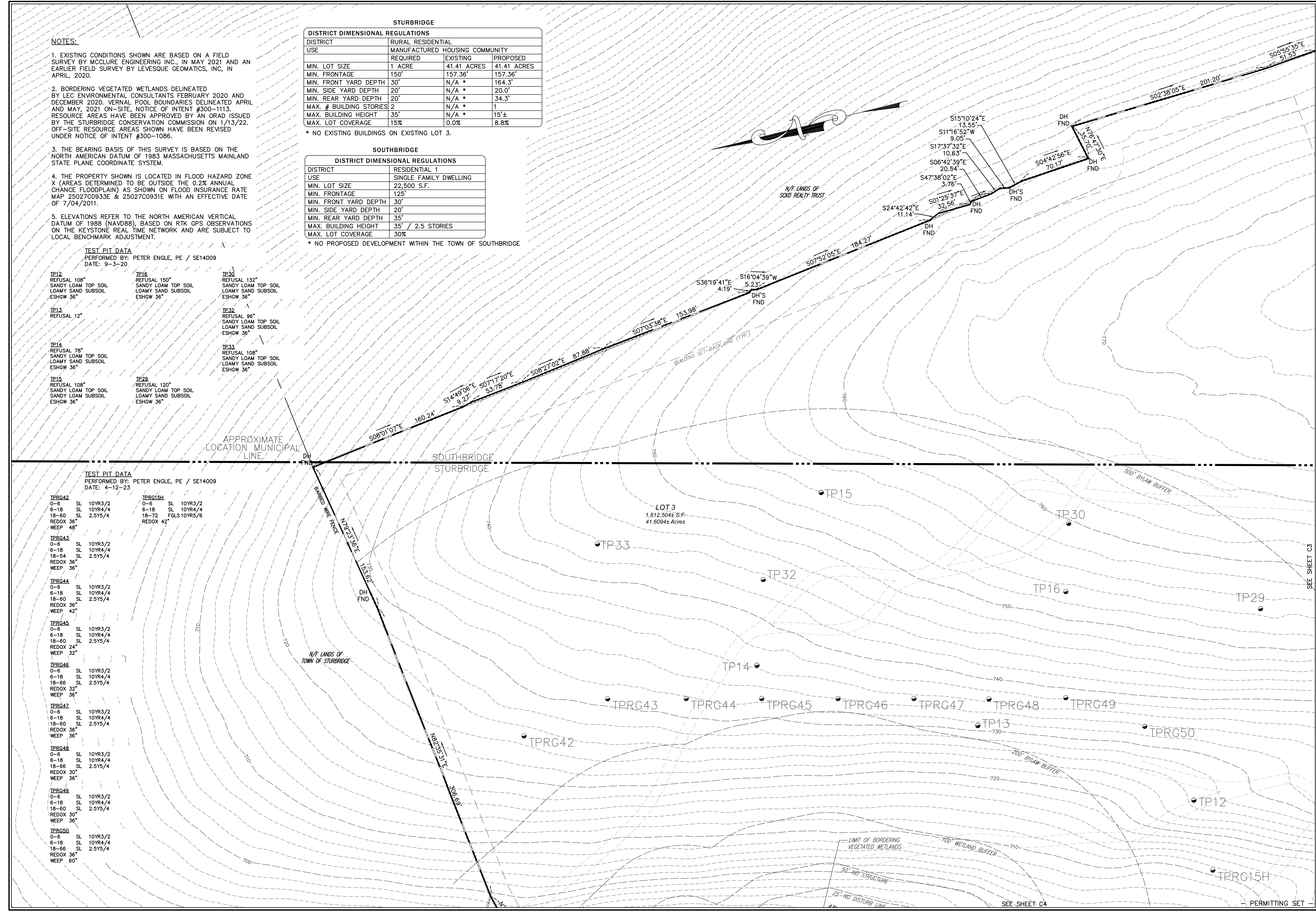
- | | |
|---|--|
| <p>TERG42
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 36"
WEEP 48"</p> <p>TERG43
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-54 SL 2.5Y5/4
REDOX 36"
WEEP 36"</p> <p>TERG44
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 36"
WEEP 42"</p> <p>TERG45
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 24"
WEEP 32"</p> <p>TERG46
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-66 SL 2.5Y5/4
REDOX 32"
WEEP 36"</p> <p>TERG47
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 36"
WEEP 36"</p> <p>TERG48
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-66 SL 2.5Y5/4
REDOX 30"
WEEP 36"</p> <p>TERG49
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 30"
WEEP 36"</p> <p>TERG50
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-66 SL 2.5Y5/4
REDOX 36"
WEEP 60"</p> | <p>TERG51H
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-72 FLS 10YR5/6
REDOX 42"</p> |
|---|--|

STURBRIDGE			
DISTRICT DIMENSIONAL REGULATIONS			
DISTRICT	RURAL RESIDENTIAL		
USE	MANUFACTURED	HOUSING COMMUNITY	PROPOSED
MIN. LOT SIZE	1 ACRE	41.41 ACRES	41.41 ACRES
MIN. FRONTAGE	150'	157.36'	157.36'
MIN. FRONT YARD DEPTH	30'	N/A *	164.3'
MIN. SIDE YARD DEPTH	20'	N/A *	20.0'
MIN. REAR YARD DEPTH	20'	N/A *	34.3'
MAX. # BUILDING STORIES	2	N/A *	1
MAX. BUILDING HEIGHT	35'	N/A *	15'±
MAX. LOT COVERAGE	15%	0.0%	8.8%

SOUTHBRIDGE	
DISTRICT DIMENSIONAL REGULATIONS	
DISTRICT	RESIDENTIAL 1
USE	SINGLE FAMILY DWELLING
MIN. LOT SIZE	22,500 S.F.
MIN. FRONTAGE	125'
MIN. FRONT YARD DEPTH	30'
MIN. SIDE YARD DEPTH	20'
MIN. REAR YARD DEPTH	35'
MAX. BUILDING HEIGHT	35' / 2.5 STORIES
MAX. LOT COVERAGE	30%

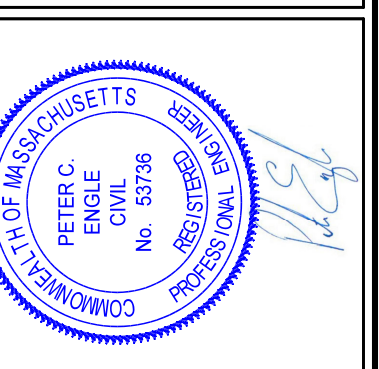
* NO EXISTING BUILDINGS ON EXISTING LOT 3.

* NO PROPOSED DEVELOPMENT WITHIN THE TOWN OF SOUTHBRIDGE



HORIZ. SCALE IN FEET: 1"=40'	
REV	DATE
1	11.10.22
2	4.28.23
REVISIONS	DESCRIPTION
MADE	APVD
PE	PE
PE	PE

PETER C. ENGLE, P.E.
 PROFESSIONAL ENGINEER
 MA LIC. NO. 53736



McCLURE
 ENGINEERING, INC.
 119 Worcester Road
 Charlton, MA 01507
 Tel: (508) 248-2005
 Fax: (508) 248-4887
 Email: pengle@mcclureengineers.com

SPECIAL PERMIT AND SITE PLAN
 "BLUEBERRY HILL ESTATES"
 LOT 3 BERRY FARMS ROAD
 STURBRIDGE, MA 01566
 PREPARED FOR
 JUSTIN STELMOK
 WORCESTER, MA 01607

DRAWN BY:	WCH
DATE:	4/12/22
CHEK BY:	PE
SCALE:	1"=40'
PROJ. NO.	287-2118-K
EXISTING CONDITIONS	
SHEET C2 OF 31	

STURBRIDGE

DISTRICT DIMENSIONAL REGULATIONS			
DISTRICT	RURAL RESIDENTIAL		
USE	MANUFACTURED HOUSING COMMUNITY		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	1 ACRE	41.41 ACRES	41.41 ACRES
MIN. FRONTAGE	150'	157.36'	157.36'
MIN. FRONT YARD DEPTH	30'	N/A *	164.3'
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SOUTHBRIDGE

DISTRICT DIMENSIONAL REGULATIONS	
DISTRICT	RESIDENTIAL 1
USE	SINGLE FAMILY DWELLING
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MAX. BUILDING HEIGHT	35' / 2.5 STORIES
MAX. LOT COVERAGE	30%

* NO PROPOSED DEVELOPMENT WITHIN THE TOWN OF SOUTHBRIDGE

TEST PIT DATA
PERFORMED BY: PETER ENGLE, PE / SE14009
DATE: 9-3-20

SIP#	DEPTH	LAYER	TEXTURE
SIP2	0-3"	Ao	SL
	3-18"	Bw	SL
	18-90"	C	LS
	REDOX @ 36"		
	REFUSAL @ 90"		

TEST PIT DATA
PERFORMED BY: PETER ENGLE, PE / SE14009
DATE: 4-12-23

SIP#	DEPTH	LAYER	TEXTURE
SIP5	0-4"	Ao	SL
	4-18"	Bw	SL
	18-120"	C	LS
	REDOX @ 36"		
	REFUSAL @ 120"		

TEST PIT DATA
PERFORMED BY: PETER ENGLE, PE / SE14009
DATE: 4-12-23

SIP#	DEPTH	LAYER	TEXTURE
SIP6	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4
	18-72"	FGLS	10YR5/6
	REDOX 42"		

TEST PIT DATA
PERFORMED BY: PETER ENGLE, PE / SE14009
DATE: 4-12-23

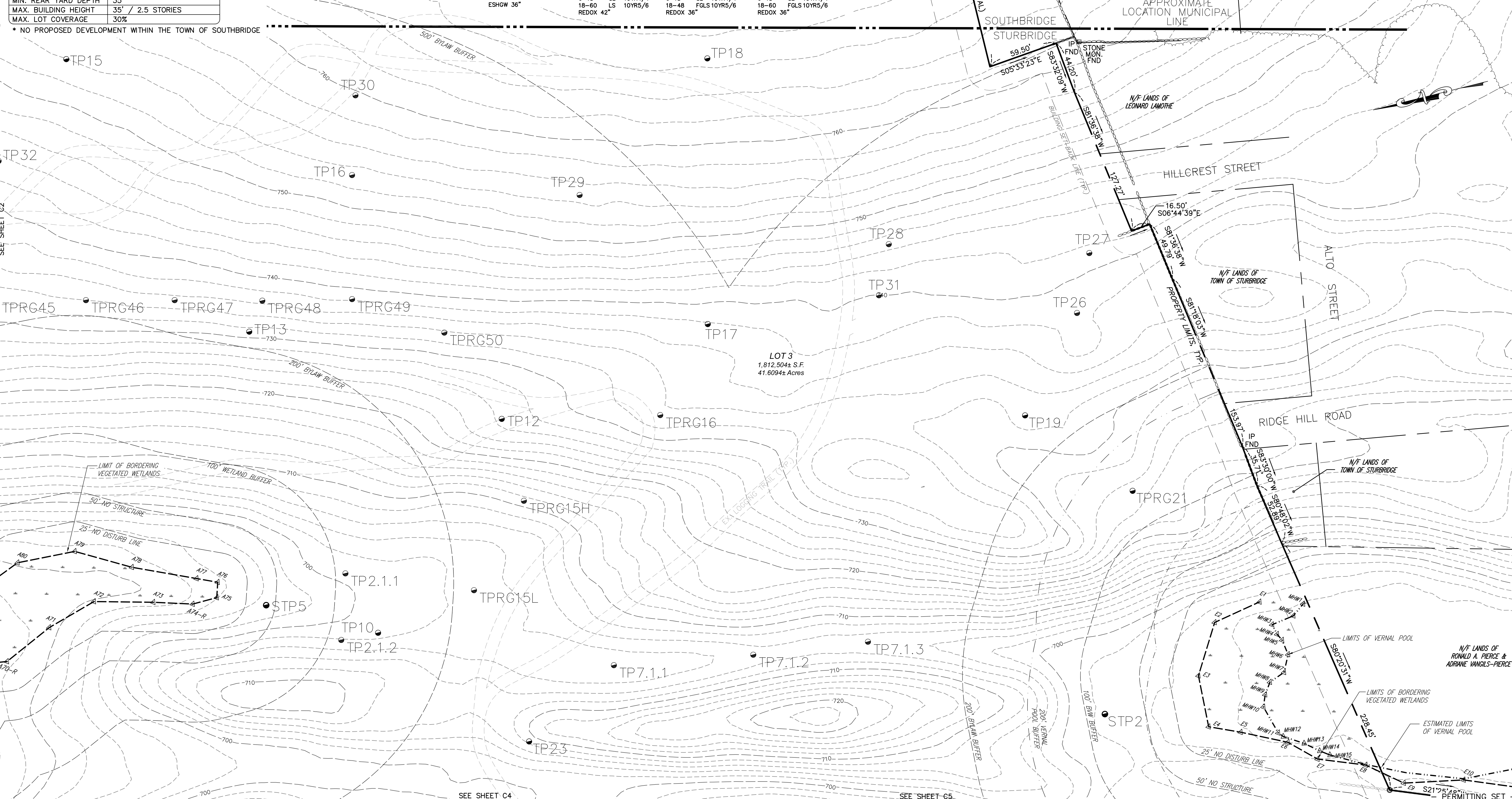
SIP#	DEPTH	LAYER	TEXTURE
SIP7	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4
	18-66"	FGLS	10YR5/6
	REDOX 42"		

TEST PIT DATA
PERFORMED BY: PETER ENGLE, PE / SE14009
DATE: 4-12-23

SIP#	DEPTH	LAYER	TEXTURE
SIP8	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4
	18-72"	FGLS	10YR5/6
	REDOX 42"		

TEST PIT DATA
PERFORMED BY: PETER ENGLE, PE / SE14009
DATE: 4-12-23

SIP#	DEPTH	LAYER	TEXTURE
SIP9	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4
	18-60"	FGLS	10YR5/6
	REDOX 42"		



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LOT 3 BERRY FARMS ROAD
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PREPARED FOR
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WORCESTER, MA 01607

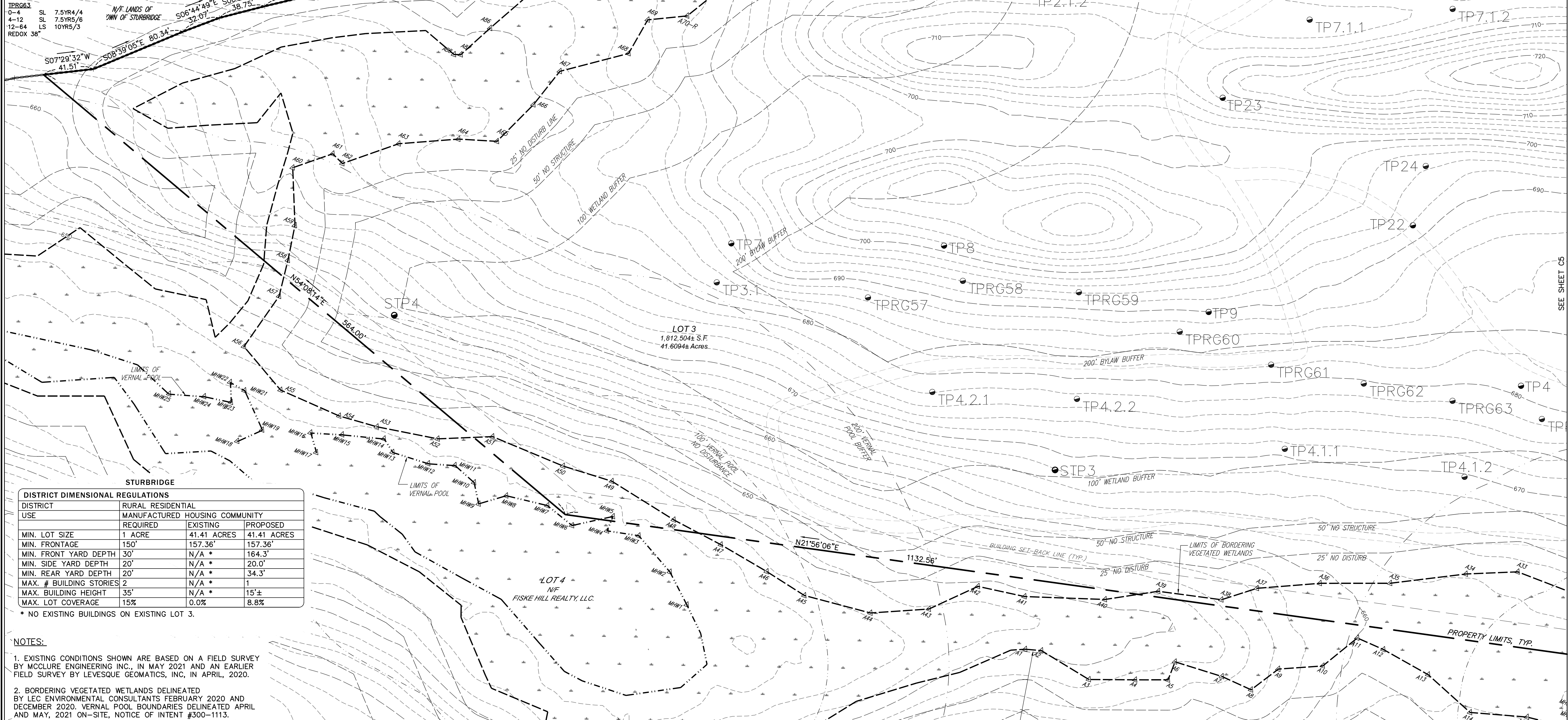
DRAWN BY: WCN
DATE: 4/11/22
CHK BY: JPE
SCALE: 1"=40'
PROJ. NO. 287-2118-K

EXISTING CONDITIONS

SHEET **C3** OF **31**

TEST PIT DATA
 PERFORMED BY: PETER ENGLE, PE / SE14009
 DATE: 4-12-23

TPRG58	0-4 SL 7.5YR4/4	TP3.1	0-6 SL 10YR3/2	TP4.1.1	0-4 SL 7.5YR4/4
4-12 SL 7.5YR5/6	6-18 SL 10YR4/4	4-12 SL 7.5YR5/6	4-12 SL 10YR4/4	4-12 SL 7.5YR5/6	4-12 SL 10YR4/4
12-36 LS 10YR5/3	18-72 LS 10YR5/6	12-36 LS 10YR5/3	12-72 LS 10YR5/6	12-84 LS 10YR5/3	12-84 LS 10YR5/3
	REDOX 42"		REDOX 42"		REDOX 42"
TPRG59	0-4 SL 7.5YR4/4	TP4.2.1	0-4 SL 10YR3/2	TP4.1.2	0-6 SL 10YR3/2
4-12 SL 7.5YR5/6	4-12 SL 10YR4/4	4-12 SL 10YR4/4	6-18 SL 10YR4/4	6-18 SL 10YR4/4	6-18 SL 10YR4/4
12-36 LS 10YR5/3	12-72 LS 10YR5/6	12-72 LS 10YR5/3	18-66 GSL 10YR5/6	18-66 GSL 10YR5/6	18-66 GSL 10YR5/6
	REDOX 36"		REDOX 36"		REDOX 36"
TPRG60	0-4 SL 7.5YR4/4	TP4.2.2	0-4 SL 7.5YR4/4	RG5Z	4 SL 7.5YR4/4
4-12 SL 7.5YR5/6	4-12 SL 7.5YR5/6	4-12 SL 7.5YR5/6	4-12 SL 7.5YR5/6	12 SL 7.5YR5/6	12 SL 7.5YR5/6
12-54 LS 10YR5/3	12-64 LS 10YR5/3	12-64 LS 10YR5/3	12-64 LS 10YR5/3	-48 LS 10YR5/6	-48 LS 10YR5/6
	REDOX 42"		REDOX 42"	DOX 36"	DOX 36"
TPRG61	0-4 SL 7.5YR4/4	TPRG3	0-4 SL 7.5YR4/4		
4-12 SL 7.5YR5/6	4-12 SL 7.5YR5/6	4-12 SL 7.5YR5/6	4-12 SL 7.5YR5/6		
12-74 LS 10YR5/3	12-64 LS 10YR5/3	12-64 LS 10YR5/3	12-64 LS 10YR5/3		
	REDOX 36"		REDOX 36"		
TPRG63	0-4 SL 7.5YR4/4				
4-12 SL 7.5YR5/6	4-12 SL 7.5YR5/6				
12-64 LS 10YR5/3	12-64 LS 10YR5/3				
	REDOX 36"				



DISTRICT DIMENSIONAL REGULATIONS

DISTRICT	RURAL RESIDENTIAL	MANUFACTURED HOUSING COMMUNITY	
USE	REQUIRED	EXISTING	PROPOSED
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MAX. BUILDING HEIGHT	35'	N/A *	15'±
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 PERFORMED BY: PETER ENGLE, PE / SE14009
 DATE: 9-3-20

STP3	DEPTH	LAYER	TEXTURE	STP4	DEPTH	LAYER	TEXTURE	TP7	REFUSAL 60"	TP8	REFUSAL 18"	TP22	REFUSAL 126"
0-4"	Ao	SL		0-4"	Ao	SL		SANDY LOAM TOP SOIL		650		SANDY LOAM TOP SOIL	
4-18"	Bw	SL		4-18"	Bw	SL		LOAMY SAND SUBSOIL				LOAMY SAND SUBSOIL	
18-72"	C	GLS		18-120"	C	LS		ESHGW 36"				N 36"	
	REDOX @ 30"				REDOX @ 36"								
	REFUSAL @ 72"				REFUSAL @ 120"								
STP4	DEPTH	LAYER	TEXTURE	TP8	REFUSAL 24"	TP10	REFUSAL 60"	TP23	REFUSAL 54"				
0-4"	Ao	SL				SANDY LOAM TOP SOIL		SANDY LOAM TOP SOIL					
4-18"	Bw	SL				LOAMY SAND SUBSOIL		LOAMY SAND SUBSOIL					
18-120"	C	LS				ESHGW 36"		ESHGW 36"					
	REDOX @ 36"												
	REFUSAL @ 120"												

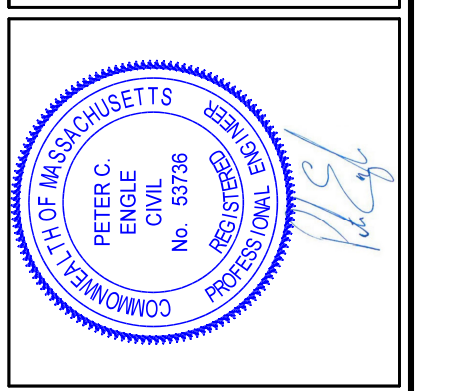
SCALE IN FEET: 1"=40'

HOR. SCALE IN FEET: 1"=40'

PETER C. ENGLE, P.E.
 PROFESSIONAL ENGINEER

MA LIC. NO. 53736

REV	DATE	TOWN, DEP. PEER ENG. COMMENTS	DESCRIPTION	MADE (APVD)
1	11.10.22		PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23		PER CON. & PEER ENG. COMMENTS	PE



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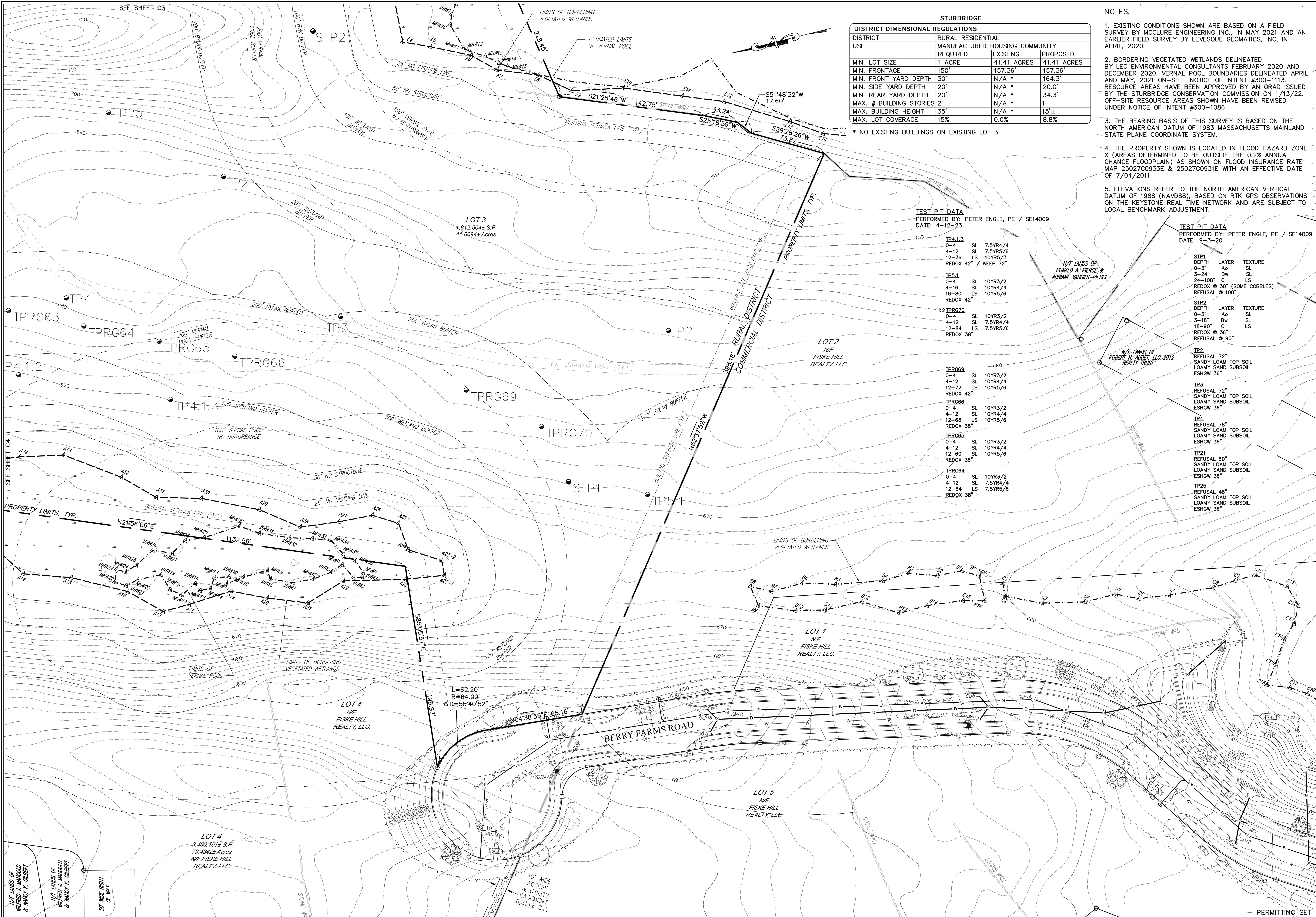
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DRAWN BY: WCN
 DATE: 4/12/22
 CHK BY: PE
 SCALE: 1"=40'
 PROJ. NO. 287-2118-K

EXISTING CONDITIONS

SHEET **C4** OF **31**



STURBRIDGE

DISTRICT DIMENSIONAL REGULATIONS			
DISTRICT	USE	REQUIRED	PROPOSED
RURAL RESIDENTIAL	MANUFACTURED HOUSING COMMUNITY		
MIN. LOT SIZE		1 ACRE	41.41 ACRES
MIN. FRONTAGE		150'	157.36'
MIN. FRONT YARD DEPTH		30'	N/A *
MIN. SIDE YARD DEPTH		20'	N/A *
MIN. REAR YARD DEPTH		20'	N/A *
MAX. # BUILDING STORIES		2	N/A *
MAX. BUILDING HEIGHT		35'	N/A *
MAX. LOT COVERAGE		15%	0.0%

* NO EXISTING BUILDINGS ON EXISTING LOT 3.

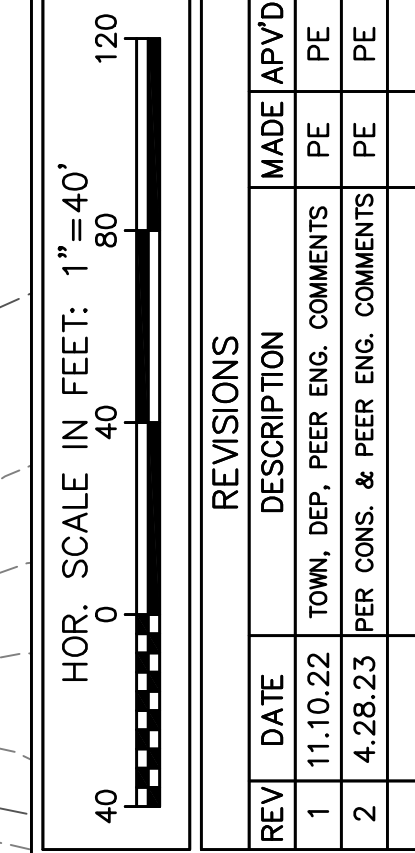
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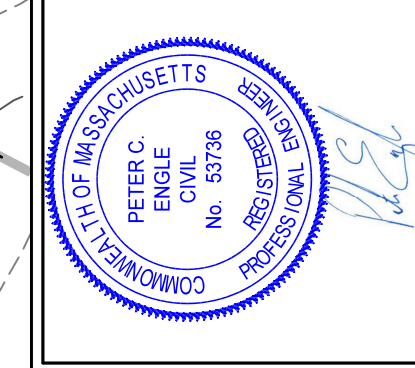
TEST PIT	DEPTH	LAYER	TEXTURE
TP4.1.3	0-4	SL	7.5YR4/4
	4-12	SL	7.5YR5/6
	12-76	LS	10YR5/3
TP5.1	0-4	SL	10YR3/2
	4-16	SL	10YR4/4
	16-80	LS	10YR5/6
TPRG70	0-4	SL	10YR3/2
	4-12	SL	7.5YR4/4
	12-84	LS	7.5YR5/6
TPRG69	0-4	SL	10YR3/2
	4-12	SL	10YR4/4
	12-72	LS	10YR5/6
TPRG66	0-4	SL	10YR3/2
	4-12	SL	10YR4/4
	12-68	LS	10YR5/6
TPRG65	0-4	SL	10YR3/2
	4-12	SL	10YR4/4
	12-60	SL	10YR5/6
TPRG64	0-4	SL	10YR3/2
	4-12	SL	7.5YR4/4
	12-64	LS	7.5YR5/6

TEST PIT DATA
 PERFORMED BY: PETER ENGLE, PE / SE14009
 DATE: 9-3-20

SITE#	DEPTH	LAYER	TEXTURE
SITE1	0-3"	So	SL
	3-24"	Bw	SL
	24-108"	C	LS
	REDOX @ 30" (SOME COBBLES)		
REFUSAL @ 108"			
SITE2	0-3"	So	SL
	3-18"	Bw	SL
	18-90"	C	LS
	REDOX @ 36"		
REFUSAL @ 90"			
TP2	REFUSAL 72"		
	SANDY LOAM TOP SOIL		
	LOAMY SAND SUBSOIL		
TP3	REFUSAL 72"		
	SANDY LOAM TOP SOIL		
	LOAMY SAND SUBSOIL		
TP4	REFUSAL 78"		
	SANDY LOAM TOP SOIL		
	LOAMY SAND SUBSOIL		
TP21	REFUSAL 60"		
	SANDY LOAM TOP SOIL		
	LOAMY SAND SUBSOIL		
TP25	REFUSAL 48"		
	SANDY LOAM TOP SOIL		
	LOAMY SAND SUBSOIL		



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"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
 PREPARED FOR
JUSTIN STELMOK
WORCESTER, MA 01607

DRAWN BY: WCN
 DATE: 4/12/22
 CHK BY: PE
 SCALE: 1"=40'
 PROJ. NO. 287-2118-K

EXISTING CONDITIONS

SHEETS C7,
C11 & C15

SHEETS C8,
C12 & C16

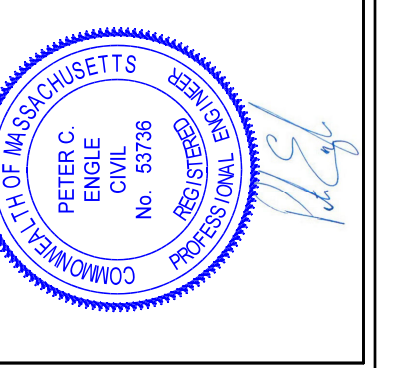
SHEETS C10,
C14 & C18

SHEETS C9,
C13 & C17

HOR. SCALE IN FEET: 1"=80'

REV.	DATE	DESCRIPTION	MADE (APVD)
1	11.10.22	TOWN, DEP., PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE

PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 53736



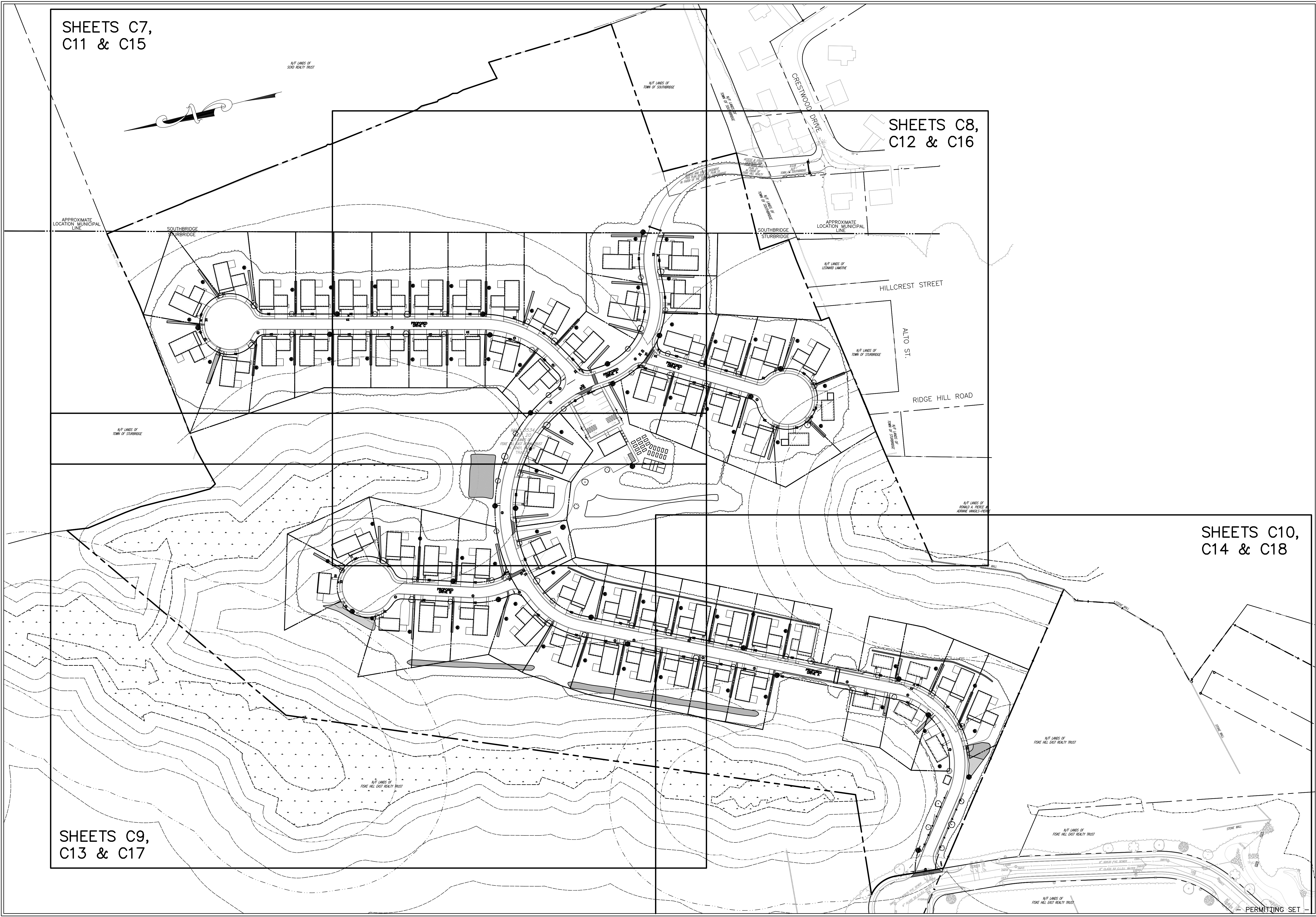
McCLURE
ENGINEERING, INC.
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax: (508) 248-4887
Email: pengle@mcclureengineers.com

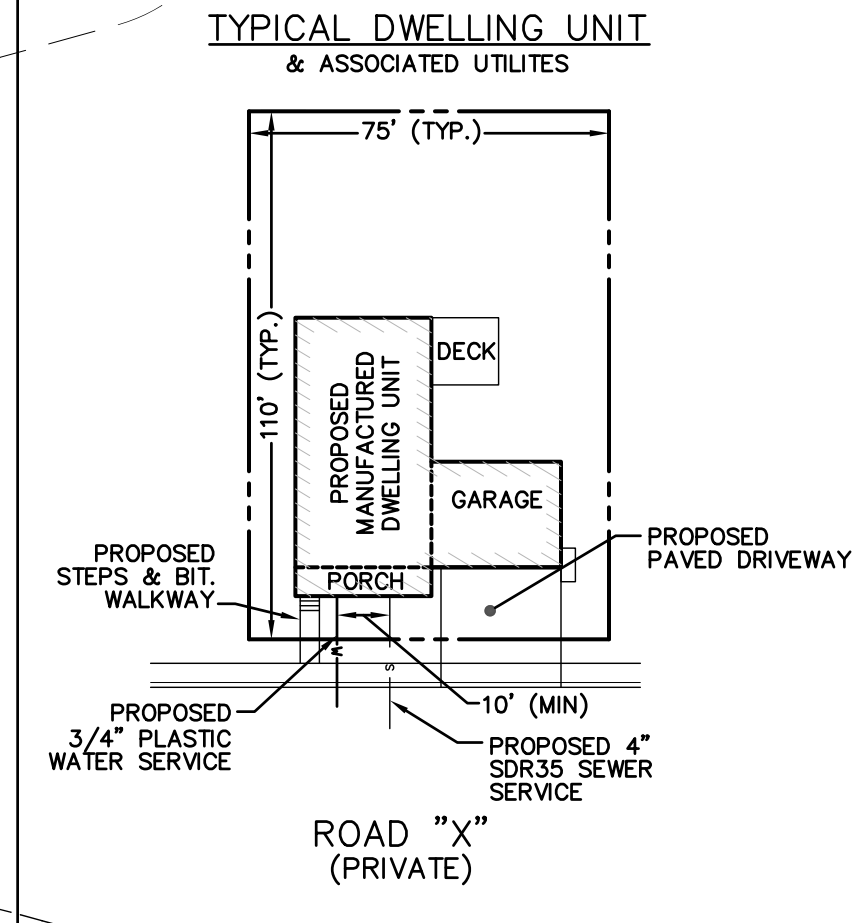
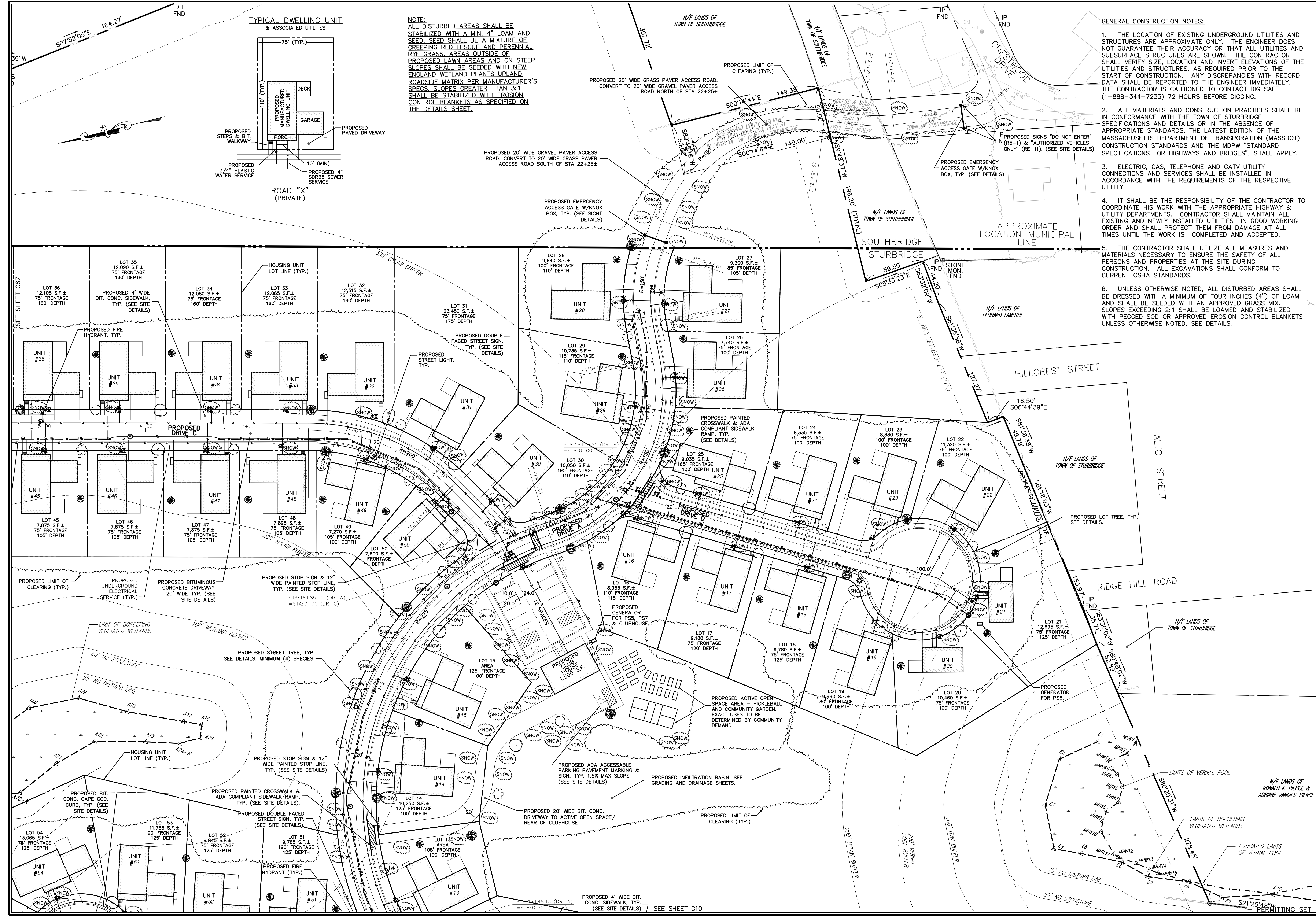
SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY: WCN
DATE: 4/1/22
CHK BY: OPM
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PROJ. NO. 287-2118K

OVERALL LAYOUT /
KEY PLAN

SHEET **C6** OF **31**





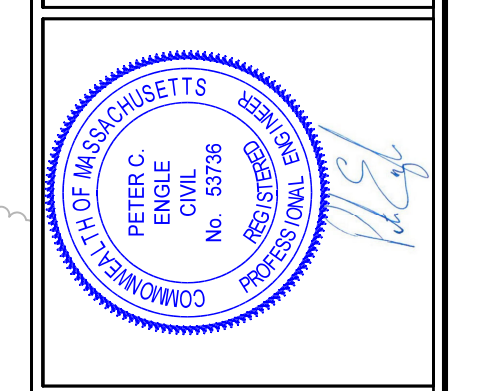
NOTE:
 ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIN. 4\"/>

- GENERAL CONSTRUCTION NOTES:**
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HOR. SCALE IN FEET: 1"=40'

REV.	DATE	DESCRIPTION	MADE BY	APVD BY
1	11.10.22	TOWN DEP. PEER ENG. COMMENTS	PE	PE
2	4.28.23	PEER CONS. & PEER ENG. COMMENTS	PE	PE

PETER C. ENGLE, P.E.
 PROFESSIONAL ENGINEER
 MA LIC. NO. 53736



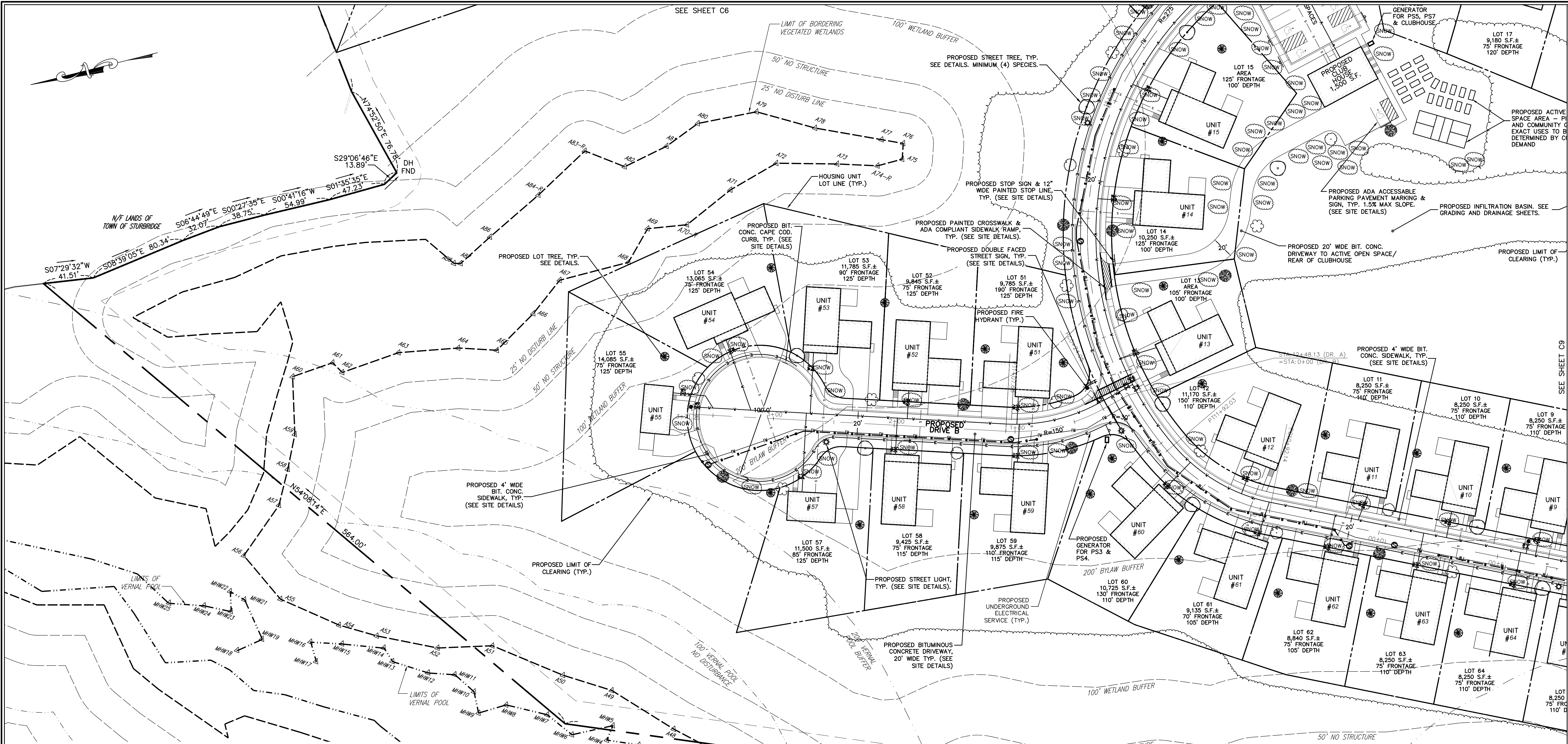
McCLURE ENGINEERING, INC
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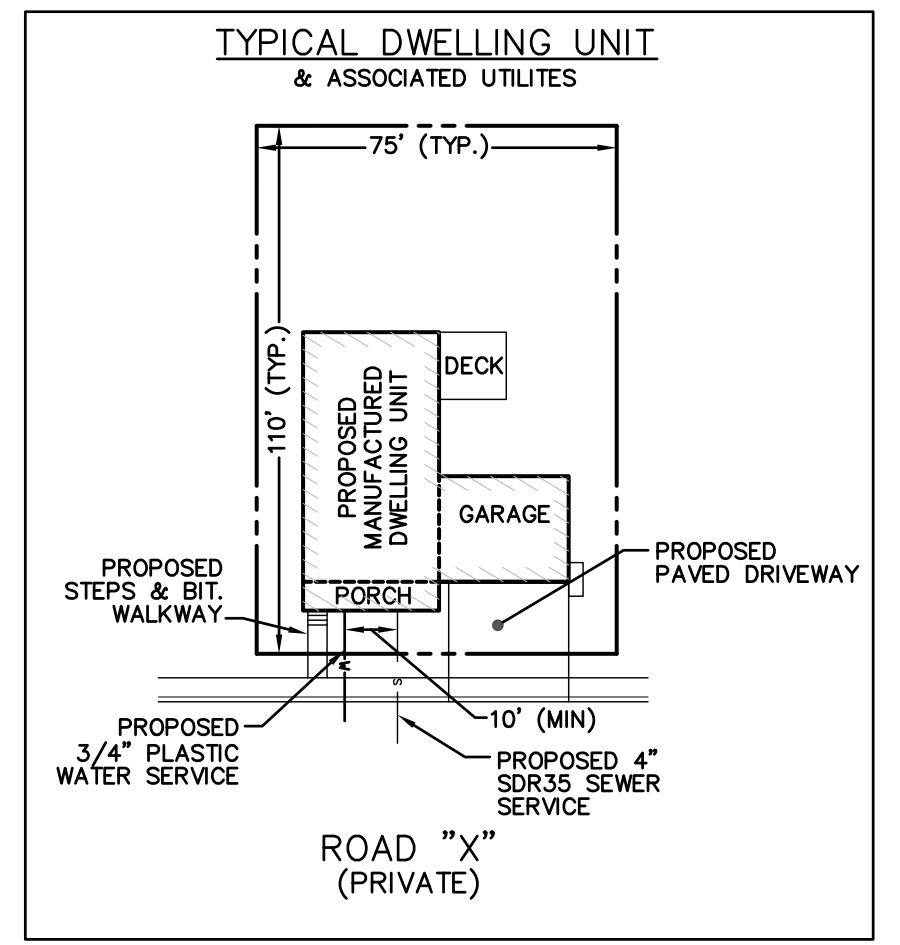
LAYOUT & MATERIALS PLAN

SHEET **C8** OF **31**



GENERAL CONSTRUCTION NOTES:

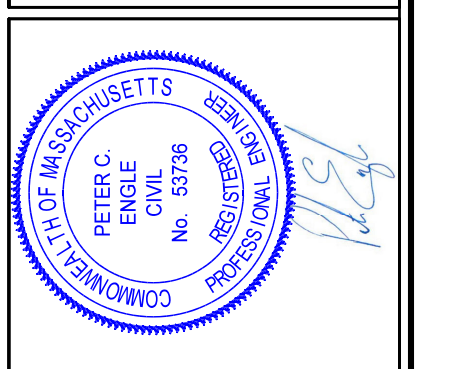
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NOTE:
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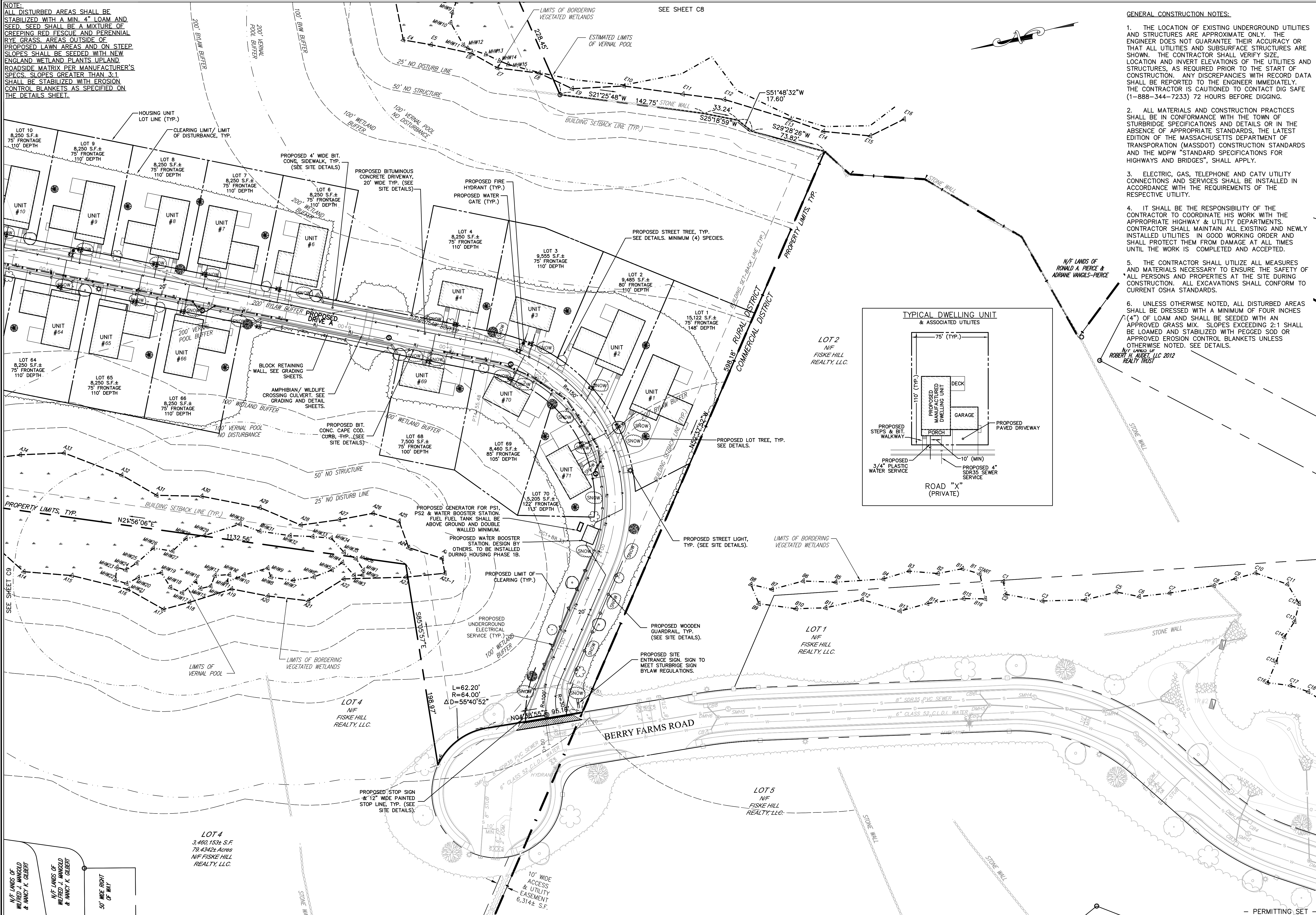
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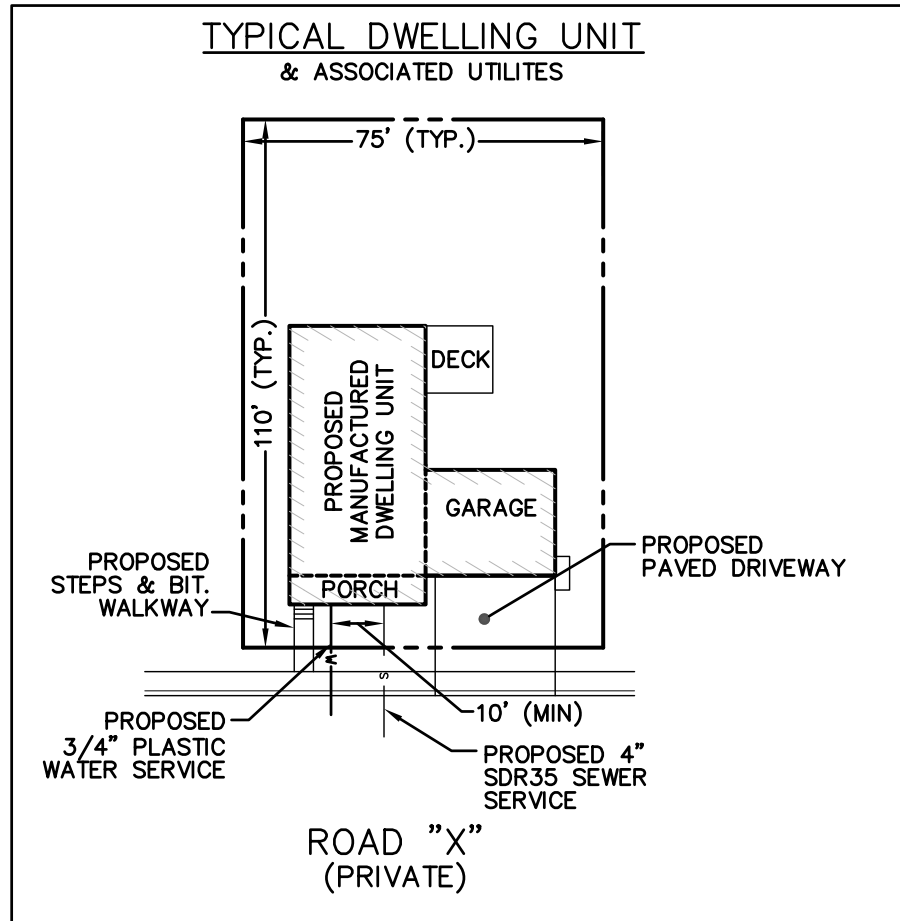
DRAWN BY: WCN
 DATE: 4/11/22
 CHK BY: PE
 SCALE: 1"=40'
 PROJ. NO. 287-2118-K

LAYOUT & MATERIALS PLAN
 SHEET C9 OF 31
 - PERMITTING SET -

NOTE:
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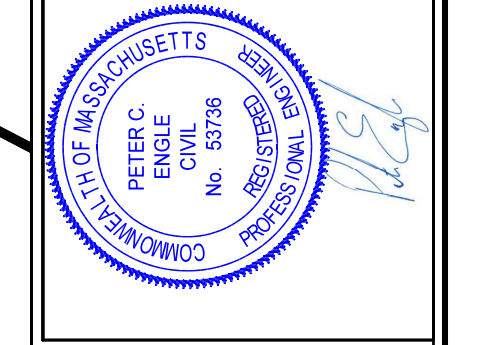


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 PROJ. NO. 287-2118-K

LAYOUT & MATERIALS PLAN
 SHEET **C10** OF **31**

- PERMITTING SET -

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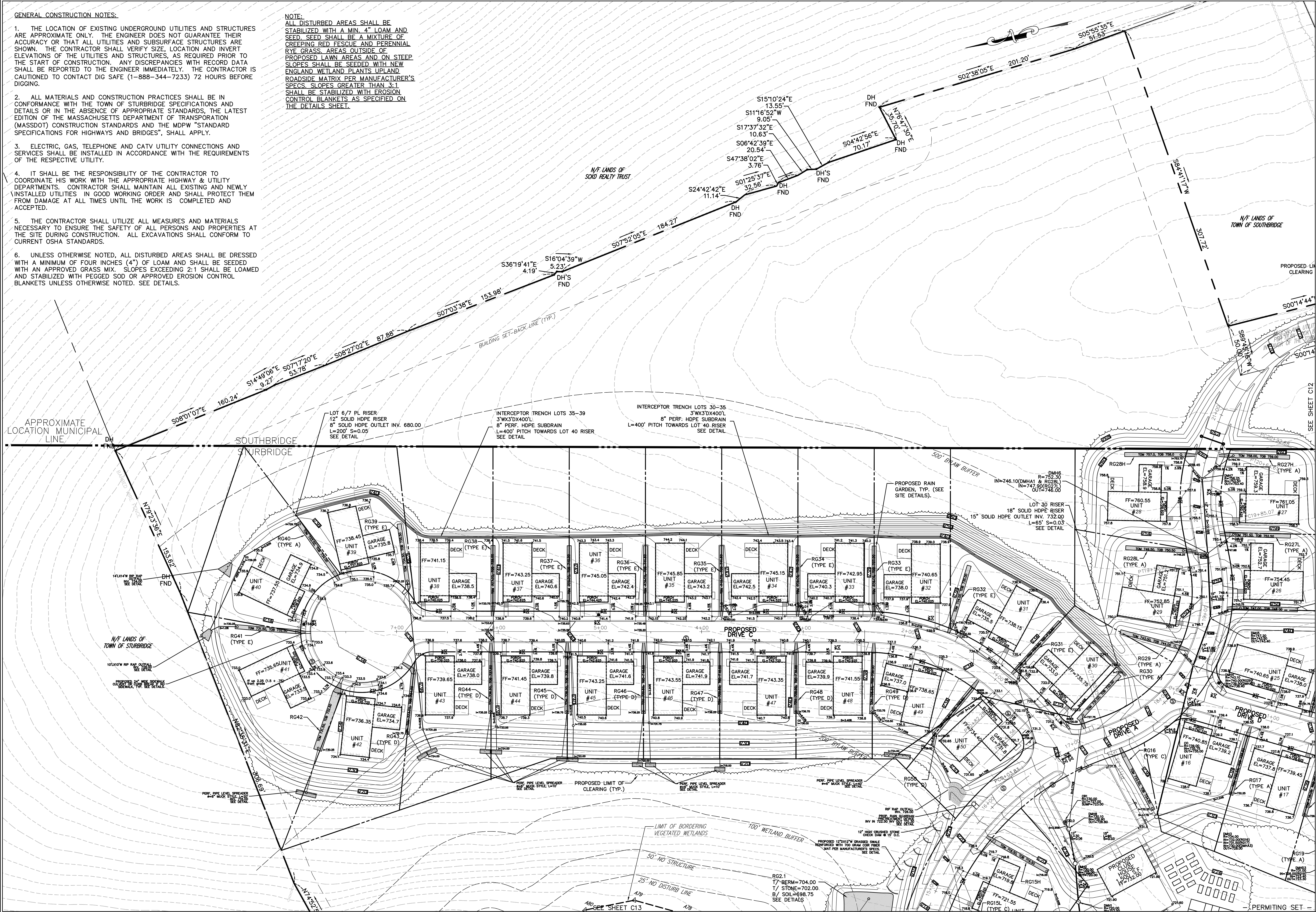
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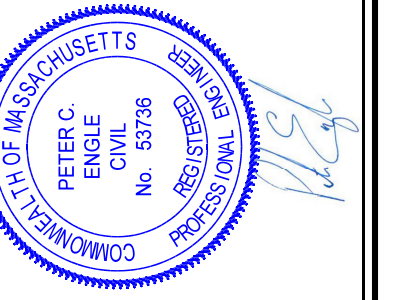
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DRAWN BY: WCN
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GRADING & DRAINAGE PLAN

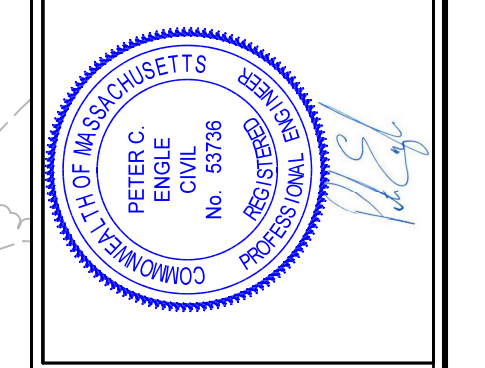


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DRAWN BY:	WON
DATE:	4/12/22
CHK BY:	CPH
SCALE:	1"=40'
PROJ. NO.:	287-2118K

GRADING & DRAINAGE PLAN
 SHEET **C12** OF **31**

NOTE:
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SEE SHEET C11

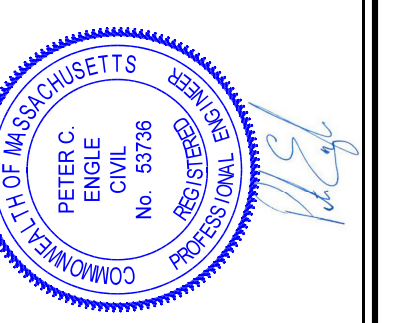


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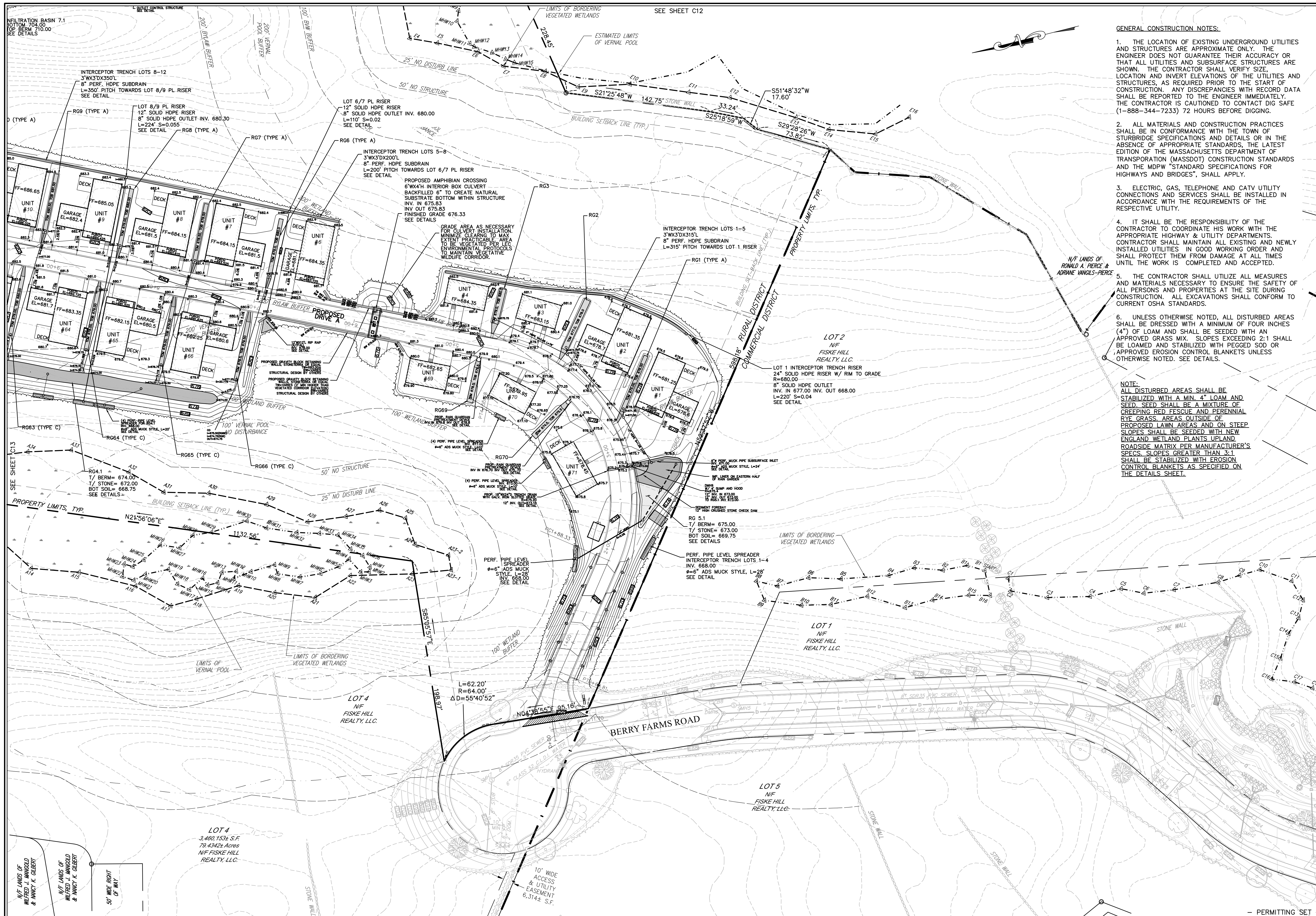


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 DATE: 4/1/22
 CHK BY: OPM
 SCALE: 1"=40'
 PROJ. NO. 287-2118K

GRADING &
 DRAINAGE PLAN



- GENERAL CONSTRUCTION NOTES:**
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
 2. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE TOWN OF STURBRIDGE SPECIFICATIONS AND DETAILS OR IN THE ABSENCE OF APPROPRIATE STANDARDS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", SHALL APPLY.
 3. ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY & UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
 5. THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
 6. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED. SEE DETAILS.

NOTE:
ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIN. 4" LOAM AND SEED. SEED SHALL BE A MIXTURE OF CREEPING RED FESCUE AND PERENNIAL RYE GRASS. AREAS OUTSIDE OF PROPOSED LAWN AREAS AND ON STEEP SLOPES SHALL BE SEEDDED WITH NEW ENGLAND WETLAND PLANTS UP AND ROADSIDE MATRIX PER MANUFACTURER'S SPECS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS AS SPECIFIED ON THE DETAILS SHEET.

REV	DATE	TOWN, DEP. PEER ENG. COMMENTS	MADE (APVD)
1	11.10.22	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE

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SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
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GRADING & DRAINAGE PLAN

RESPONSIBILITIES OF OWNER/PERMITEE

- THE OWNER/ PERMITEE SHALL:
- PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT THE OWNER HAS ACQUIRED.
 - INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS.

RESPONSIBILITIES OF CONTRACTOR

THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENTATION.

THE CONTRACTOR SHALL:

- INSTALL, MONITOR, AND MAINTAIN ALL OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN
- COMPLY WITH ALL PERMIT REQUIREMENTS.

PRE-CONSTRUCTION CONFERENCE

PRIOR TO CONSTRUCTION, FOLLOWING INSTALLATION OF EROSION CONTROL. THE PERMITEE, OWNER-OF-RECORD, CONTRACTOR, ENGINEER, AND TOWN REPRESENTATIVE (CONSERVATION COMMISSION) SHALL HOLD A "PRE-CONSTRUCTION" CONFERENCE AT THE SITE TO REVIEW THE INSTALLATION OF THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL MEASURES.

GENERAL CONTROLS

- CLEANING OF STORMWATER STRUCTURES:**
CLEAN ALL STORMWATER STRUCTURES INCLUDING, BUT NOT LIMITED TO, PIPES, SWALES, SUBSURFACE RETENTION BASINS, SEDIMENT TRAPS, AND RIPRAP APRONS OF SEDIMENT UPON COMPLETION OF THE PROJECT.
- PAVEMENT MAINTENANCE:**
THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR TOWN, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.
- WASTE DISPOSAL:**
THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTAINERS SHALL BE PROMPTLY EMPTIED WHEN FULL.

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:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- 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.
- 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.
- 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 TROP DRESSING OF THE CONSTRUCTION ENTRANCE AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TROP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

TEMPORARY STABILIZATION MEASURES

EROSION CONTROL BARRIERS:
INSTALL EROSION CONTROL BARRIERS AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE EROSION CONTROL BARRIER INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE HEIGHT. REPAIR AND/OR REPLACE THE SILT FENCE/ HAYBALES IMMEDIATELY IF DAMAGED OR DETERIORATED.

STOCKPILING OR STORAGE OF EXCAVATED MATERIALS:
COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH STRAW WATTLES TO PREVENT TRANSPORTATION OF SEDIMENT. NO STOCKPILES SHALL BE KEPT WITHIN 100' WETLAND BUFFER ZONES.

DUST CONTROL:
TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ADJUTING PROPERTY OWNERS. BROOM OFF PAVEMENT AREAS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOIST ALL EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE AS NEEDED AND/OR AS DIRECTED BY THE ENGINEER. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-98, TYPE I. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY.

DEWATERING:
IF DEWATERING IS REQUIRED, WATER SHOULD BE DISCHARGED TO DEWATERING BAGS OR OTHER SEDIMENT REMOVAL DEVICES PRIOR TO DISCHARGE TO RESOURCE AREAS. WATER MAY ALSO BE USED FOR DUST CONTROL AND/OR VEGETATION WATERING.

PERMANENT STABILIZATION MEASURES

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEED, AND/OR MULCH IS WASHED AWAY BY RAINFALL, THE CONTRACTOR SHALL RESTORE THE AREA.

GENERAL CONDITIONS

- 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 TOWN MAY REQUIRE ADDITIONAL CONTROL MEASURES, INCLUDING BUT NOT LIMITED TO; ADDITIONAL STRAW WATTLES, HAYBALES, 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, OR OTHER SUCH CONTAMINATED MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER, 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 JUDGMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIAL IN A WATERWAY.
- ALL TEMPORARY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OF OTHER PARTICULATE MATTER FROM REENTERING 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 AREA 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 TOWN AND STATE AGENCIES.
- ALL REFUELING OF CONSTRUCTION EQUIPMENT IS TO TAKE PLACE OUTSIDE OF THE 200-FOOT BUFFER ZONE. NO CONCRETE WASHOUT OR WASHING OF CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN THE 200-FOOT BUFFER ZONE.
- INSPECTIONS:** EROSION CONTROLS SHALL BE INSPECTED DAILY OR AFTER A 0.25" STORM EVENT. INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH THE TIME AND DATE. LOG SHALL BE AVAILABLE FOR INSPECTION BY THE CONSERVATION AGENT OR COMMISSIONER.
- FILL MATERIAL TESTING:** CONSERVATION COMMISSION MAY REQUIRE TESTING OF OUTSIDE FILL SOURCES. THE RESULTS OF SUCH TESTING MAY BE REVIEWED BY A STATE OF MASSACHUSETTS LICENSED SITE PROFESSIONAL (LSP) AND CONSERVATION AGENT PRIOR TO DELIVERY OF SAID MATERIAL TO THE SITE. CONTRACTOR TO REFER TO CONSERVATION ORDER OF CONDITIONS FOR SPECIFIC SOIL TESTING AND REVIEW REQUIREMENTS FOR ALL OUTSIDE FILL SOURCES.
- DEP SIGN:** A SIGN SHALL BE DISPLAYED AT THE SITE NOT LESS THAN TWO (2) SQUARE FEET (S.F.) OR MORE THAN THREE (3) S.F. IN SIZE, BEARING THE WORDS "MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION" OR "MA DEP", FOLLOWED BY THE DEP FILE NUMBER AS DEPICTED ON THE ISSUED ORDER OF CONDITIONS.

CONSTRUCTION SCHEDULE AND EROSION & SEDIMENTATION CONTROL CHECKLIST

WORK DESCRIPTION

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.

- INSTALL STABILIZED CONSTRUCTION EXIT(S), SWPPP ENTRANCE SIGN, AND DEP SIGN.
- INSTALL EROSION CONTROL BARRIERS ON THE ENTIRE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE AND HAYBALES.)
- CONSERVATION INSPECTION WILL BE CONDUCTED AFTER INSTALLATION OF EROSION CONTROL BARRIERS ARE INSTALLED.
- PREPARE TEMPORARY PARKING AND STORAGE AREA UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: PARKING, LAY DOWN, PORTA POTT, MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- CLEAR AND GRUB AREA FOR SEDIMENT BASINS. CONSTRUCT AND STABILIZE SEDIMENT BASINS. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- BEGIN CLEARING AND GRUBBING THE SITE.
- INSTALL TEMPORARY DIVERSION DITCHES AND CHECK DAMS.
- BEGIN GRADING THE SITE AS NEEDED.
- START INSTALLATION OF DRAINAGE AND SITE WORK.
- 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

- PERMANENTLY STABILIZE ANY REMAINING EXPOSED AREAS.
- TEMPORARY DRAINAGE DITCHES TO BE REMOVED AND STABILIZED.
- SEDIMENT FROM BASINS TO BE REMOVED AND SEDIMENT DISPOSED OF OFFSITE. BASINS ARE TO BE CONVERTED TO FINAL STORMWATER BASINS AS SHOWN ON GRADING PLAN.
- ONCE ENTIRE SITE IS STABILIZED, CALL FOR FINAL INSPECTION FROM SITE MONITOR.

NOTES:

- ONCE CONSTRUCTION IS COMPLETED, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH LOAM AND SEED UNLESS OTHERWISE SPECIFIED.
- INSPECTIONS WILL BE CONDUCTED WEEKLY AND AFTER 0.25 INCH RAIN EVENTS. COPIES OF WEEKLY REPORTS AND RAIN EVENT REPORTS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION WITHIN SEVEN DAYS OF THE INSPECTION.
- EXTRA EROSION CONTROL MATERIALS (HAYBALES, SILT FENCE) EQUAL TO 100 LF SHALL BE KEPT ON SITE FOR EMERGENCY REPAIRS. THESE MATERIALS SHALL BE KEPT COVERED.

NOTE: APPLICANT AND/OR LANDOWNER SHALL NOTIFY THE TOWN OF STURBRIDGE IN WRITING AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING ANY WORK.

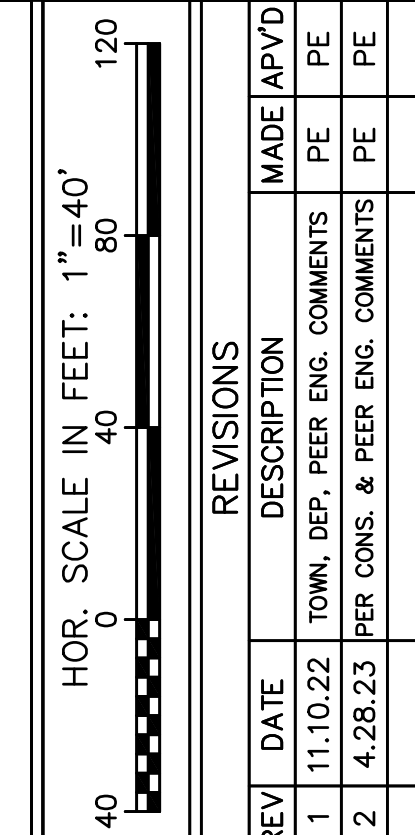
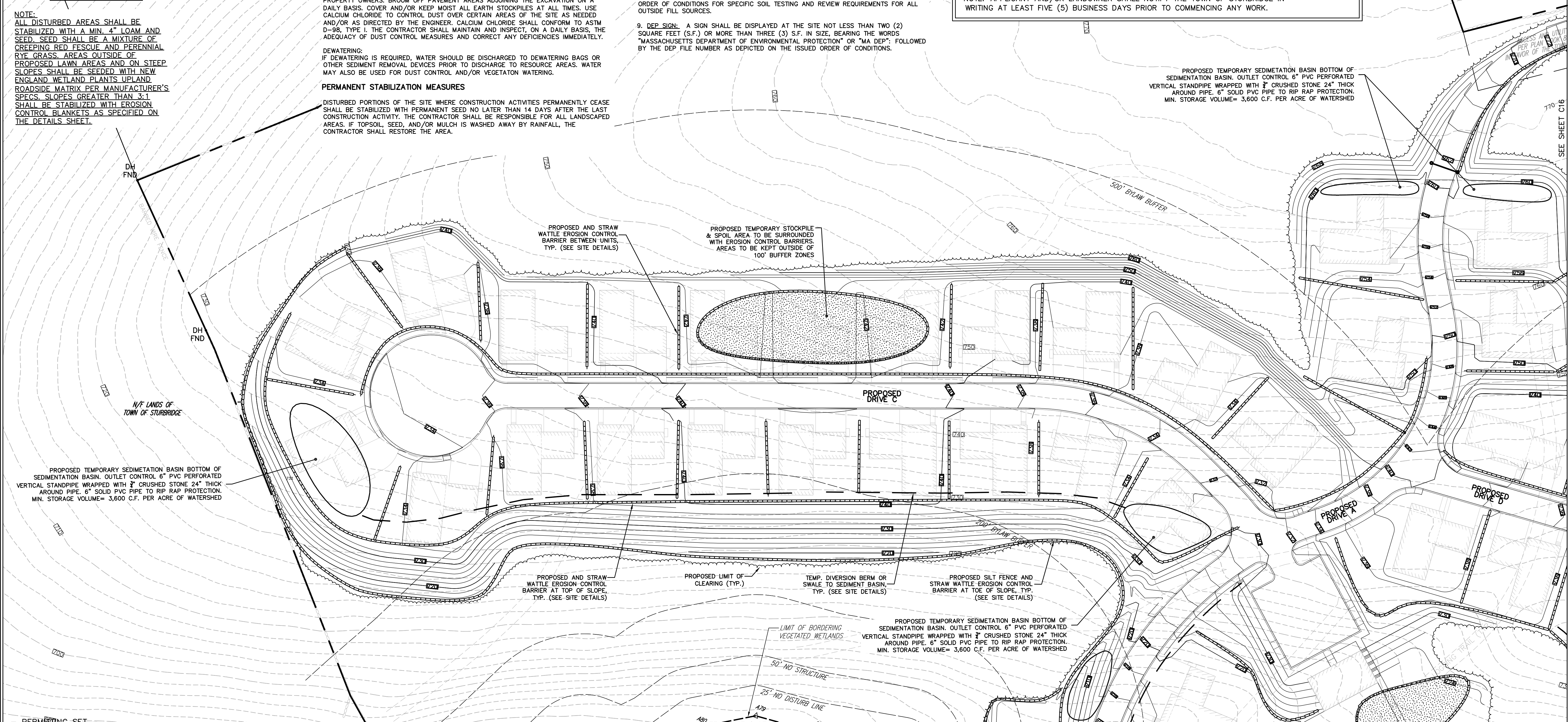
ACREAGE SUMMARY IN ACRES

SEEDED AREA	10.2 AC±
TOTAL DISTURBED	17.0 AC±

LEGEND

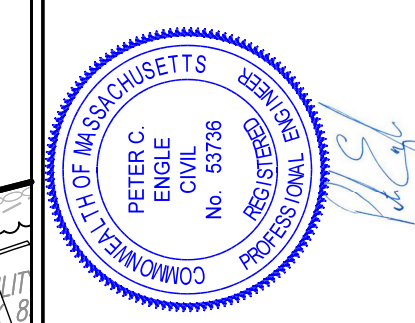
- SILT FENCE AND STRAW WATTLES
- TEMPORARY SWALE / BERM

NOTE:
ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIN. 4" LOAM AND SEED. SEED SHALL BE A MIXTURE OF CREeping RED FESCUE AND PERENNIAL RYE GRASS. AREAS OUTSIDE OF PROPOSED LAWN AREAS AND ON STEEP SLOPES SHALL BE SEED WITH NEW ENGLAND WETLAND PLANTS UPLAND ROADSIDE MATRIX PER MANUFACTURER'S SPECS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS AS SPECIFIED ON THE DETAILS SHEET.



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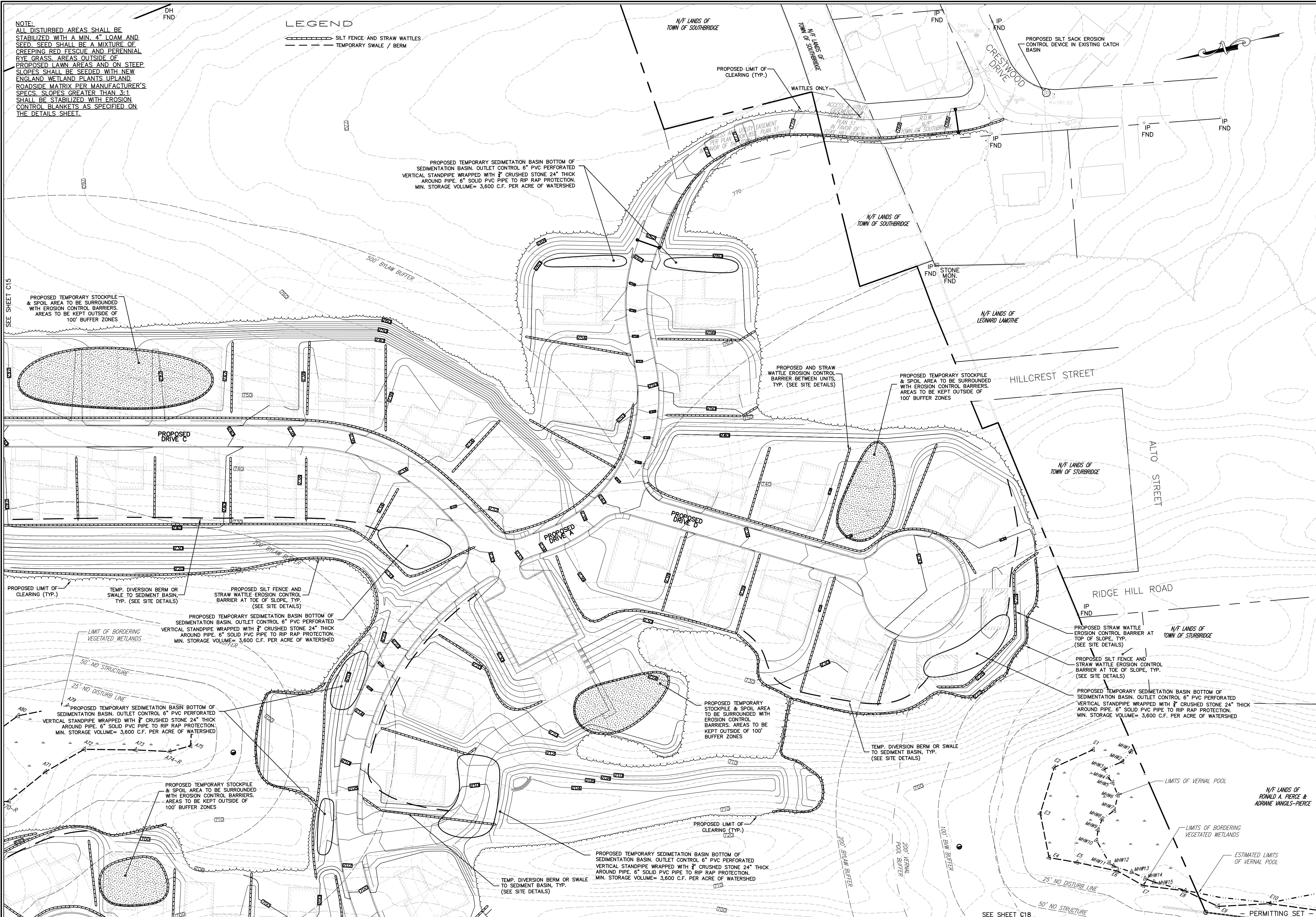
EROSION & SEDIMENT CONTROL PLAN

DRAWN BY:	WGN
DATE:	4/1/22
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NOTE:
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LEGEND

— SILT FENCE AND STRAW WATTLES
 - - - TEMPORARY SWALE / BERM



PROPOSED TEMPORARY SEDIMENTATION BASIN BOTTOM OF SEDIMENTATION BASIN. OUTLET CONTROL 6" PVC PERFORATED VERTICAL STANDPIPE WRAPPED WITH 3" CRUSHED STONE 24" THICK AROUND PIPE. 6" SOLID PVC PIPE TO RIP RAP PROTECTION. MIN. STORAGE VOLUME= 3,600 C.F. PER ACRE OF WATERSHED

PROPOSED TEMPORARY STOCKPILE & SPOIL AREA TO BE SURROUNDED WITH EROSION CONTROL BARRIERS. AREAS TO BE KEPT OUTSIDE OF 100' BUFFER ZONES

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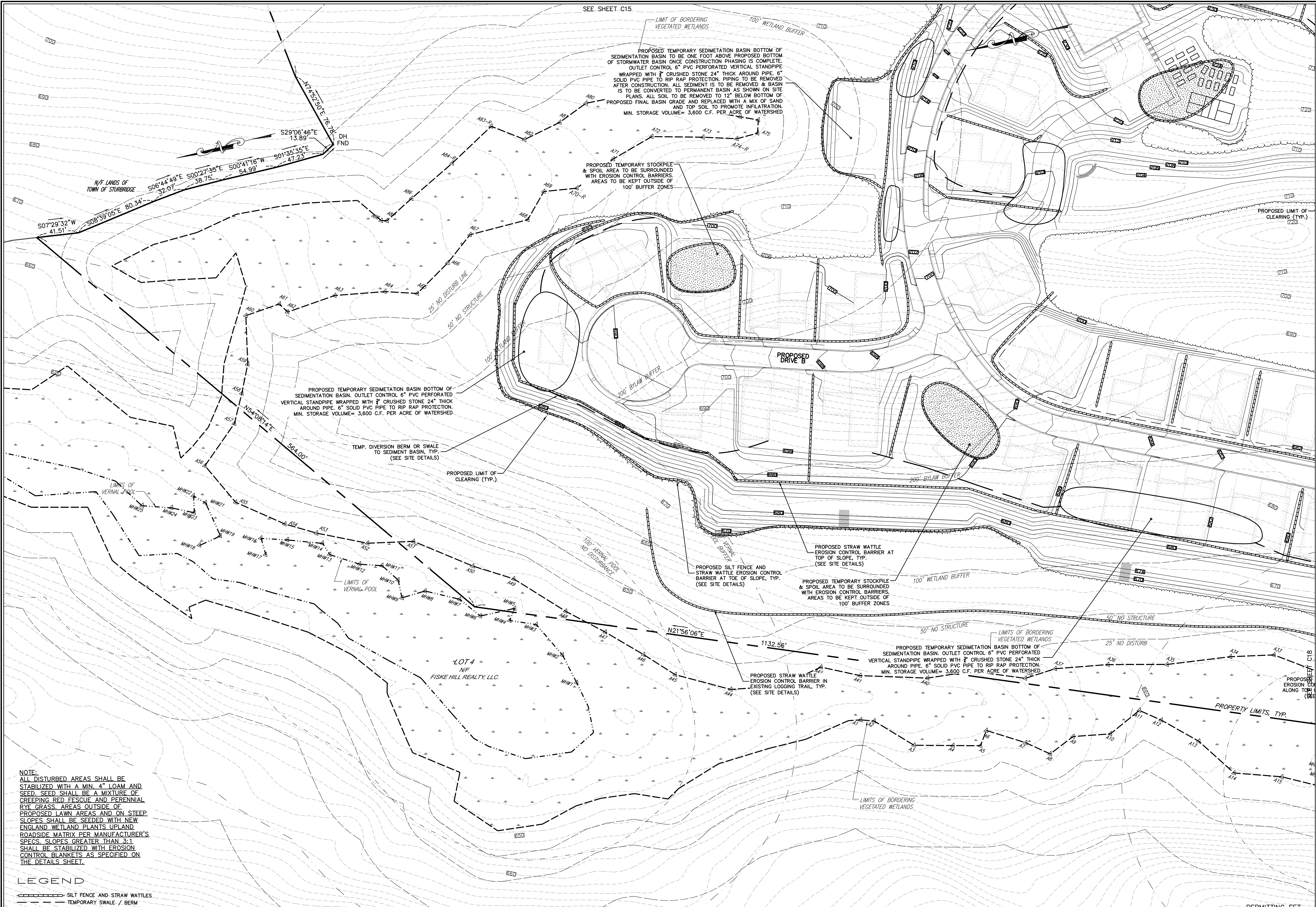


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EROSION & SEDIMENT CONTROL PLAN



SEE SHEET C15

PROPOSED TEMPORARY SEDIMENTATION BASIN BOTTOM OF SEDIMENTATION BASIN TO BE ONE FOOT ABOVE PROPOSED BOTTOM OF STORMWATER BASIN ONCE CONSTRUCTION PHASING IS COMPLETE. OUTLET CONTROL 6" PVC PERFORATED VERTICAL STANDPIPE WRAPPED WITH 2" CRUSHED STONE 24" THICK AROUND PIPE. 6" SOLID PVC PIPE TO RIP RAP PROTECTION, PIPING TO BE REMOVED AFTER CONSTRUCTION. ALL SEDIMENT IS TO BE REMOVED & BASIN IS TO BE CONVERTED TO PERMANENT BASIN AS SHOWN ON SITE PLANS. ALL SOIL TO BE REMOVED TO 12" BELOW BOTTOM OF PROPOSED FINAL BASIN GRADE AND REPLACED WITH A MIX OF SAND AND TOP SOIL TO PROMOTE INFILTRATION. MIN. STORAGE VOLUME= 3,600 C.F. PER ACRE OF WATERSHED

PROPOSED TEMPORARY STOCKPILE & SPOIL AREA TO BE SURROUNDED WITH EROSION CONTROL BARRIERS. AREAS TO BE KEPT OUTSIDE OF 100' BUFFER ZONES

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TEMP. DIVERSION BERM OR SWALE TO SEDIMENT BASIN, TYP. (SEE SITE DETAILS)

PROPOSED LIMIT OF CLEARING (TYP.)

PROPOSED STRAW WATTLE EROSION CONTROL BARRIER AT TOP OF SLOPE, TYP. (SEE SITE DETAILS)

PROPOSED SILT FENCE AND STRAW WATTLE EROSION CONTROL BARRIER AT TOE OF SLOPE, TYP. (SEE SITE DETAILS)

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PROPOSED STRAW WATTLE EROSION CONTROL BARRIER IN EXISTING LOGGING TRAIL, TYP. (SEE SITE DETAILS)

PROPOSED EROSION CONTROL ALONG TOE OF SLOPE (SEE SITE DETAILS)

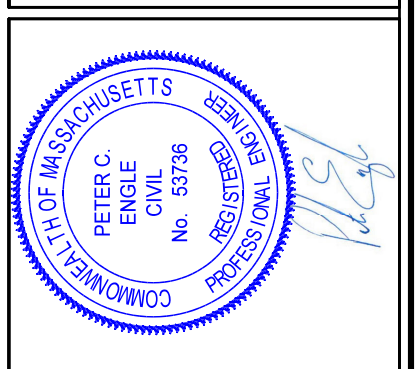
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LEGEND
 - - - - - SILT FENCE AND STRAW WATTLES
 - - - - - TEMPORARY SWALE / BERM

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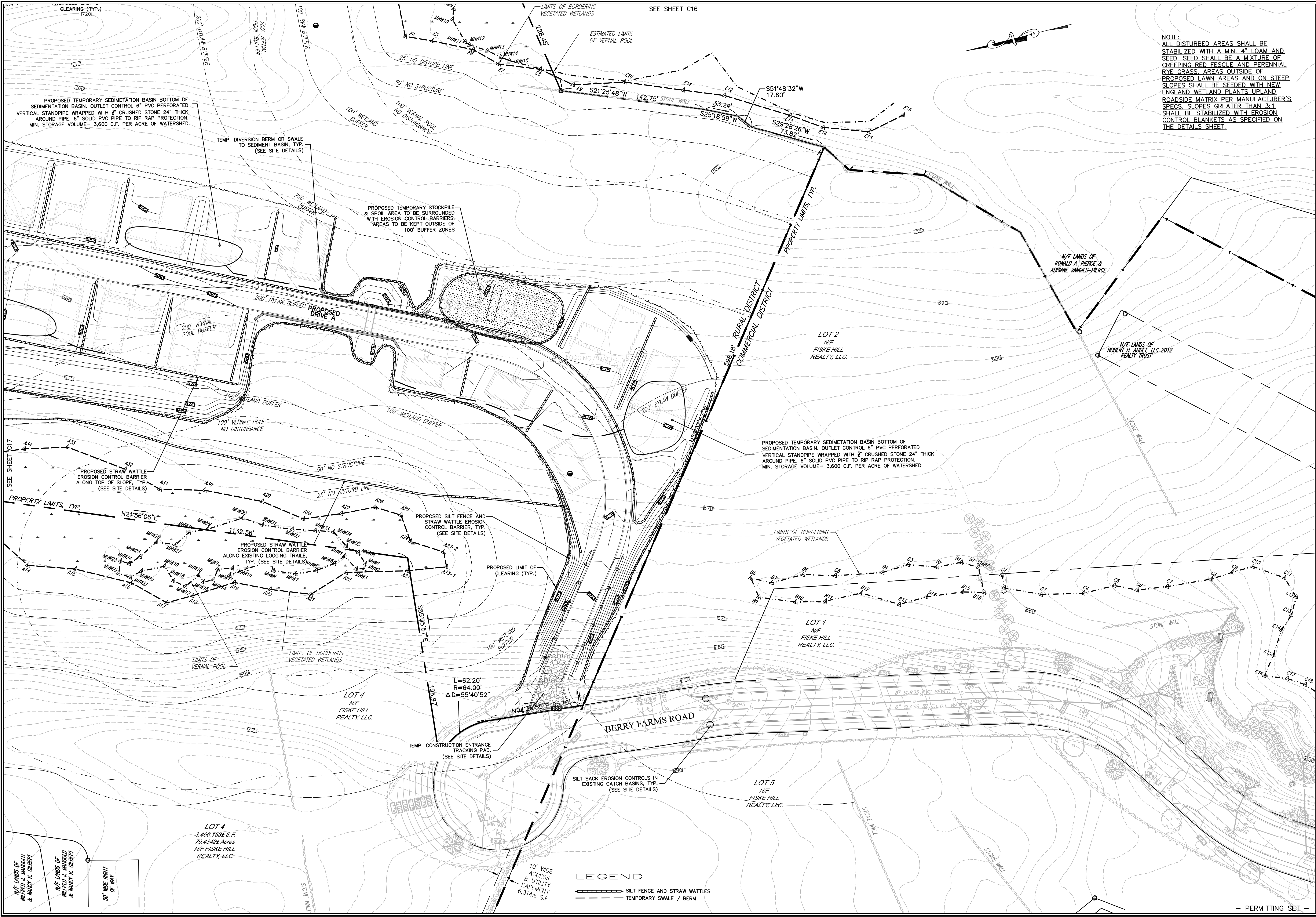


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 PREPARED FOR
 JUSTIN STELMOK
 WORCESTER, MA 01607

DRAWN BY: WCN
 DATE: 4/1/22
 CHK BY: JPH
 SCALE: 1"=40'
 PROJ. NO. 287-2118K

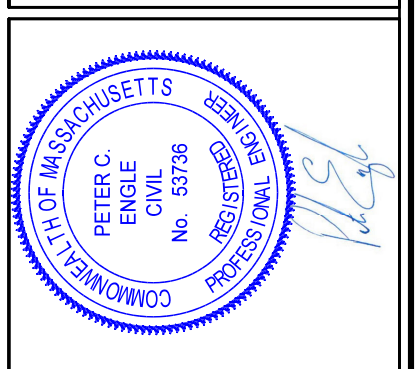
EROSION & SEDIMENT CONTROL PLAN



NOTE:
 ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIN. 4" LOAM AND SEED. SEED SHALL BE A MIXTURE OF CREEPING RED FESCUE AND PERENNIAL RYE GRASS. AREAS OUTSIDE OF PROPOSED LAWN AREAS AND ON STEEP SLOPES SHALL BE SEEDED WITH NEW ENGLAND WETLAND PLANTS UPLAND ROADSIDE MATRIX PER MANUFACTURER'S SPECS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS AS SPECIFIED ON THE DETAILS SHEET.

REV	DATE	TOWN, DEP. PEER ENG. COMMENTS	DESCRIPTION	MADE (APVD)
1	11.10.22			PE
2	4.28.23		PER CONS. & PEER ENG. COMMENTS	PE

PETER C. ENGLE, P.E.
 PROFESSIONAL ENGINEER
 MA LIC. NO. 53736

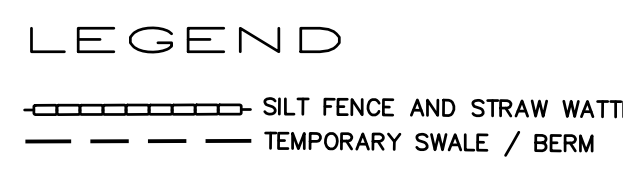


McCLURE
 ENGINEERING, INC
 119 Worcester Road
 Charlton, MA 01507
 Tel: (508) 248-2005
 Fax: (508) 248-4887

SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
 PREPARED FOR
JUSTIN STELMOK
WORCESTER, MA 01607

DRAWN BY:	WCH
DATE:	4/1/22
CHK BY:	CPM
SCALE:	1"=40'
PROJ. NO.:	287-2118K

EROSION & SEDIMENT CONTROL PLAN



N/F LANDS OF
 WALTER J. WANGOLD
 & WENDY K. GILBERT

N/F LANDS OF
 WALTER J. WANGOLD
 & WENDY K. GILBERT

50' WIDE RIGHT
 OF WAY

LOT 4
 3,460,153± S.F.
 79.4342± Acres
 N/F FISKE HILL
 REALTY, LLC.

LOT 4
 N/F
 FISKE HILL
 REALTY, LLC.

LOT 1
 N/F
 FISKE HILL
 REALTY, LLC.

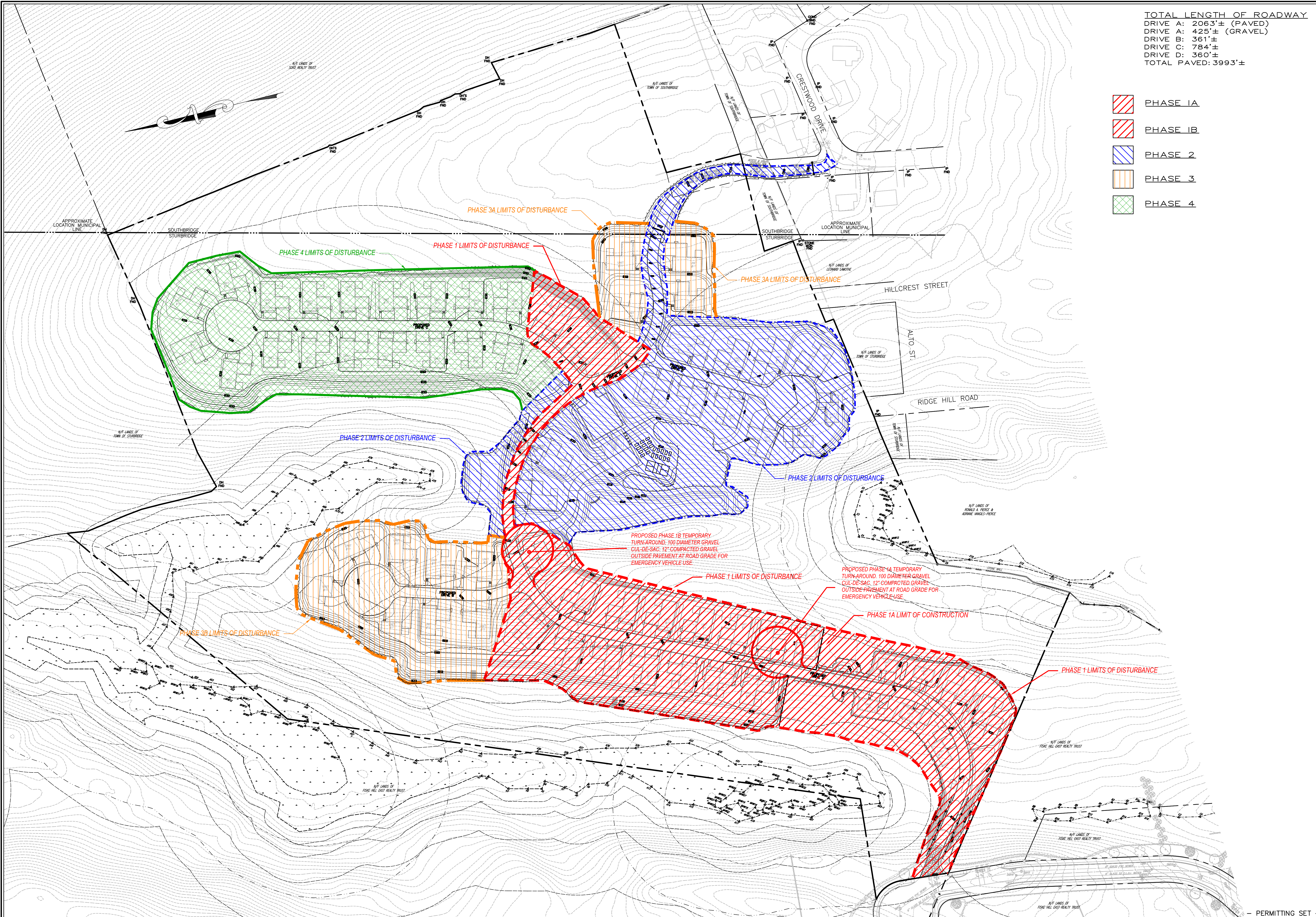
LOT 5
 N/F
 FISKE HILL
 REALTY, LLC.

LOT 2
 N/F
 FISKE HILL
 REALTY, LLC.

N/F LANDS OF
 RONALD A. PIERCE &
 ADRIANE VANGLIS-PIERCE

N/F LANDS OF
 ROBERT H. AUDET, LLC 2012
 REALTY TRUST

SEE SHEET C16

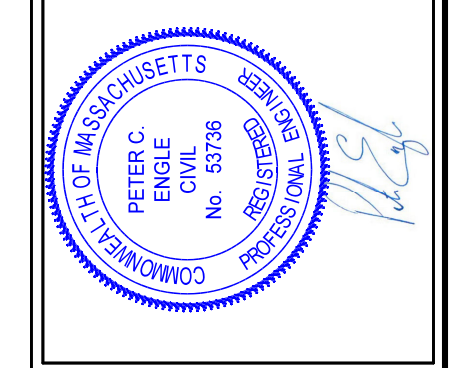


TOTAL LENGTH OF ROADWAY
 DRIVE A: 2063'± (PAVED)
 DRIVE A: 425'± (GRAVEL)
 DRIVE B: 361'±
 DRIVE C: 784'±
 DRIVE D: 360'±
 TOTAL PAVED: 3993'±

- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3
- PHASE 4

REV	DATE	TOWN, DEP., PEER ENG. COMMENTS	MADE (APVD)
1	11.10.22	TOWN, DEP., PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE

PETER C. ENGLE, P.E.
 PROFESSIONAL ENGINEER
 MA LIC. NO. 53736

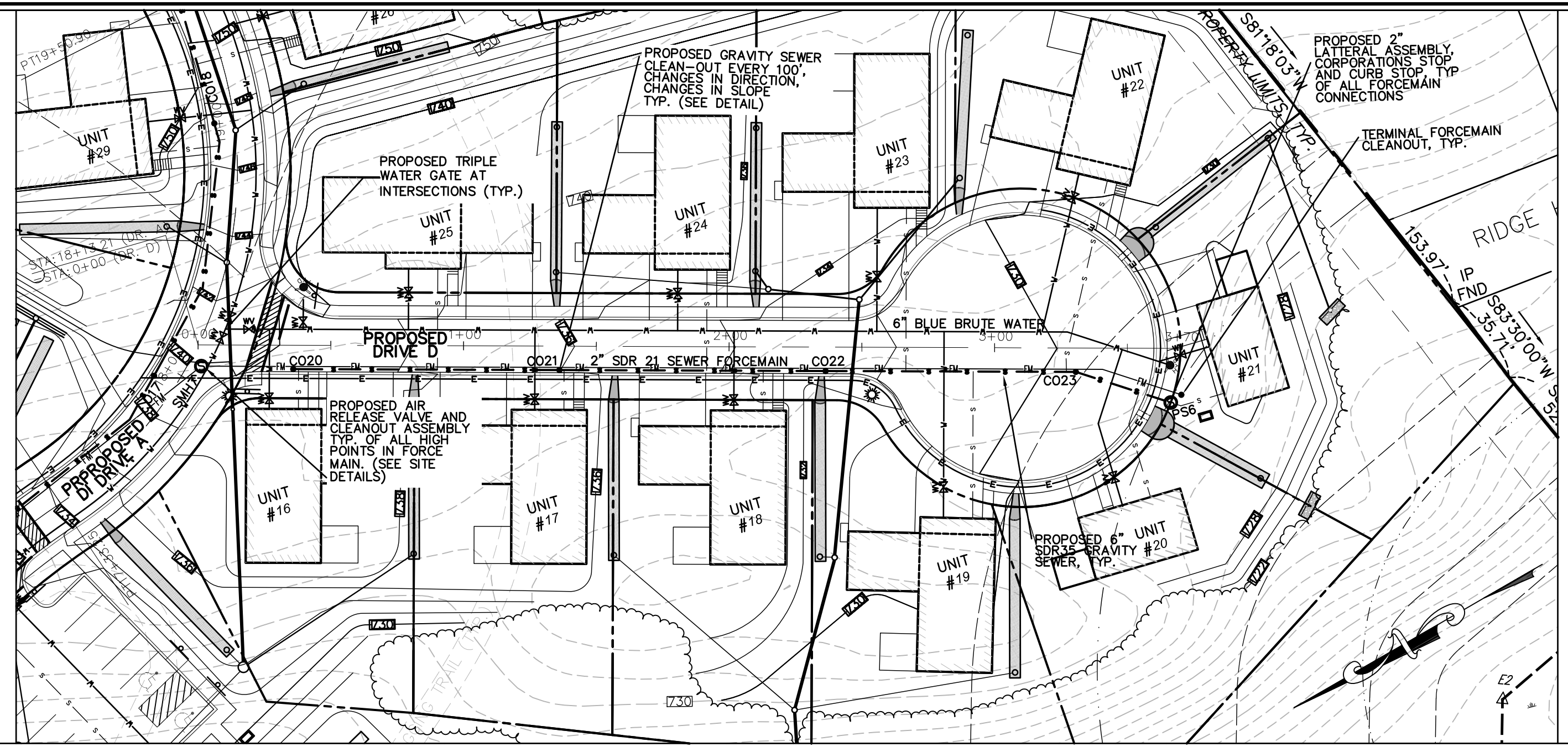
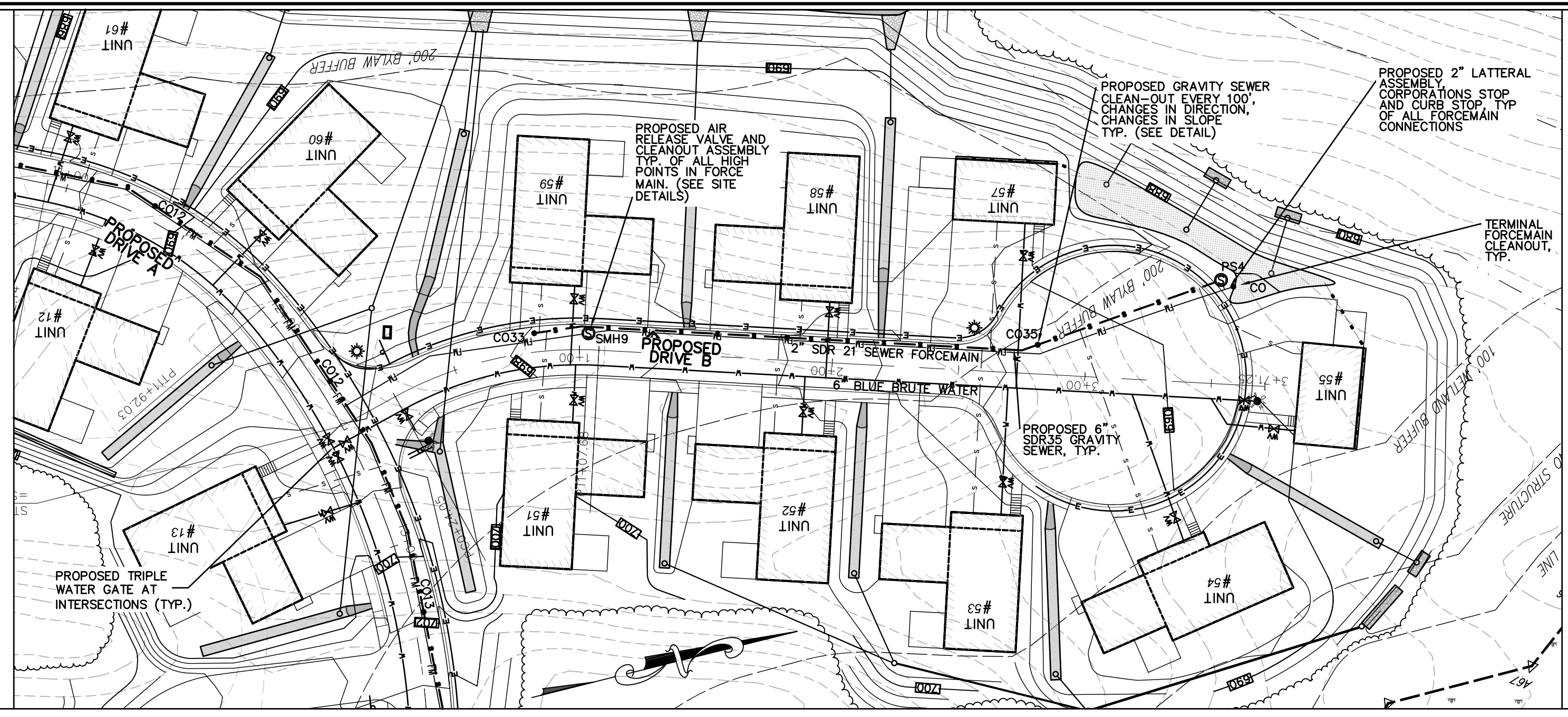


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 Email: pengle@mcclureengineers.com

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LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
 PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

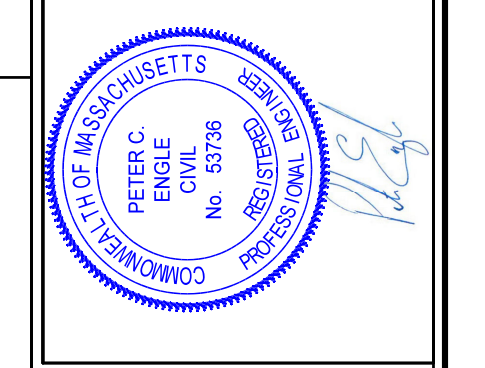
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 DATE: 4/1/22
 CHK BY: GPM
 SCALE: 1"=80'
 PROJ. NO. 287-2118K

PHASING
 PLAN



REV	DATE	DESCRIPTION	MADE BY	APVD
1	11.10.22	TOWN DEP. PEER ENG. COMMENTS	PE	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE	PE

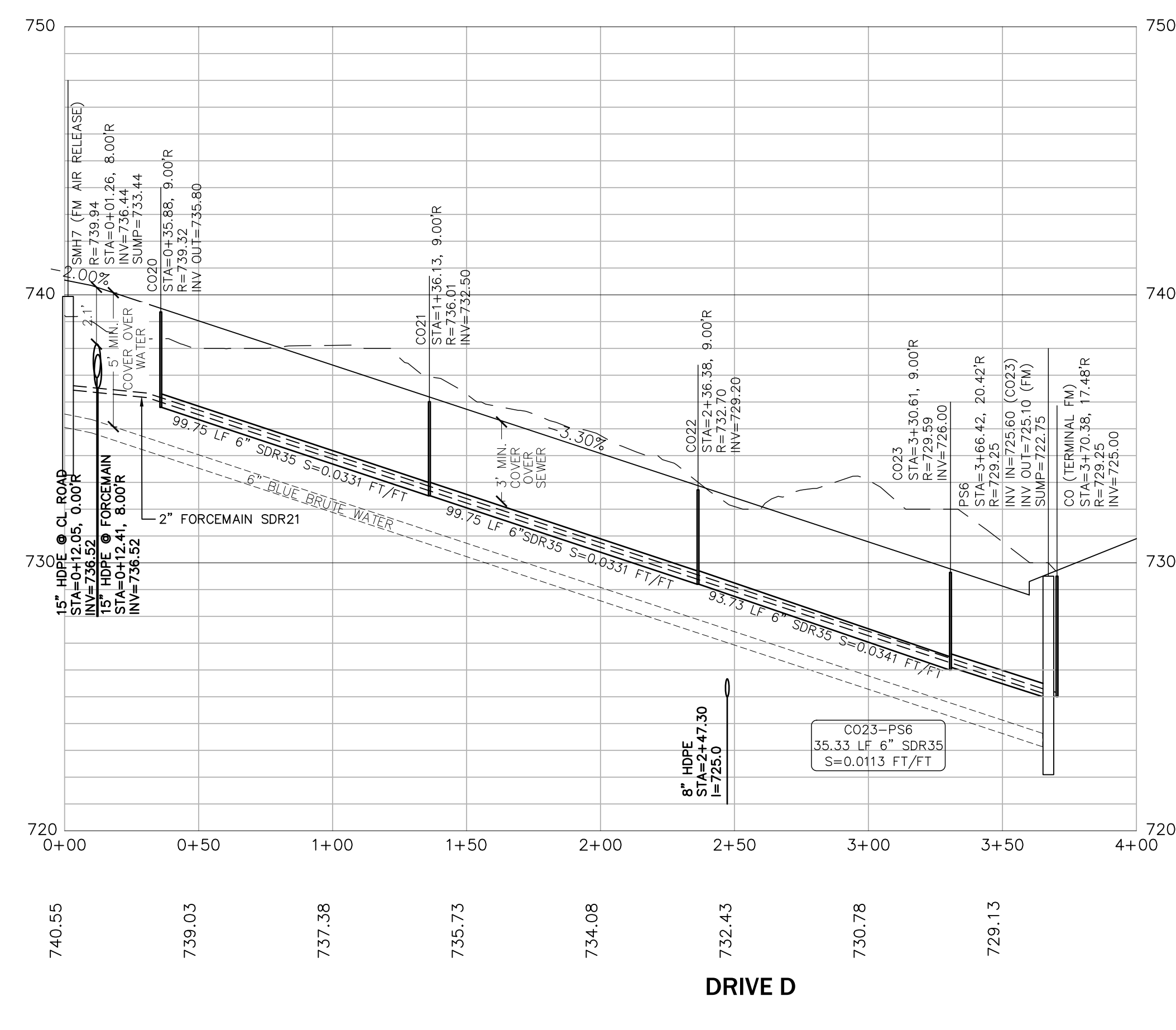
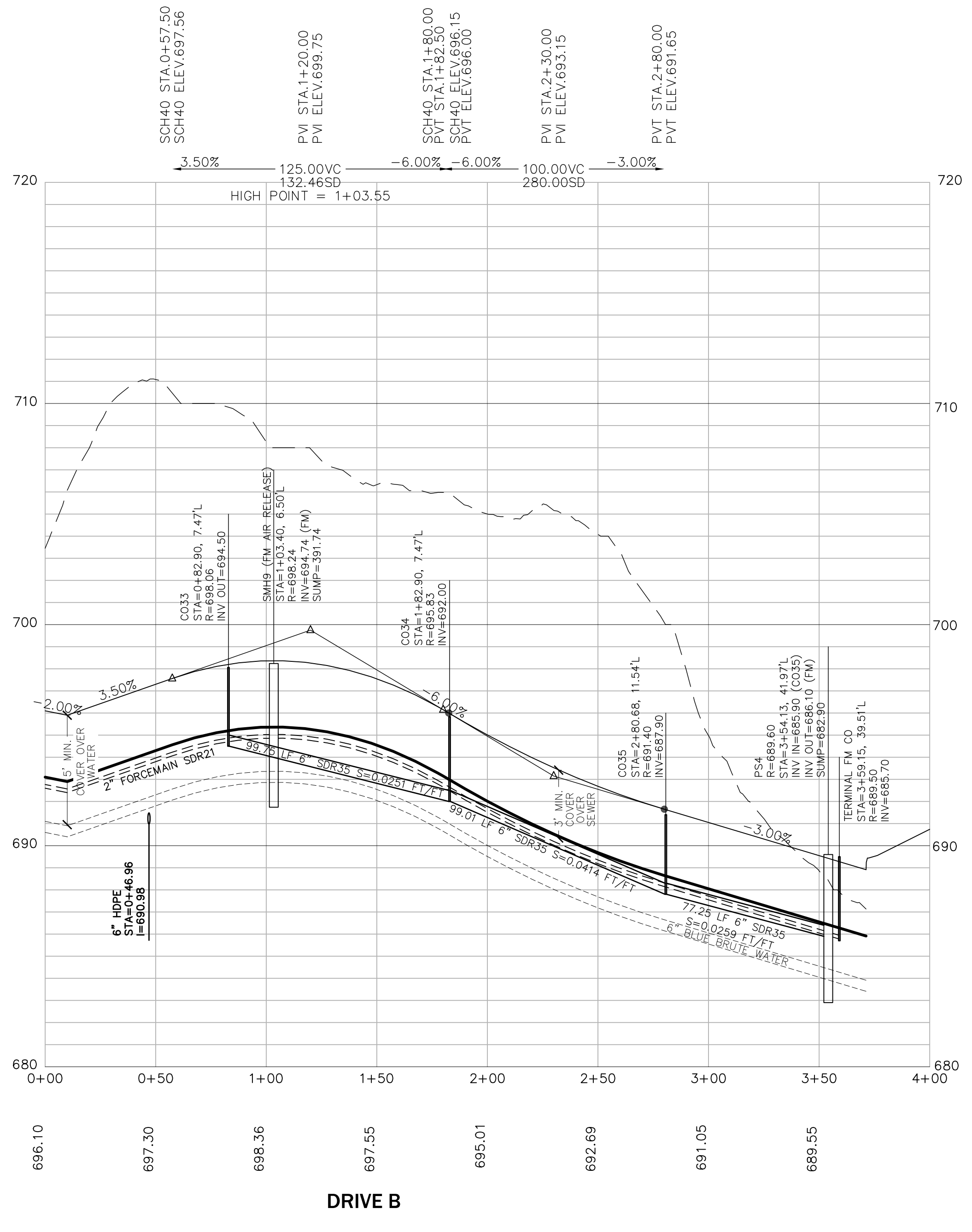
PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 53736

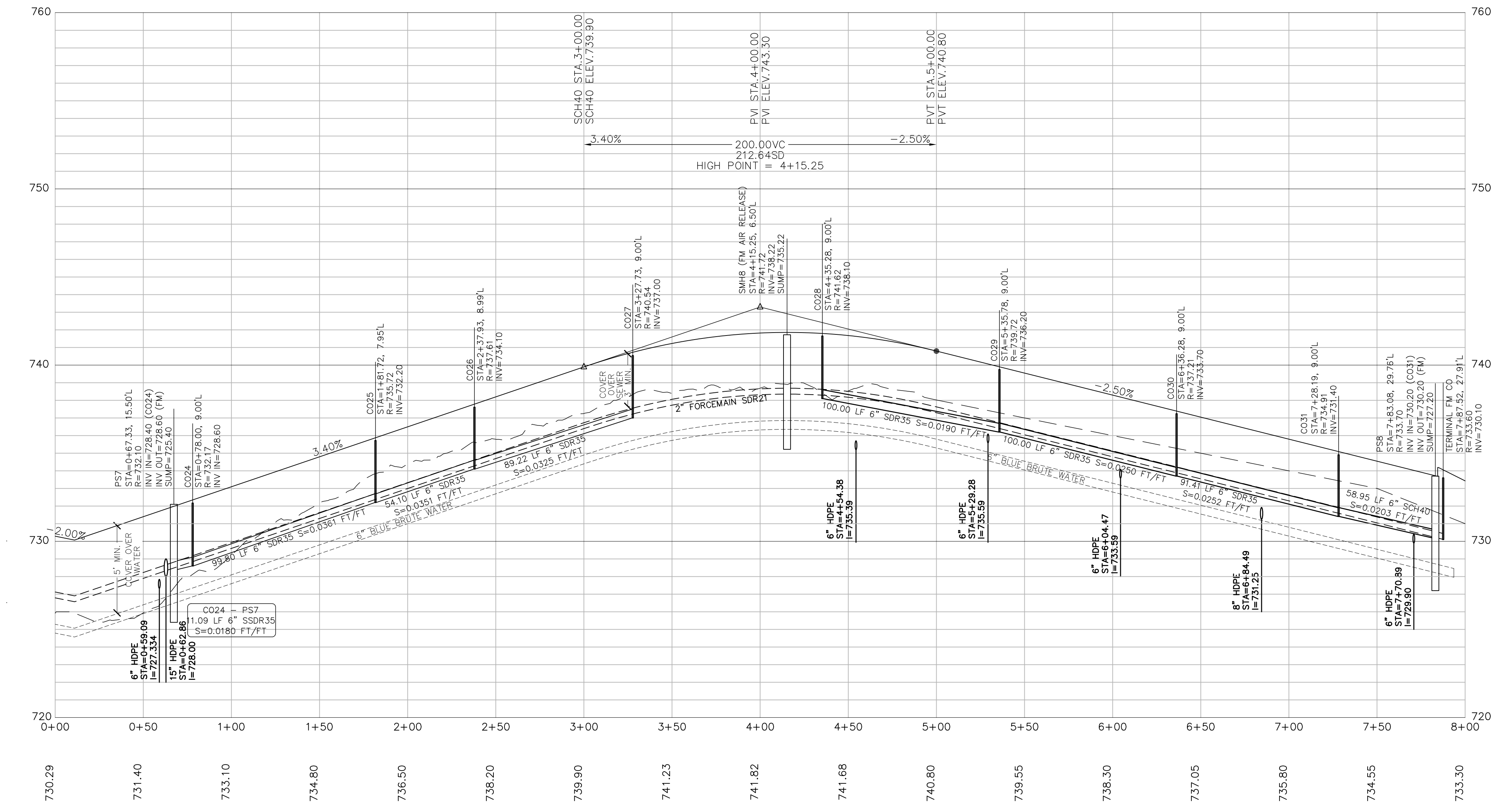
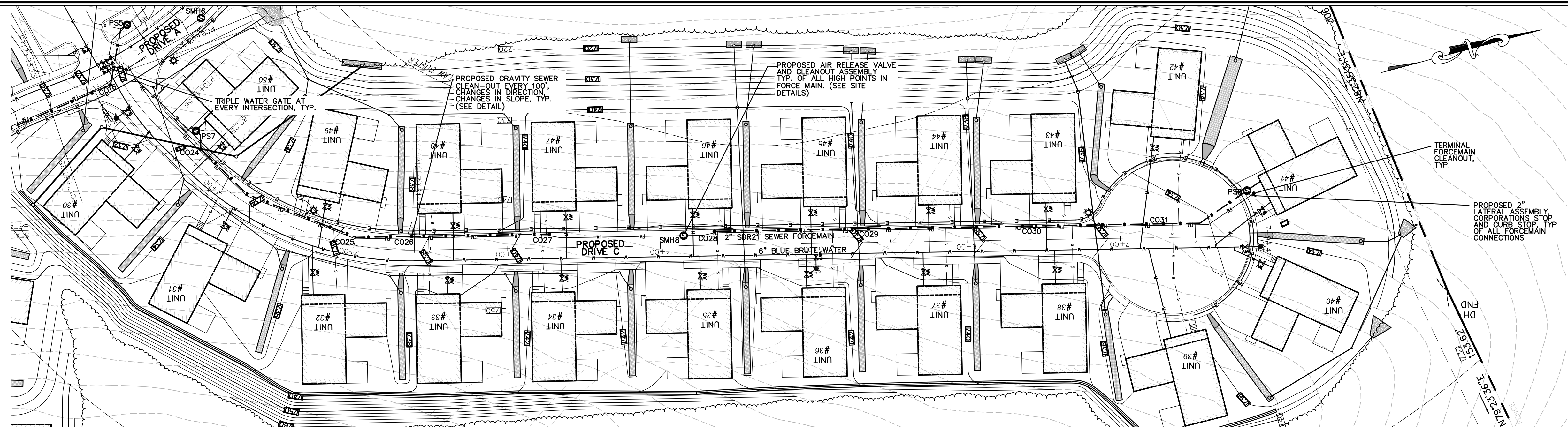


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DRAWN BY: WCN
DATE: 4/1/22
CHK BY: PE
SCALE: 1"=40' (HORIZONTAL)
PROJ. NO.: 287-2118-K
SCALE: 1"=4' (VERTICAL)
PLAN AND PROFILE
DRIVES B & D
SHEET **C22** OF **31**

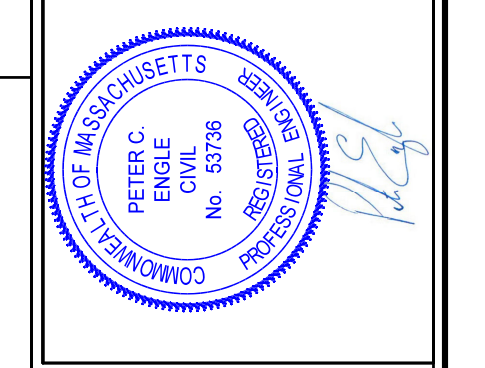




HOR. SCALE IN FEET: 1"=40'

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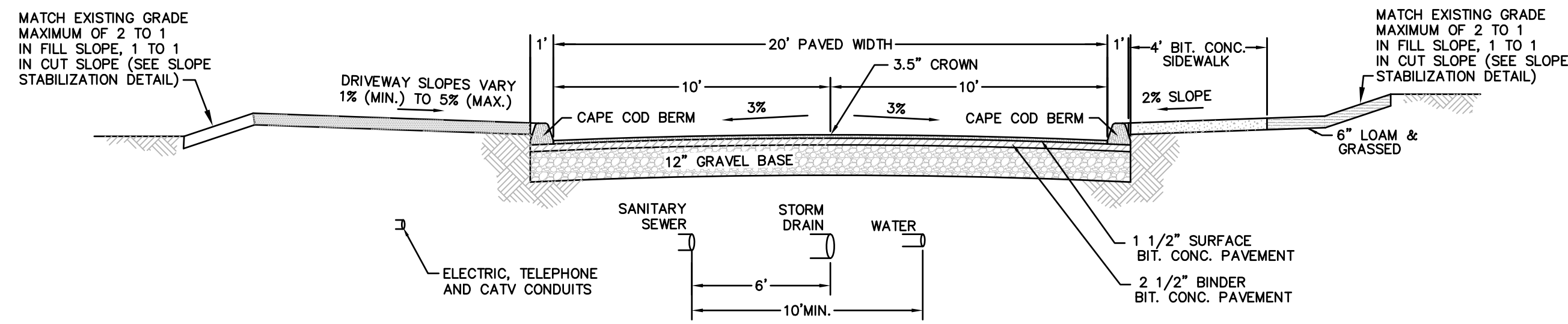


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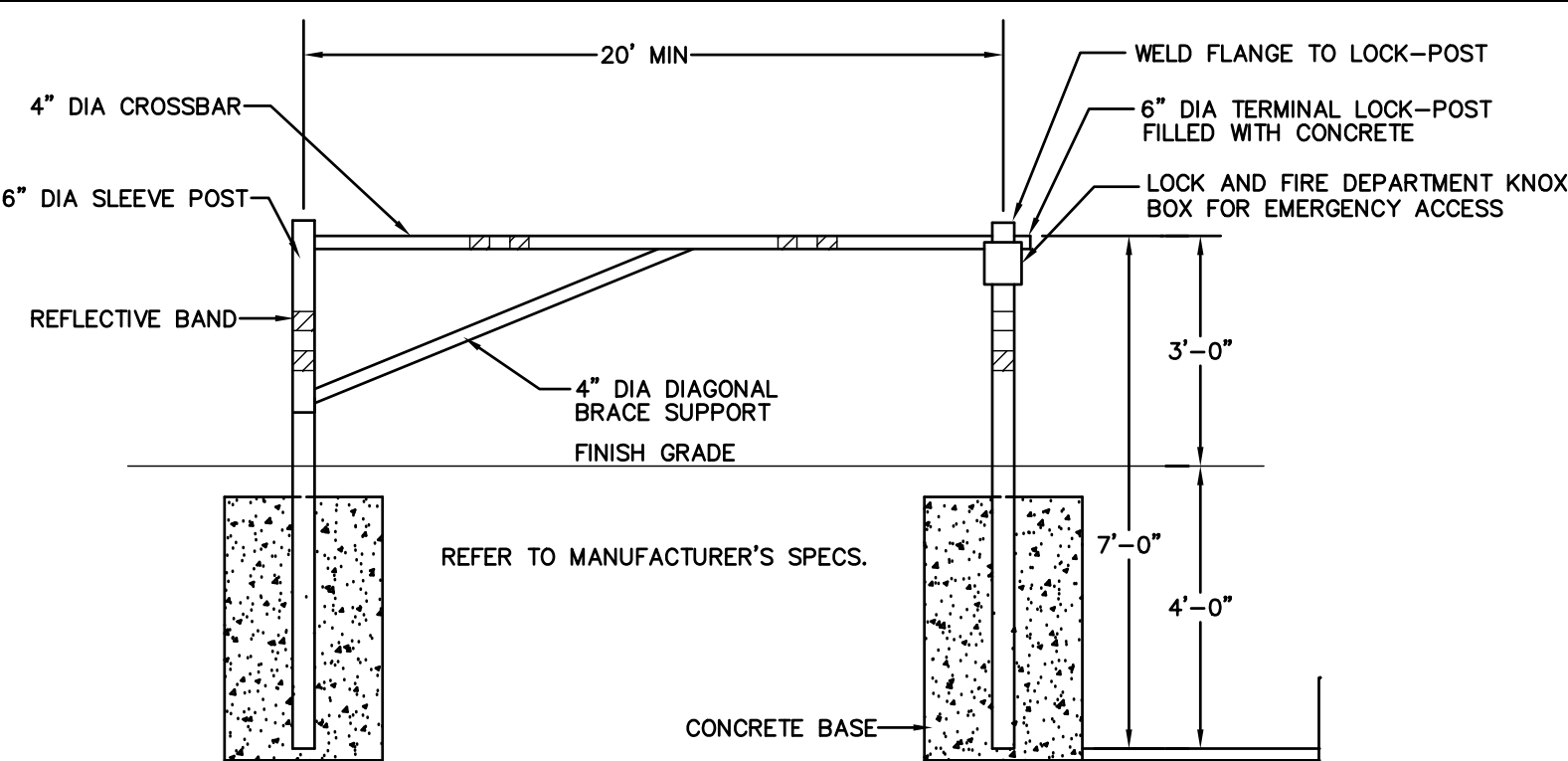
DRAWN BY: WCN
DATE: 4/13/22
CHK BY: PE
SCALE: 1"=40' (HORIZONTAL)
PROJ. NO. 287-2118-K
SCALE: 1"=4' (VERTICAL)

PLAN & PROFILE
DRIVE C



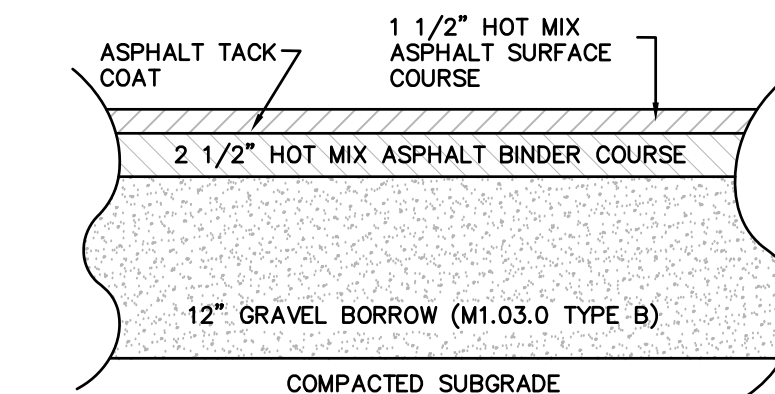
TYPICAL ROADWAY SECTION

NOT TO SCALE



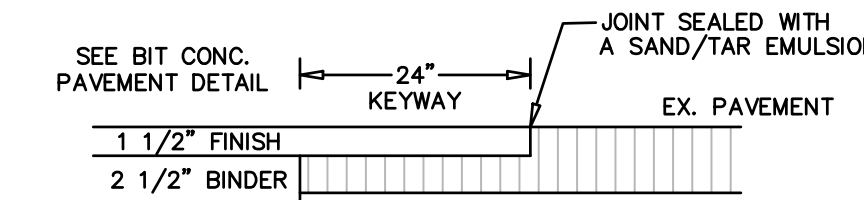
BAR GATE DETAIL

NOT TO SCALE



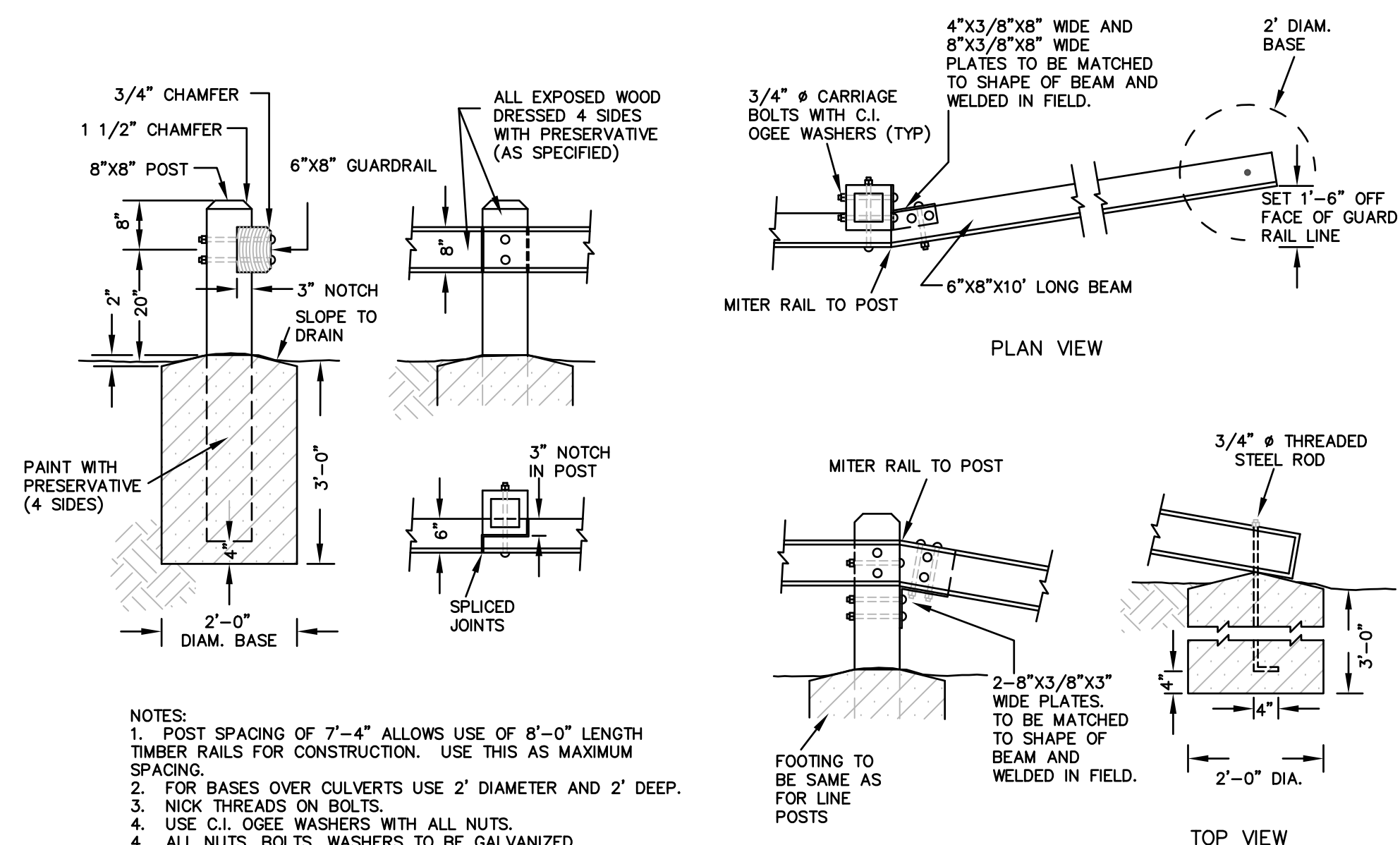
ROADWAY BIT. CONC. PAVEMENT DETAIL

NOT TO SCALE



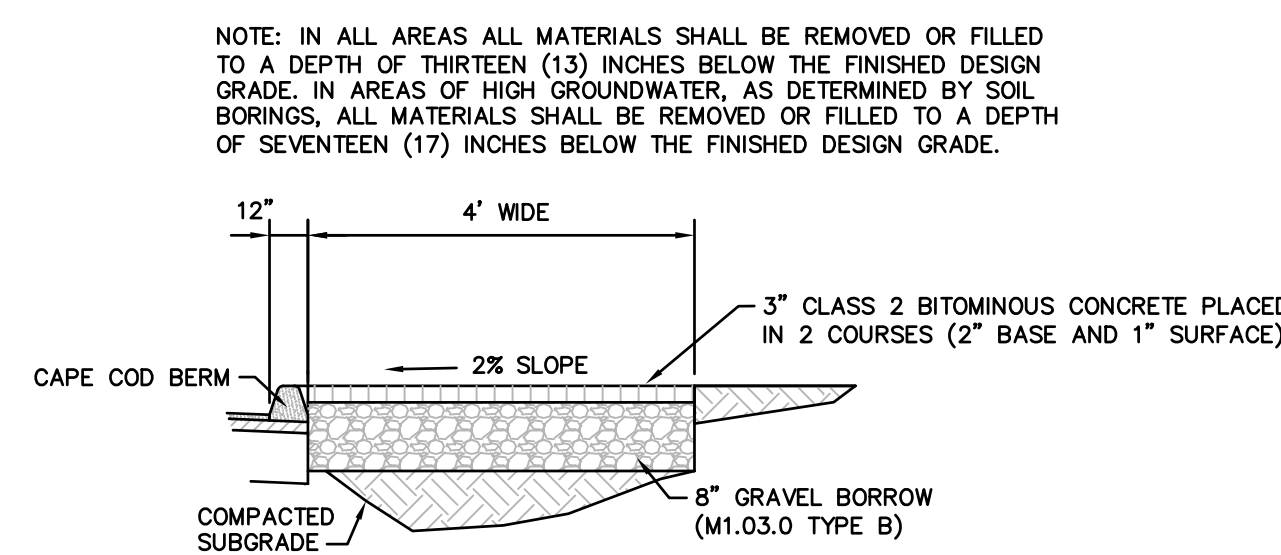
PAVEMENT BLEND DETAIL

NOT TO SCALE



WOODEN GUARD RAIL DETAIL

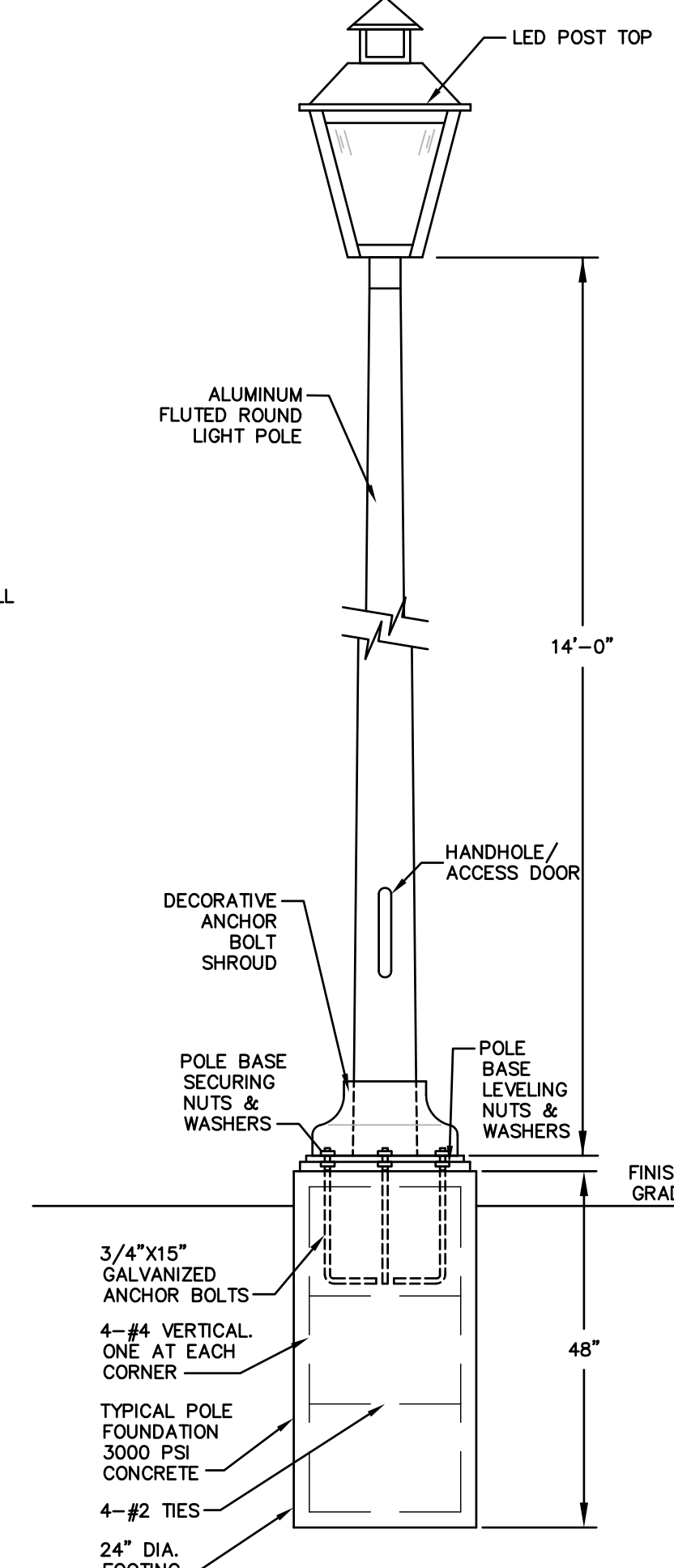
NOT TO SCALE



BITUMINOUS CONCRETE SIDEWALK & DRIVEWAY DETAIL

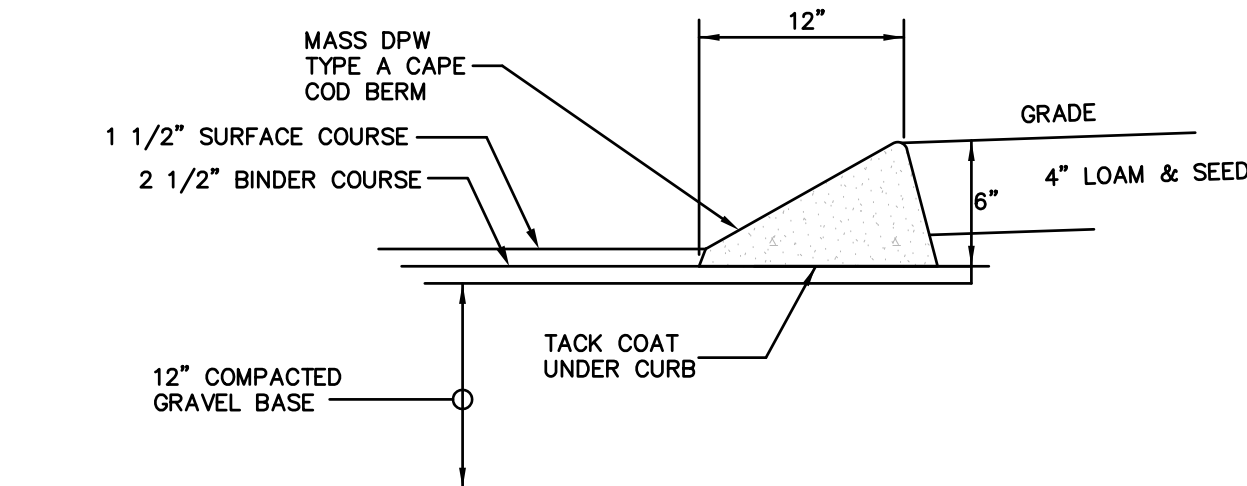
NOT TO SCALE

- GENERAL NOTES:
- THE LIGHTING POLE SHALL BE LSI FRN3 FLUTED ROUND POLE OR EQUAL AND BE PROVIDED WITH (4) ASTM F1554 GRADE S5 #3/4" X 17" LONG "L-TYPE" ANCHOR BOLTS. EACH ANCHOR BOLT SHALL BE SUPPLIED ASSEMBLED WITH (2) NUTS, (2) FLAT WASHERS. THE POLE SHALL HAVE A #11.5" BOLT CIRCLE AND REQUIRES A 3.25" ANCHOR BOLT PROJECTION. ALL ANCHORAGE HARDWARE SHALL BE FULLY GALVANIZED.
 - ALL POST TOP MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
 - ALL SPECIFICATIONS AND MATERIALS TO BE CONFIRMED BY THE MANUFACTURER AND APPROVED BY LOCAL AUTHORITIES BEFORE INSTALLATION.
 - LIGHTING TO BE INSTALLED IN ACCORDANCE WITH NATIONAL GRID/ MASS. ELEC. CO. STANDARDS.
 - THE DEVELOPER, CONTRACTOR, OR PROPERTY OWNER SHALL PROVIDE, INSTALL, AND RETAIN OWNERSHIP OF ALL LIGHTING EQUIPMENT AND CONTRACT DIRECTLY WITH NATIONAL GRID/ MASS. ELEC. CO. TO PROVIDE ELECTRICITY FOR LIGHT OPERATION AND TO SERVICE AND MAINTAIN ALL EQUIPMENT ON A LONG-TERM BASIS.
 - POST TOP SHALL BE EVOLVE EPTT SERIES LED OF EQUAL, 4,000 LUMEN.



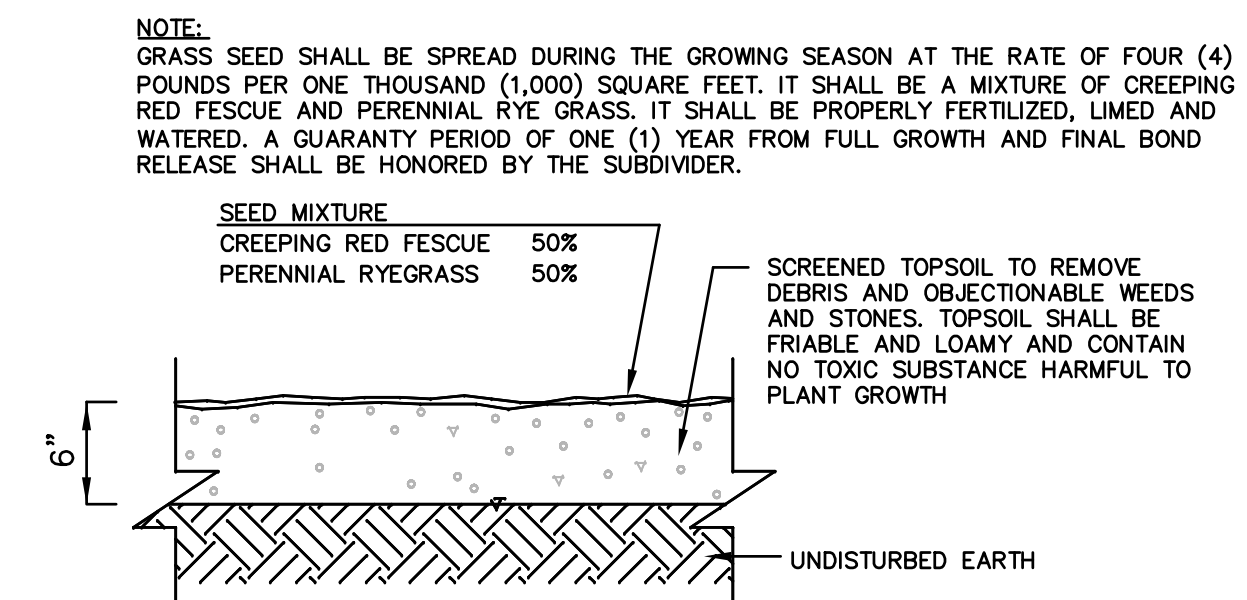
STREET LIGHTING DETAIL

NOT TO SCALE



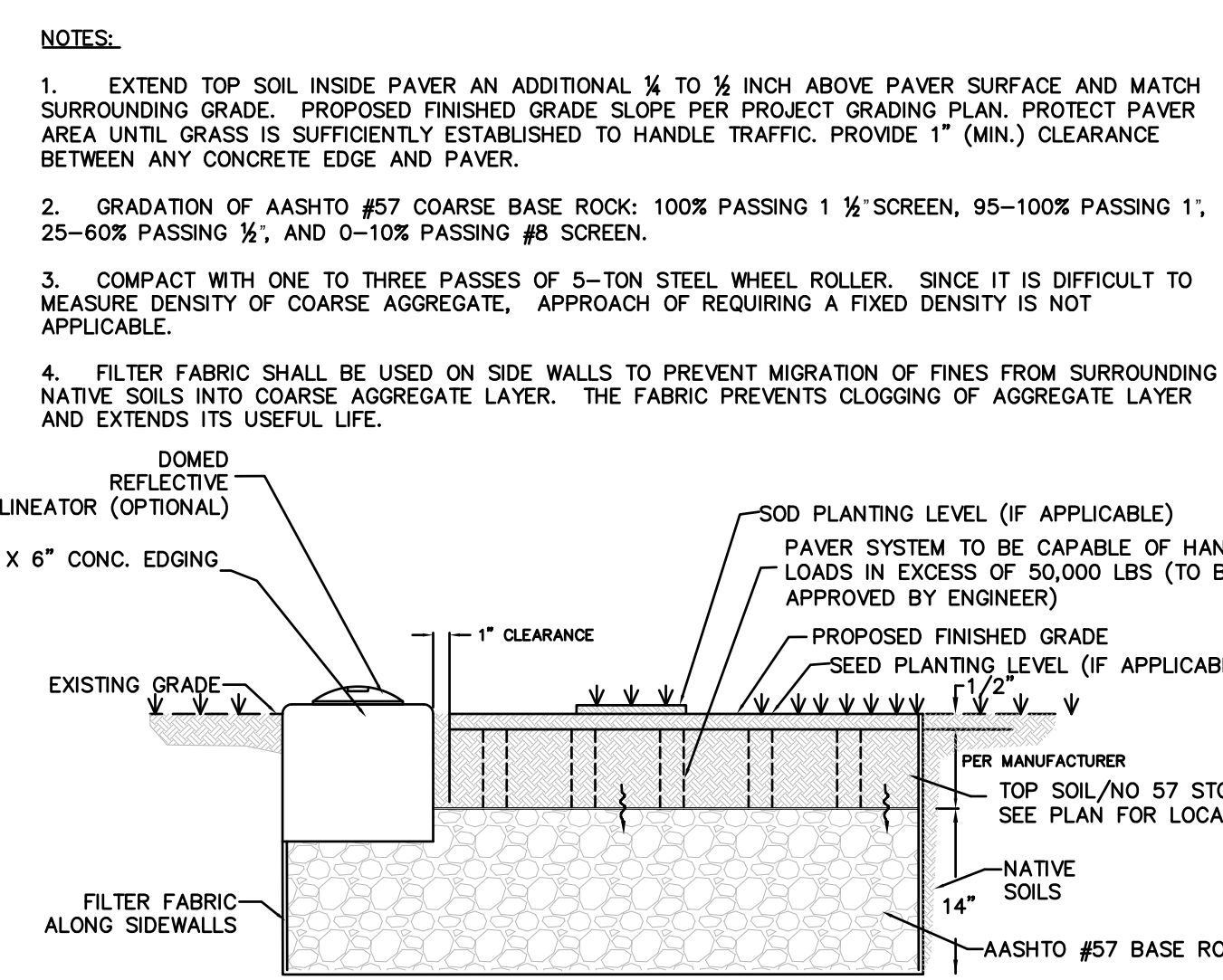
CAPE COD BERM CURB DETAIL

NOT TO SCALE



LOAM & SEED DETAIL

NOT TO SCALE



EMERGENCY ACCESS ROAD DETAIL

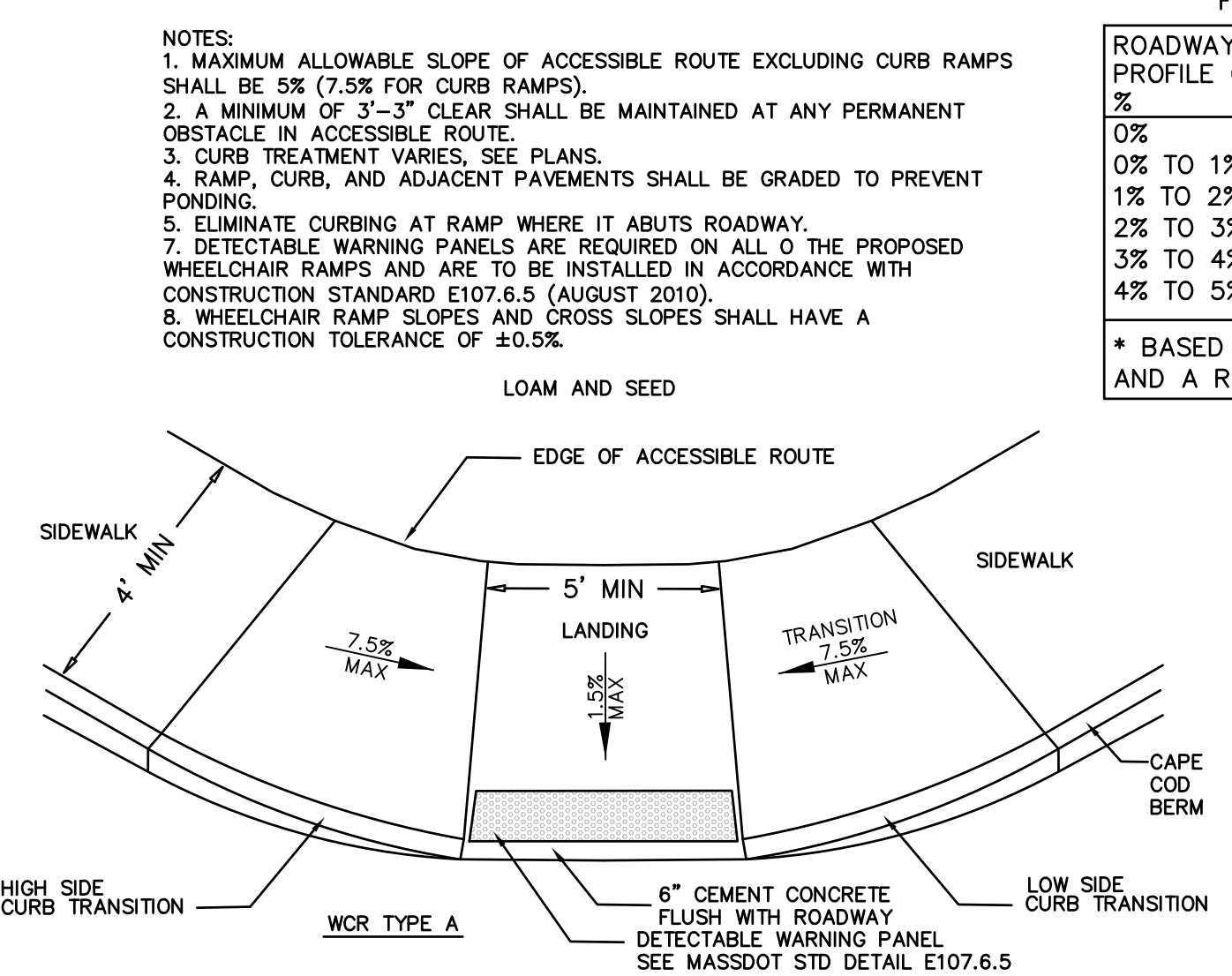
NOT TO SCALE

CURB TRANSITION LENGTH FOR WHEELCHAIR RAMPS

ROADWAY PROFILE GRADE %	*HIGH SIDE TRANSITION LENGTH ENGLISH UNITS
0%	6'-6"
0% TO 1%	7'-8"
1% TO 2%	9'-0"
2% TO 3%	11'-0"
3% TO 4%	14'-0"
4% TO 5%	15'-0" (MAX.)

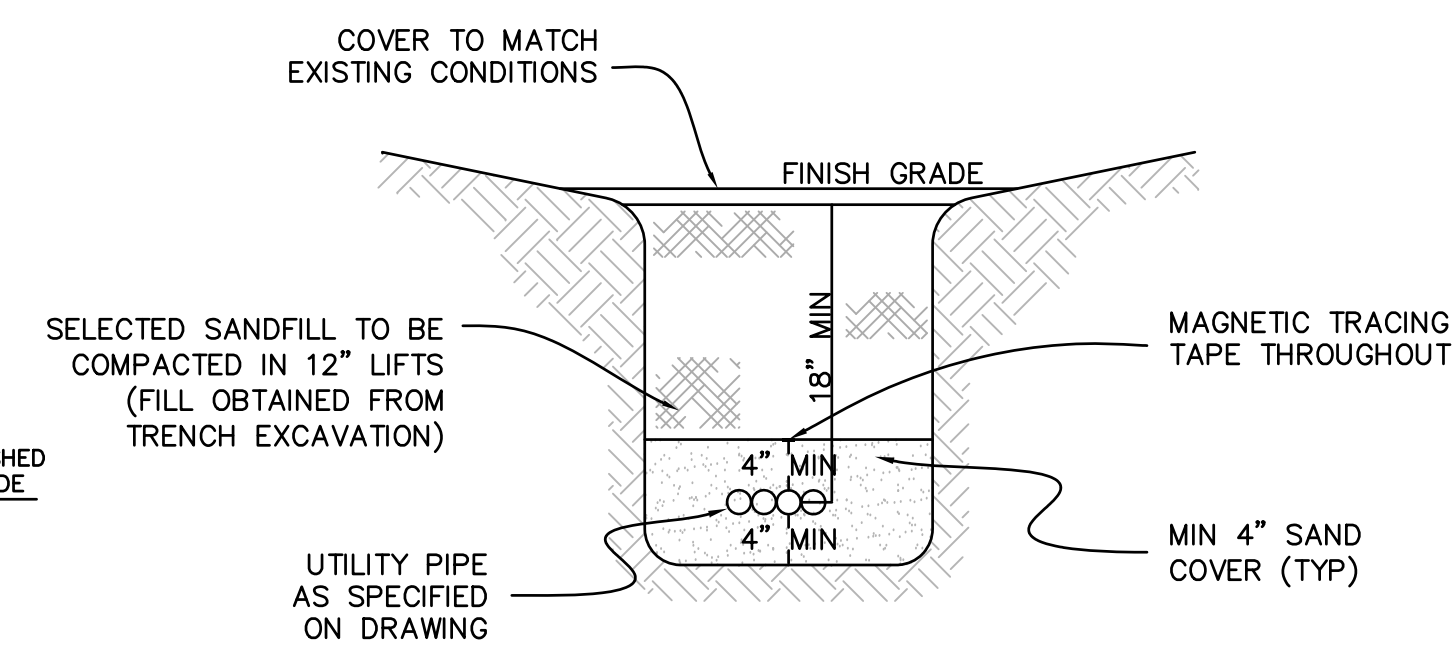
* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6"

- LEGEND
- HSL = HIGH SIDE TRANSITION LENGTH, SEE CURB TABLES
 - W = SIDEWALK WIDTH
 - * = TOLERANCE FOR CONSTRUCTION ±0.5%
 - CC = CEMENT CONCRETE
 - HMA = HOT MIX ASPHALT



ADA SIDEWALK RAMP

NOT TO SCALE

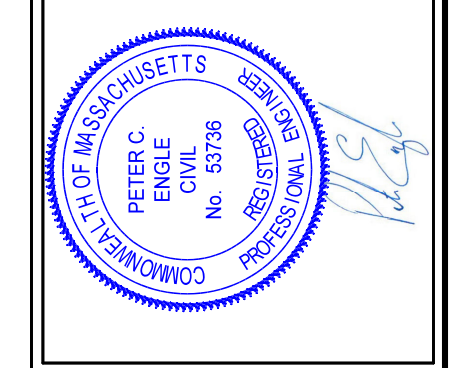


COMMUNICATIONS/ELEC TRENCH DETAIL

NOT TO SCALE

REV	DATE	TOWN, DEP., PEER ENG. COMMENTS	MADE (APVD)
1	11.10.22	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE

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PROFESSIONAL ENGINEER
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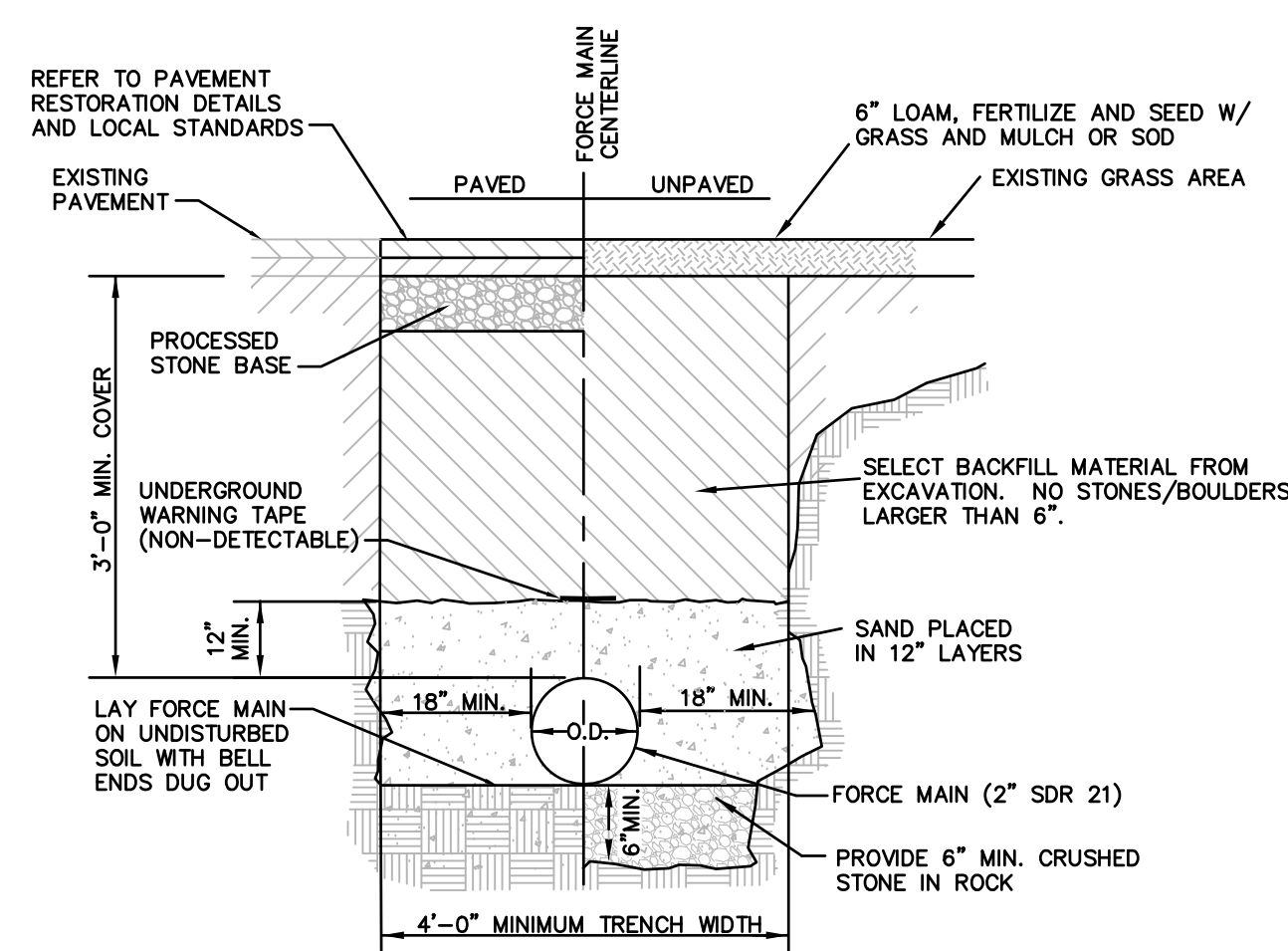


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SPECIAL PERMIT AND SITE PLAN
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LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
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557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

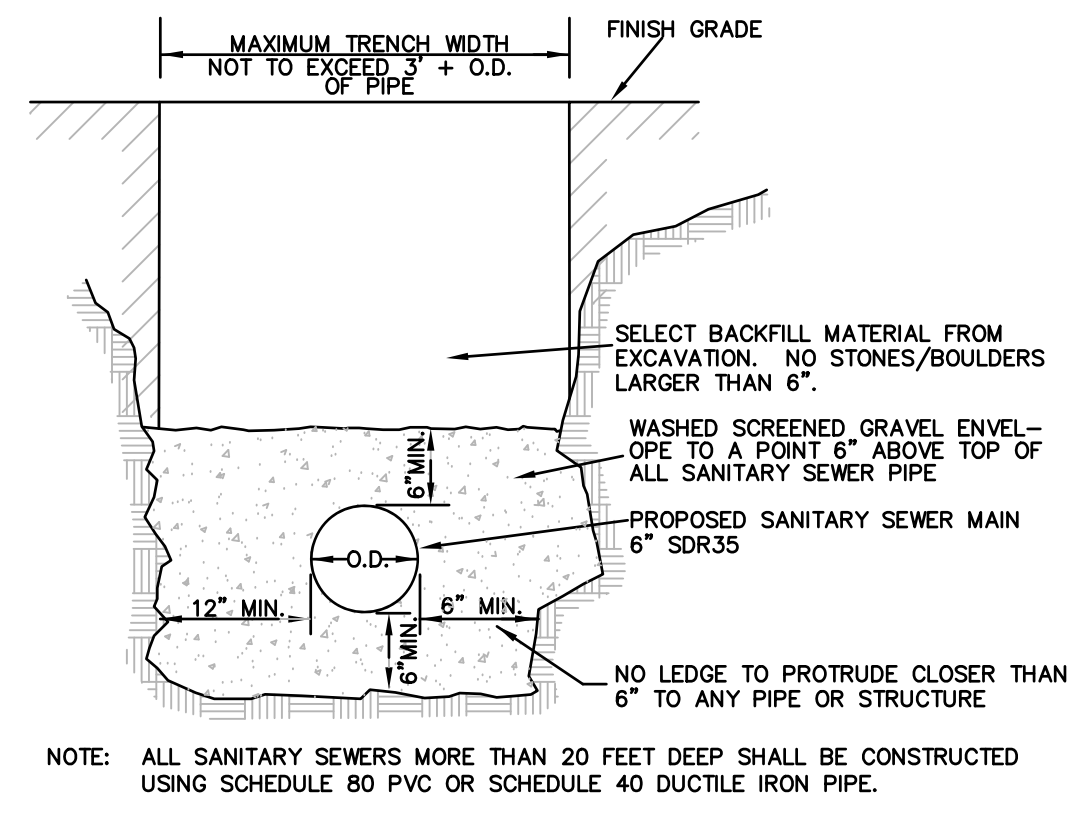
DRAWN BY: WCN
DATE: 4/12/22
CHK BY: JPC
SCALE: N.T.S.
PROJ. NO. 287-2118X

SITE DETAILS

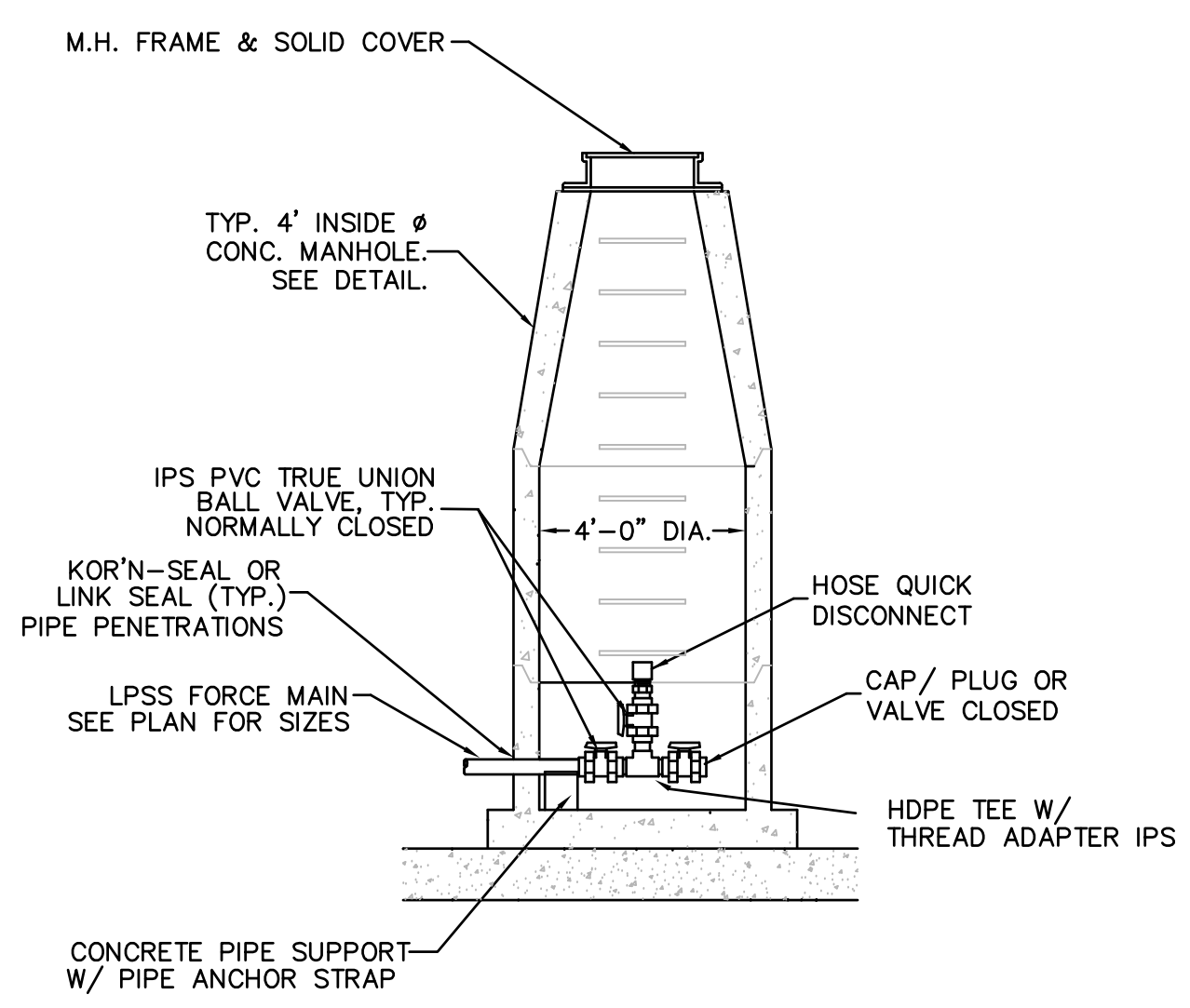


NOTES:
1. MAINTAIN MIN. 18" HORIZONTAL SEPARATION BETWEEN FORCE MAIN AND EXISTING PARALLEL UTILITIES (OUTSIDE WALL TO OUTSIDE WALL).

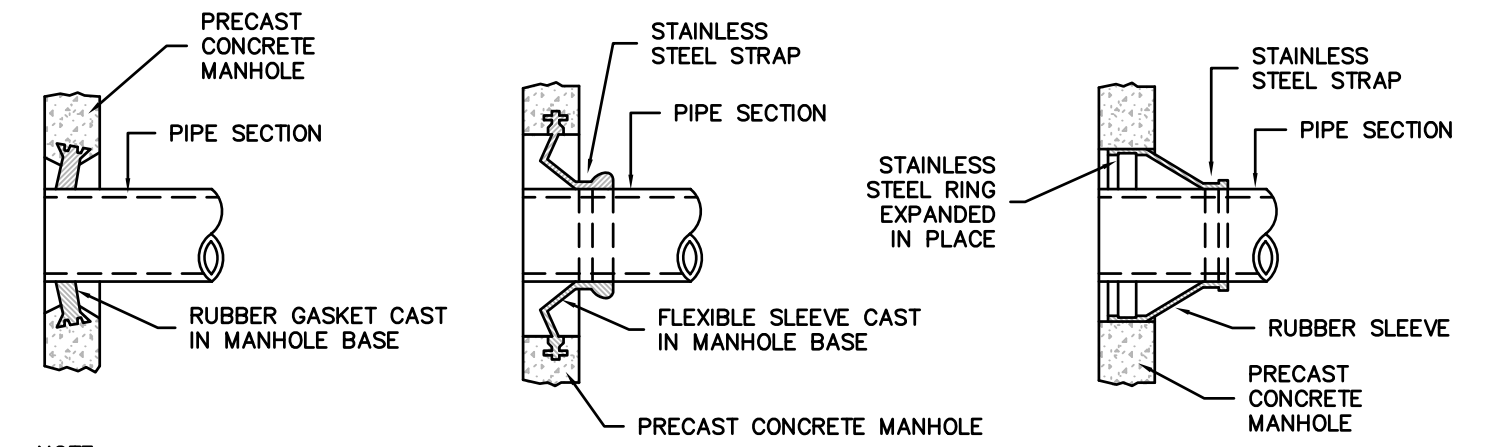
TYP. SEWER FORCE MAIN TRENCH SECTION
NOT TO SCALE



TYP. GRAVITY SEWER MAIN TRENCH SECTION
NOT TO SCALE

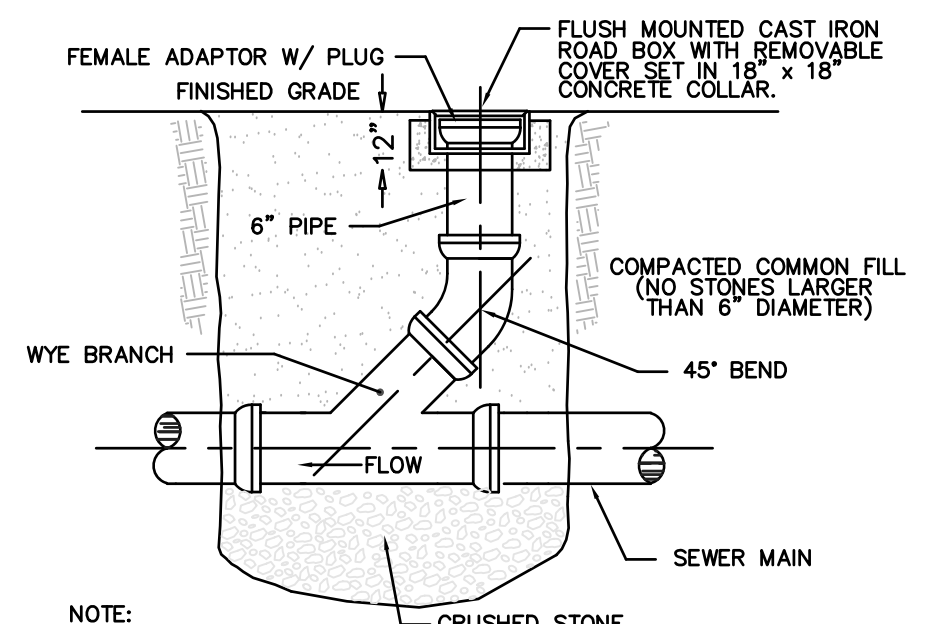


FORCE MAIN TYPICAL TERMINAL FLUSHING CONNECTION
NOT TO SCALE



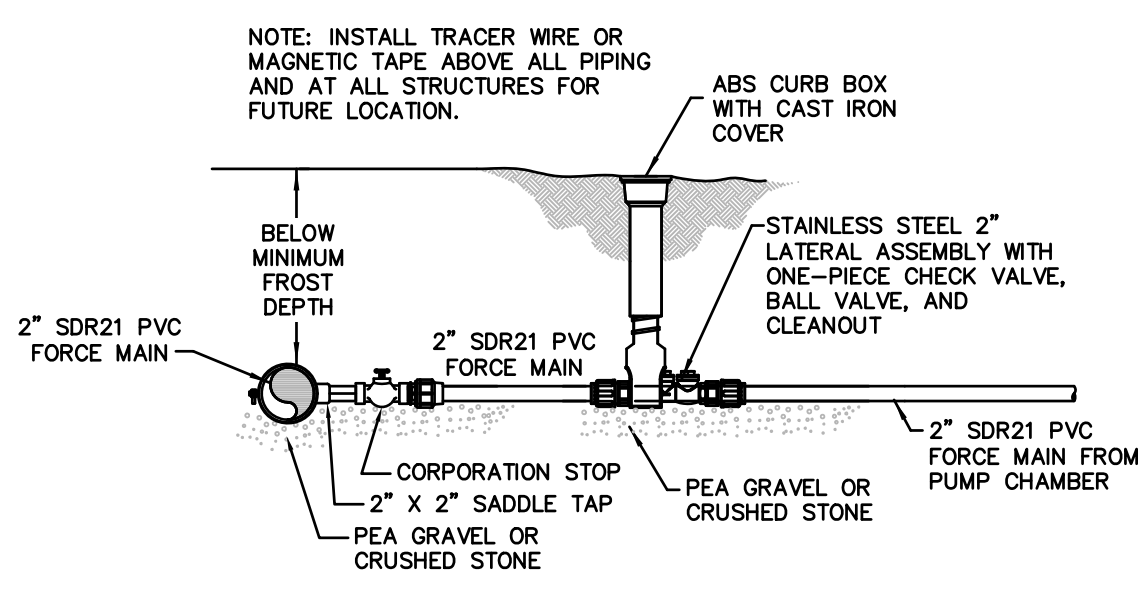
NOTE:
1) CONTRACTOR SHALL BE REQUIRED TO MAKE ALL PIPE PENETRATIONS WATER TIGHT.
2) THE PIPE TO MANHOLE CONNECTION SHALL BE A FLEXIBLE RUBBER PIPE SLEEVE EITHER CAST IN PRECAST MANHOLE SECTION OR HELD IN PLACE BY STAINLESS STEEL RINGS EXPANDED IN PLACE TO MEET SPECIFICATIONS OF ASTM C923.

MANHOLE SEAL DETAILS
NOT TO SCALE

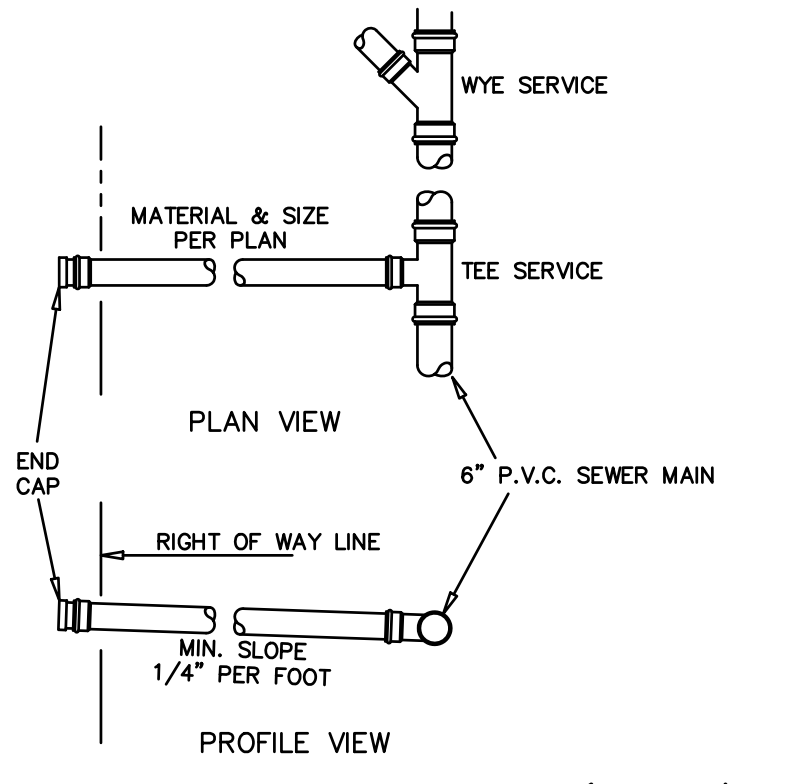


NOTE: REFER TO TYPICAL SEWER TRENCH SECTION DETAIL

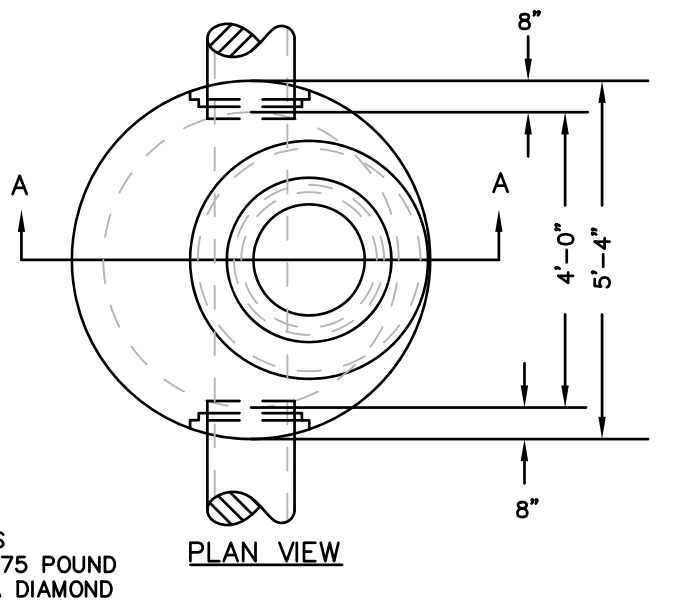
TYPICAL GRAVITY SEWER CLEANOUT DETAIL
NOT TO SCALE



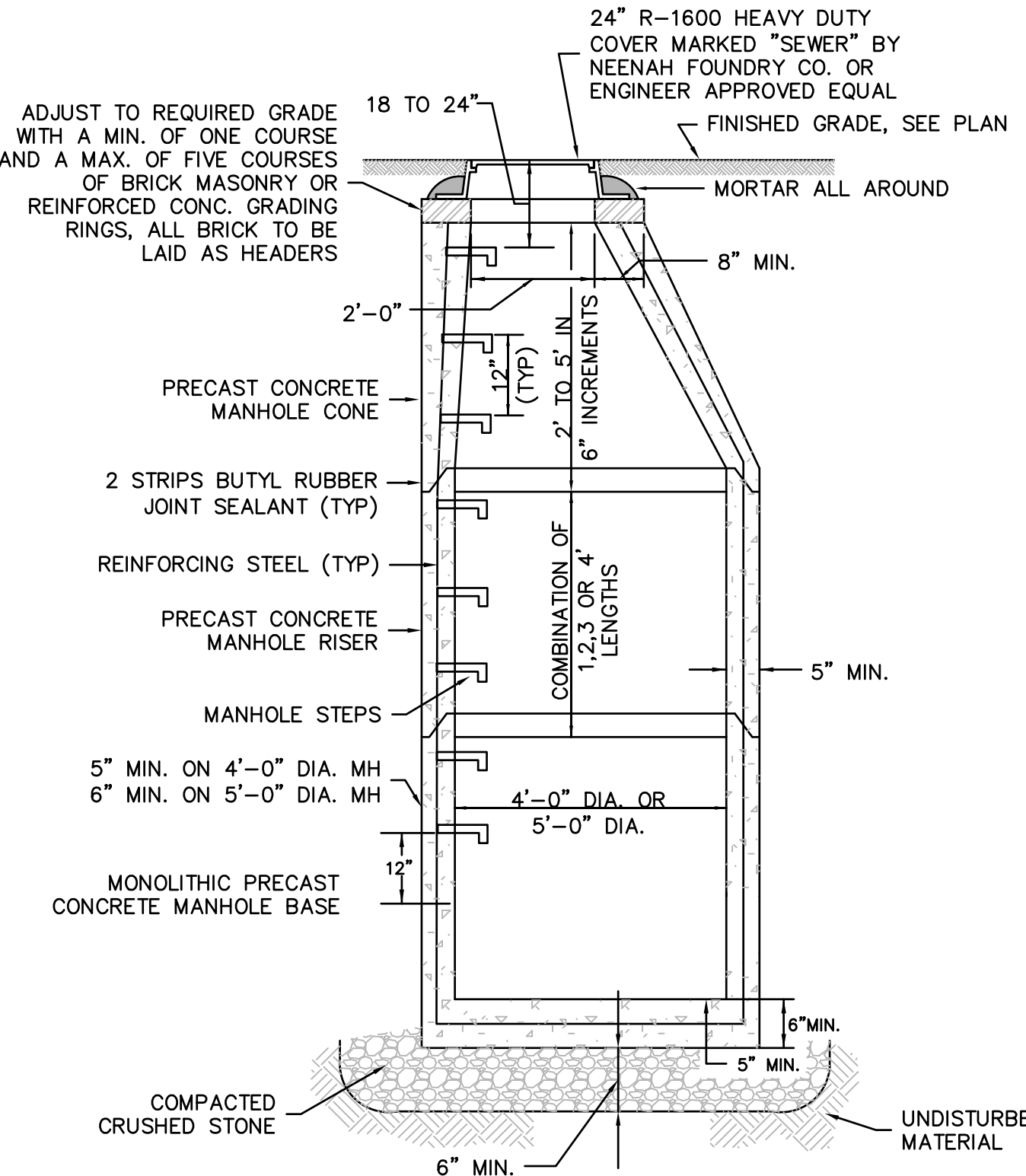
FORCE MAIN CONNECTION DETAIL
NOT TO SCALE



TYPICAL SERVICE CONNECTION (SEWER)
NOT TO SCALE

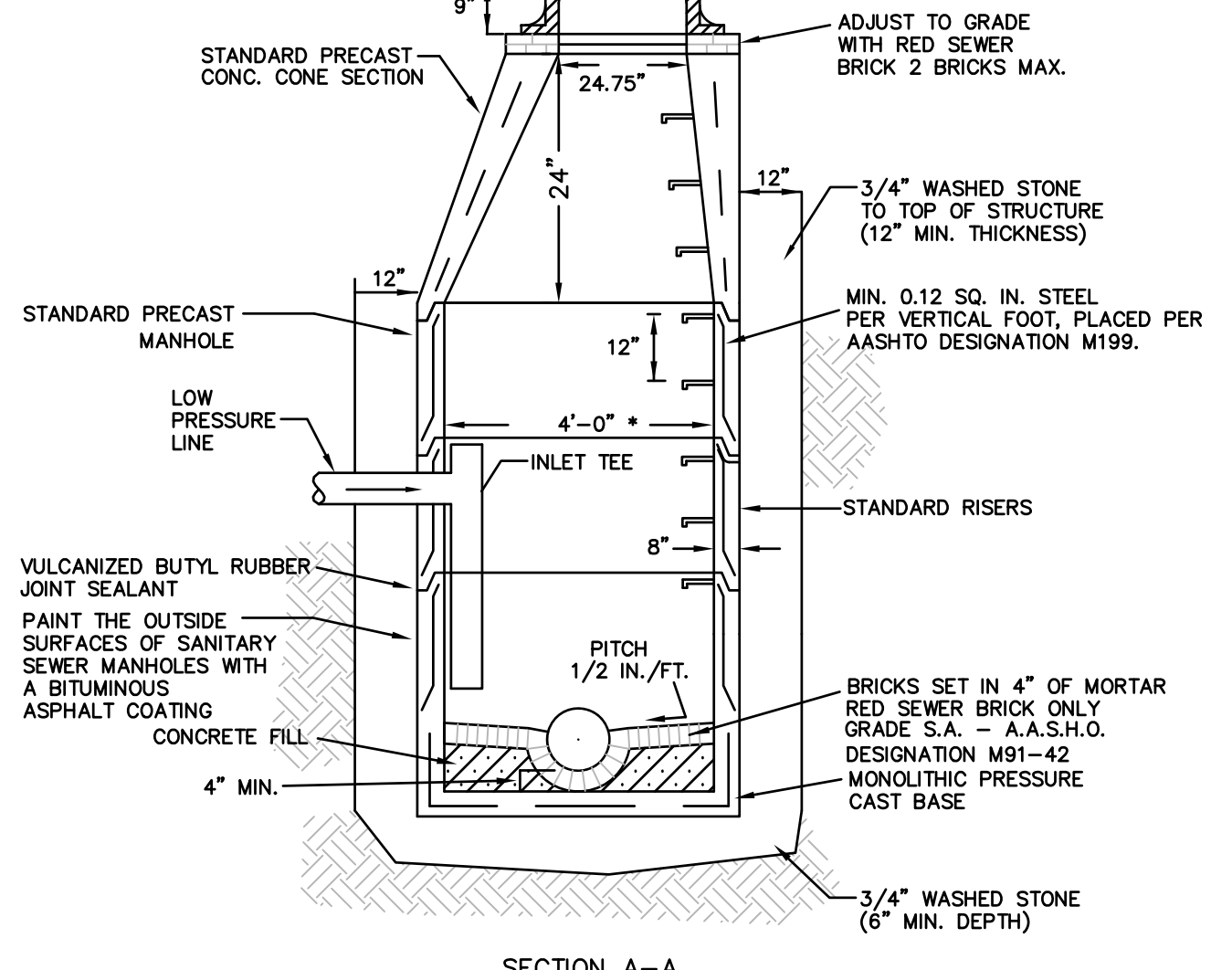


PLAN VIEW



- NOTE:
- 1) CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 - 2) REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
 - 3) H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
 - 4) BUTYL RESIN JOINT CONFORMS TO LATEST ASTM C990 SPEC.
 - 5) STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
 - 6) MANHOLE JOINTS, PIPE CONNECTIONS, AND COVERS SHALL BE CONSTRUCTED TO BE WATER TIGHT.

TYPICAL MANHOLE
NOT TO SCALE



NOTE: * IF INLET TEE IS DISCONNECTED OR MISSING, IT MUST BE REPLACED BEFORE MAKING NEW SANITARY SEWER CONNECTION FROM PRESSURE MAIN.

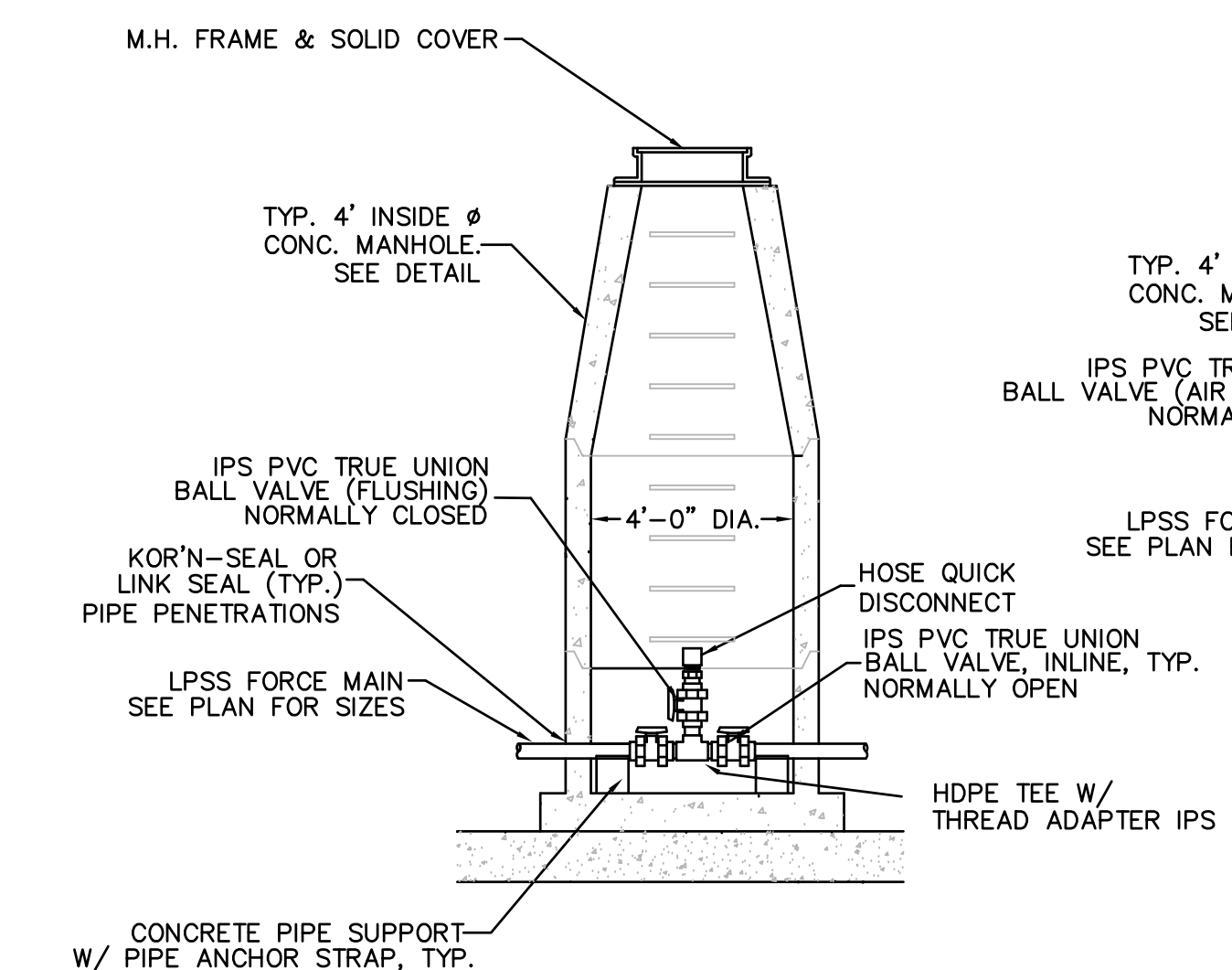
NOTES:
ALL SEWER PIPING AND/OR STRUCTURES CROSSING UNDER OR WITHIN 100 FEET OF ANY SURFACE WATER BODY, STORM WATER IMPONDMENT OR WETLAND SHALL BE BUILT USING WATERTIGHT CONSTRUCTION METHODS AND MATERIALS.

SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO ALL WATER SUPPLY LINES. WHEN A 10' HORIZONTAL SEPARATION BETWEEN THE SEWER AND WATER CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH ABOVE THE SEWER WITH AN 18 INCH VERTICAL SEPARATION BETWEEN THE CROWN OF THE SEWER AND THE INVERT OF THE WATER MAIN.

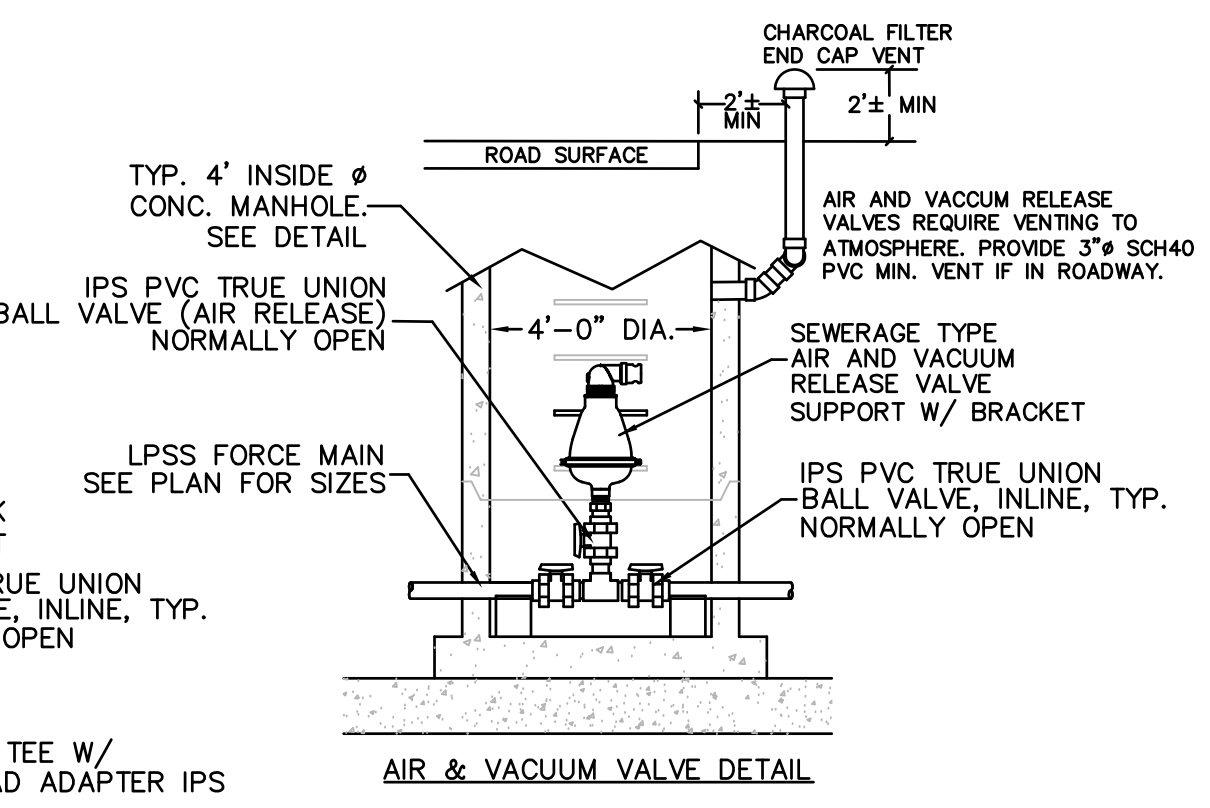
ALL ROADWAY FILLS SHALL BE BROUGHT UP IN UNIFORM ONE FOOT LAYERS AND SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% AS DETERMINED BY AASHTO TEST DESIGNATION T-99, METHOD C. MATERIAL SHALL BE TESTED FOR COMPLIANCE TO ABOVE REGULATION BY A MATERIALS AND TESTING FIRM IN AREAS WHERE FILL IS FIVE FEET OR MORE. COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE TOWN IN REPORT FORM.

ALL SANITARY SEWER OR DRAIN MANHOLES GREATER THAN 12 FEET DEEP SHALL HAVE A MINIMUM INSIDE DIAMETER OF FIVE FEET.

TYPICAL FORCE MAIN TERMINAL MANHOLE
NOT TO SCALE



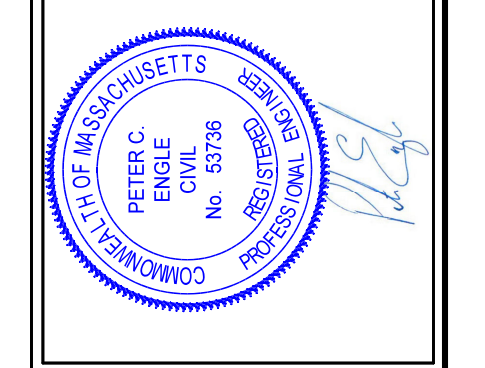
TYPICAL IN-LINE FLUSHING/ AIR RELEASE CONNECTION
NOT TO SCALE



AIR & VACUUM VALVE DETAIL

REV	DATE	DESCRIPTION	REVISIONS	MADE (APVD)
1	11.10.22	TOWN DEP. PEER ENG. COMMENTS	PE	PE
2	4.28.23	PEER CONS. & PEER ENG. COMMENTS	PE	PE

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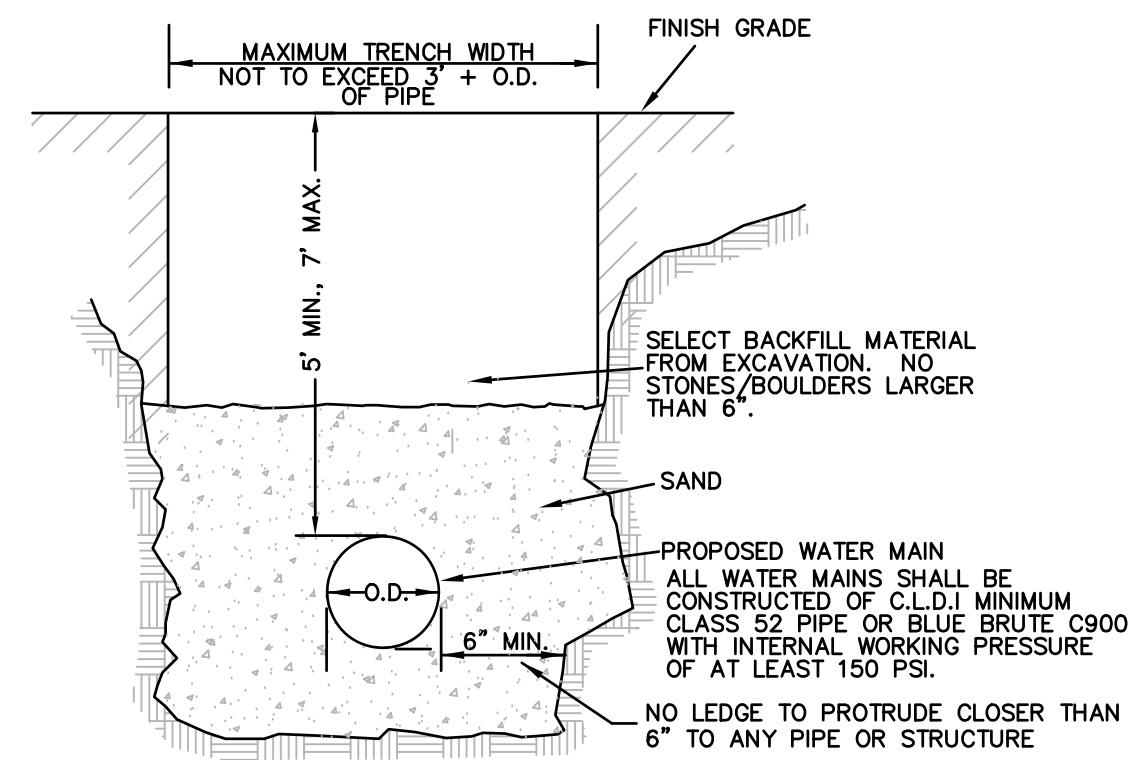
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DRAWN BY:	WGN
DATE:	4/12/22
CHK BY:	POE
SCALE:	N.T.S.
PROJ. NO.:	287-2118K

SITE DETAILS

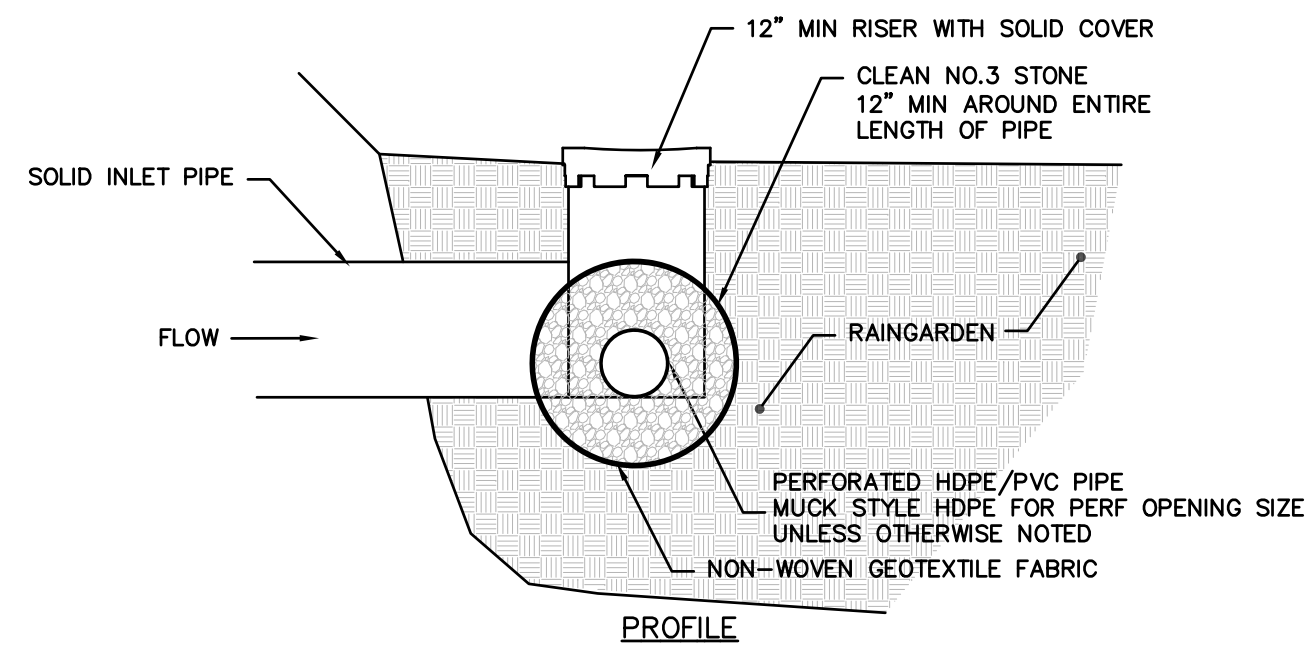
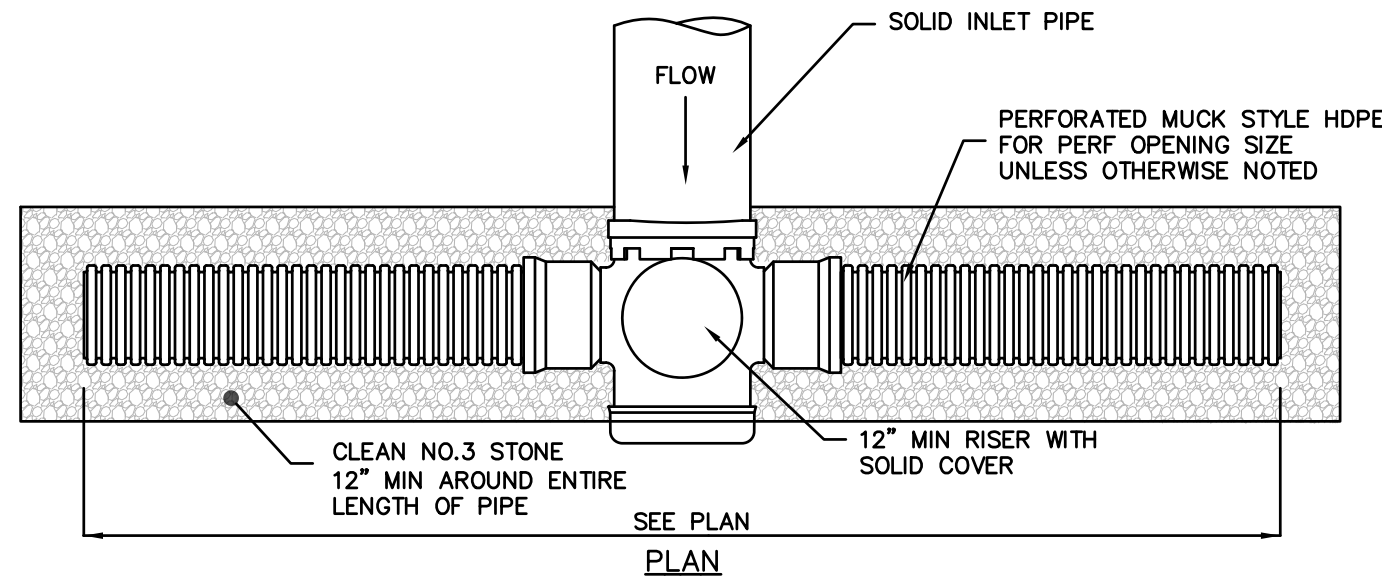
NOTE: WHERE THE WATER MAIN IS PROPOSED CROSS COUNTRY TO FISKE HILL RD. THE FINISHED GRADE IS TO MATCH EXISTING GRADE. DISTURBED SOILS ARE TO BE STABILIZED WITH BIODEGRADABLE JUTE NETTING, LOAM AND SEED.



NOTE: IF SIGNIFICANT LEDGE IS ENCOUNTERED IN THE COURSE OF ROADWAY OR UTILITY CONSTRUCTION, THE TOWN WILL BE INFORMED AND A PLAN FOR SOIL TESTS OR BORINGS AS WELL AS EXPECTED METHODS AND SCHEDULE OF REMOVAL SHALL BE SUBMITTED TO THE TOWN.

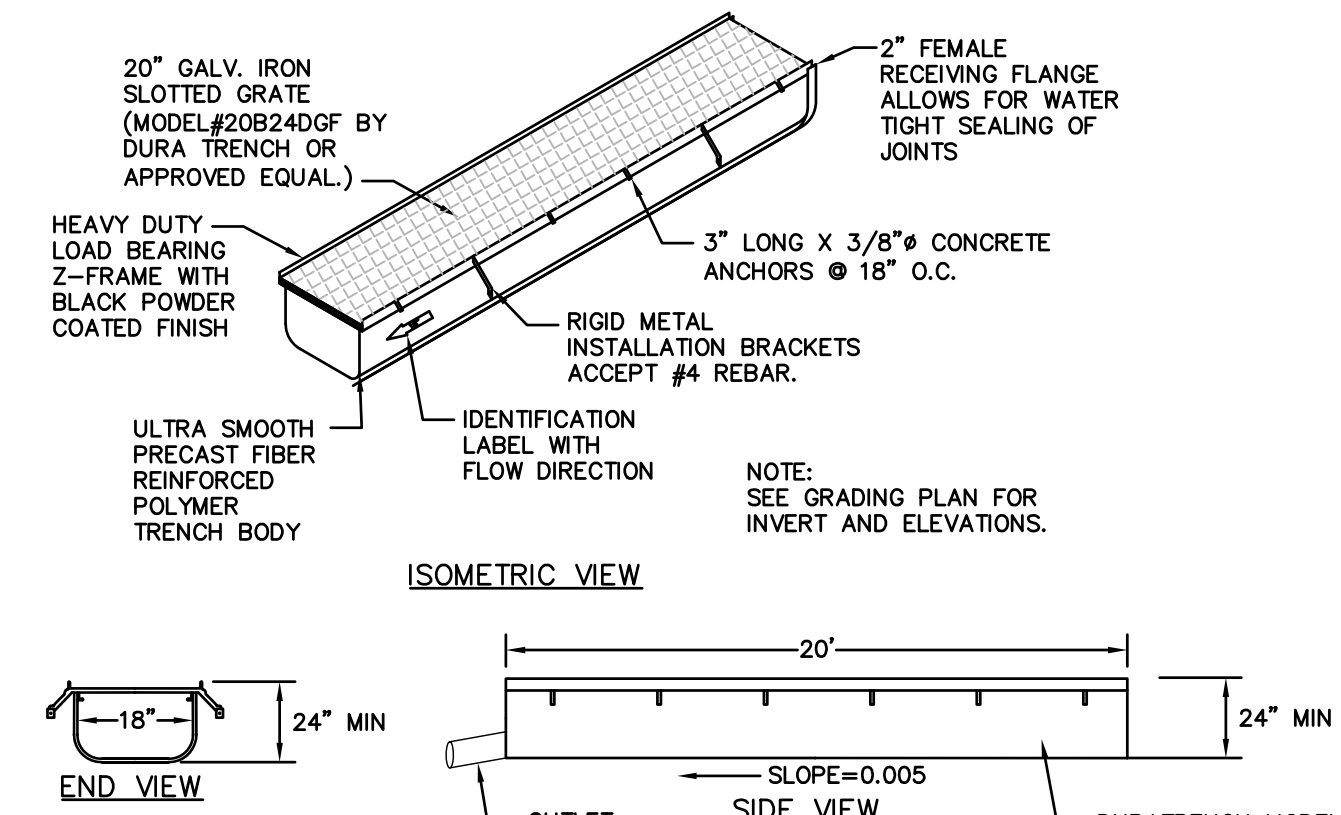
TYP. WATER MAIN TRENCH SECTION

NOT TO SCALE



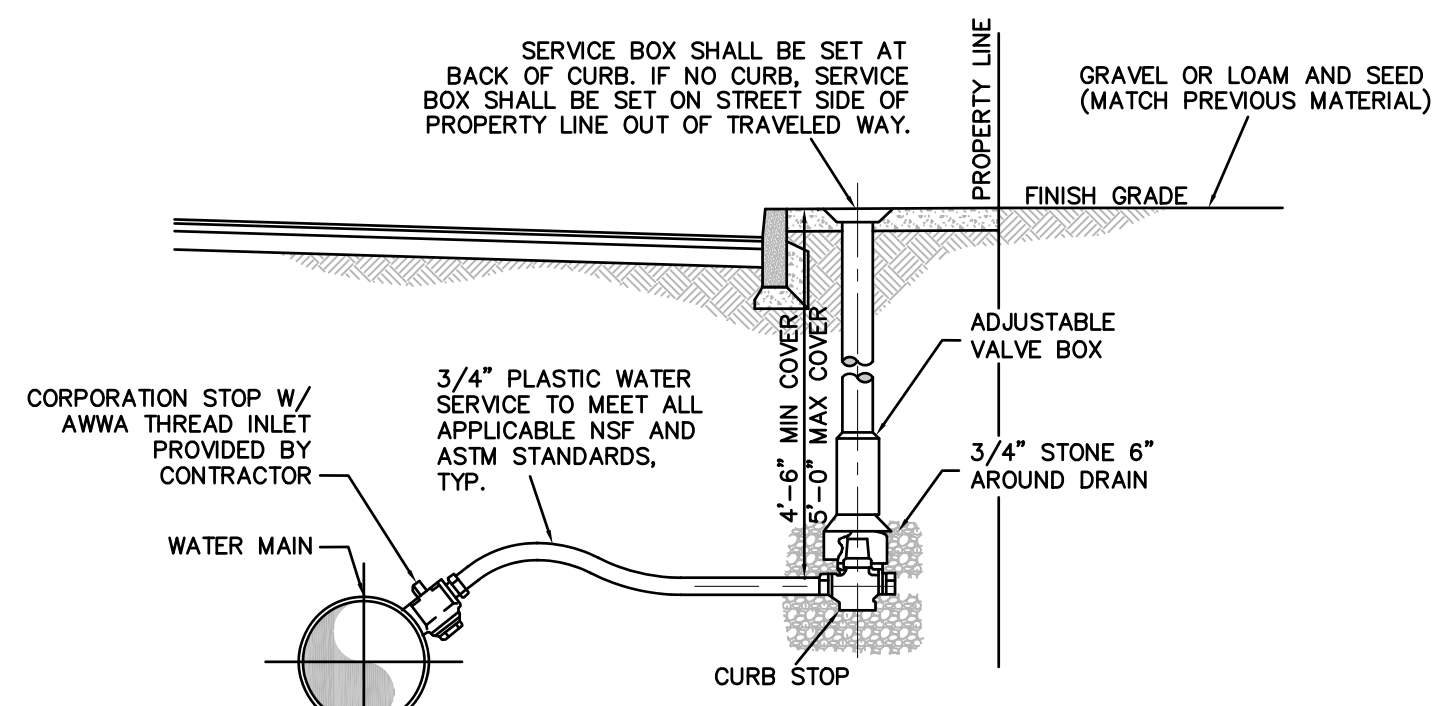
SUBSURFACE INLET DETAIL

NOT TO SCALE



TRENCH DRAIN DETAIL

NOT TO SCALE

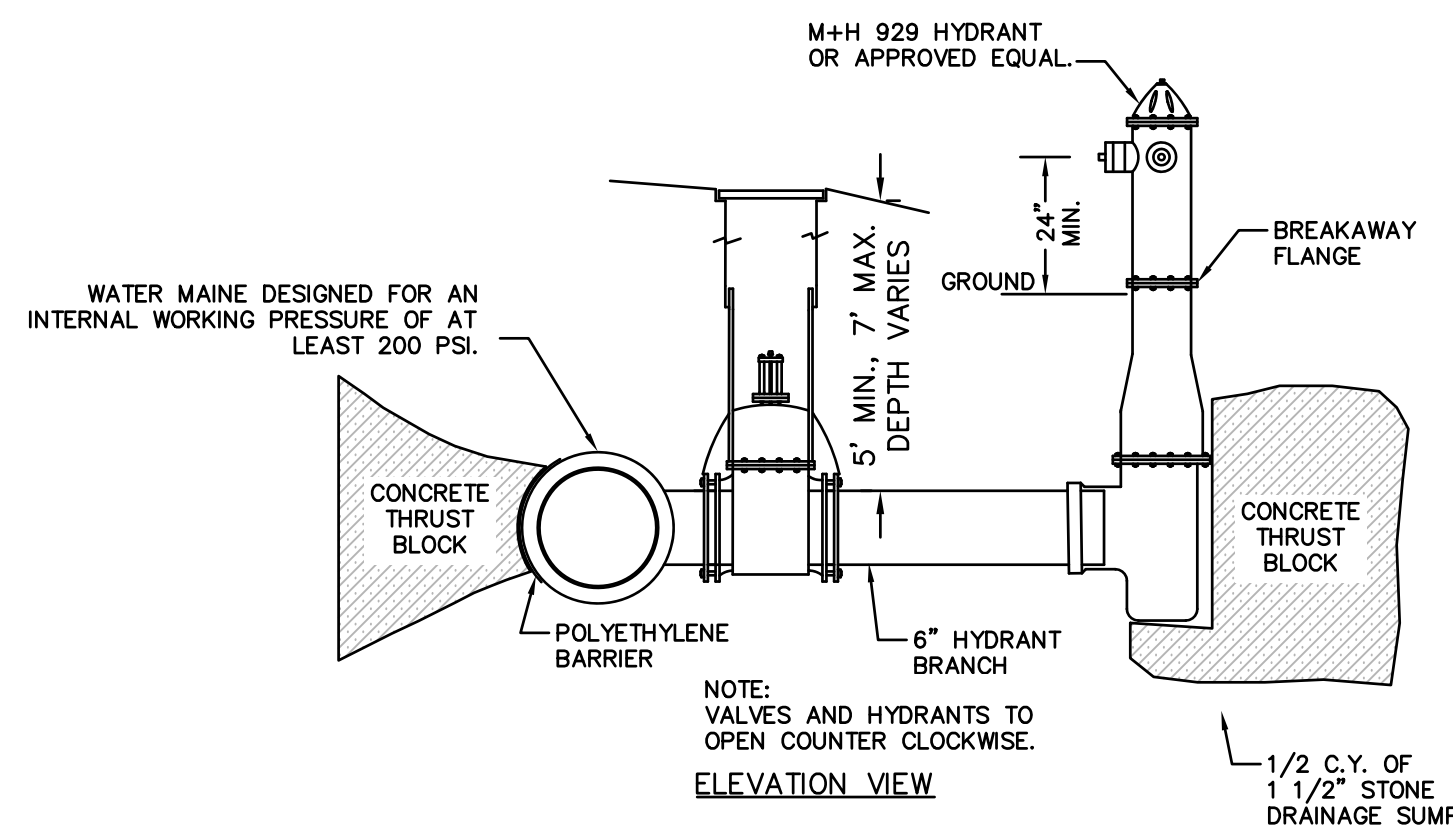


NOTES:

- 1) NO WATER PIPE DEPTH SHALL EXCEED 5 FEET FROM FINISHED GRADE
- 2) CONTRACTOR RESPONSIBLE FOR CONTACTING DIG SAFE PRIOR TO EXCAVATION
- 3) TRENCH SHALL NOT BE BACKFILLED UNTIL SERVICE HAS BEEN INSPECTED AND APPROVED BY THE STURBRIDGE D.P.W.
- 4) WATER SHALL BE TURNED ON BY THE SWD ONLY AFTER APPROVAL
- 5) ONLY CONTRACTORS APPROVED BY THE SWD SHALL MAKE TAP
- 6) WATER SERVICE LINES AND METER SHALL BE SIZED BY THE SWD
- 7) ALL COMPACTION SHALL BE BY MECHANICAL MEANS AT NO GREATER THAN 12 INCH LIFTS
- 8) NEW AND RENEWED SERVICES SHALL HAVE REMOTE READERS
- 9) SERVICE SHALL BE FLUSHED BEFORE ACTIVATING TO AVOID METER CLOGGING
- 10) THERE SHALL BE A HORIZONTAL SEPARATION OF 10 FEET FROM ANY OTHER UTILITY LINE
- 11) EXISTING CORPORATION SHALL BE CLEANED WHEN A SERVICE IS RENEWED
- 12) SERVICE SHALL BE LAID PERPENDICULAR TO THE WATER MAIN UNTIL PROPERTY LINE
- 13) THE STURBRIDGE D.P.W. RESERVES THE RIGHT TO MODIFY STANDARDS AT THEIR DISCRETION
- 14) CORPORATION STOPS, CURB STOPS AND SERVICE BOXES SHALL BE OF A TYPE APPROVED BY THE STURBRIDGE D.P.W.

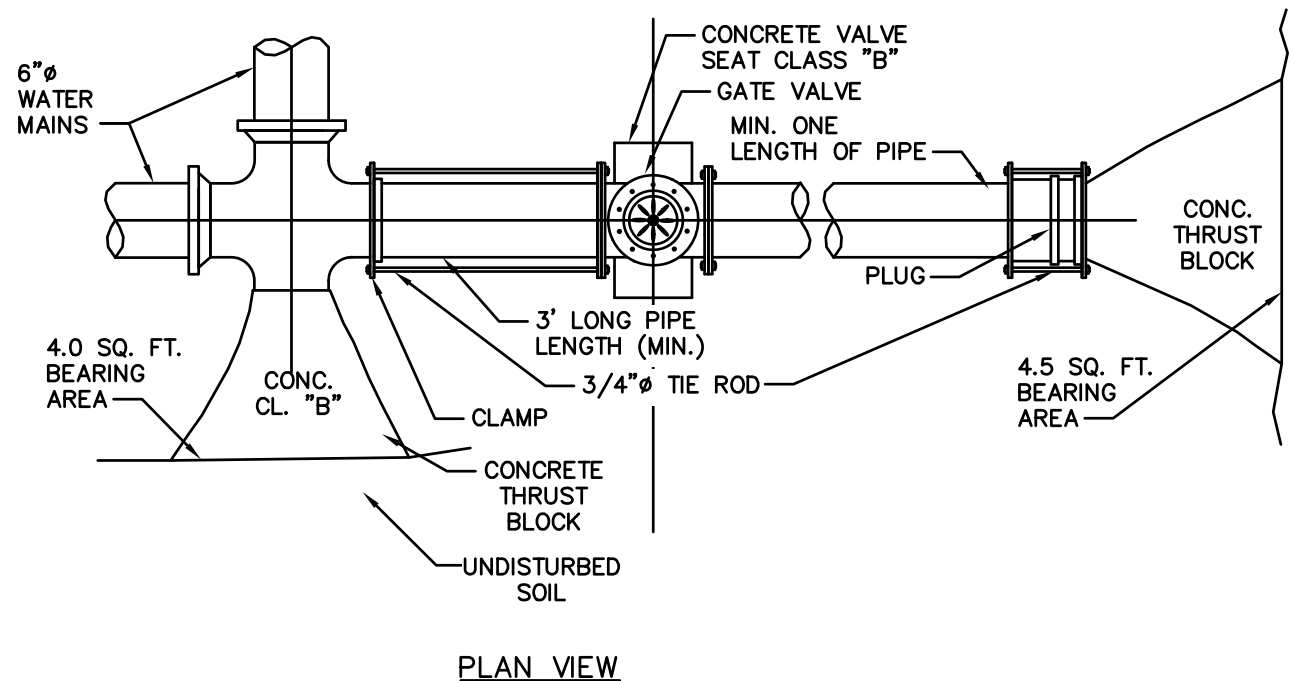
TYPICAL DOMESTIC SERVICE CONNECTION

NOT TO SCALE



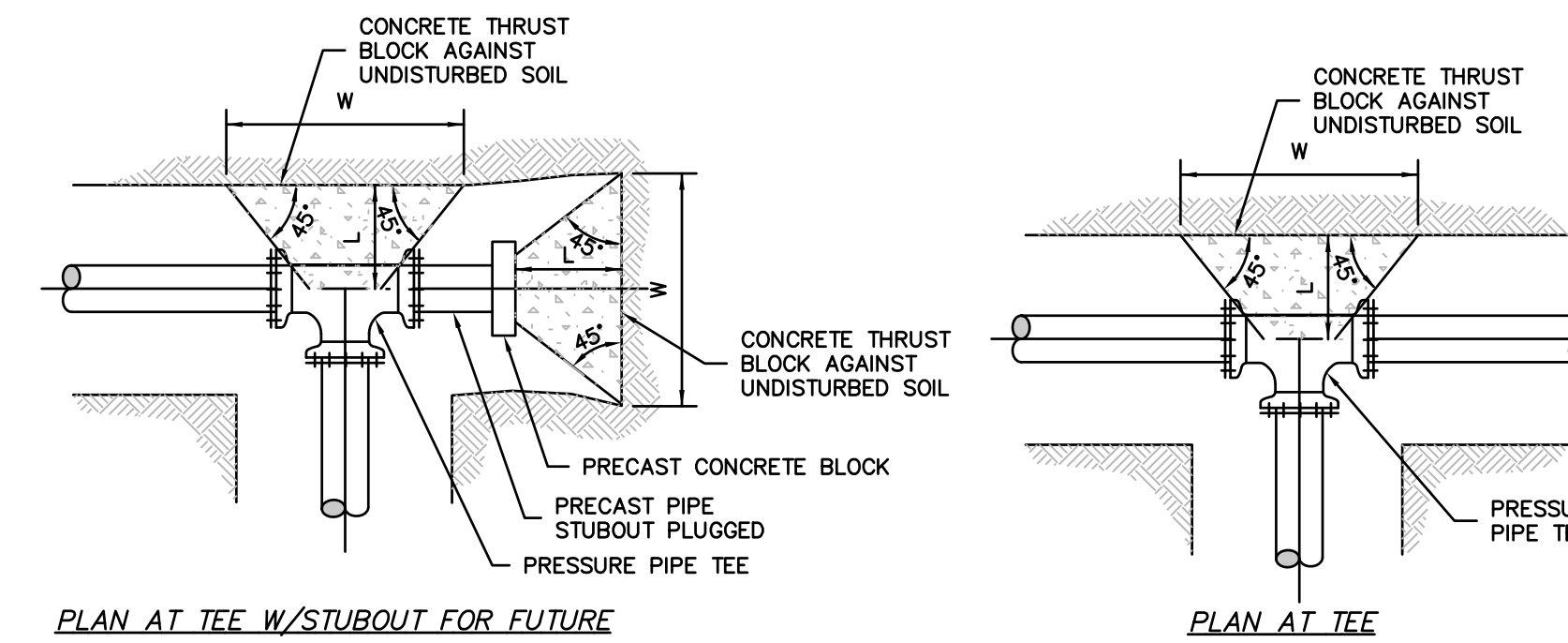
TYPICAL HYDRANT W/GATE

NOT TO SCALE



TYPICAL STUB FOR FUTURE CONNECTION

NOT TO SCALE



D	22 1/2" BEND			45° BEND			90° BEND			TEE / CAP						
	BEARING AREA (S.F.)	L"	H"	W"	BEARING AREA (S.F.)	L"	H"	W"	BEARING AREA (S.F.)	L"	H"	W"				
8"	1.5	0.5'	1.0'	1.5'	1.0'	1.5'	2.5'	5.5	1.0'	2.0'	3.0'	3.9	1.0'	2.0'	2.5'	
12"	3.5	1.0'	1.5'	2.5'	6.5	1.0'	2.0'	3.5'	12.0	1.5'	3.0'	4.5'	8.5	1.5'	2.5'	4.0'
16"	6.0	1.0'	2.0'	3.0'	11.0	1.5'	3.0'	4.0'	20.5	2.0'	4.0'	5.5'	14.5	2.0'	3.5'	5.0'

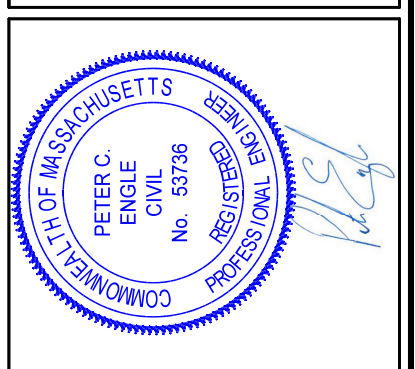
- GENERAL NOTES:
- 1) DIMENSIONS SHOWN CALCULATED PER 120 PSI INTERNAL PIPE PRESSURE FOR SOIL BEARING LOADS OF 3,000 PSF.
 - 2) CONSTRUCT CONCRETE THRUST BLOCKS OF CONCRETE POURED AGAINST UNDISTURBED SOIL.
 - 3) DIMENSIONS L, W, & H MAY BE ADJUSTED TO MEET FIELD CONDITIONS PROVIDED THE BEARING AREA REMAINS UNCHANGED.
 - 4) THE HEIGHT OF THE BLOCK (H) SHALL BE LESS THAN OR EQUAL TO HALF THE TRENCH DEPTH.
 - 5) PLACE POLYETHYLENE SHEETING OVER MJ FITTINGS TO PREVENTS DIRECT CONTACT BETWEEN CONCRETE AND THE FITTING.
 - 6) THE STURBRIDGE WATER AND SEWER COMMISSION RESERVES THE RIGHT TO MODIFY STANDARDS AT THEIR DISCRETION.

CONCRETE THRUST BLOCK FOR HORIZONTAL BENDS AND TEES FOR WATER AND SEWER

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE BY	APVD
1	11.10.22	TOWN, DEP. PEER ENG. COMMENTS	PE	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE	PE

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SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY: WCN
DATE: 4/12/22
CHK BY: POE
SCALE: N.T.S.
PROJ. NO. 287-2118K

SITE DETAILS

TREE PLANTING NOTES:

1. STREET TREES SHALL BE PLANTED ALONG BOTH SIDES OF THE STREET AT APPROXIMATE INTERVALS OF FIFTY FEET (50') AND ON PRIVATELY OWNED LOTS, 5-20' FROM THE STREET RIGHT-OF-WAY. PLANTED TREES SHALL HAVE A TRUNK DIAMETER OF NOT LESS THAN 3 INCHES MEASURED 4 FEET ABOVE GRADE.

2. EXISTING TREES WITHIN 5-20' FROM RIGHT-OF-WAY ARE TO BE PRESERVED WHERE POSSIBLE. ALL TREES 6" CALIPER AND OVER SHALL BE IDENTIFIED. THESE TREES CAN BE COUNTED AS STREET TREES. IF THERE ARE GAPS BETWEEN EXISTING TREES THAT CAN BE COUNTED AS STREET TREES GREATER THAN 50', NEW STREET TREES WILL BE PLANTED WITHIN THE HATCHED AREAS SO THAT THERE ARE NO PLACES WHERE THERE IS MORE THAN 50' BETWEEN STREET TREES. THE EXISTING TREES REMAINING IN THE ROAD RIGHT-OF-WAY SHALL BE PRUNED AND TRIMMED TO CONFORM TO THE SPECIFICATIONS OF THE NATIONAL ARBORISTS ASSOCIATION CLASS 1 PRUNE AND TRIM. UPON COMPLETION OF PRUNING AND TRIMMING, THE SUBDIVIDER SHALL REQUEST THE TREE WARDEN TO INSPECT THE TREES AND CERTIFY THAT THEY CONFORM TO THE SPECIFICATIONS.

3. ALL PLANTED TREES AND SHRUBS SHALL BE GUARENTEED BY THE SUBDIVIDER FOR A MINIMUM PERIOD OF (2) YEARS. ANY UNHEALTHY OR DEAD TREE SHALL BE REPLACED WITH ANOTHER THAT AGAIN SHALL BE GUARENTEED FOR TWO (2) YEARS.

DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

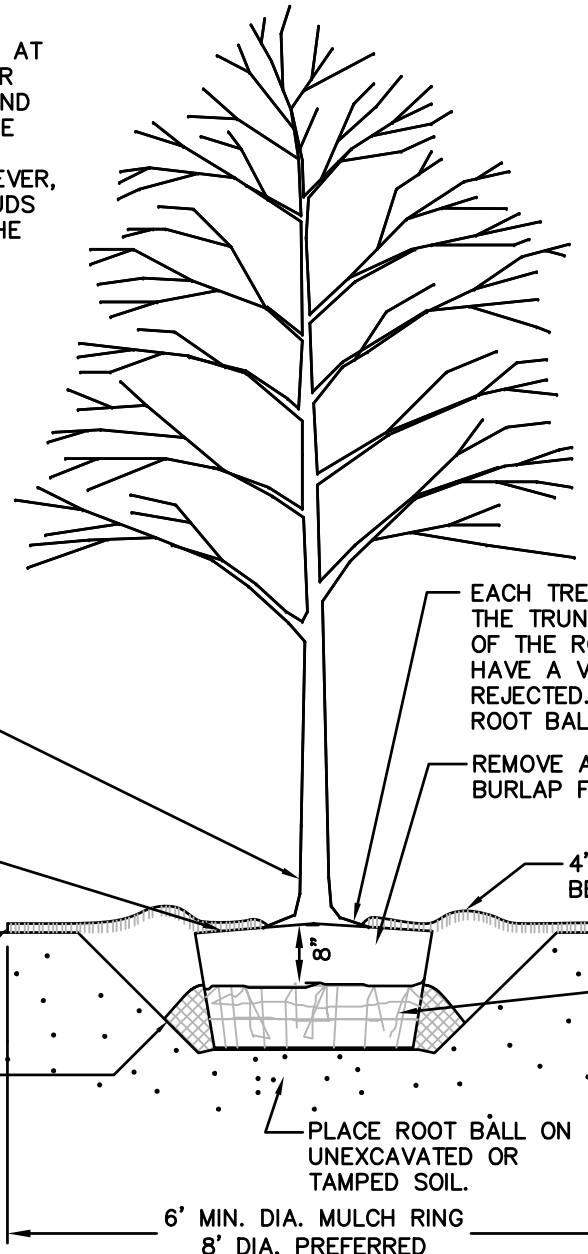
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE, WHEREVER POSSIBLE.

SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2" HIGHER IS SLOWLY DRAINING SOILS.

2" MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE FOR A MINIMUM OF 3 YEARS AFTER PLANTING.

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.



NOTES

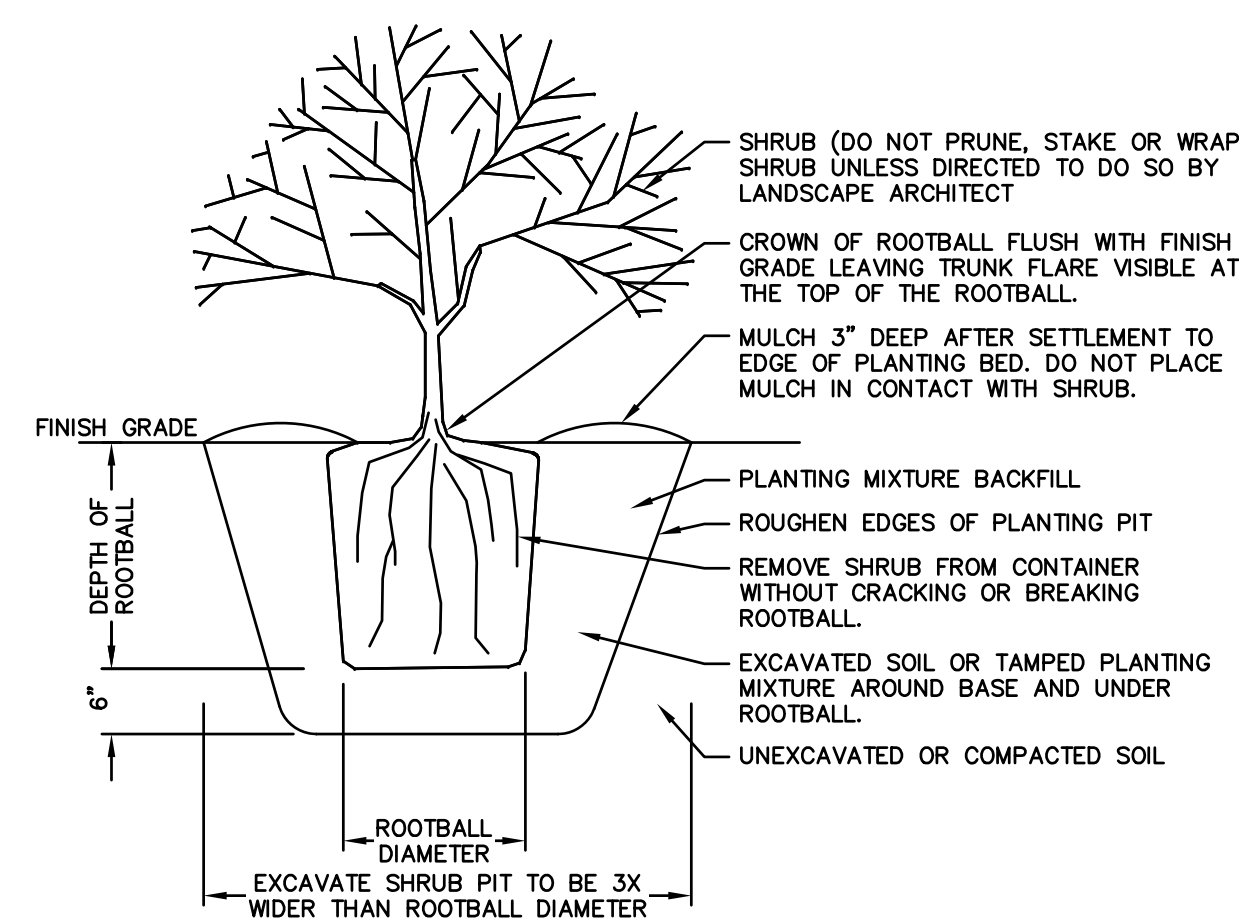
- PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.
- THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 16 SQ. FT., OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

LEGEND AND PLANTING SCHEDULE:

- PROPOSED STREET TREE - QUERCUS RUBRA, NORTHERN RED OAK
- PROPOSED STREET TREE - ACER RUBRUM, RED MAPLE
- PROPOSED STREET TREE - TILIA AMERICANA, AMERICAN LINDEN
- PROPOSED STREET TREE - BETULA POPULIFOLIA, GRAY BIRCH
- PROPOSED LOT TREE - CONIFER BY OWNER

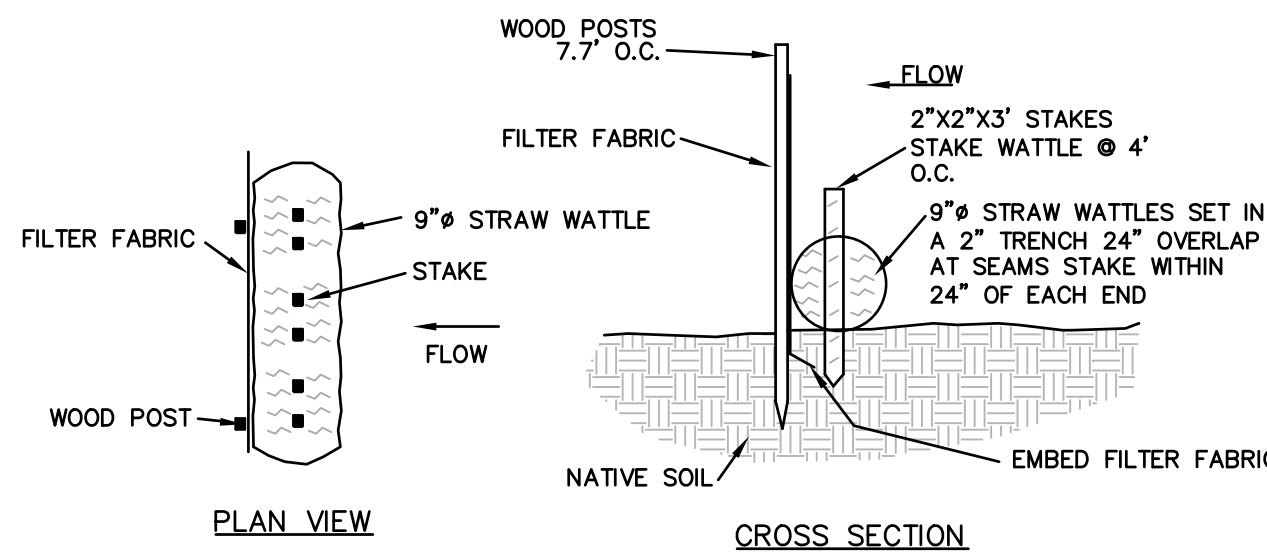
TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES

NOT TO SCALE



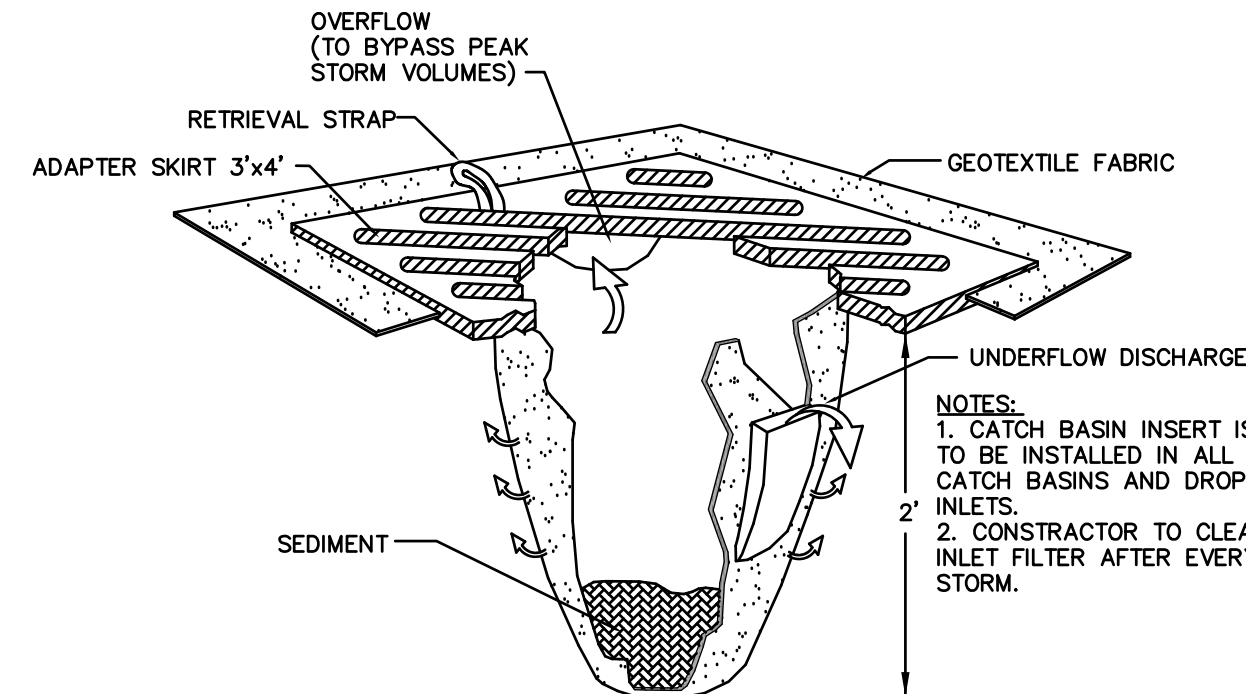
SHRUB PLANTING DETAIL

NOT TO SCALE



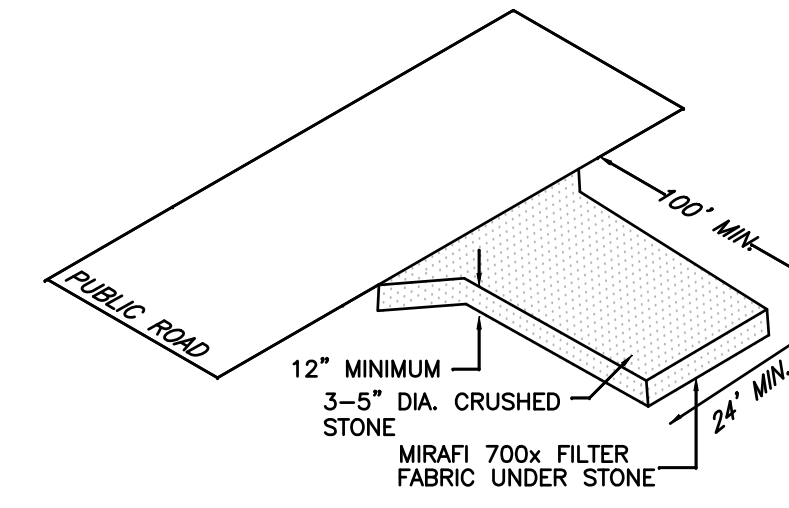
STRAW WATTLE AND SILT FENCE DETAIL

NOT TO SCALE



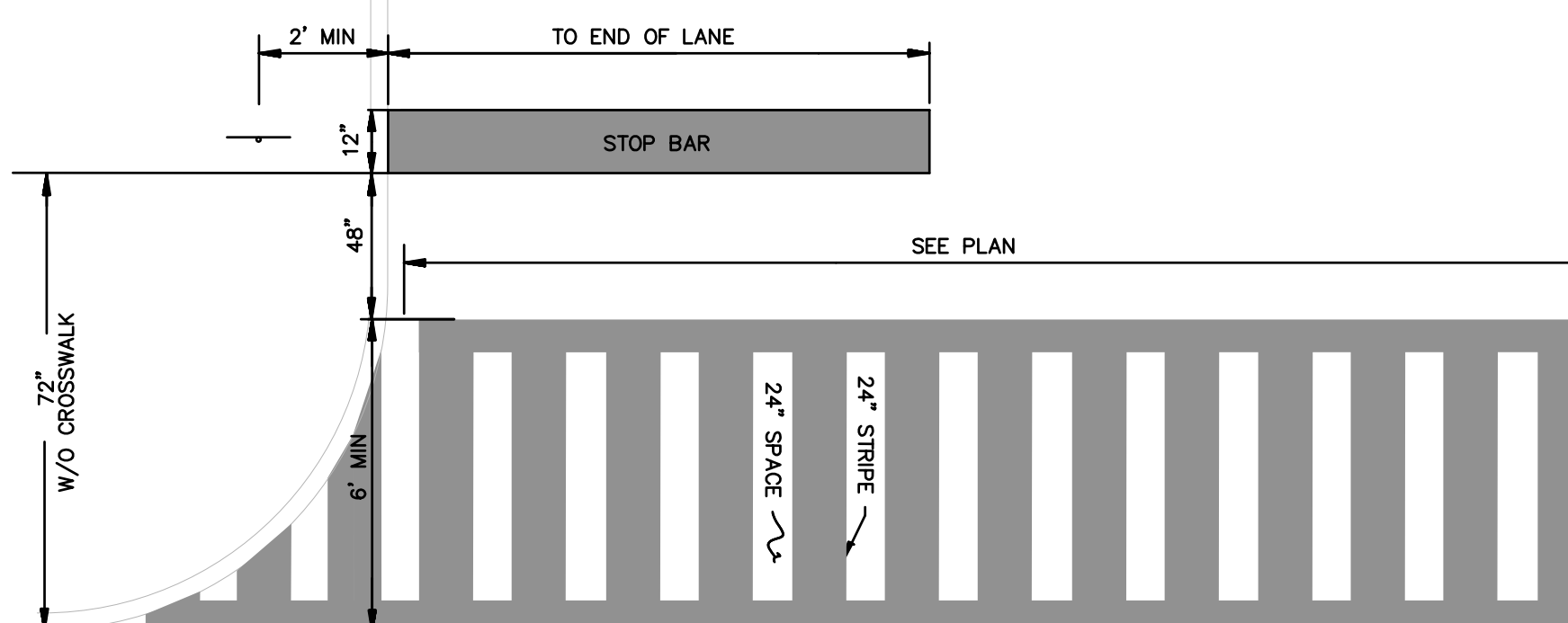
CATCH BASIN INLET FILTER "SILT SACK"

NOT TO SCALE



SITE ENTRANCE MAT

NOT TO SCALE

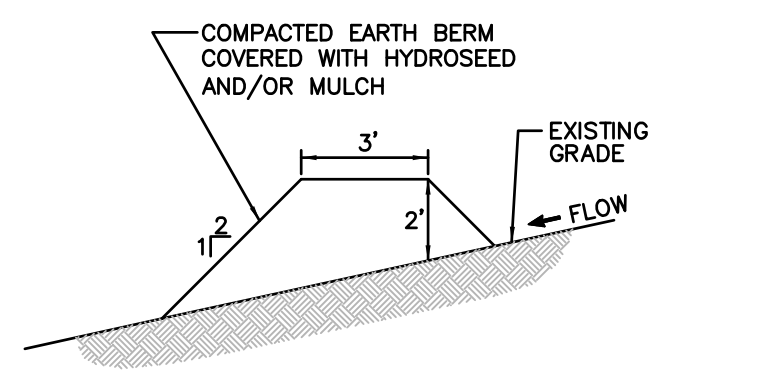


- NOTES:**
- MARKINGS FOR STREET SHALL BE ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.
 - ALL LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (FOUR 6" LINES INSTEAD OF ONE 24" LINE) WILL NOT BE ACCEPTED.

CROSSWALK DETAIL

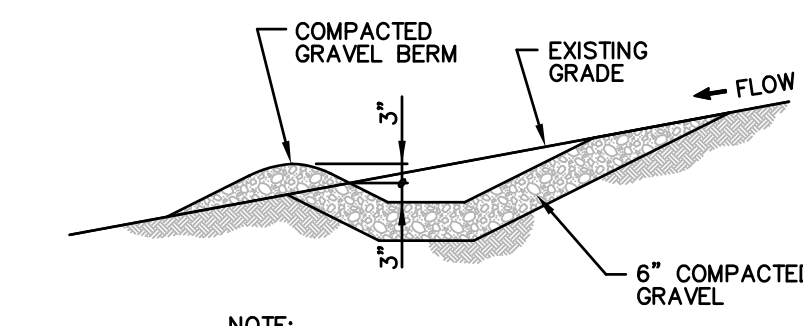
PAVEMENT MARKINGS

NOT TO SCALE



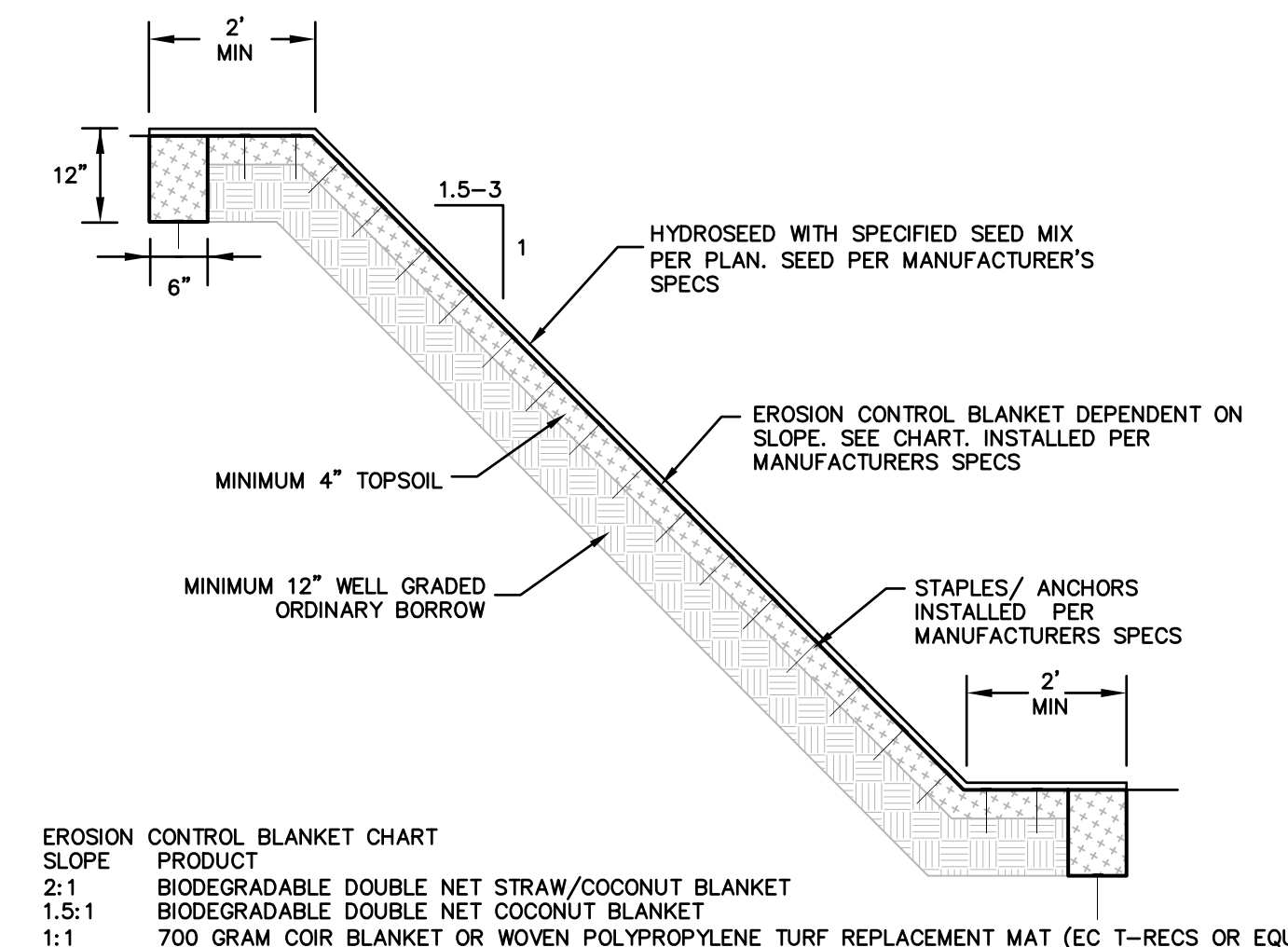
TEMPORARY DIVERSION BERM

NOT TO SCALE



TEMPORARY DIVERSION SWALE

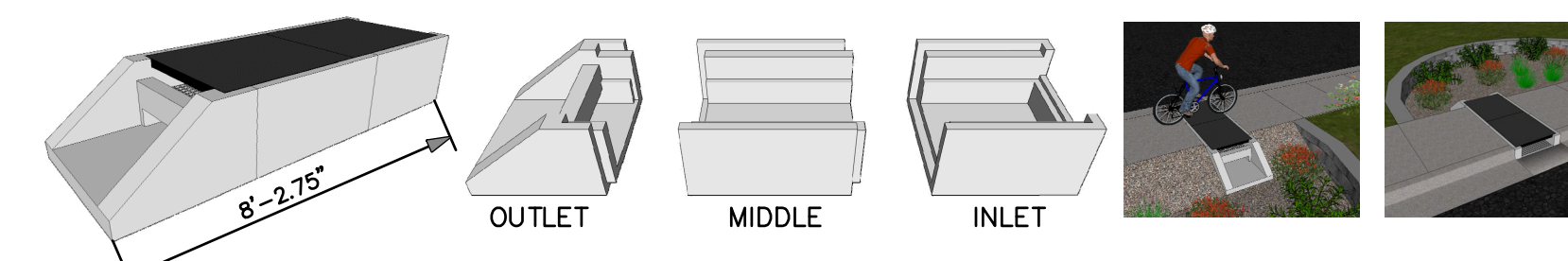
NOT TO SCALE



SLOPE STABILIZATION TREATMENT

NOT TO SCALE

- EROSION CONTROL BLANKET CHART**
- | SLOPE | PRODUCT |
|-------|--|
| 2:1 | BIODEGRADABLE DOUBLE NET STRAW/COCONUT BLANKET |
| 1.5:1 | BIODEGRADABLE DOUBLE NET COCONUT BLANKET |
| 1:1 | 700 GRAM COIR BLANKET OR WOVEN POLYPROPYLENE TURF REPLACEMENT MAT (EC T-RECS OR EQUAL) |



- SPECIFICATIONS**
- STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURES (INLET 875 LBS, MIDDLE 965 LBS, AND OUTLET 730 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (5% TO 8.5% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
 - 2-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
 - FIBERGLASS GRATE (11 LBS/PIECE).
 - FRP COMPOSITE LID (38 LBS/PIECE) WITH CONCENTRATED LOAD CAPACITY OF 11,200 LBS.

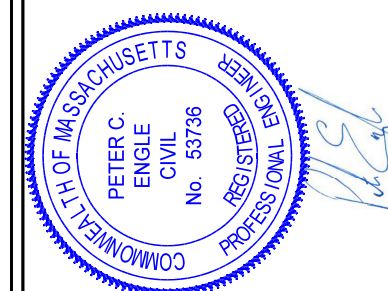
- INSTALLATION NOTES**
- INSTALL A CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS. EXCAVATE 1'-7" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 9" PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN FOXHOLE BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1'-1" BELOW THE GUTTERLINE ELEVATION. THE TOP OF THE RAIN GUARDIAN FOXHOLE INLET POINT WILL BE 7-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN FOXHOLE.
 - SET RAIN GUARDIAN FOXHOLE INLET FIRST, FOLLOWED BY MIDDLE SECTION(S), AND FINALLY THE OUTLET ON THE PREPARED CLASS 5 BASE. POSITION RAIN GUARDIAN FOXHOLE OUTLET PIECE SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL.
 - SECURE MODULAR FOXHOLE PIECES AT EACH JOINT USING PROVIDED GALVANIZED TIE RODS.
 - INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN FOXHOLE AND CONCRETE INLET BEFORE POURING INLET.
 - REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN FOXHOLE INLET.

MODULAR PRETREATMENT CHAMBER (RAIN GUARDIAN FOXHOLE)

NOT TO SCALE

REV	DATE	TOWN, DEP. PEER ENG. COMMENTS	MADE (APVD)
1	11.10.22		PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE

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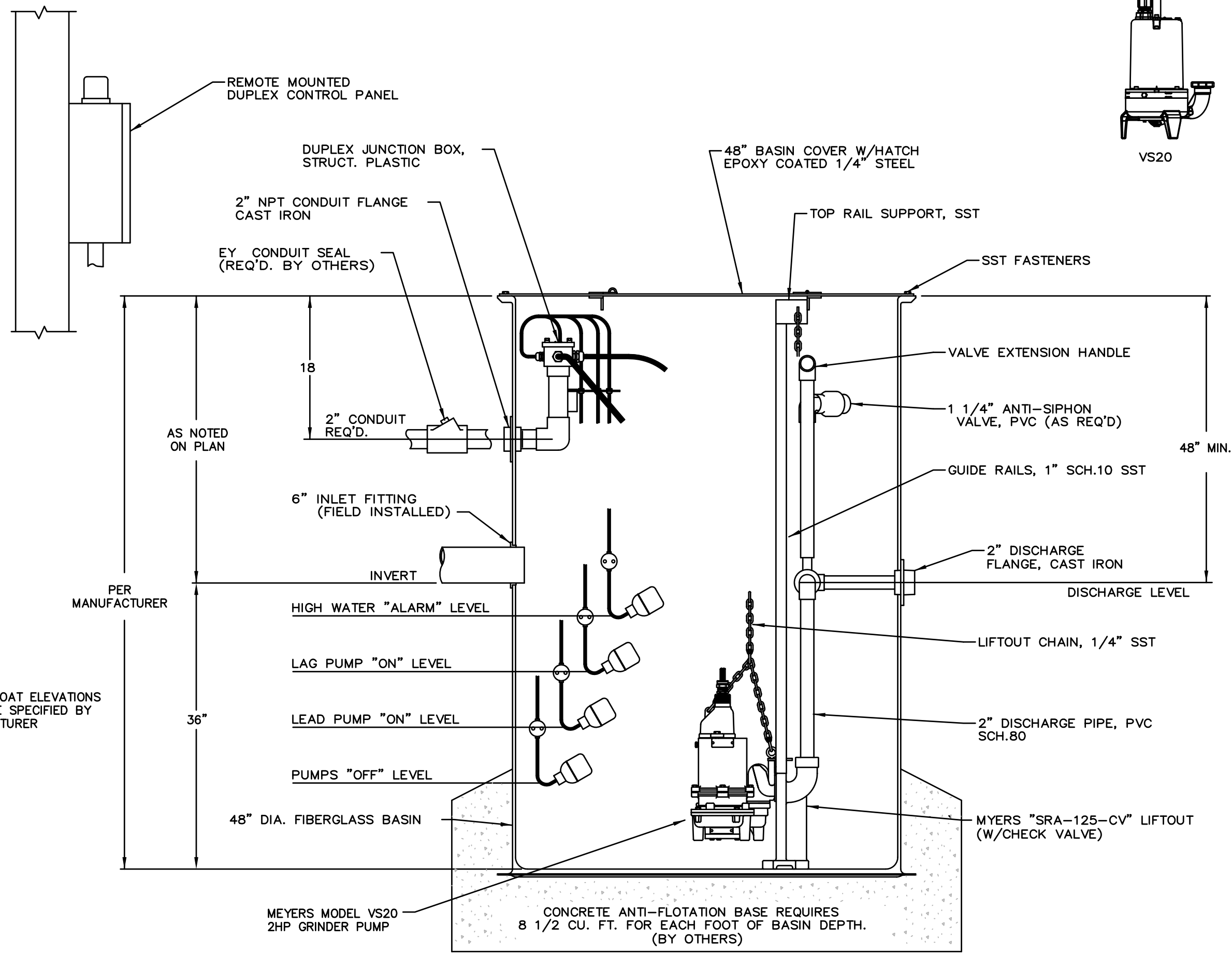


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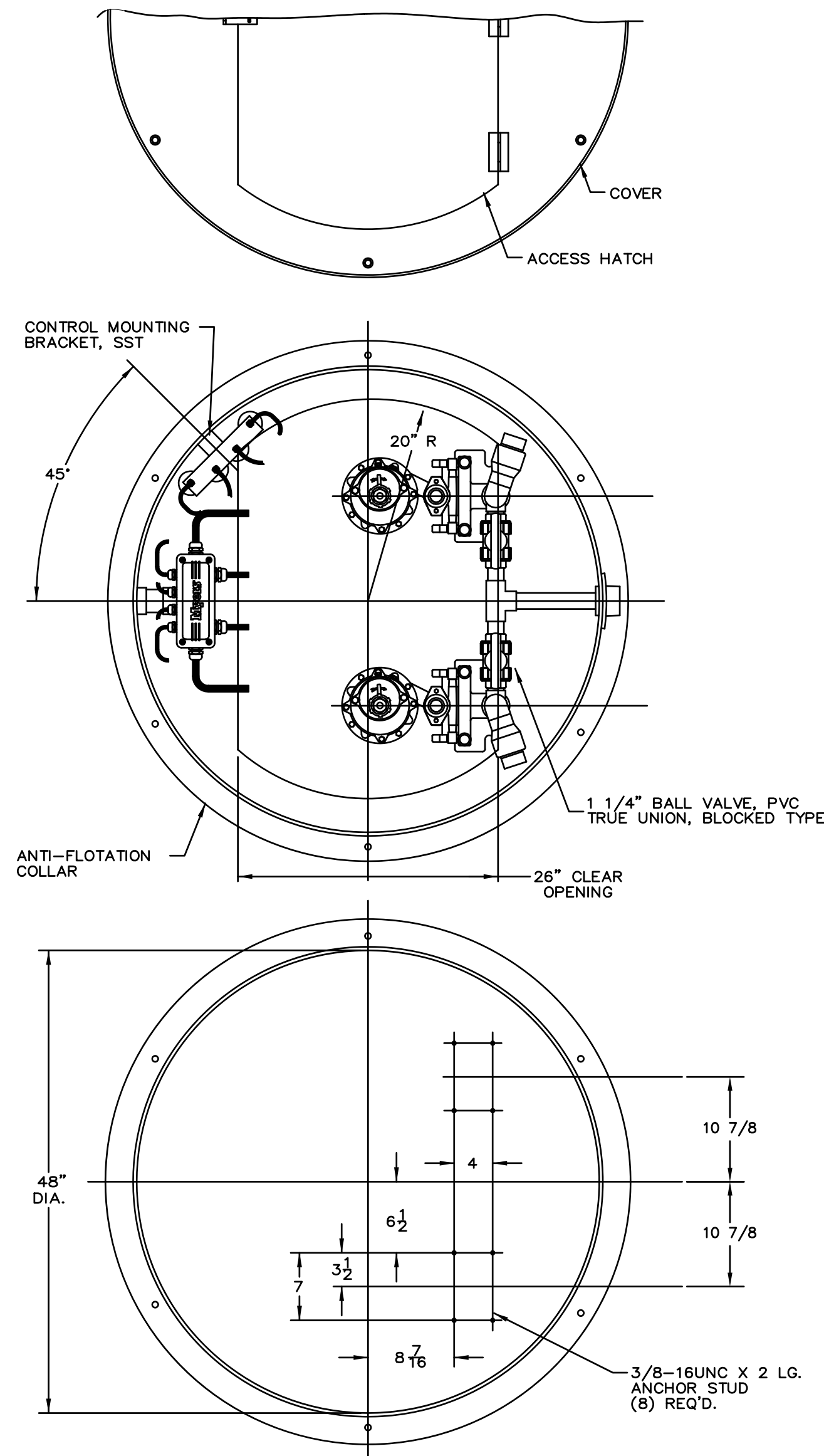
SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY:	WGN
DATE:	4/12/22
CHK BY:	POE
SCALE:	N.T.S.
PROJ. NO.:	287-2118K

SITE DETAILS



TYPICAL SEWER PUMP CHAMBER DETAIL

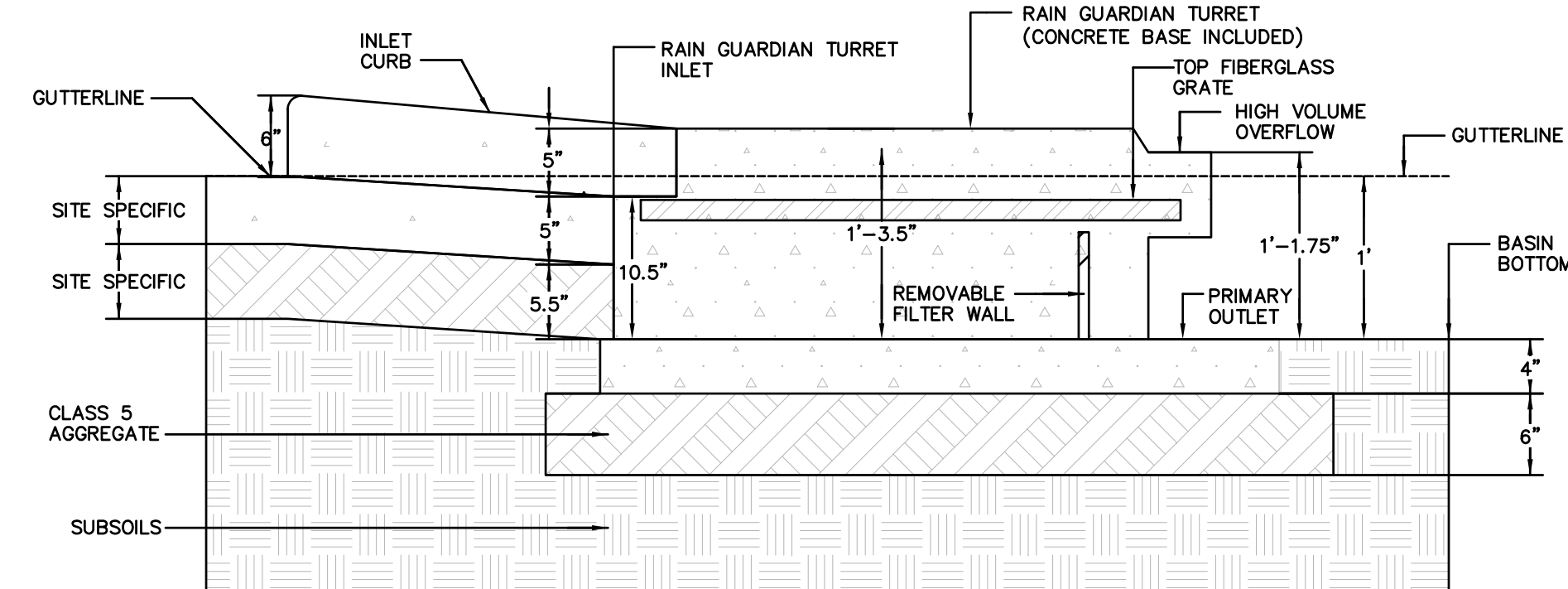


NOT TO SCALE

PLAN VIEW NOTES
 1. INLET WIDTH AND DISTANCE BETWEEN BACK OF CURB AND RAIN GUARDIAN TURRET MAY VARY WITH SITE CONDITIONS.
 2. CONCRETE BASE EXTENDS BEYOND THE FILTER WALL OF THE RAIN GUARDIAN TURRET TO SERVE AS A SPLASH DISSIPATOR.

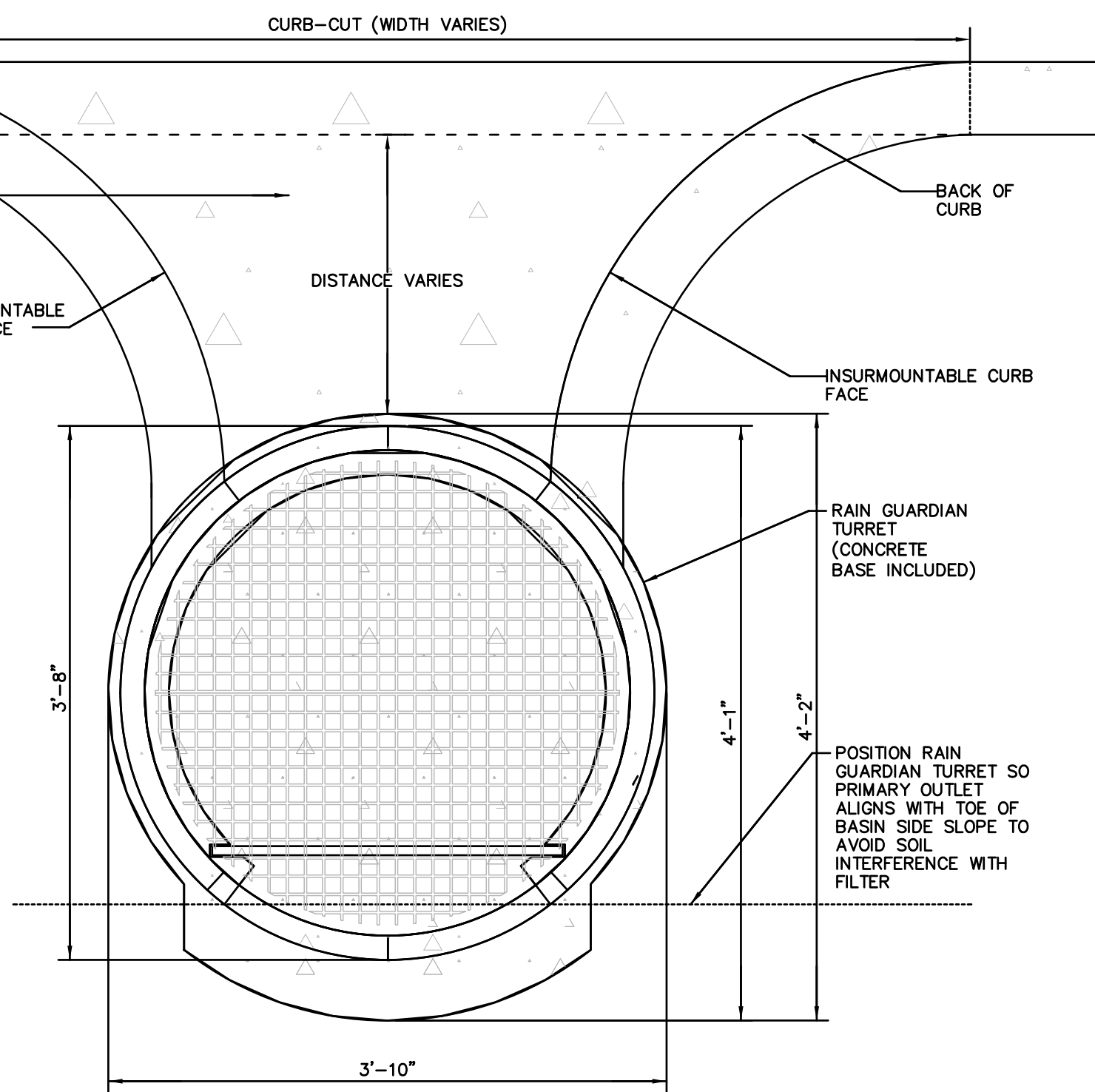
- SPECIFICATIONS**
- STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (1,030 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (4% TO 8% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
 - THREE-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
 - TWO-PIECE LIGHT-DUTY GALVANIZED GRATE (34.5 LBS/PIECE) FOR 541 LB CONCENTRATED LOAD OR 309 LB/SQ FT UNIFORM LOAD.
 - TWO-PIECE HEAVY-DUTY GALVANIZED GRATE (77.5 LBS/PIECE) FOR 2,456 LB CONCENTRATED LOAD OR 1,404 LB/SQ FT UNIFORM LOAD.

- INSTALLATION NOTES**
- INSTALL THE CLASS 5 BASE (COMPACTED TO 95% STANDARD PROCTOR). THE DISTANCE FROM THE BACK OF THE CURB MAY VARY BASED ON SITE CONDITIONS, BUT CONSIDERATIONS SHOULD INCLUDE SLOPE OF THE INLET AND BASIN SIDE SLOPES ADJACENT TO THE RAIN GUARDIAN TURRET. POSITION RAIN GUARDIAN TURRET SO PRIMARY OUTLET ALIGNS WITH TOE OF BASIN SIDE SLOPE TO AVOID SOIL INTERFERENCE WITH REMOVABLE FILTER WALL. EXCAVATE 1'-10" BELOW THE GUTTERLINE ELEVATION (I.E. THE BIORETENTION OVERFLOW ELEVATION) TO ACCOMMODATE THE 1' PONDING DEPTH, 6" CLASS 5 AGGREGATE, AND 4" RAIN GUARDIAN TURRET BASE (INCLUDED). THEREFORE, THE TOP OF THE CLASS 5 COMPACTED BASE IS PRECISELY 1'-4" BELOW THE GUTTERLINE ELEVATION. THE TOP OF THE RAIN GUARDIAN TURRET METAL GRATE WILL BE 10-1/2" ABOVE THE TOP OF THE CONCRETE BASE AND 1-1/2" BELOW THE GUTTERLINE ELEVATION TO ACCOMMODATE A SLOPED INLET FROM THE GUTTER TO THE RAIN GUARDIAN TURRET.
 - SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.
 - INSTALL FRAMING FOR INLET BETWEEN RAIN GUARDIAN TURRET AND BACK OF CURB. TOP ELEVATIONS OF THE FRAMING SHOULD MATCH THE TOP OF THE CURB ON THE STREET SIDE AND THE TOP OF THE RAIN GUARDIAN TURRET ON THE BIORETENTION SIDE.
 - INSTALL EXPANSION/CONTRACTION JOINT MATERIAL OR A SHEET OF POLY TO SERVE AS A BOND BREAK BETWEEN RAIN GUARDIAN TURRET AND CONCRETE INLET BEFORE POURING INLET.
 - SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
 - REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN TURRET INLET.



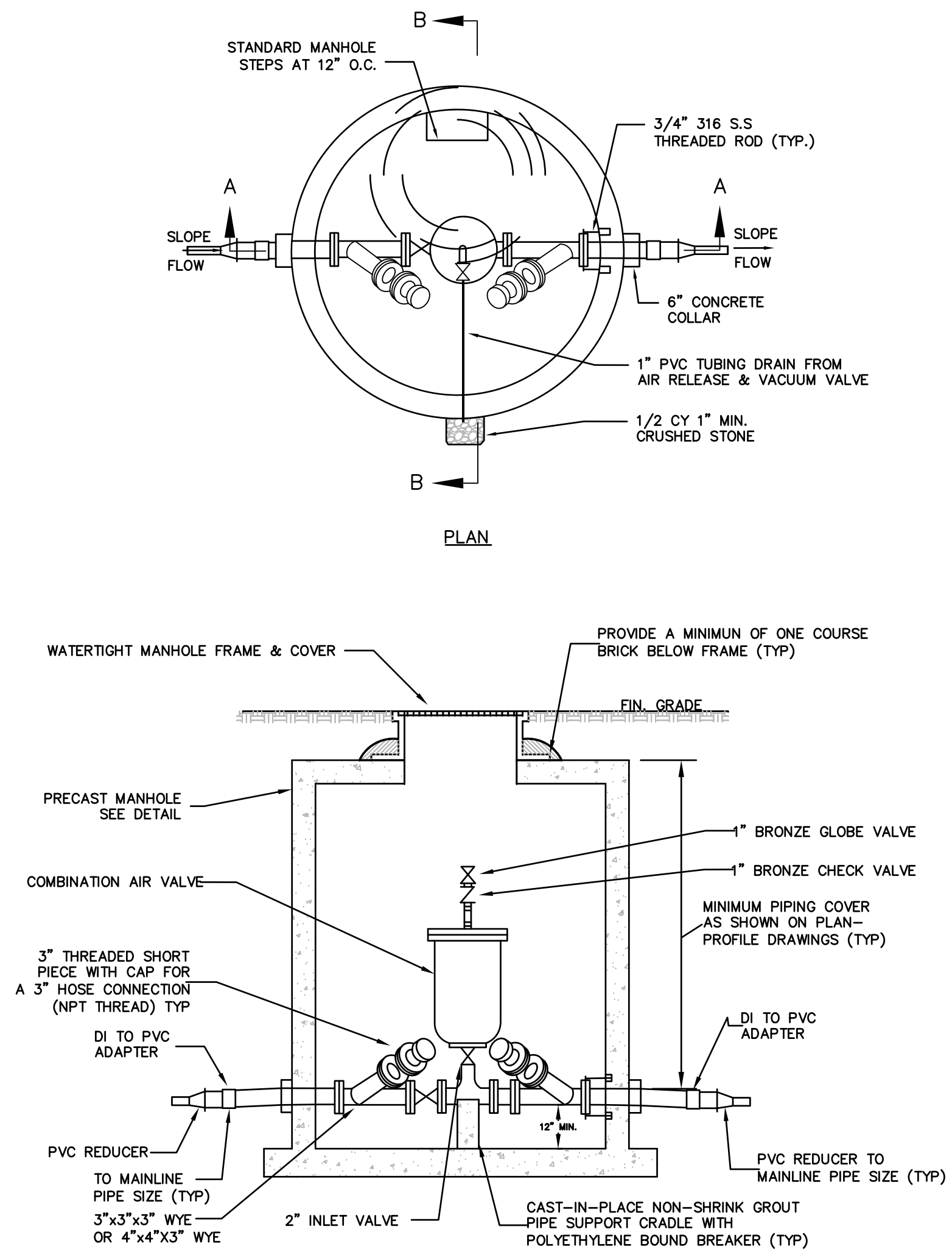
RAIN GUARDIAN TURRET DETAIL

CROSS-SECTION
 U.S. PATENT
 8,501,016

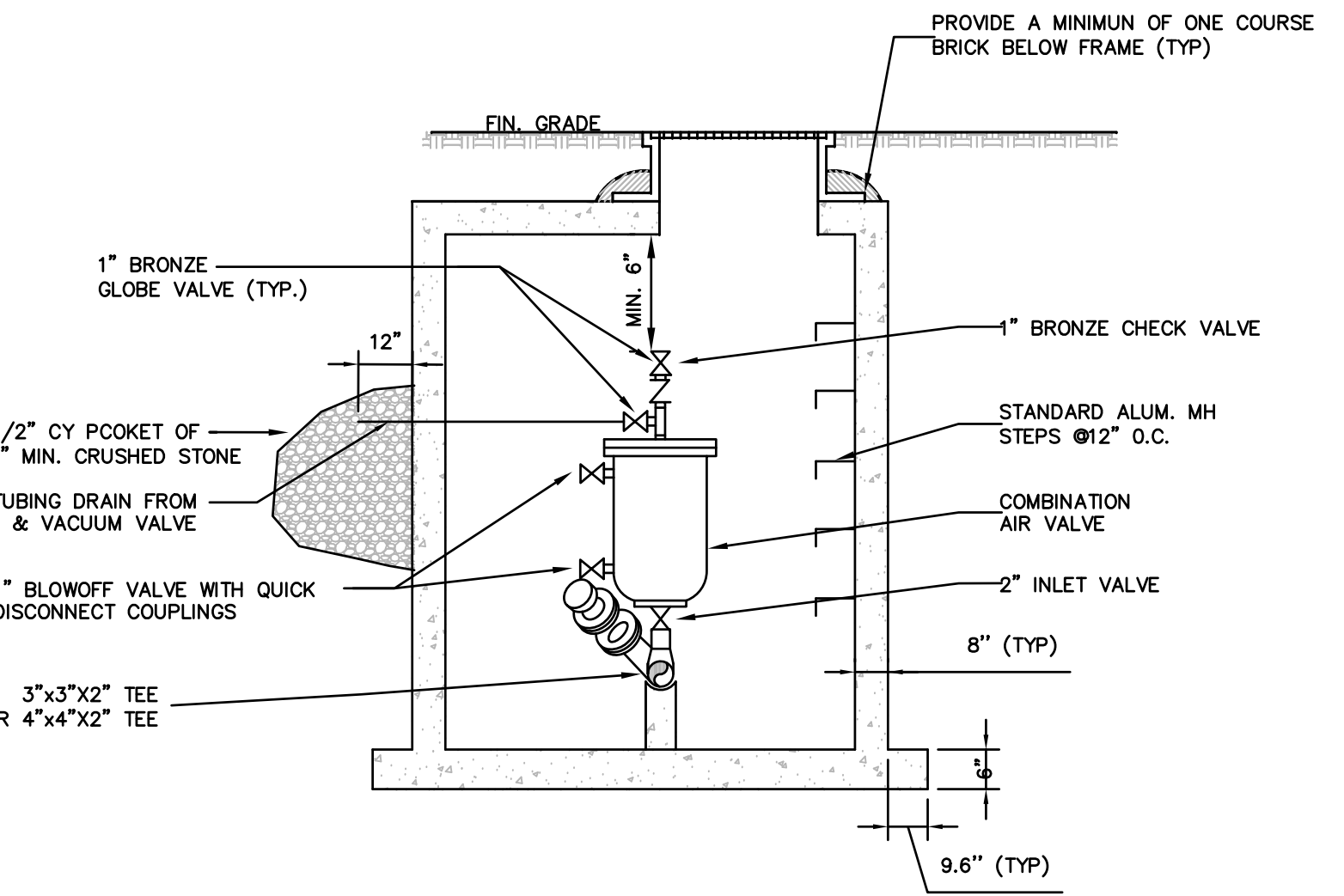


PLAN VIEW
 U.S. PATENT
 8,501,016

NOT TO SCALE



SECTION A-A



SECTION B-B

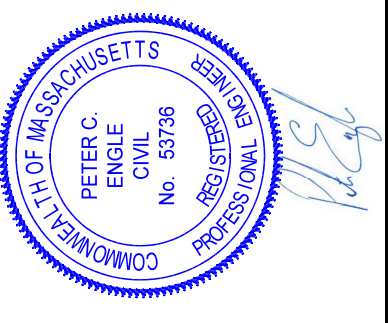
- NOTE:**
- AIR VALVE TO BE SUPPORTED INDEPENDENTLY FROM PIPE.
 - STRUCTURE WITH 4" MAINLINE PIPE SHALL BE FITTED WITH 4" IN-LINE GATE VALVE, TEES, AND WYES.

TYPE "A" STRUCTURE
 IN-LINE AIR RELEASE, FLUSHING & CLEANOUT MANHOLE

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE
1	11.10.22	TOWN, DEP. PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE

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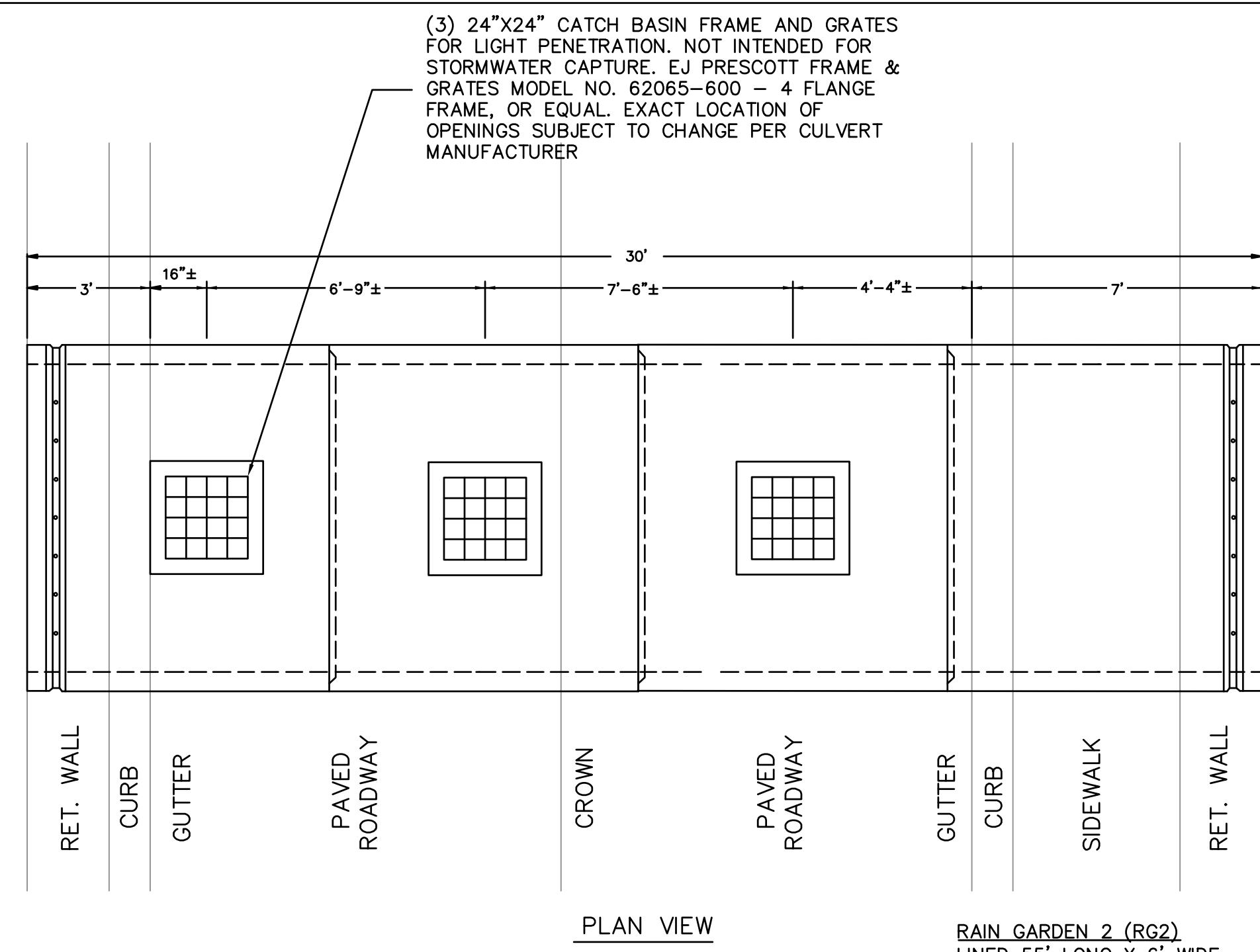
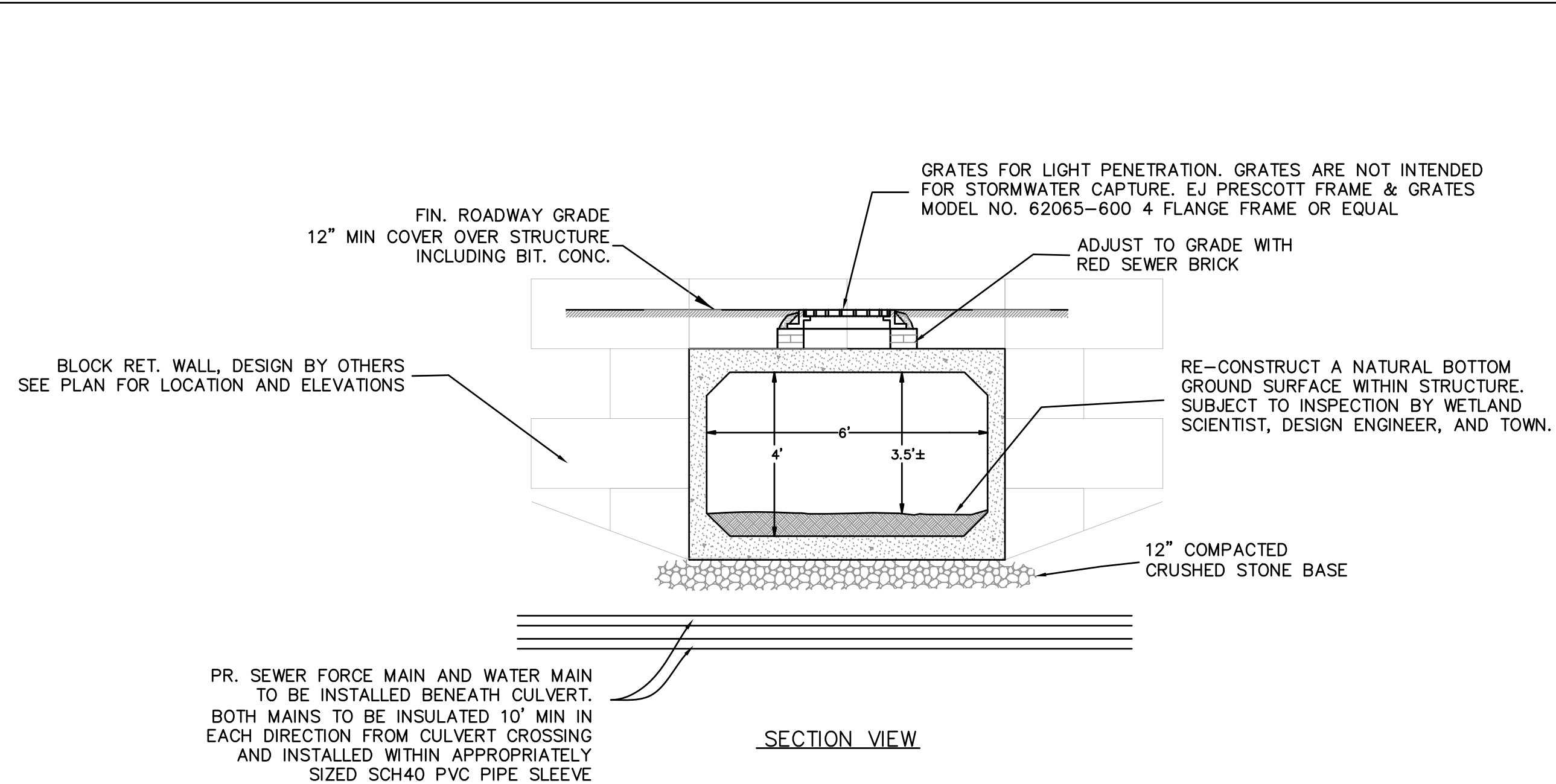


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SPECIAL PERMIT AND SITE PLAN
 "BLUEBERRY HILL ESTATES"
 LOT 3 BERRY FARMS ROAD
 STURBRIDGE, MA 01566
 PREPARED FOR
 JUSTIN STELMOK
 557 SOUTHWEST CUTOFF
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DRAWN BY: WCN
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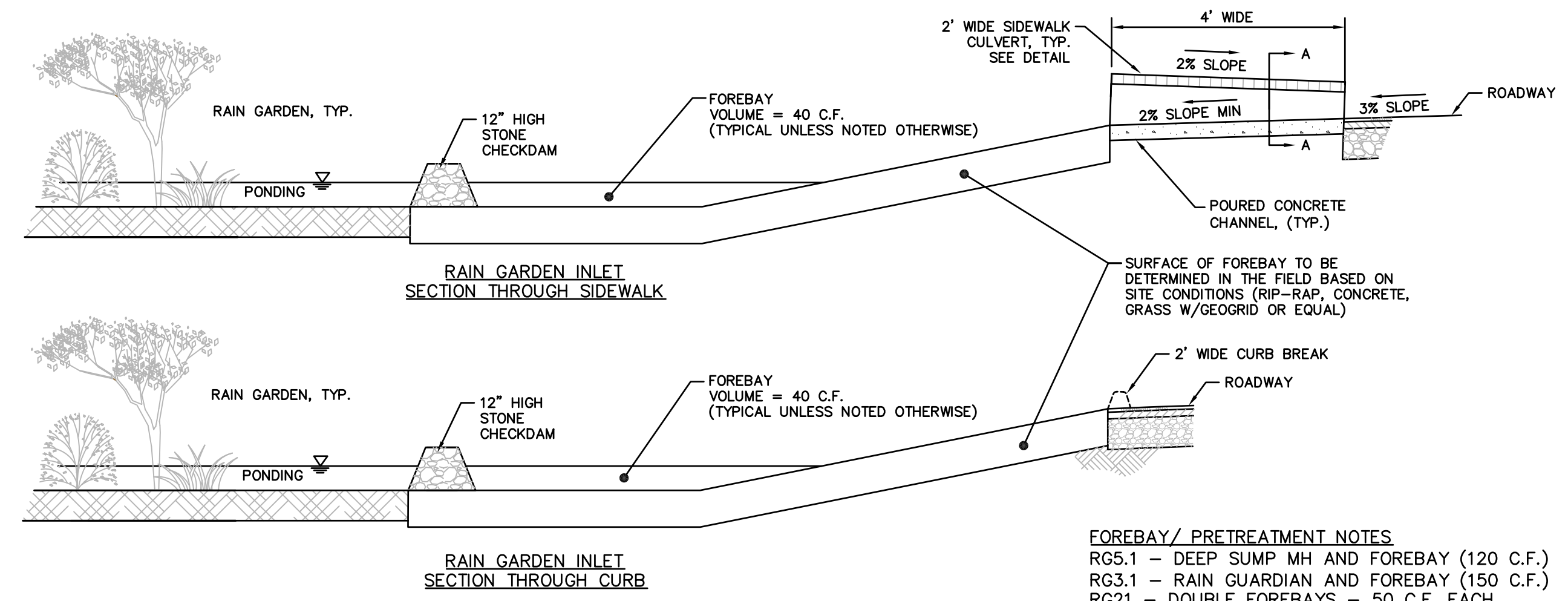
SITE DETAILS



- BOX CULVERT NOTES:**
- BOX CULVERT SHALL BE INSTALLED SO THAT THE INSIDE BOTTOM ELEVATION IS AT 675.83.
 - BOX CULVERT SHALL BE BACKFILLED WITH 6"± SUITABLE FILL MATERIAL TO RECREATE A NATURAL GROUND SURFACE.
 - THE INTERIORS OF BOTH BOX CULVERTS SHALL BE EPOXY COATED. ALL JOINTS SHALL BE SEALED BUTYL RUBBER OR EQUAL.
 - CULVERT TO BE DESIGNED FOR H2O LOADING. WITH 5,000 PSI CONC. AFTER 28 DAYS. REINFORCEMENT PER ASTM A615. STRUCTURAL DESIGN BY OTHERS.

AMPHIBIAN/ WILDLIFE CROSSING CULVERT DETAILS

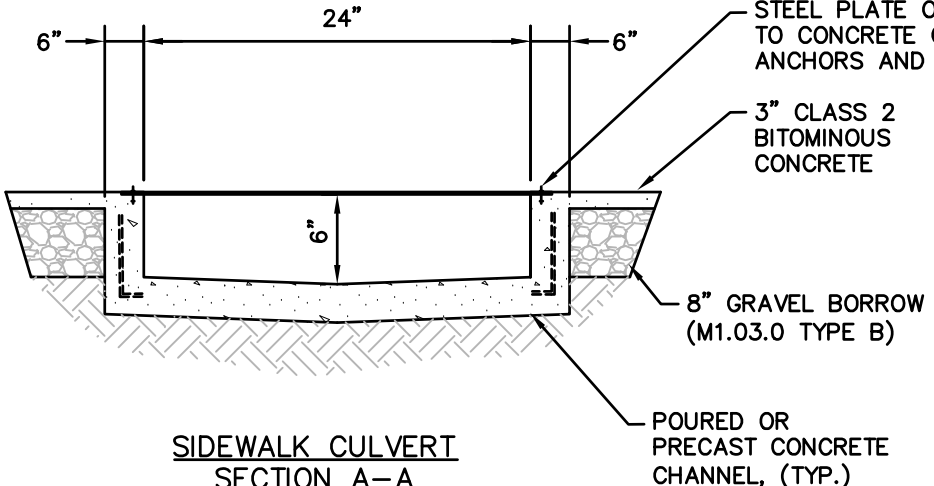
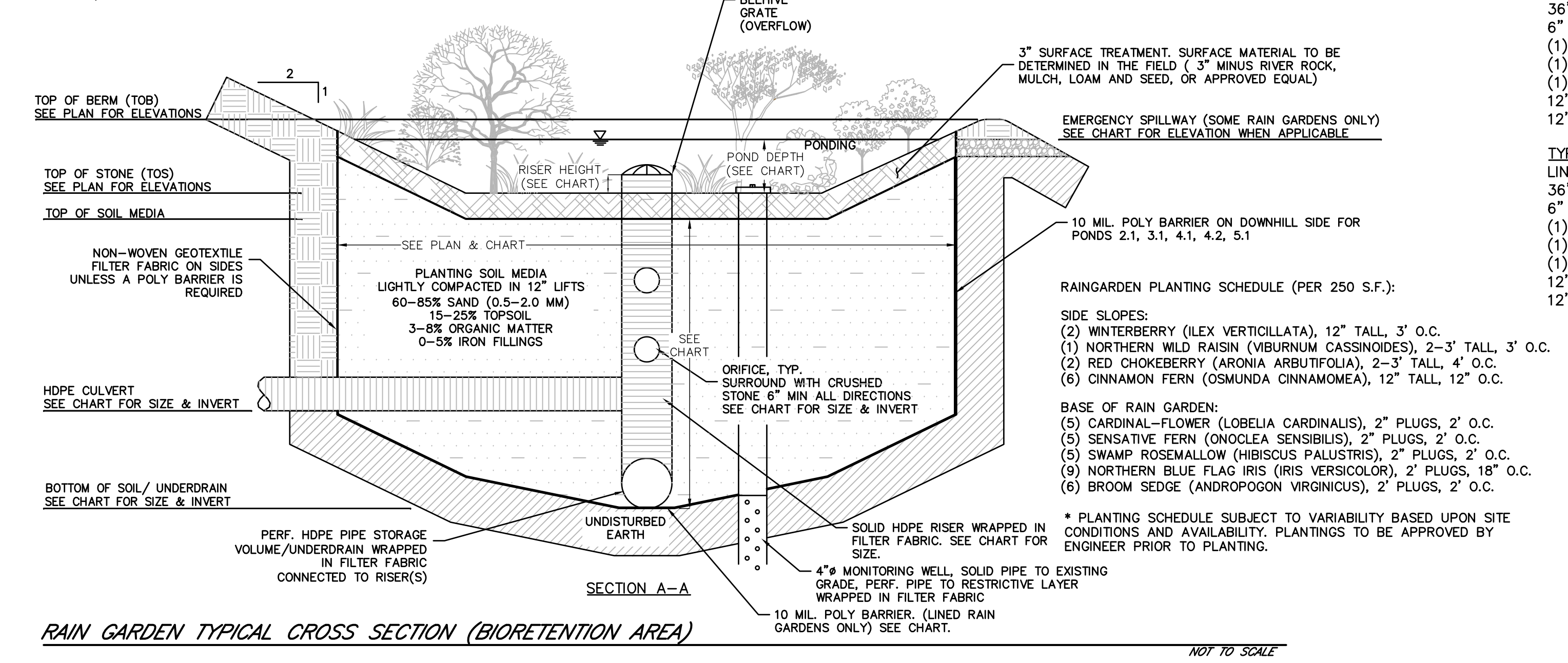
NOT TO SCALE



SCHEDULE OF RAIN GARDEN DATA

- TYPE A**
 LINED 60" LONG X 4' WIDE
 36" SOIL DEPTH, 3" STONE
 6" SOLID HDPE OUTLET @ BOTTOM
 (1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE STONE
 (1) 2" ORIFICE @ BOTTOM
 (1) 4" ORIFICE 27" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN (60'L)
 12" MAX POND DEPTH
- TYPE B**
 LINED 60" LONG X 4' WIDE
 36" SOIL DEPTH, 3" MULCH
 8" SOLID OUTLET @ BOTTOM
 (2) 6" RISERS WITH BEEHIVE GRATES 6" ABOVE MULCH
 (1) 2" ORIFICE @ BOTTOM FOR EACH RISER (2 TOTAL)
 (1) 3" ORIFICE 30" ABOVE BOTTOM FOR EACH RISER (2 TOTAL)
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- TYPE C**
 NOT LINED 60" LONG X 4' WIDE
 36" SOIL DEPTH, 3" MULCH
 6" SOLID HDPE OUTLET @ BOTTOM
 (1) 6" RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 2" ORIFICE @ BOTTOM
 (1) 4" ORIFICE 21" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- TYPE D**
 NOT LINED 60" LONG X 5' WIDE
 36" SOIL DEPTH, 3" MULCH
 6" SOLID OUTLET 24" ABOVE BOTTOM
 (1) 6" RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 2" ORIFICE 24" ABOVE BOTTOM
 (1) 3" ORIFICE 33" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- TYPE E**
 LINED 60" LONG X 4' WIDE
 36" SOIL DEPTH, 3" MULCH
 6" SOLID HDPE OUTLET 24" ABOVE BOTTOM
 (1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 3" ORIFICE 24" ABOVE BOTTOM
 (1) 3" ORIFICE 33" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- RAIN GARDEN 21 (RG21)**
 NOT LINED 40' LONG X 6' WIDE
 36" SOIL DEPTH, 3" STONE
 6" SOLID OUTLET 24" ABOVE BOTTOM
 (1) 6" RISER WITH BEEHIVE GRATE 6" ABOVE STONE
 (1) 2" ORIFICE 24" ABOVE BOTTOM
 (1) 4" ORIFICE 30" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN (40'L)
 12" MAX PONDING DEPTH
- RAIN GARDEN 2 (RG2)**
 LINED 55' LONG X 6' WIDE
 36" SOIL DEPTH, 3" STONE
 6" SOLID OUTLET @ BOTTOM
 (1) 6" RISER WITH BEEHIVE GRATE 6" ABOVE STONE
 (1) 2" ORIFICE @ BOTTOM
 (1) 4" ORIFICE 27" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN (55'L)
 12" MAX PONDING DEPTH
- RAIN GARDEN 5 (RG5)**
 LINED 60" LONG X 4' WIDE
 36" SOIL DEPTH, 3" MULCH
 6" SOLID OUTLET @ BOTTOM
 (1) 6" RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 2" ORIFICE @ BOTTOM
 (1) 4" ORIFICE 27" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- RAIN GARDEN 28 HIGH (RG28H)**
 LINED 60" LONG X 4' WIDE
 36" SOIL DEPTH, 3" MULCH
 8" SOLID OUTLET @ BOTTOM
 (2) 6" RISERS WITH BEEHIVE GRATES 6" ABOVE MULCH
 (1) 3" ORIFICE @ BOTTOM FOR EACH RISER (2 TOTAL)
 (1) 4" ORIFICE 30" ABOVE BOTTOM FOR EACH RISER (2 TOTAL)
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- RAIN GARDEN 14 (RG14)**
 LINED 60" LONG X 4' WIDE
 27" SOIL DEPTH, 3" MULCH
 6" SOLID HDPE OUTLET @ BOTTOM
 (1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 2" ORIFICE @ BOTTOM
 (1) 4" ORIFICE 21" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- RAIN GARDEN 15 HIGH (RG15H)**
 NOT LINED 60" LONG X 4' WIDE
 36" SOIL DEPTH, 3" MULCH
 8" SOLID HDPE OUTLET 24" ABOVE BOTTOM
 (1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 3" ORIFICE 24" ABOVE BOTTOM
 (1) 3" ORIFICE 33" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- RAIN GARDEN 42 (RG42)**
 NOT LINED 60" LONG X 8' WIDE
 36" SOIL DEPTH, 3" MULCH
 8" SOLID HDPE OUTLET 24" ABOVE BOTTOM
 (1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 3" ORIFICE 24" ABOVE BOTTOM
 (1) 3" ORIFICE 33" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
 FOREBAY VOLUME = 70 C.F.
- RAIN GARDENS 21,22,67-70**
 DOUBLE FOREBAY VOLUME = 40 C.F. EACH

NOTE:
 UNTIL THE PLANTINGS HAVE TAKEN ROOT, WATER THE RAIN GARDEN ON A DAILY BASIS. IN ADDITION, WATER THE RAIN GARDEN DURING DROUGHT CONDITIONS. INSPECT THE SOIL AN DREPAIR ERODED AREAS OF THE RAIN GARDEN MONTHLY. RE-MULCH VOID AREAS AS NEEDED. REMOVE LITER AND DEBRIS MONTHLY. TREAT DISEASED VEGETATION AS NEEDED. REMOVE AND REPLACE DEAD VEGETATION TWICE PER YEAR (SPRING AND FALL). REMOVE INVASIVE SPECIES INCLUDING WEEDS AS NEEDED TO PREVENT THESE SPECIES FROM SPREADING INTO THE RAIN GARDEN. REPLACE MULCH EVERY TWO YEARS, IN THE EARLY SPRING. UPON FAILURE, EXCAVATE THE RAIN GARDEN AREA, SCARIFY THE BOTTOM AND SIDES, REPLACE SOIL, REPLANT, AND MULCH.



REVISIONS		MADE (APVD)
REV	DATE	TOWN, DEP., PEER ENG. COMMENTS
1	11.10.22	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS

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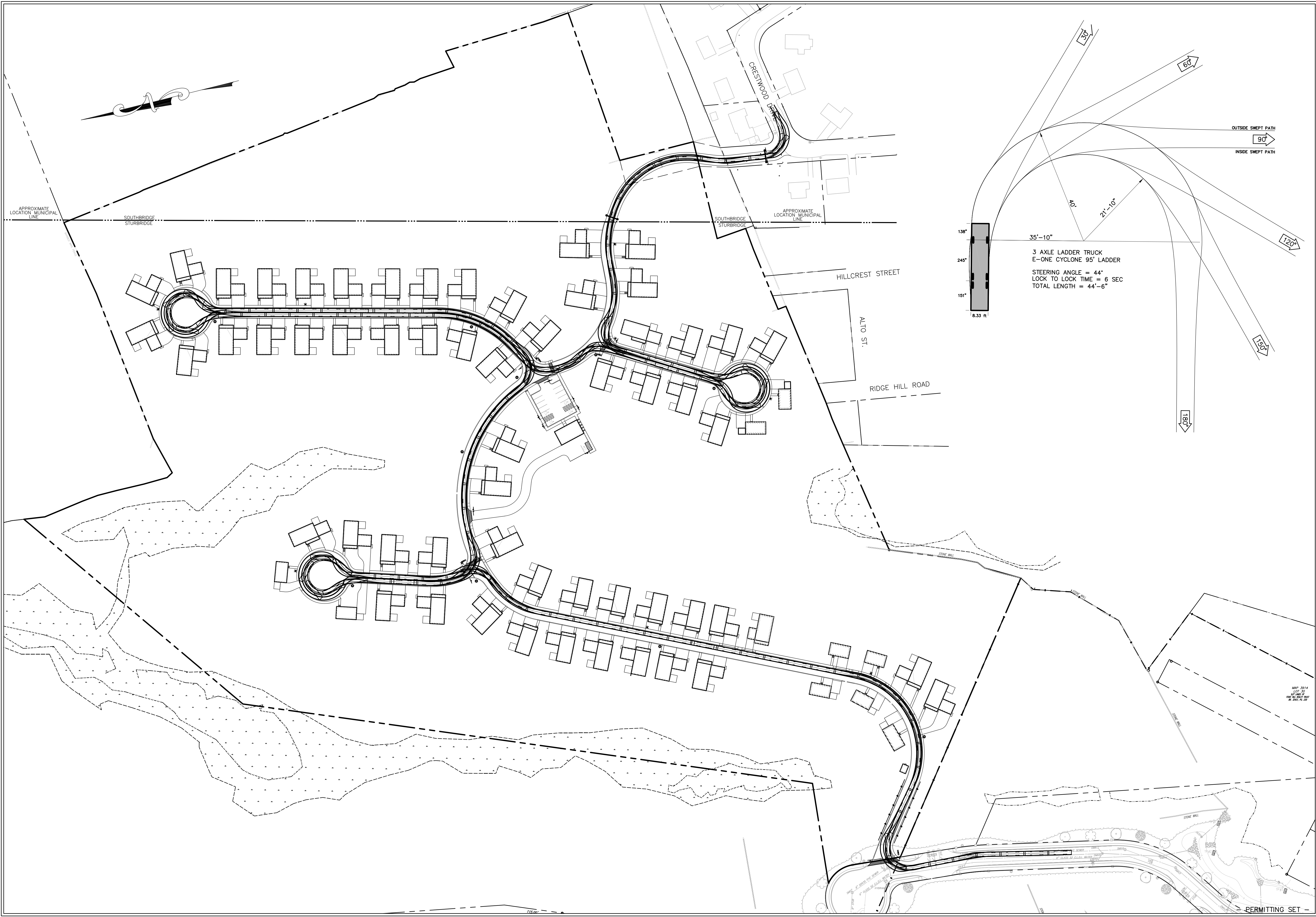
SPECIAL PERMIT AND SITE PLAN
 "BLUEBERRY HILL ESTATES"
 LOT 3 BERRY FARMS ROAD
 STURBRIDGE, MA 01566
 PREPARED FOR JUSTIN STELMOK
 557 SOUTHWEST CUTOFF
 WORCESTER, MA 01607

DRAWN BY: WCN
 DATE: 4/12/22
 CHK BY: PCE
 SCALE: N.T.S.
 PROJ. NO. 287-2118K

SITE DETAILS

SHEET **C30** OF **31**

- PERMITTING SET -

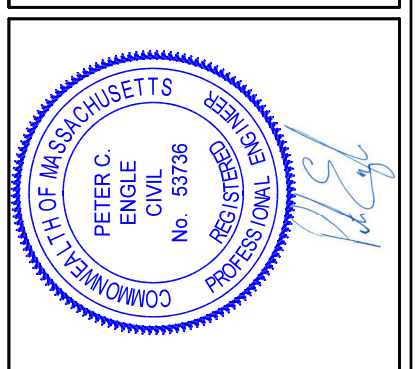


HOR. SCALE IN FEET: 1"=80'

REV	DATE	TOWN, DEP., PEER ENG. COMMENTS	MADE (APVD)
1	11.10.22	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE

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119 Worcester Road
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SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566

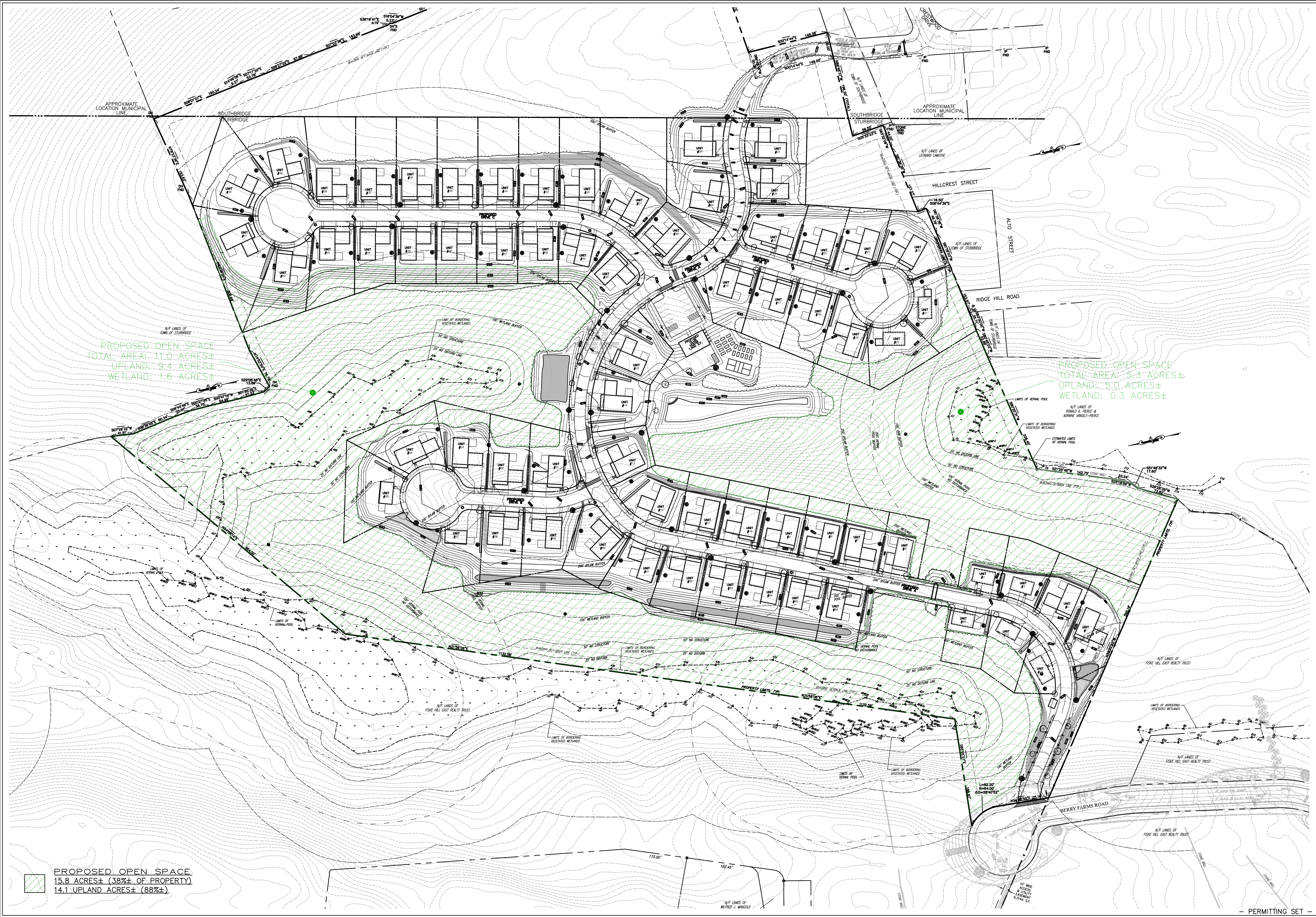
PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY: WCN
DATE: 4/1/22
CHK BY: OPM
SCALE: 1"=80'
PROJ. NO. 287-2118K

FIRE TRUCK TURN ANALYSIS

SHEET **C31** OF **31**

PERMITTING SET



PROPOSED OPEN SPACE
 TOTAL AREA: 11.0 ACRES±
 UPLAND: 9.4 ACRES±
 WETLAND: 1.6 ACRES±

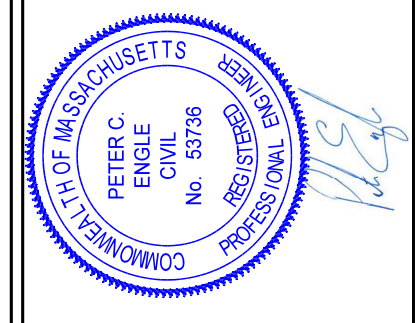
PROPOSED OPEN SPACE
 TOTAL AREA: 5.3 ACRES±
 UPLAND: 5.0 ACRES±
 WETLAND: 0.3 ACRES±

PROPOSED OPEN SPACE
 15.8 ACRES± (38%± OF PROPERTY)
 14.1 UPLAND ACRES± (88%±)

HOR. SCALE IN FEET: 1" = 75'

REV	DATE	TOWN, DEP., PEER ENG. COMMENTS	MADE APVD
1	11.10.22	TOWN, DEP., PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE

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SPECIAL PERMIT AND SITE PLAN
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DRAWN BY: WCN
 DATE: 4/1/22
 CHK BY: OPM
 SCALE: 1" = 80'
 PROJ. NO. 287-2118K

OPEN SPACE
 PLAN