

SPECIAL PERMIT AND SITE PLAN "BLUEBERRY HILL ESTATES" 55+ MANUFACTURED HOUSING COMMUNITY LOT 3 BERRY FARMS ROAD STURBRIDGE, MASSACHUSETTS

**APPLICANT:
JUSTIN STELMOK
557 SOUTHWEST CUT-OFF
WORCESTER, MA 01607**

TAX MAP REFERENCES:
MAP 3534, LOT 20 & MAP 3914, LOT 30

RECORD OWNER:
FISKE HILL EAST REALTY TRUST
97 ARNOLD ROAD
FISKDALE, MA 01518

DEED REFERENCE:
(WORCESTER COUNTY REGISTRY OF DEEDS)
LOCUS DEED:
DEED BOOK 61992 PAGE 321

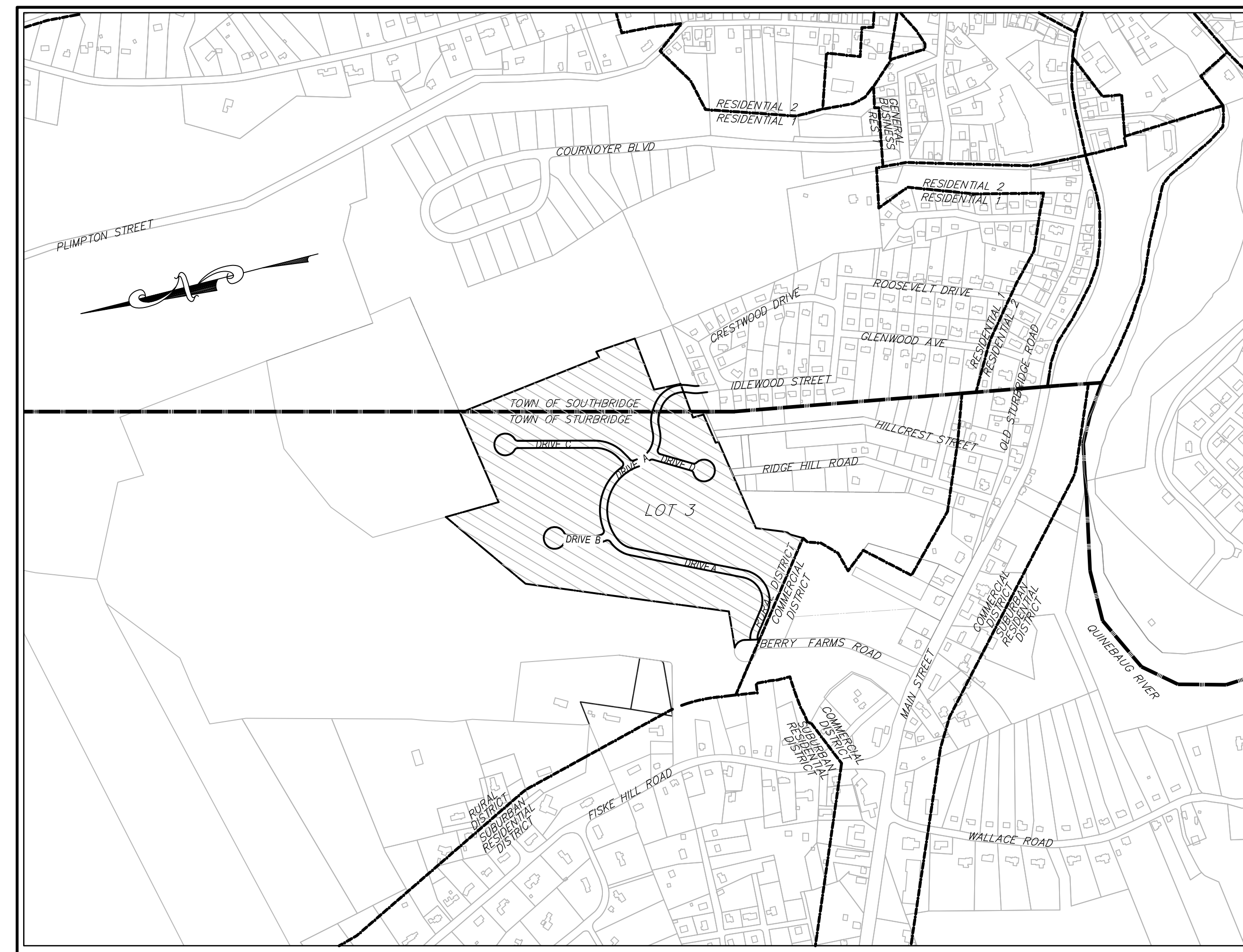
PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
LOCUS PLAN:
PLAN BOOK 853 PLAN NUMBER 51

STURBRIDGE			
DISTRICT DIMENSIONAL REGULATIONS			
DISTRICT	RURAL RESIDENTIAL		
USE	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'
MIN. SIDE YARD DEPTH	20'	N/A *	20.0'
MIN. REAR YARD DEPTH	20'	N/A *	34.3'
MAX. # BUILDING STORIES	2	N/A *	2 (CLUBHOUSE)
MAX. BUILDING HEIGHT	35'	N/A *	15'±
MAX. LOT COVERAGE	15%	0.0%	8.7%

* NO EXISTING BUILDINGS ON EXISTING LOT 3.

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 PROPOSED DEVELOPMENT WITHIN THE TOWN OF SOUTHBRIDGE



SITE LOCUS
1" = 500'

STURBRIDGE PLANNING BOARD
SITE PLAN & SPECIAL PERMIT APPROVAL

DATE: _____

DRAWING INDEX	
C-1	TITLE SHEET
C-2 THRU C-5	EXISTING CONDITIONS PLANS
C-6	OVERALL LAYOUT / KEY PLAN
C-7 THRU C-10	LAYOUT & MATERIALS PLANS
C-11 THRU C-14	GRADING & DRAINAGE PLANS
C-15 THRU C-18	EROSION AND SEDIMENT CONTROL PLANS
C-19	PHASING PLAN
C-20 THRU C-23	PLAN & PROFILE SHEETS
C-24 THRU C-30	SITE DETAILS
C-31	FIRE TRUCK TURN ANALYSIS
C-32	OPEN SPACE PLAN

PROJECT SURVEYOR:

McCLURE
ENGINEERING, INC

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

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Email: pengle@mcclureengineers.com

PROJECT WETLAND SCIENTIST:

LEC

ENVIRONMENTAL CONSULTANTS, INC.
100 Grove street, Suite 302, Worcester, MA 01605
Office: 508.753.3077
Mobile: 508.365.8321

NOTES:

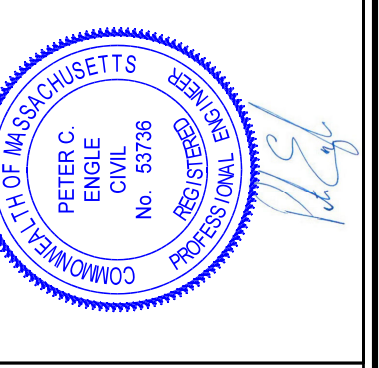
- AREA OF LOT 3 = 1,803,971± SF OR 41.4135± AC. (PER RECORD PLAN)
- THE BEARING BASIS OF THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- 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.
- 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.

GENERAL SITE NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DEVELOPMENT OF LOT 3 BERRY FARMS ROAD IN STURBRIDGE, MA.
- BORDERING VEGETATED WETLANDS DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS FEBRUARY 2020 AND DECEMBER 2020. VERNAL POOL BOUNDARIES DELINEATED APRIL AND MAY, 2021. ON-SITE WETLANDS AS SHOWN WERE PREVIOUSLY APPROVED VIA ORAD FILE NUMBER 300-1113. OFF-SITE WETLANDS PREVIOUSLY APPROVED VIA OOC FILE NUMBER 300-1086.

HOR. SCALE IN FEET: 1"=500'		MADE (APVD)	
0	500	1000	1500
REV.	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CONS. COMMENTS	PE
2	4.28.23	PER CONS. COMMENTS	PE
3	6.27.23	PER CONS. COMMENTS	PE
4	8.16.23	PER CONS. COMMENTS	PE

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



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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 CUT-OFF
WORCESTER, MA 01607**

DRAWN BY: WCN
DATE: 4/1/22
CHK BY: PE
SCALE: 1"=500'
PROJ. NO. 287-2118-K

TITLE SHEET

SHEET **C1** OF **32**

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

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

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

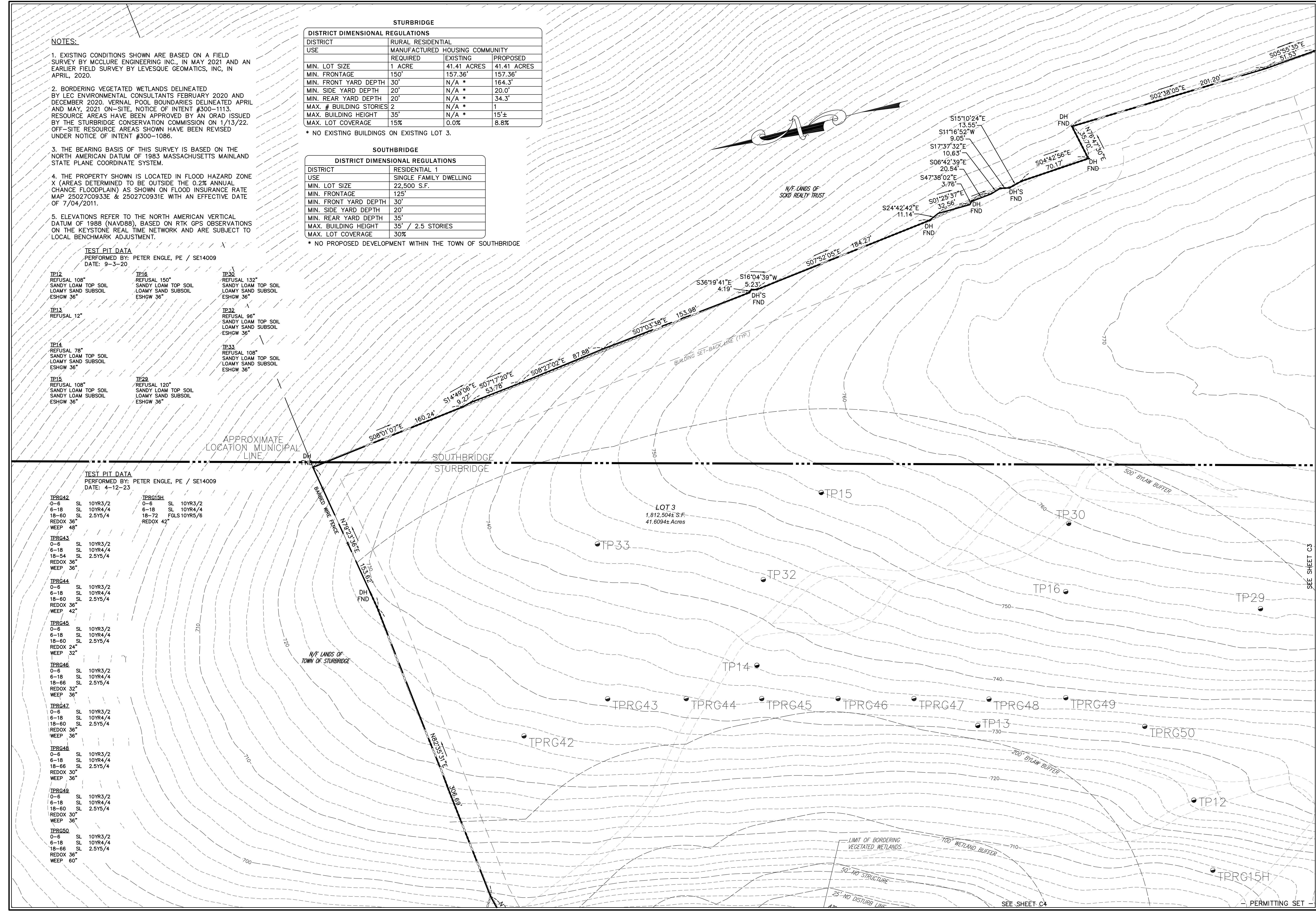
- TPRG42**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 36"
WEEP 48"
- TPRG43**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-54 SL 2.5Y5/4
REDOX 36"
WEEP 36"
- TPRG44**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 36"
WEEP 42"
- TPRG45**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 24"
WEEP 32"
- TPRG46**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-66 SL 2.5Y5/4
REDOX 32"
WEEP 36"
- TPRG47**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 36"
WEEP 36"
- TPRG48**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-66 SL 2.5Y5/4
REDOX 30"
WEEP 36"
- TPRG49**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-60 SL 2.5Y5/4
REDOX 30"
WEEP 36"
- TPRG50**
0-6 SL 10YR3/2
6-18 SL 10YR4/4
18-66 SL 2.5Y5/4
REDOX 36"
WEEP 60"

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%

* NO EXISTING BUILDINGS ON EXISTING LOT 3.

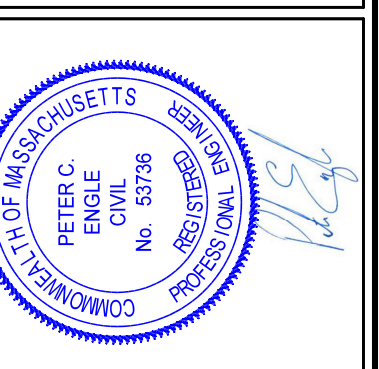
SOUTHBRIDGE	
DISTRICT DIMENSIONAL REGULATIONS	
DISTRICT	RESIDENTIAL 1
USE	SINGLE FAMILY DWELLING
MIN. LOT SIZE	22,500 S.F.
MIN. FRONTAGE	125'
MIN. FRONT YARD DEPTH	30'
MIN. SIDE YARD DEPTH	20'
MIN. REAR YARD DEPTH	35'
MAX. BUILDING HEIGHT	35' / 2.5 STORIES
MAX. LOT COVERAGE	30%

* NO PROPOSED DEVELOPMENT WITHIN THE TOWN OF SOUTHBRIDGE



REVISIONS			
REV#	DATE	DESCRIPTION	MADE BY
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CON. & PEER ENG. COMMENTS	PE
4	8.16.23	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
 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
 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'
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%

* NO EXISTING BUILDINGS ON EXISTING LOT 3.

SOUTHBRIDGE

DISTRICT DIMENSIONAL REGULATIONS	
DISTRICT	RESIDENTIAL 1
USE	SINGLE FAMILY DWELLING
MIN. LOT SIZE	22,500 S.F.
MIN. FRONTAGE	125'
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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#	LAYER	TEXTURE	DEPTH	LAYER	TEXTURE
SIP2	0-3"	SL	0-4"	SL	
	3-18"	SL	4-18"	SL	
	18-90"	LS	18-120"	LS	
	REFUSAL @ 36"		REFUSAL @ 36"		
	REFUSAL @ 90"		REFUSAL @ 120"		

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

TP#	DEPTH	LAYER	TEXTURE	TP#	DEPTH	LAYER	TEXTURE
TP27	0-6"	SL	10YR3/2	TP27	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4		6-18"	SL	10YR4/4
	18-72"	FGLS	10YR5/6		18-72"	FGLS	10YR5/6
	REDOX @ 42"				REDOX @ 42"		

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

TP#	DEPTH	LAYER	TEXTURE	TP#	DEPTH	LAYER	TEXTURE
TP28	0-6"	SL	10YR3/2	TP28	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4		6-18"	SL	10YR4/4
	18-72"	FGLS	10YR5/6		18-72"	FGLS	10YR5/6
	REDOX @ 36"				REDOX @ 36"		

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

TP#	DEPTH	LAYER	TEXTURE	TP#	DEPTH	LAYER	TEXTURE
TP29	0-6"	SL	10YR3/2	TP29	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4		6-18"	SL	10YR4/4
	18-66"	FGLS	10YR5/6		18-66"	FGLS	10YR5/6
	REDOX @ 42"				REDOX @ 42"		

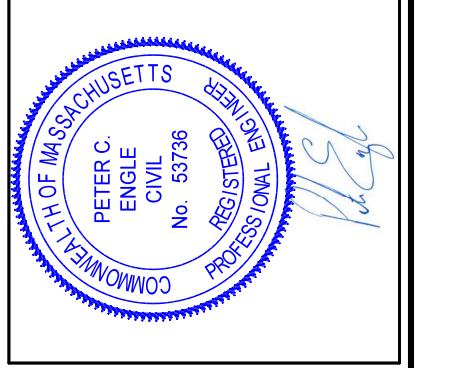
TEST PIT DATA
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DATE: 4-12-23

TP#	DEPTH	LAYER	TEXTURE	TP#	DEPTH	LAYER	TEXTURE
TP30	0-6"	SL	10YR3/2	TP30	0-6"	SL	10YR3/2
	6-18"	SL	10YR4/4		6-18"	SL	10YR4/4
	18-48"	LS	10YR5/6		18-48"	LS	10YR5/6
	REDOX @ 42" / WEEP 48"				REDOX @ 42"		

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 V (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.
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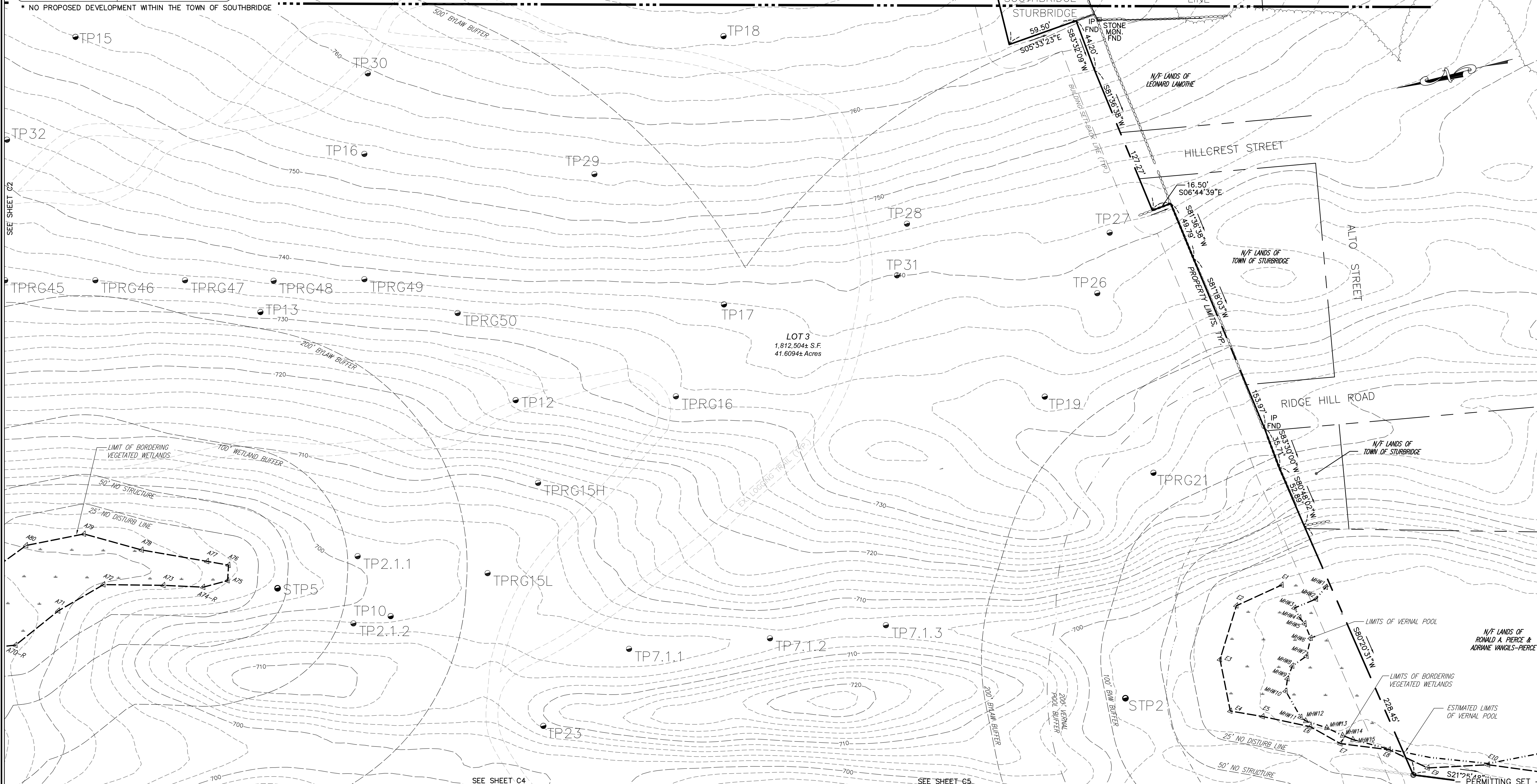


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PREPARED FOR
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WORCESTER, MA 01607

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

EXISTING CONDITIONS

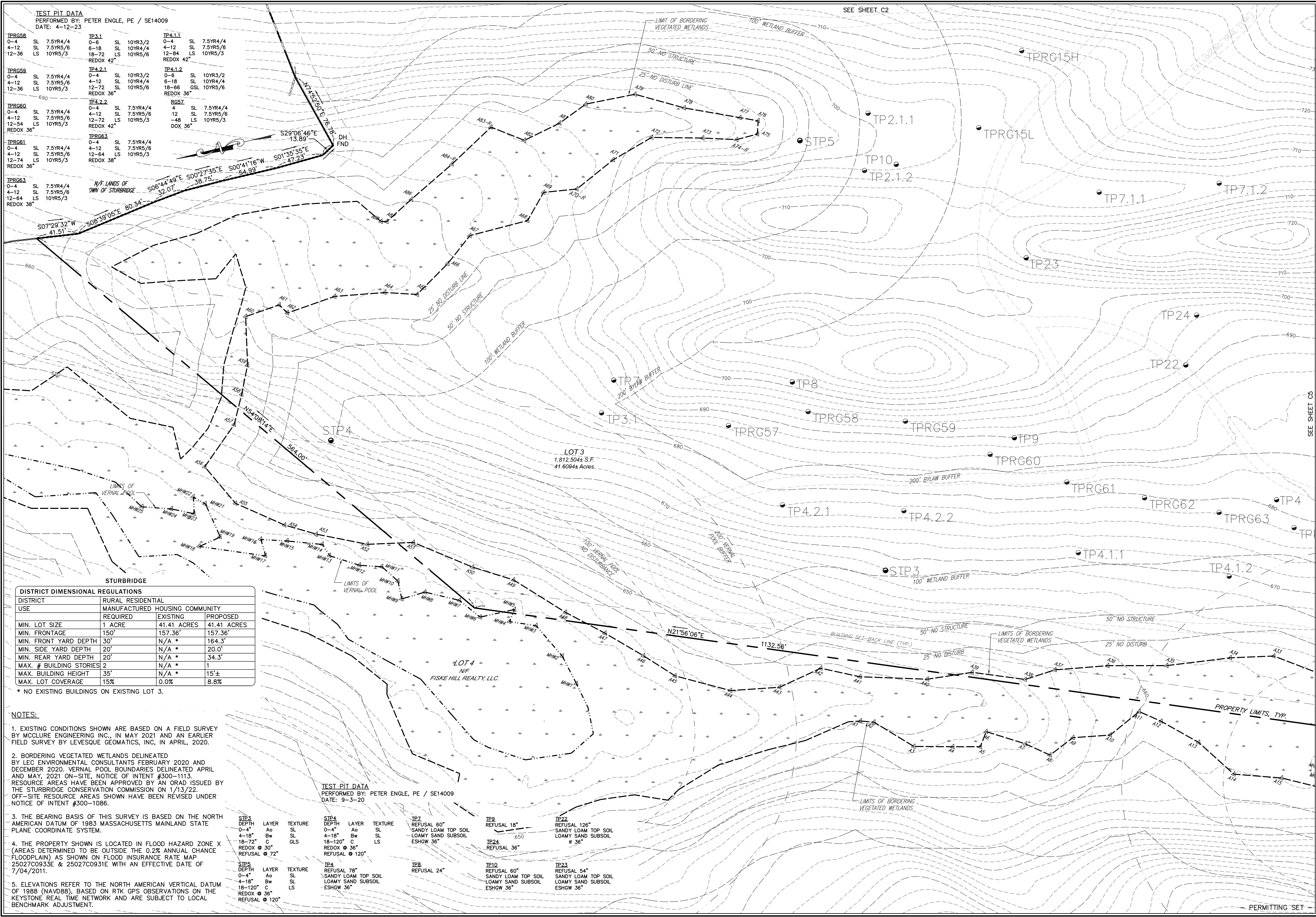


SEE SHEET C2

SEE SHEET C4

SEE SHEET C5

PERMITTING SET



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

TPRG58 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-36 LS 10YR5/3 REDOX 42"	TP3.1 0-6 SL 10YR3/2 6-18 SL 10YR4/4 18-72 LS 10YR5/6 REDOX 42"	TP4.1.1 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-84 LS 10YR5/3 REDOX 42"
TPRG59 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-36 LS 10YR5/3 REDOX 36"	TP4.2.1 0-4 SL 10YR3/2 4-12 SL 10YR4/4 12-72 LS 10YR5/6 REDOX 36"	TP4.1.2 0-6 SL 10YR3/2 6-18 SL 10YR4/4 18-66 LS 10YR5/6 REDOX 36"
TPRG60 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-54 LS 10YR5/3 REDOX 36"	TP4.2.2 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-72 LS 10YR5/3 REDOX 42"	RG5Z 4 SL 7.5YR4/4 12 SL 7.5YR5/6 -48 LS 10YR5/3 DOX 36"
TPRG61 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-74 LS 10YR5/3 REDOX 36"	TPRG3 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-64 LS 10YR5/3 REDOX 38"	
TPRG63 0-4 SL 7.5YR4/4 4-12 SL 7.5YR5/6 12-64 LS 10YR5/3 REDOX 36"		

DISTRICT DIMENSIONAL REGULATIONS

DISTRICT	RURAL RESIDENTIAL		
USE	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'
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%

* NO EXISTING BUILDINGS ON EXISTING LOT 3.

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

STP3 DEPTH 0-4" Ao SL 4-18" Bw SL 18-72" C GLS REDOX @ 30" REFUSAL @ 72"	STP4 DEPTH 0-4" Ao SL 4-18" Bw SL 18-120" C LS REDOX @ 36" REFUSAL @ 120"	TP7 REFUSAL 60" SANDY LOAM TOP SOIL LOAMY SAND SUBSOIL ESHGW 36"	TP8 REFUSAL 18" SANDY LOAM TOP SOIL LOAMY SAND SUBSOIL ESHGW 36"	TP22 REFUSAL 126" SANDY LOAM TOP SOIL LOAMY SAND SUBSOIL N 36"	TP4 REFUSAL 78" SANDY LOAM TOP SOIL LOAMY SAND SUBSOIL ESHGW 36"	TP8 REFUSAL 24" SANDY LOAM TOP SOIL LOAMY SAND SUBSOIL ESHGW 36"	TP10 REFUSAL 60" SANDY LOAM TOP SOIL LOAMY SAND SUBSOIL ESHGW 36"	TP23 REFUSAL 54" SANDY LOAM TOP SOIL LOAMY SAND SUBSOIL ESHGW 36"
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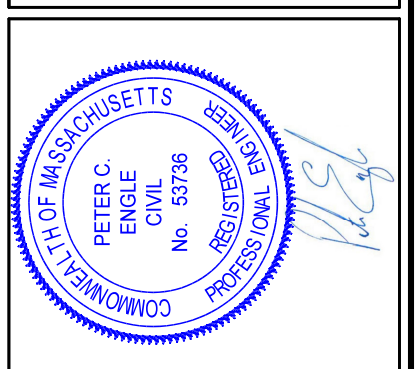
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- THE PROPERTY SHOWN IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP 25027C0933E & 25027C0931E WITH AN EFFECTIVE DATE OF 7/04/2011.
- ELEVATIONS REFER TO THE 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.

REVISIONS

REV	DATE	DESCRIPTION	MADE BY	APVD
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE	PE
3	6.27.23	PER CON. & PEER ENG. COMMENTS	PE	PE
4	8.16.23	PER CON. & PEER ENG. COMMENTS	PE	PE

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 PROFESSIONAL ENGINEER
 MA LIC. NO. 53736



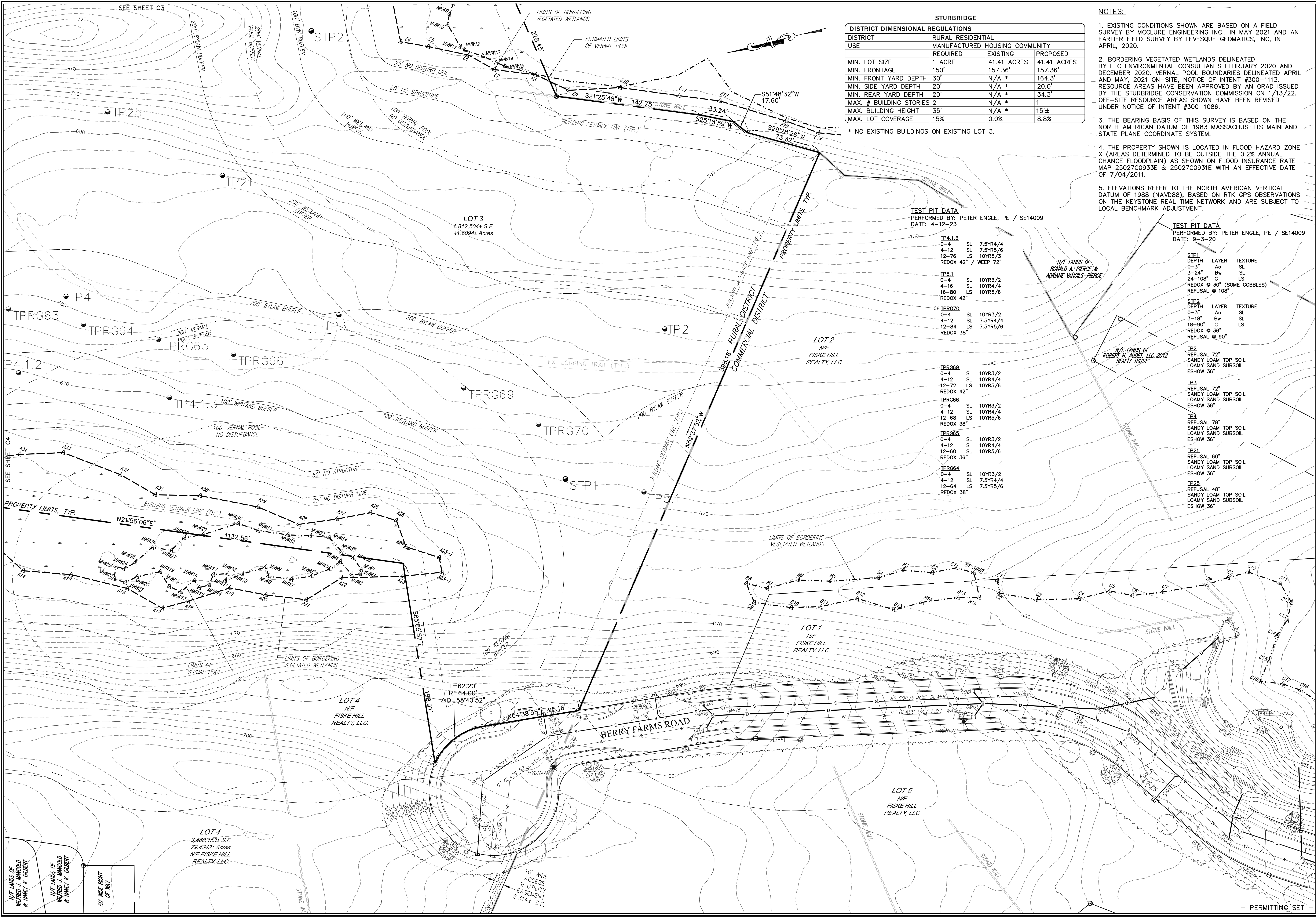
McCLURE ENGINEERING, INC
 119 Worcester Road
 Charlton, MA 01507
 Tel: (508) 248-2005
 Fax: (508) 248-4887
 Email: pengle@mcclureengineers.com

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

EXISTING CONDITIONS

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

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



STURBRIDGE

DISTRICT	RURAL RESIDENTIAL	MANUFACTURED HOUSING COMMUNITY	
USE	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'
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%

* NO EXISTING BUILDINGS ON EXISTING LOT 3.

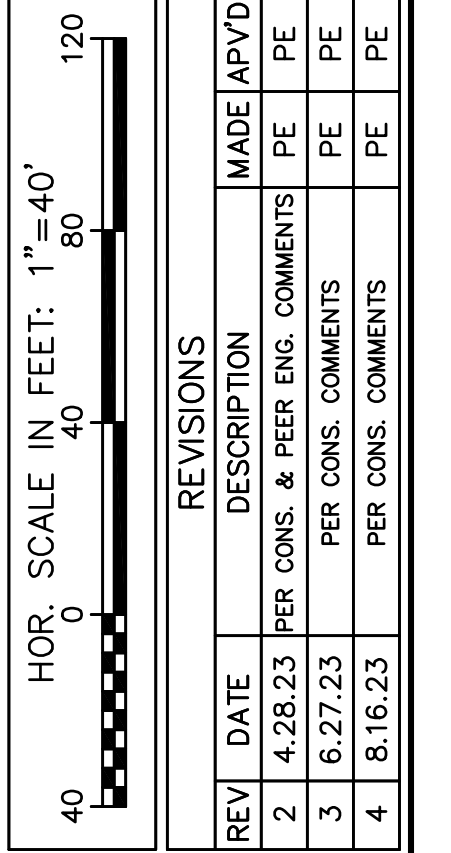
- NOTES:**
- EXISTING CONDITIONS SHOWN ARE BASED ON A FIELD SURVEY BY MCCLURE ENGINEERING, INC. IN MAY 2021 AND AN EARLIER FIELD SURVEY BY LEVESQUE GEOMATICS, INC. IN APRIL, 2020.
 - BORDERING VEGETATED WETLANDS DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS FEBRUARY 2020 AND DECEMBER 2020. VERNAL POOL 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: 4-12-23

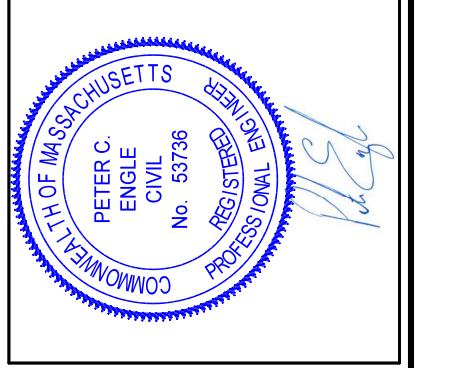
TP#	DEPTH	LAYER	TEXTURE
TP4.1.3	0-4	SL	7.5YR4/4
	4-12	SL	7.5YR5/6
	12-76	LS	10YR5/3
		REDOX 42"	WEPP 72"
TP5.1	0-4	SL	10YR3/2
	4-16	SL	10YR4/4
	16-80	LS	10YR5/6
		REDOX 42"	
TPRG70	0-4	SL	10YR3/2
	4-12	SL	7.5YR4/4
	12-84	LS	7.5YR5/6
		REDOX 38"	
TPRG69	0-4	SL	10YR3/2
	4-12	SL	7.5YR4/4
	12-72	LS	10YR5/6
		REDOX 42"	
TPRG66	0-4	SL	10YR3/2
	4-12	SL	10YR4/4
	12-68	LS	10YR5/6
		REDOX 38"	
TPRG65	0-4	SL	10YR3/2
	4-12	SL	10YR4/4
	12-60	SL	10YR5/6
		REDOX 36"	
TPRG64	0-4	SL	10YR3/2
	4-12	SL	7.5YR4/4
	12-64	LS	7.5YR5/6
		REDOX 38"	

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
	ESHGW 36"		
TP3	REFUSAL 72"	SANDY LOAM TOP SOIL	LOAMY SAND SUBSOIL
	ESHGW 36"		
TP4	REFUSAL 78"	SANDY LOAM TOP SOIL	LOAMY SAND SUBSOIL
	ESHGW 36"		
TP21	REFUSAL 60"	SANDY LOAM TOP SOIL	LOAMY SAND SUBSOIL
	ESHGW 36"		
TP25	REFUSAL 48"	SANDY LOAM TOP SOIL	LOAMY SAND SUBSOIL
	ESHGW 36"		



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DRAWN BY: WCN
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 SCALE: 1"=40'
 PROJ. NO. 287-2118-K

EXISTING CONDITIONS
 SHEET C5 OF 31
 - PERMITTING SET

SHEETS C7,
C11 & C15

SHEETS C8,
C12 & C16

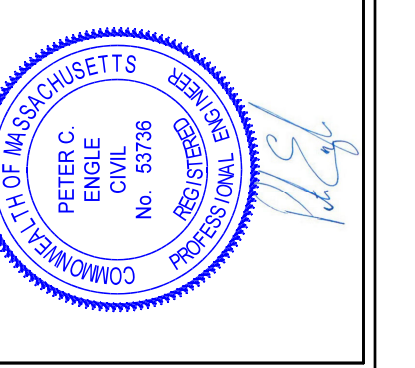
SHEETS C10,
C14 & C18

SHEETS C9,
C13 & C17

HOR. SCALE IN FEET: 1"=80'

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4		PER CON. & PEER ENG. COMMENTS	PE

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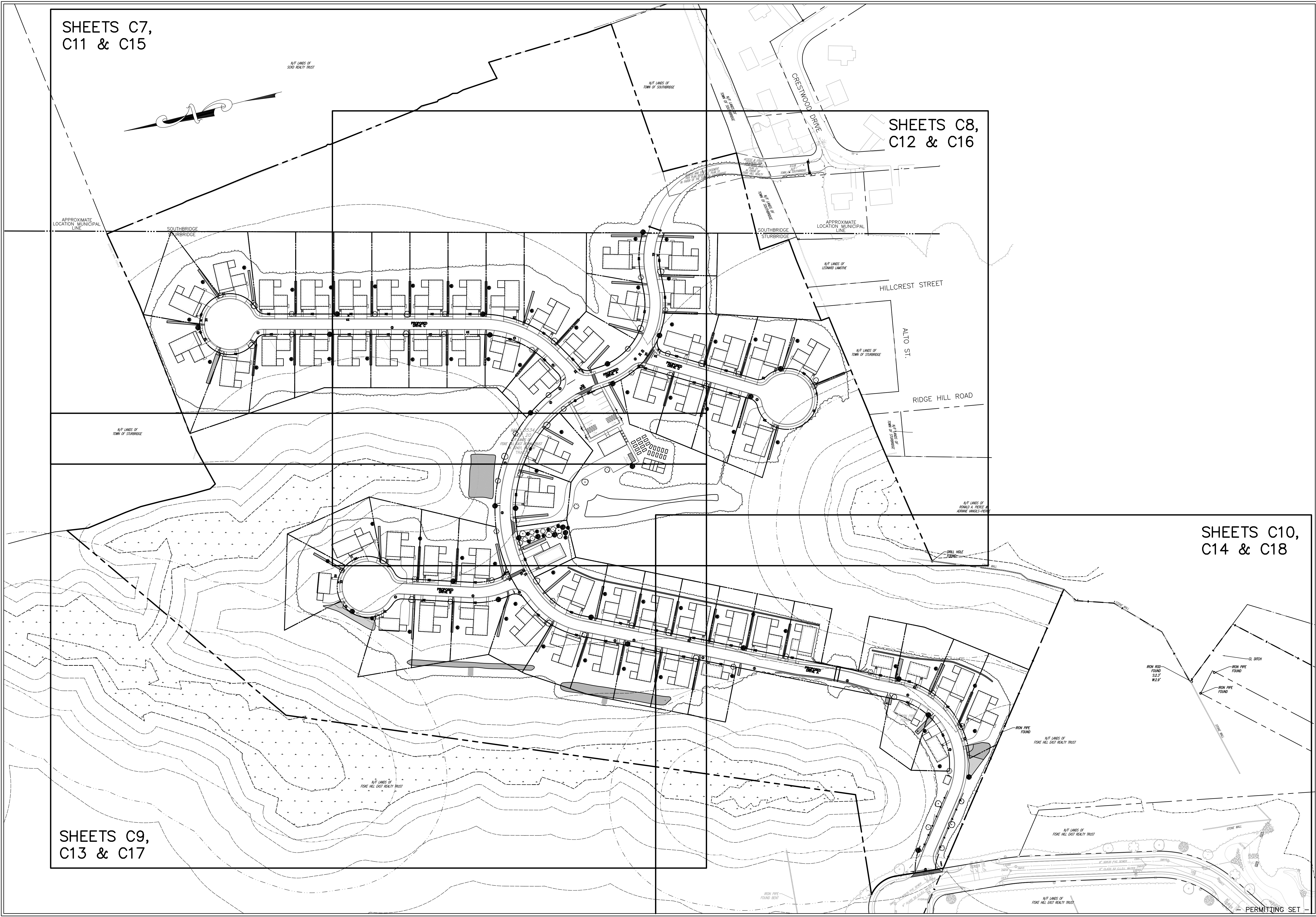
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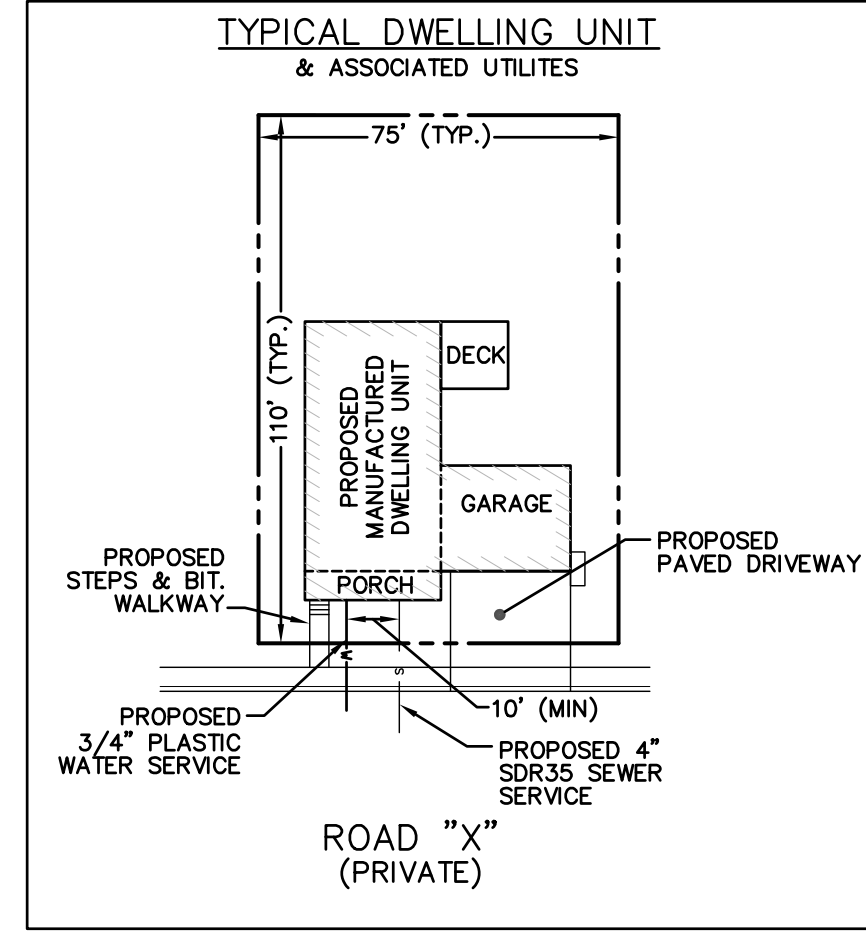
OVERALL LAYOUT /
KEY PLAN

SHEET C6 OF 32

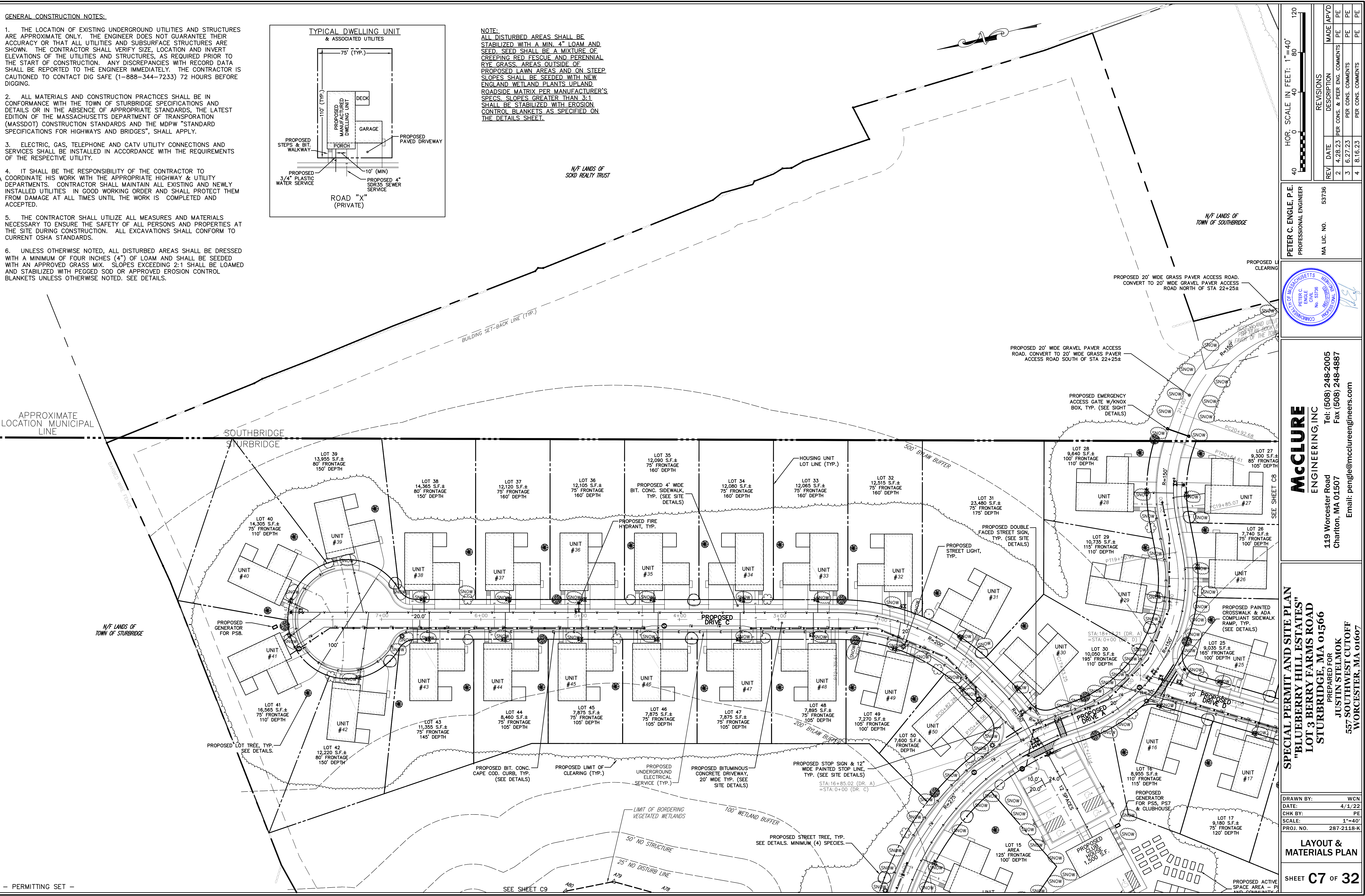


GENERAL CONSTRUCTION NOTES:

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.
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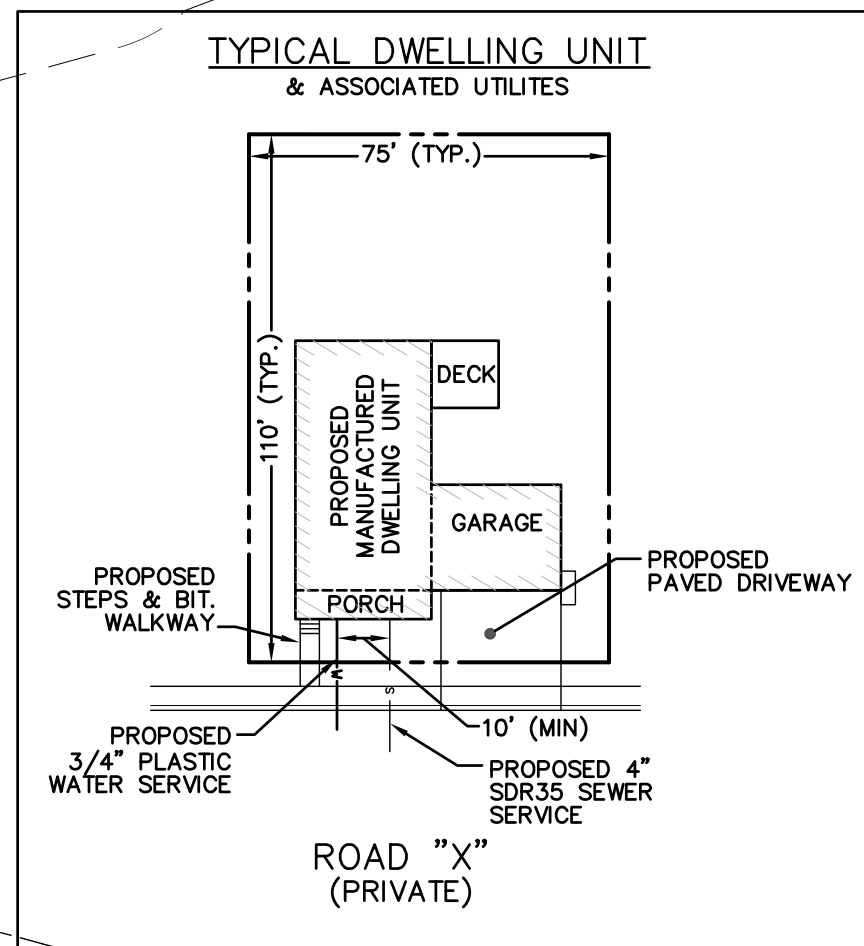


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DRAWN BY:	WCN
DATE:	4/1/22
CHK BY:	PE
SCALE:	1"=40'
PROJ. NO.:	287-2118-K

LAYOUT & MATERIALS PLAN



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

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HOR. SCALE IN FEET: 1"=40'

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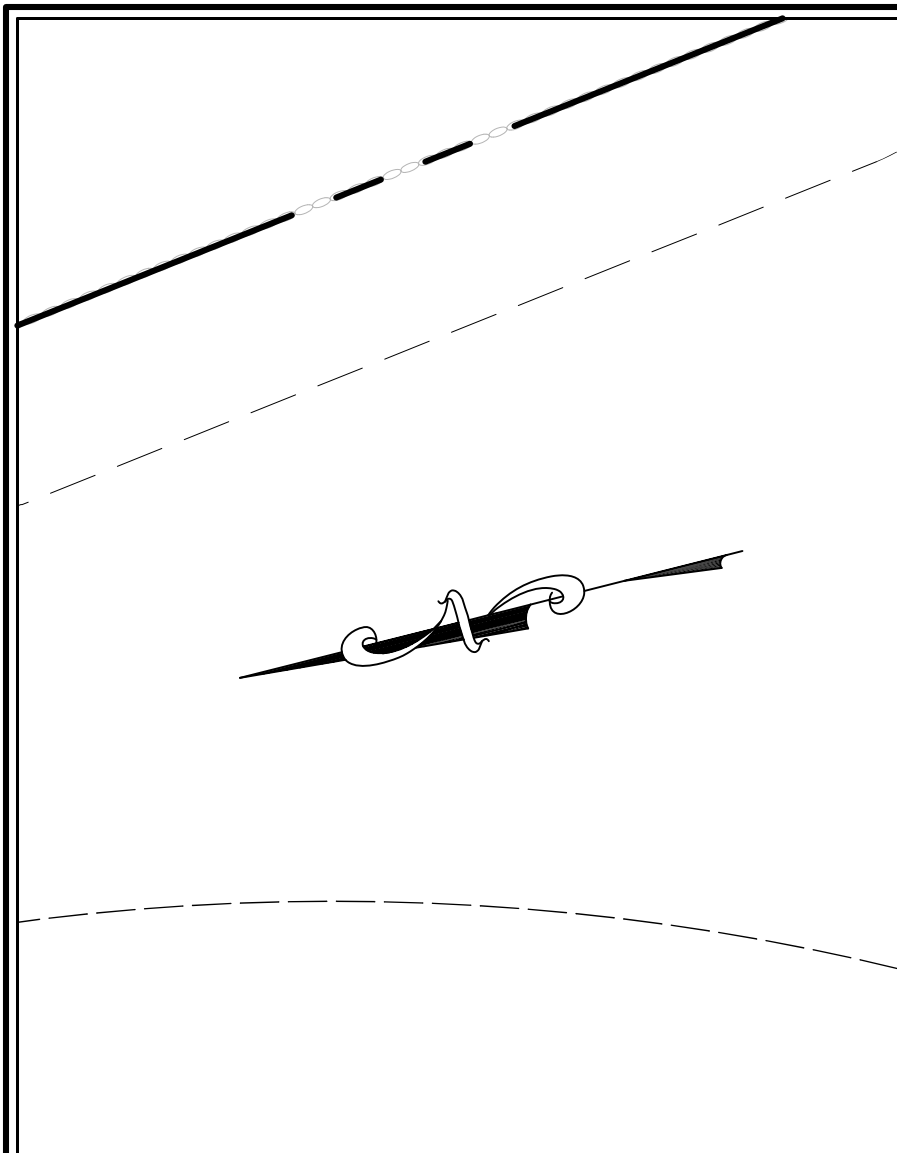
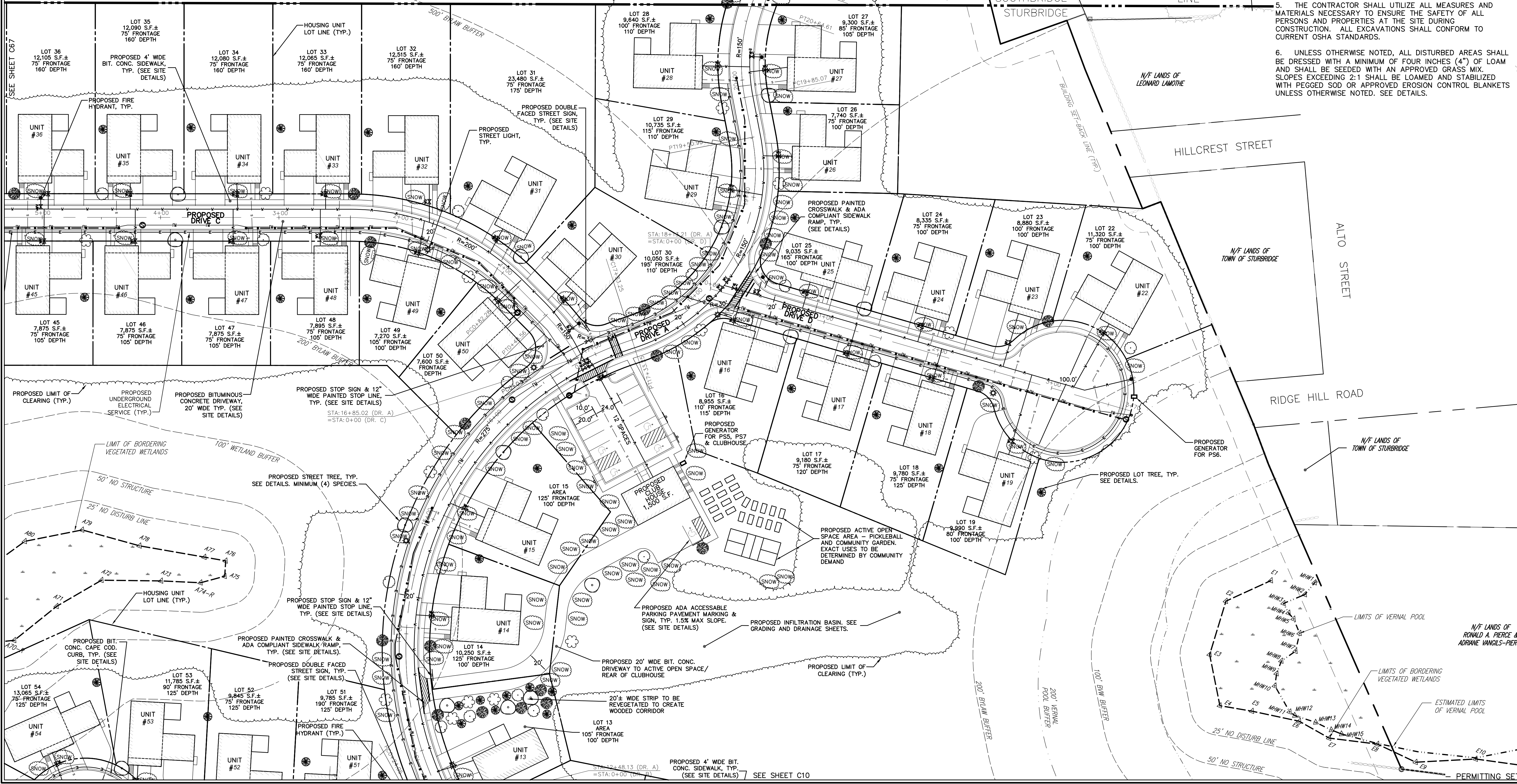


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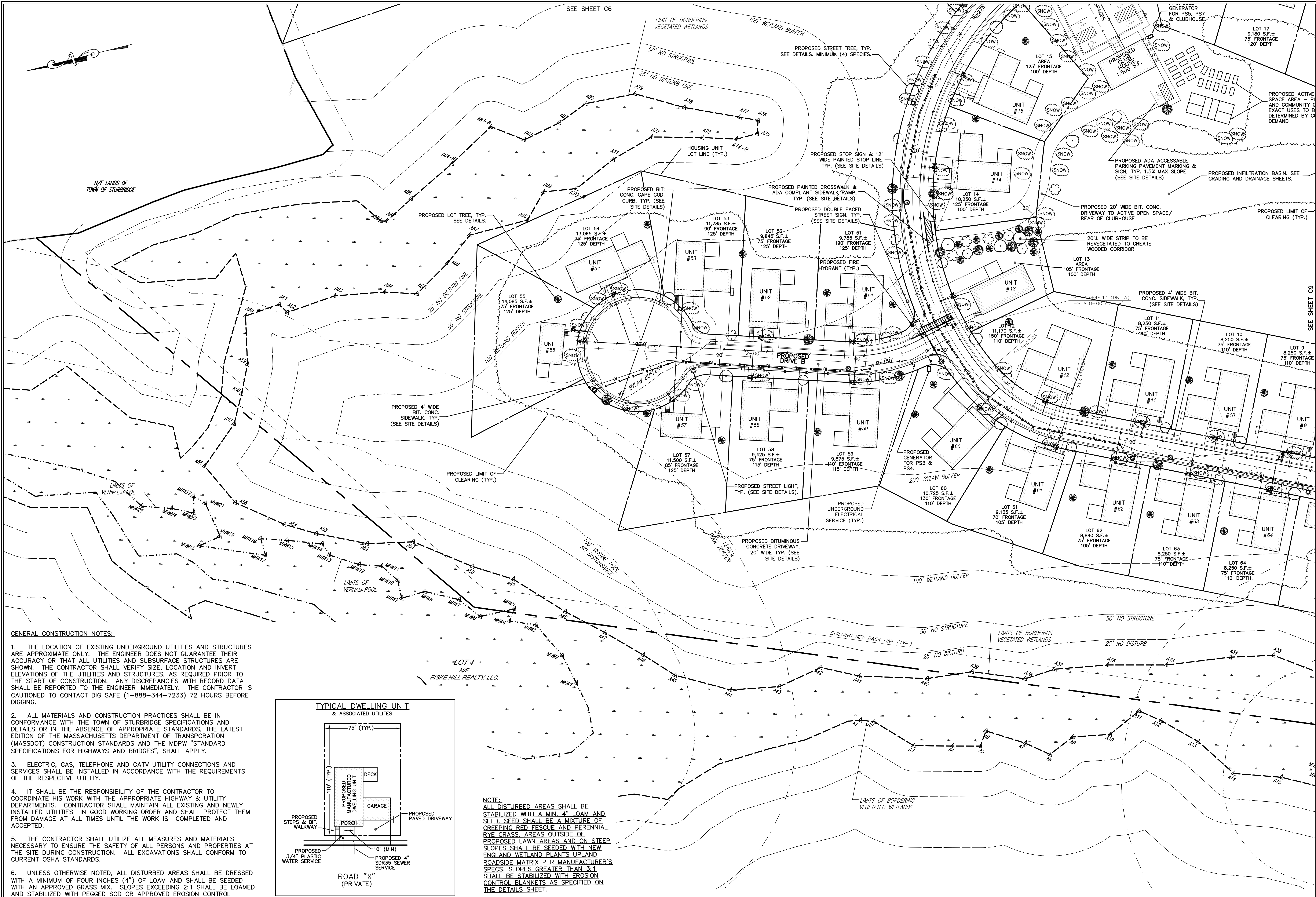
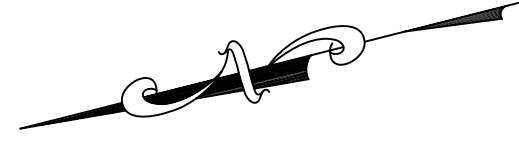
LAYOUT & MATERIALS PLAN
SHEET C8 OF 32



SEE SHEET C07

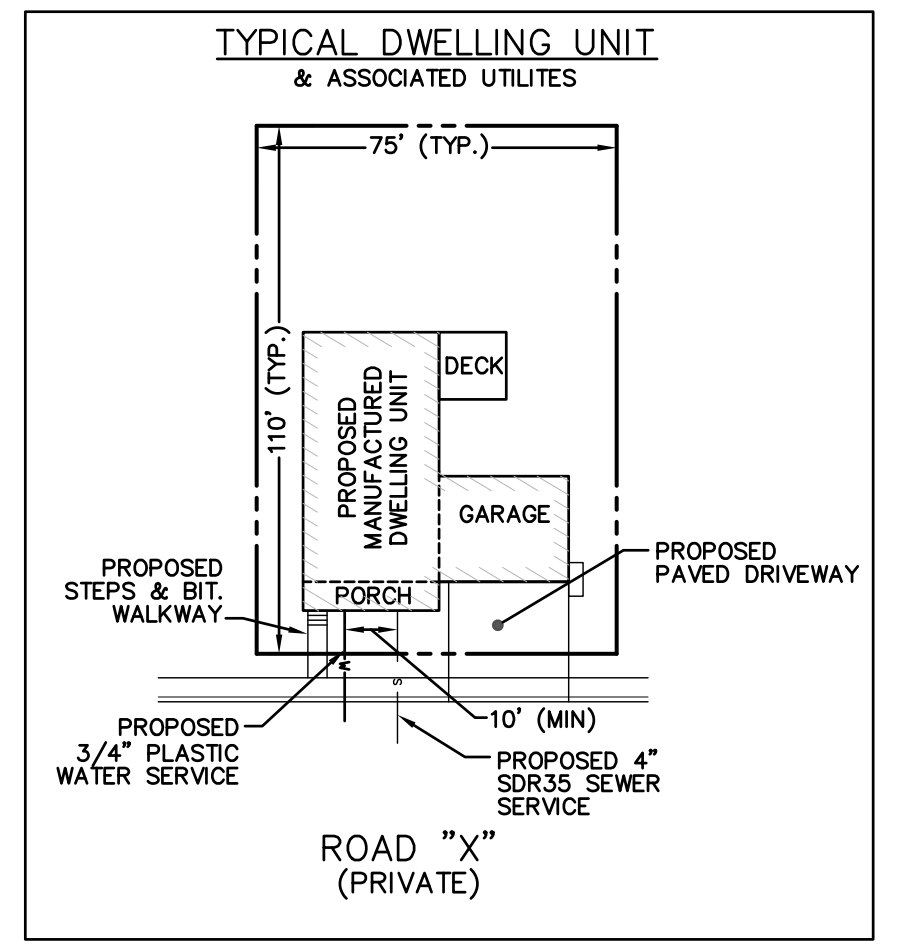
SEE SHEET C10

PERMITTING SET



GENERAL CONSTRUCTION NOTES:

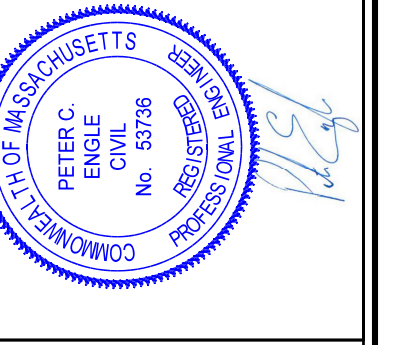
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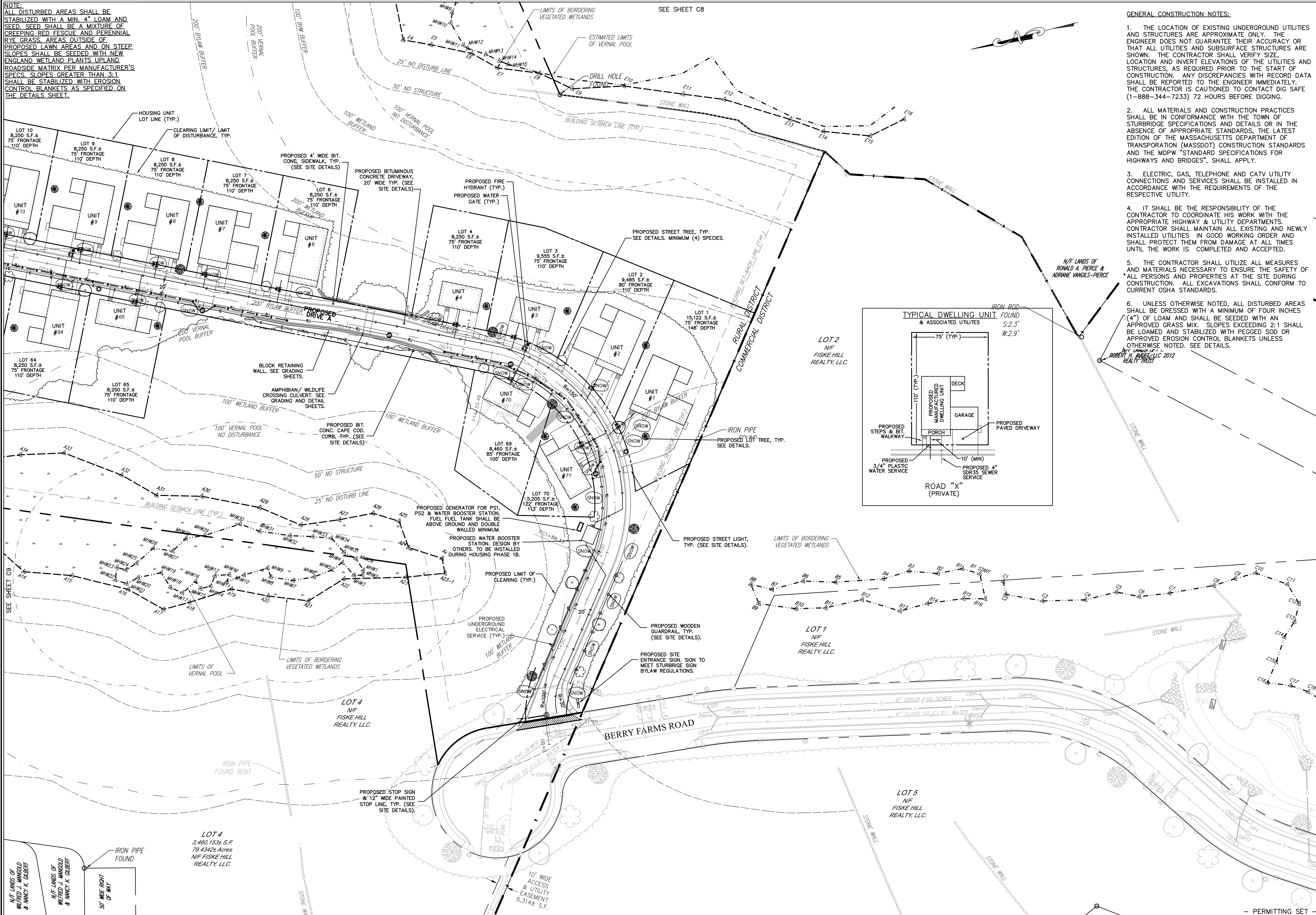
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LAYOUT & MATERIALS PLAN

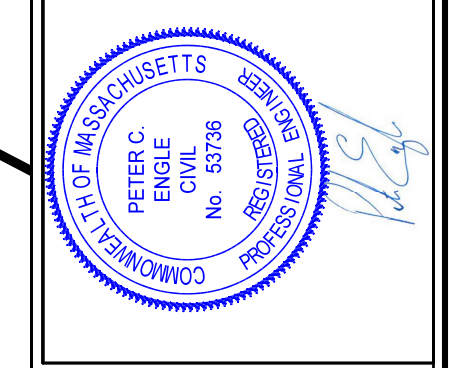
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PROJ. NO. 287-2118-K

LAYOUT & MATERIALS PLAN
SHEET C10 OF 32

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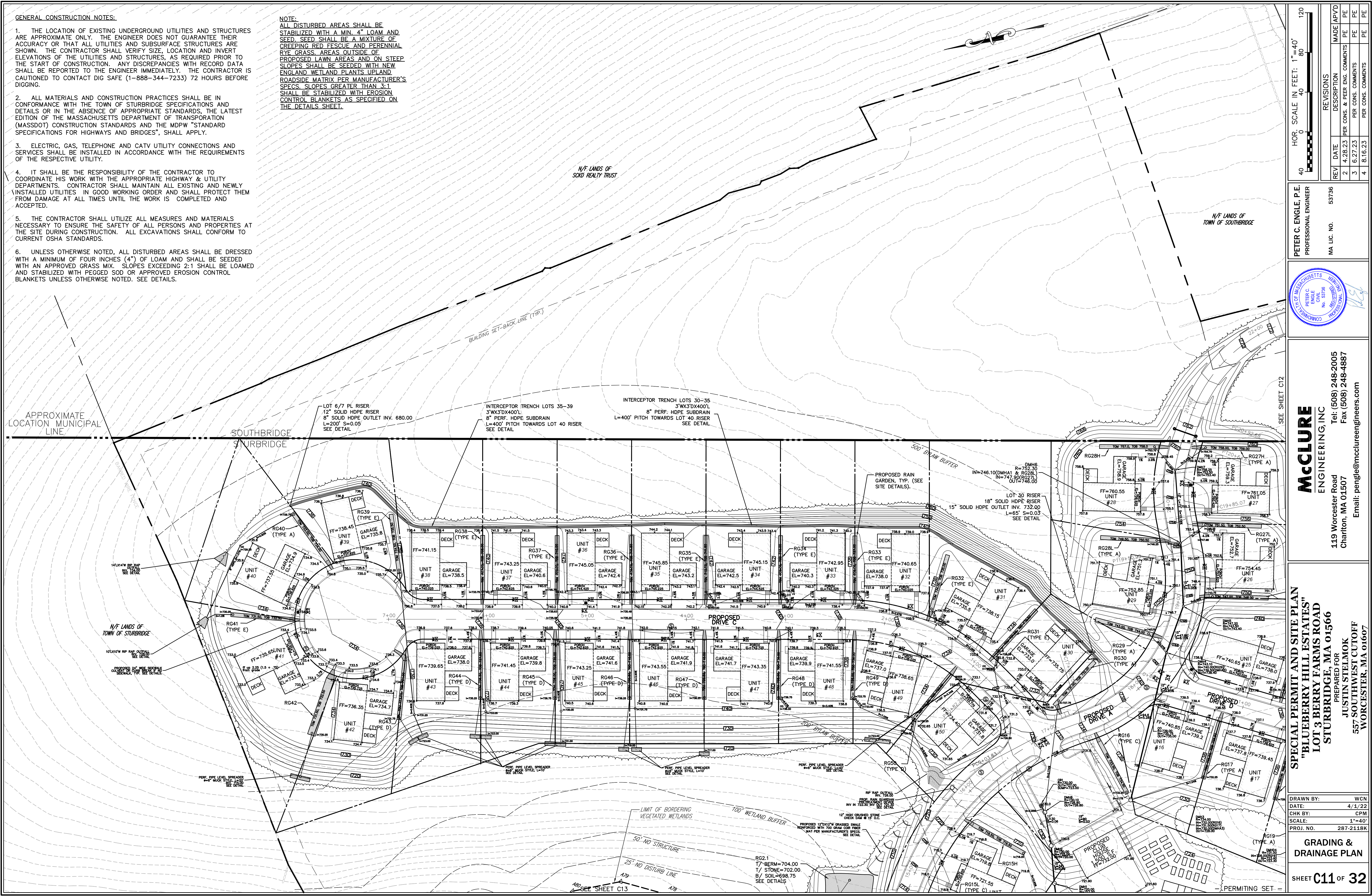
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6. UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED. SEE DETAILS.

NOTE:
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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: WCN
DATE: 4/13/22
CHK BY: JPH
SCALE: 1"=40'
PROJ. NO.: 287-2118K

GRADING & DRAINAGE PLAN



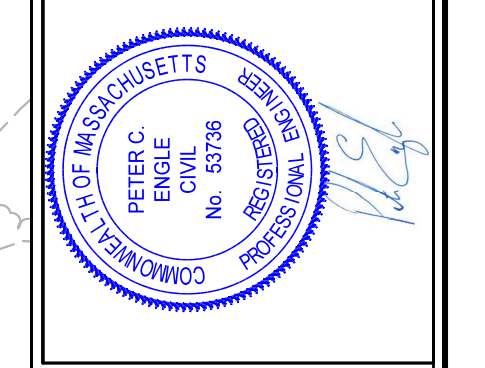
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 SCALE: 1"=40'
 PROJ. NO. 287-2118K

GRADING & DRAINAGE PLAN

SHEET **C12** OF **32**

NOTE:
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SEE SHEET C11

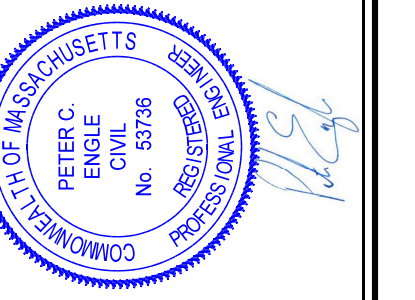


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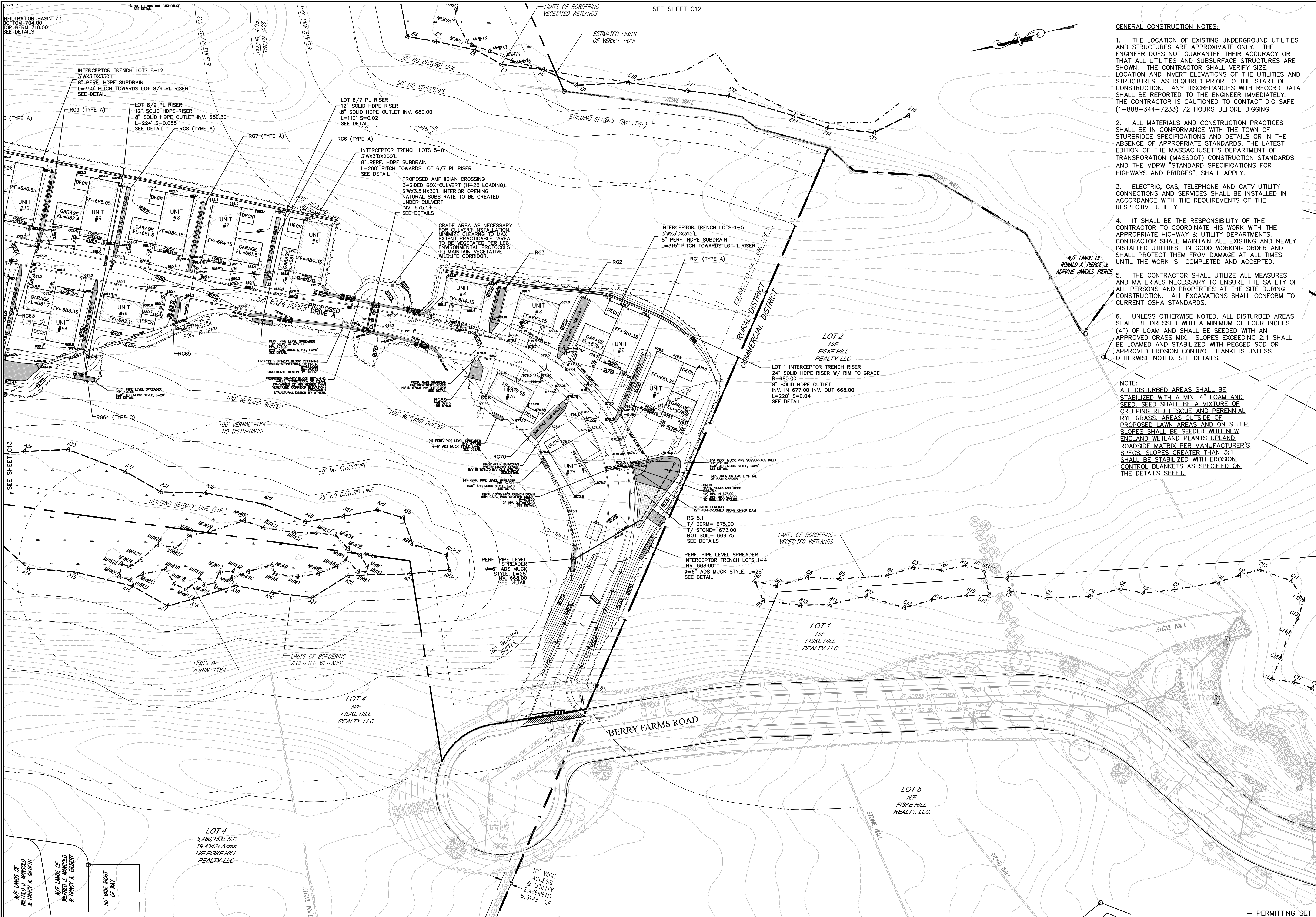


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 PREPARED FOR
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 WORCESTER, MA 01607

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

GRADING & DRAINAGE PLAN



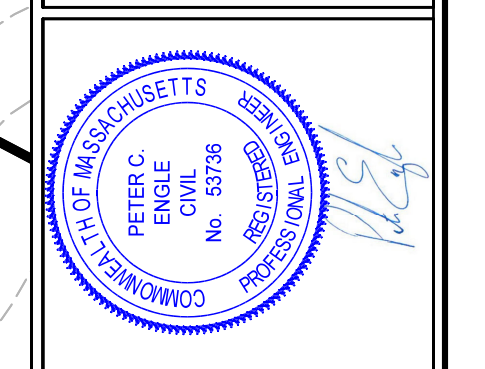
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1"=40'
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 0 40 80 120

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CHEK BY:	CPH
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PROJ. NO.:	287-2118K

GRADING & DRAINAGE PLAN
 SHEET **C14** OF **32**
 - PERMITTING SET -

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 TOWN 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 TOWN 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 ADJACENT 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.
- ONCE ENTIRE SITE IS STABILIZED, CALL FOR FINAL INSPECTION FROM SITE MONITOR.

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:

1. ONCE CONSTRUCTION IS COMPLETED, ALL DISTURBED AREAS ARE TO BE STABILIZED WITH LOAM AND SEED UNLESS OTHERWISE SPECIFIED.

2. INSPECTIONS WILL BE CONDUCTED WEEKLY AND AFTER 0.25 INCH RAIN EVENTS. COPIES OF WEEKLY REPORTS AND RAIN EVENT REPORTS SHALL BE SUBMITTED TO THE CONSERVATION COMMISSION WITHIN SEVEN DAYS OF THE INSPECTION.

3. 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.

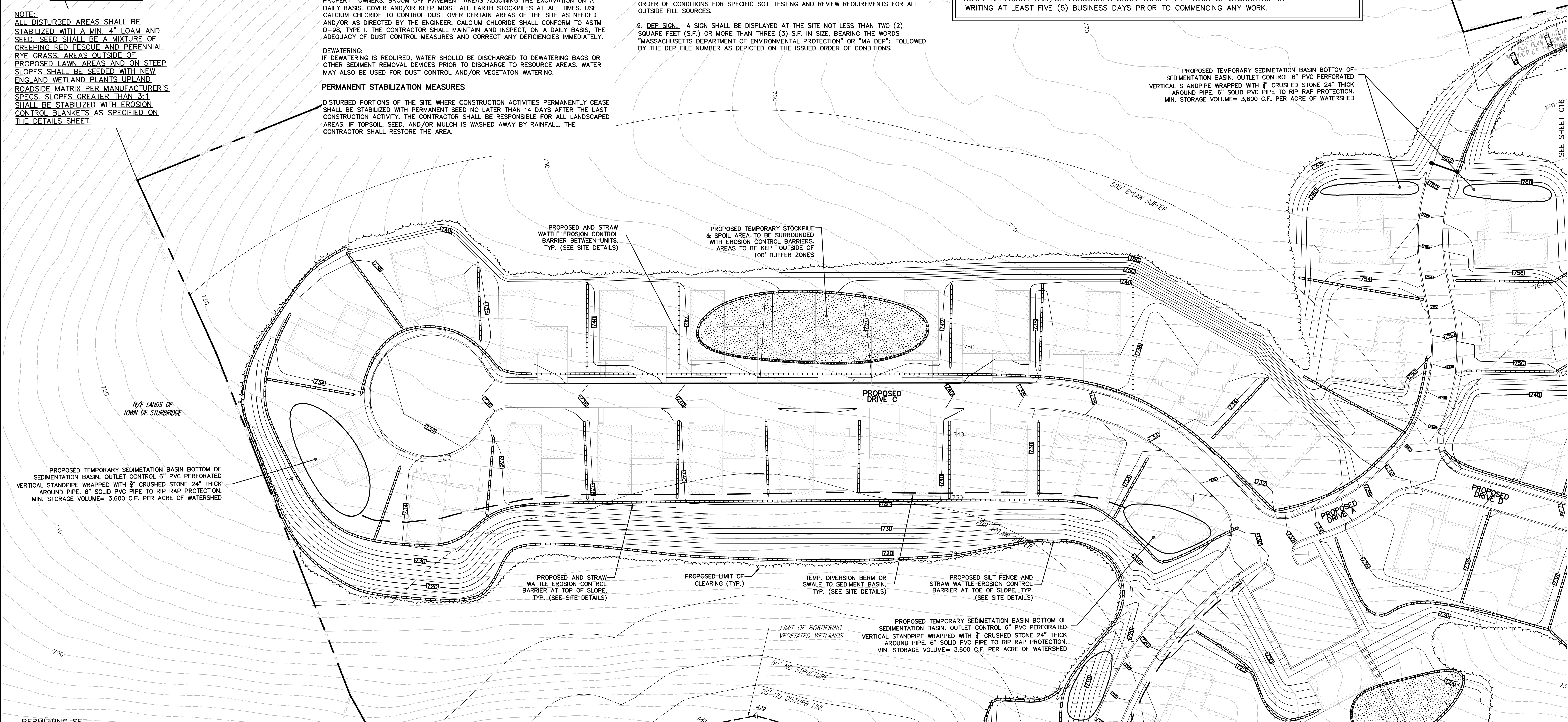
ACREAGE SUMMARY IN ACRES

SEEDED AREA	10.2 AC±
TOTAL DISTURBED	17.0 AC±

LEGEND

- SILT FENCE AND STRAW WATTLES
- TEMPORARY SWALE / BERM

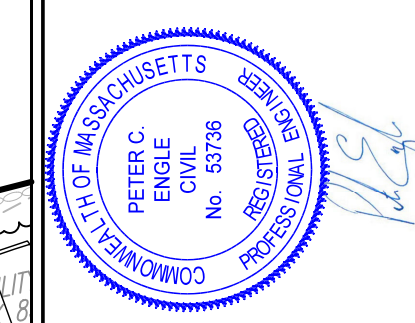
NOTE:
ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIN. 4" LOAM AND SEED. SEED SHALL BE A MIXTURE OF CREeping RED FESCUE AND PERENNIAL RYE GRASS. AREAS OUTSIDE OF PROPOSED LAWN AREAS AND ON STEEP SLOPES SHALL BE SEED WITH NEW ENGLAND WETLAND PLANTS UPLAND ROADSIDE MATRIX PER MANUFACTURER'S SPECS. SLOPES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



HOR. SCALE IN FEET: 1"=40'

REV#	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CONS. COMMENTS	PE
4	8.16.23	PER CONS. COMMENTS	PE

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



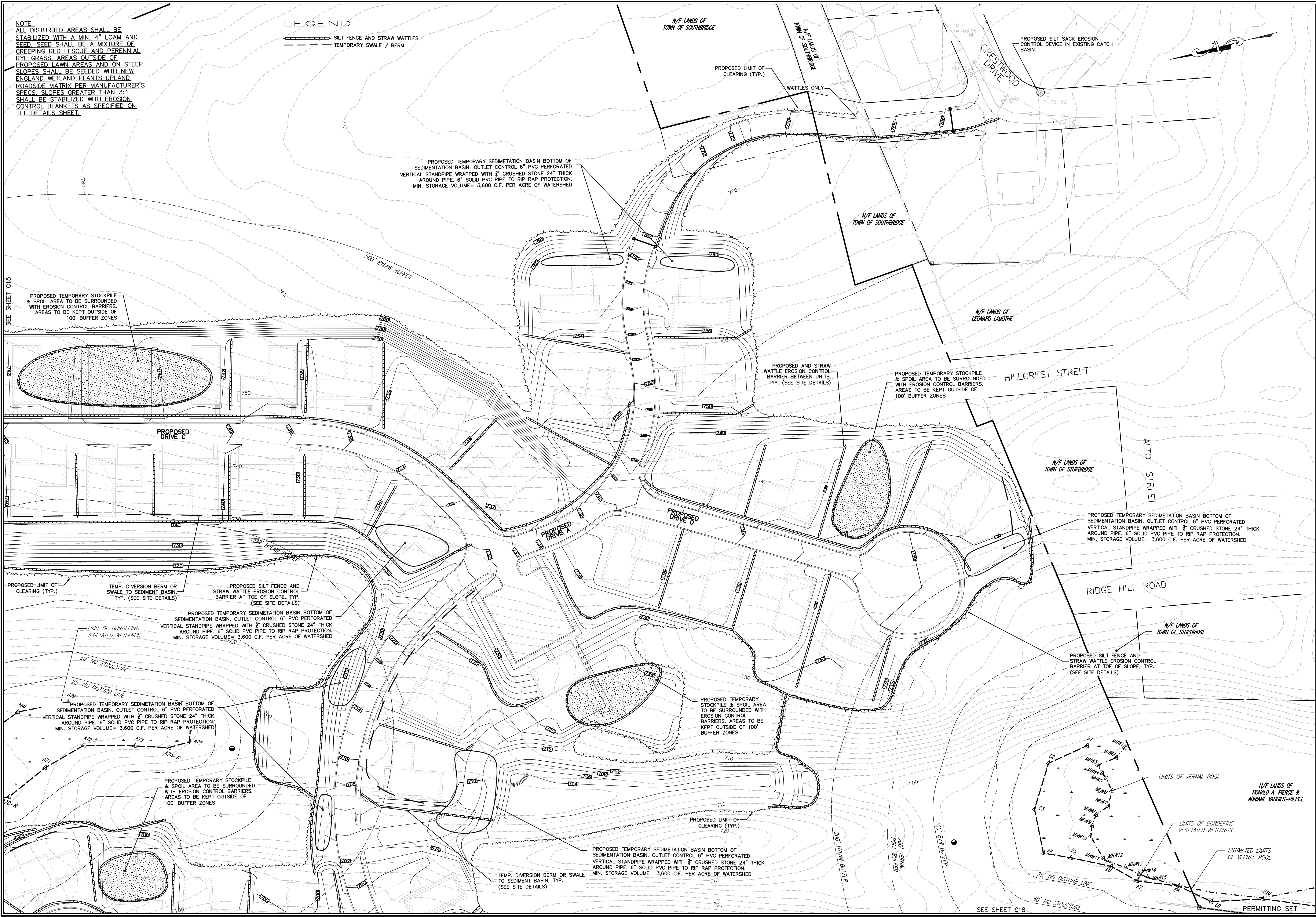
McCLURE ENGINEERING, INC
119 Worcester Road
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Tel: (508) 248-2005
Fax: (508) 248-4887
Email: pengle@mcclureengineers.com

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: JPH
SCALE: 1"=40'
PROJ. NO. 287-2118K

EROSION & SEDIMENT CONTROL PLAN
SHEET C15 OF 32

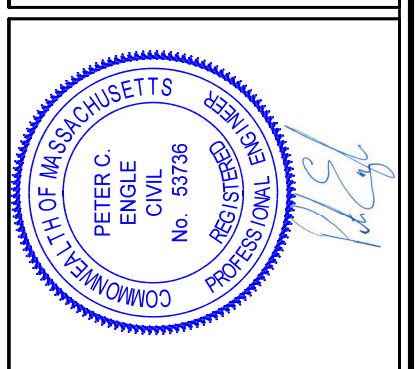
NOTE:
 ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIN. 4" LOAM AND SEED. SEED SHALL BE A MIXTURE OF CREEPING RED FESCUE AND PERENNIAL RYE GRASS. AREAS OUTSIDE OF PROPOSED LAWN AREAS AND ON STEEP SLOPES SHALL BE SEEDED WITH NEW ENGLAND WETLAND PLANTS UPLAND ROADSIDE MATRIX PER MANUFACTURER'S SPECS.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



HOR. SCALE IN FEET: 1"=40'

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CON. & PEER ENG. COMMENTS	PE
4	8.16.23	PER CON. & PEER ENG. COMMENTS	PE

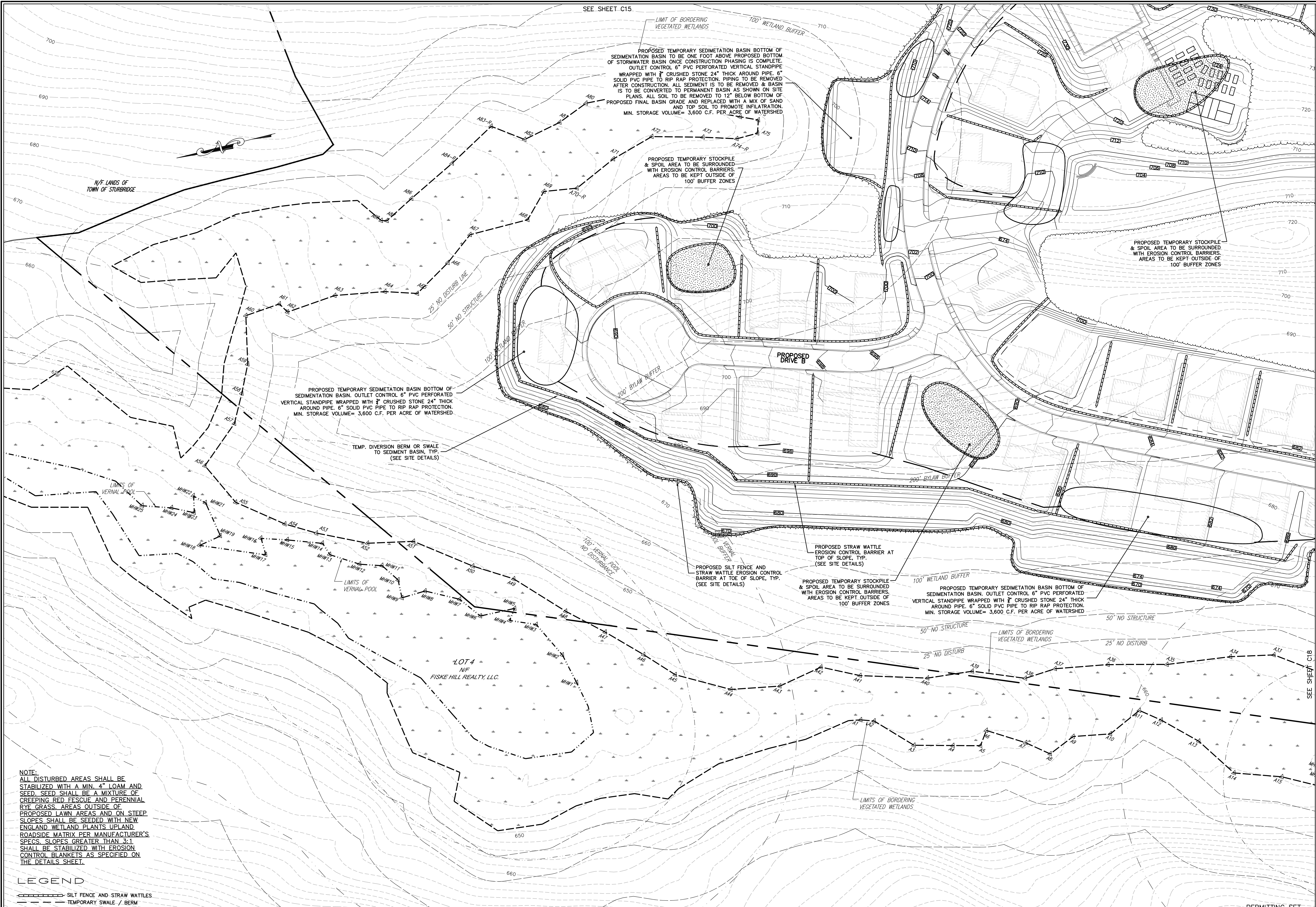
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 PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY: WCN
 DATE: 4/13/22
 CHK BY: OPB
 SCALE: 1"=40'
 PROJ. NO. 287-2118K
EROSION & SEDIMENT CONTROL PLAN
 SHEET **C16** OF **32**



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 3/4" 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

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

PROPOSED TEMPORARY SEDIMENTATION BASIN BOTTOM OF SEDIMENTATION BASIN. OUTLET CONTROL 6" PVC PERFORATED VERTICAL STANDPIPE WRAPPED WITH 3/4" 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

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

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)

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

PROPOSED TEMPORARY SEDIMENTATION BASIN BOTTOM OF SEDIMENTATION BASIN. OUTLET CONTROL 6" PVC PERFORATED VERTICAL STANDPIPE WRAPPED WITH 3/4" 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

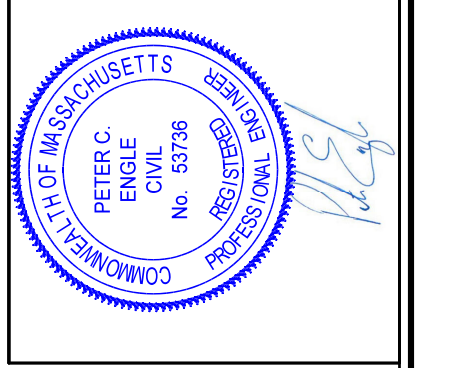
NOTE:
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LEGEND
 - - - - - SILT FENCE AND STRAW WATTLES
 - - - - - TEMPORARY SWALE / BERM

HOR. SCALE IN FEET: 1"=40'

REV.	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CONS. COMMENTS	PE
4	8.16.23	PER CONS. COMMENTS	PE

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 MA LIC. NO. 53736

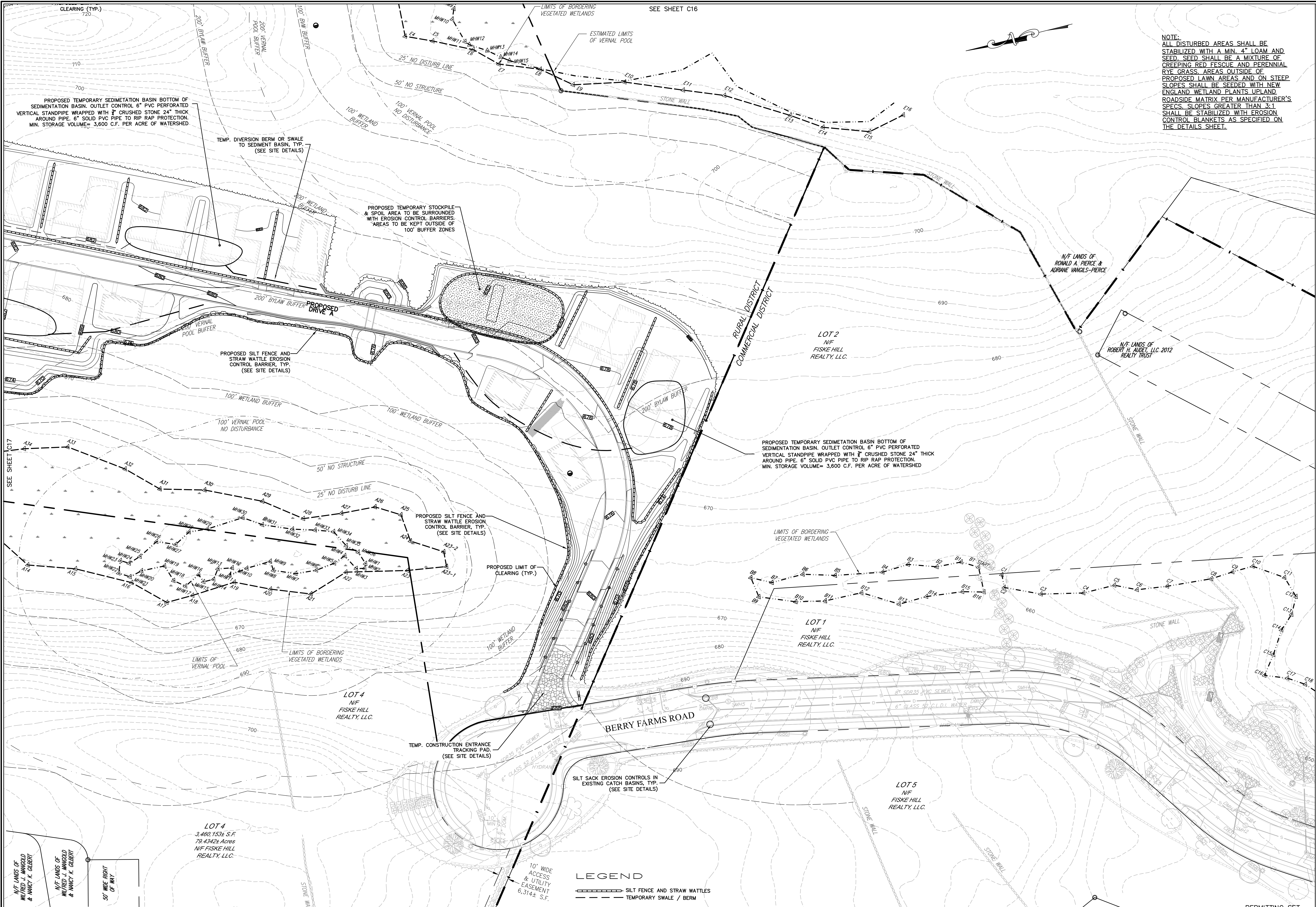


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SPECIAL PERMIT AND SITE PLAN
 "BLUEBERRY HILL ESTATES"
 LOT 3 BERRY FARMS ROAD
 STURBRIDGE, MA 01566
 PREPARED FOR
 JUSTIN STELMOK
 557 SOUTHWEST CUTOFF
 WORCESTER, MA 01607

DRAWN BY: WCN
 DATE: 4/13/22
 CHK BY: GPH
 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.

SCALE IN FEET: 1"=40'

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1	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CONS. & PEER ENG. COMMENTS	PE
4	8.16.23	PER CONS. & PEER ENG. COMMENTS	PE

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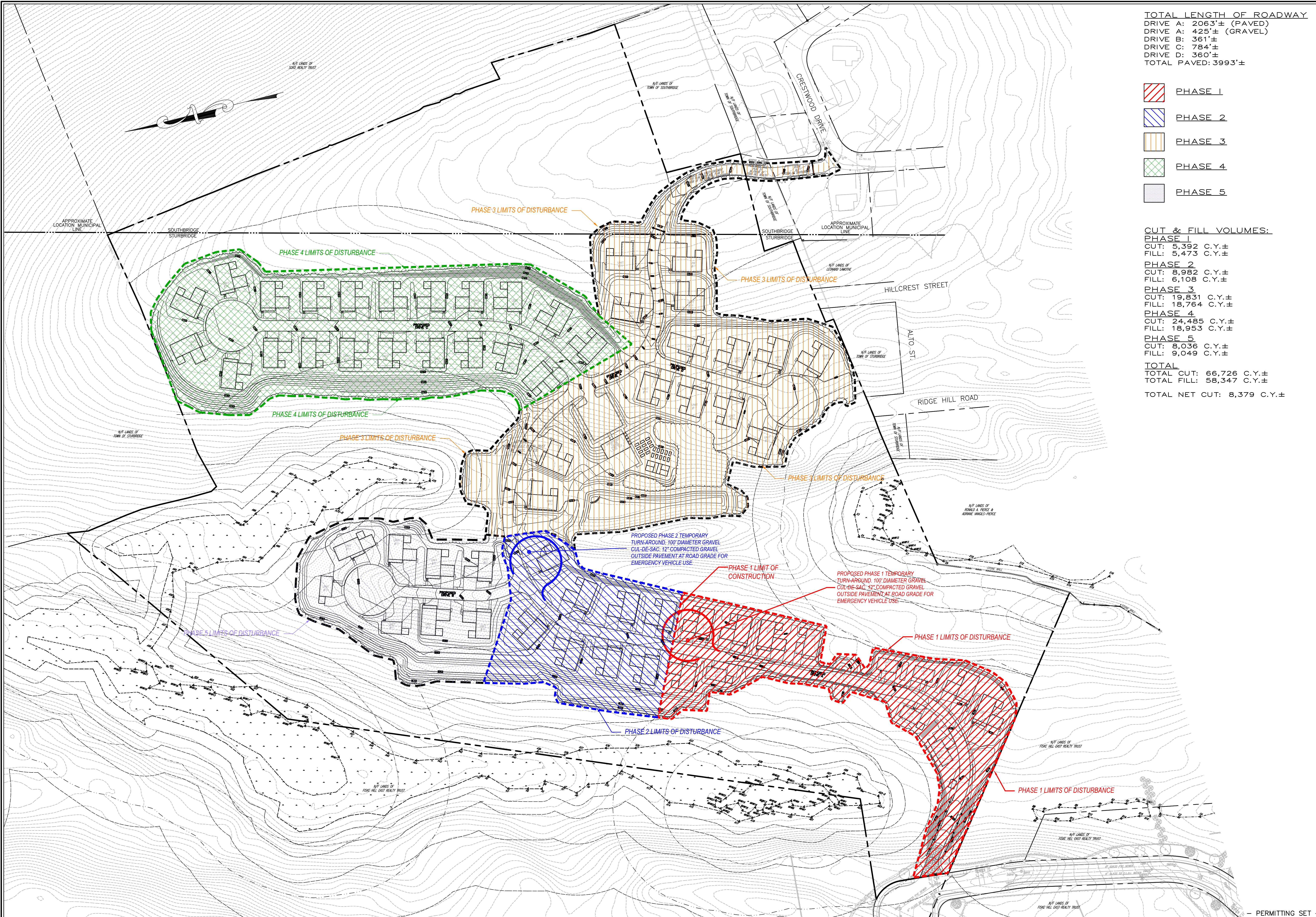


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557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY: WCH
 DATE: 4/13/23
 CHK BY: GPM
 SCALE: 1"=40'
 PROJ. NO. 287-2118K

EROSION & SEDIMENT CONTROL PLAN



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 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

CUT & FILL VOLUMES:

PHASE 1
 CUT: 5,392 C.Y.±
 FILL: 5,473 C.Y.±

PHASE 2
 CUT: 8,982 C.Y.±
 FILL: 6,108 C.Y.±

PHASE 3
 CUT: 19,831 C.Y.±
 FILL: 18,764 C.Y.±

PHASE 4
 CUT: 24,485 C.Y.±
 FILL: 18,953 C.Y.±

PHASE 5
 CUT: 8,036 C.Y.±
 FILL: 9,049 C.Y.±

TOTAL
 TOTAL CUT: 66,726 C.Y.±
 TOTAL FILL: 58,347 C.Y.±
 TOTAL NET CUT: 8,379 C.Y.±

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	6.27.23	PER CON. COMMENTS	PE
3	8.16.23	PER CON. COMMENTS	PE
4		PER CON. COMMENTS	PE

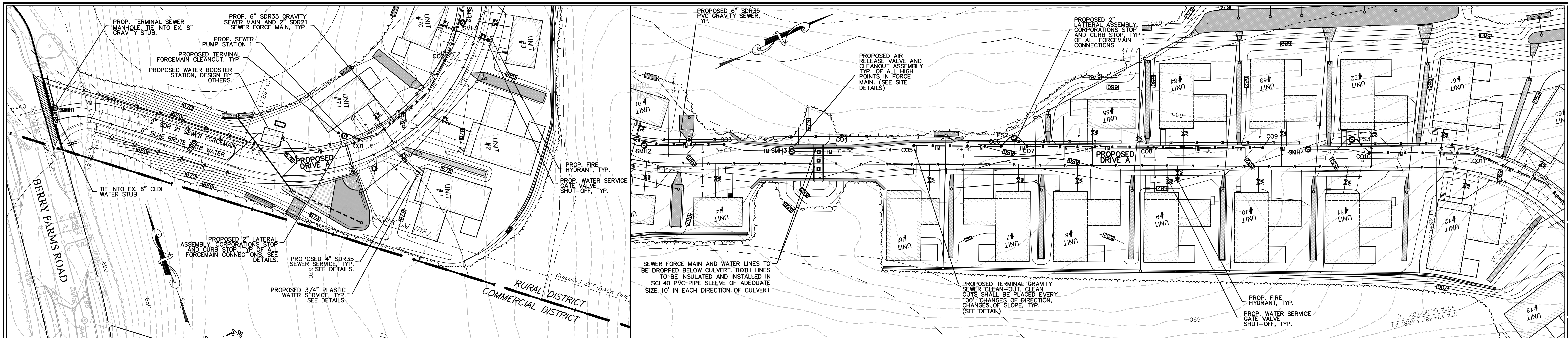
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557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

DRAWN BY: KKP
 DATE: 7/12/23
 CHK BY: GPM
 SCALE: 1"=80'
 PROJ. NO. 287-2118K

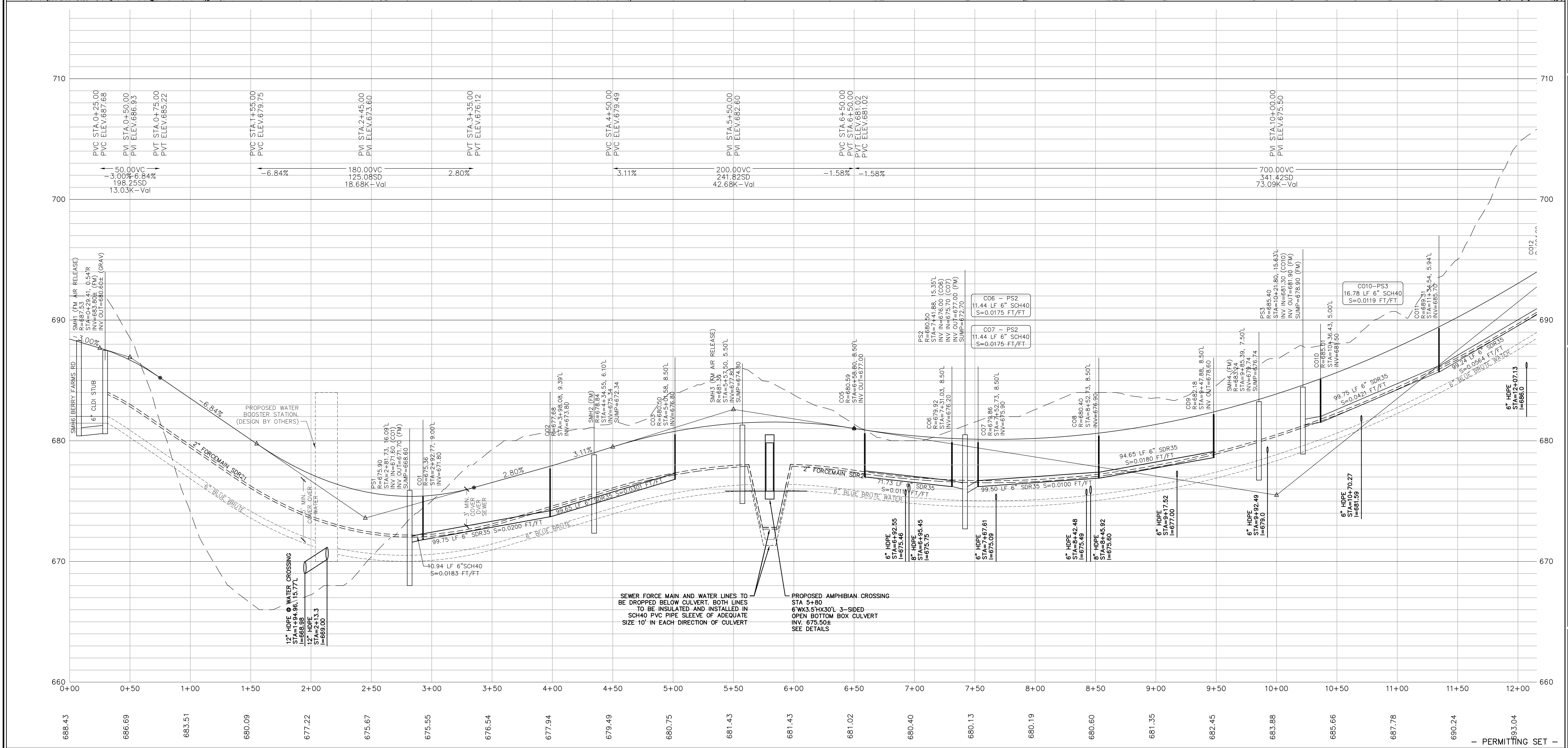
PHASING PLAN
 SHEET **C19** OF **32**



HOR. SCALE IN FEET: 1"=40'

REV.	DATE	DESCRIPTION	MADE BY	APVD
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE	PE
3	6.27.23	PER CONS. COMMENTS	PE	PE
4	8.16.23	PER CONS. COMMENTS	PE	PE

PETER C. ENGLE, P.E.
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MAILED 11/15/23

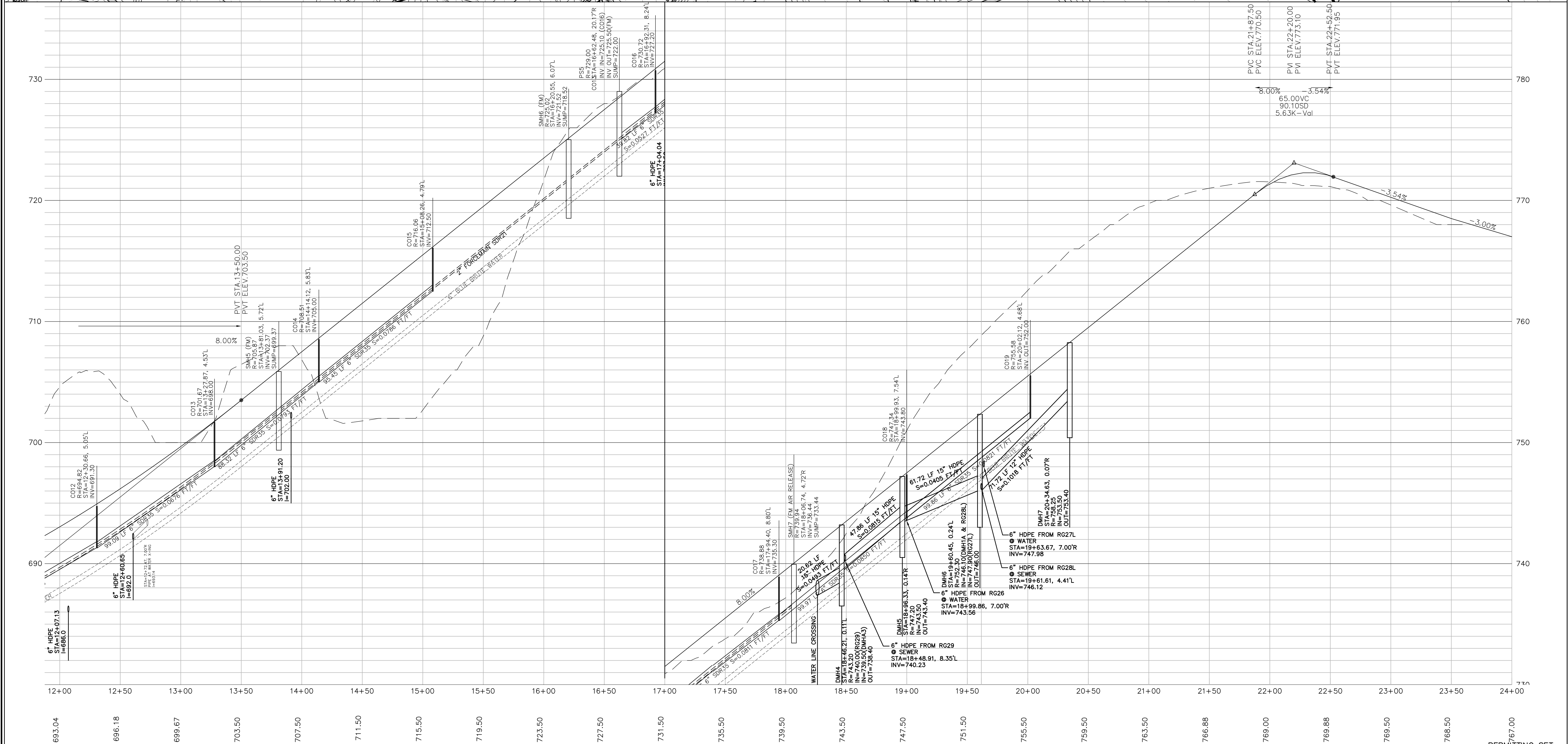
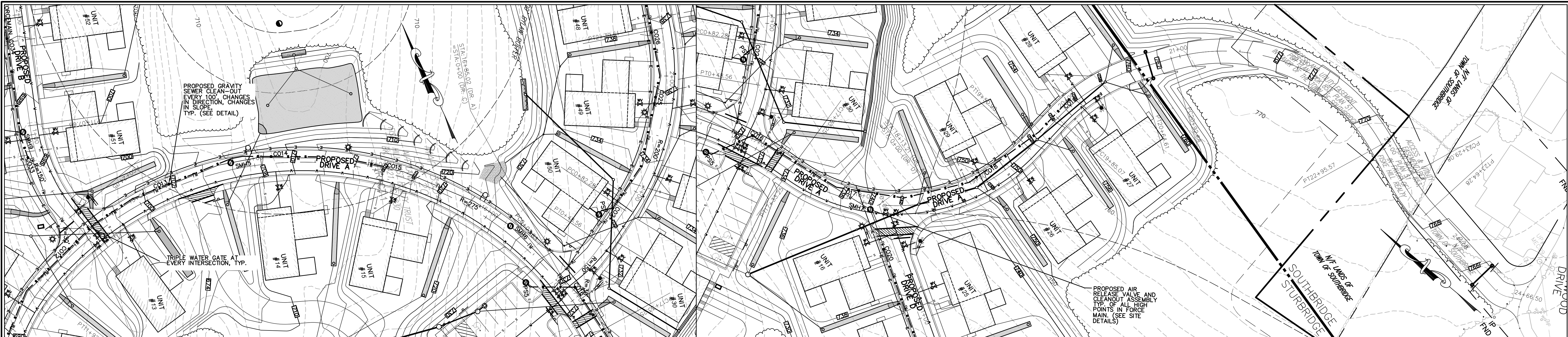
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557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

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

PLAN & PROFILE
DRIVE A
STATIONS 0+00 TO 12+00

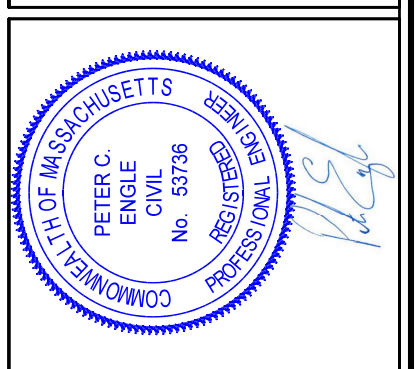
SHEET **C20** OF **32**



HOR. SCALE IN FEET: 1"=40'

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	6.27.23	PER CON. & PEER COMMENTS	PE
3	8.16.23	PER CON. & PEER COMMENTS	PE
4			PE

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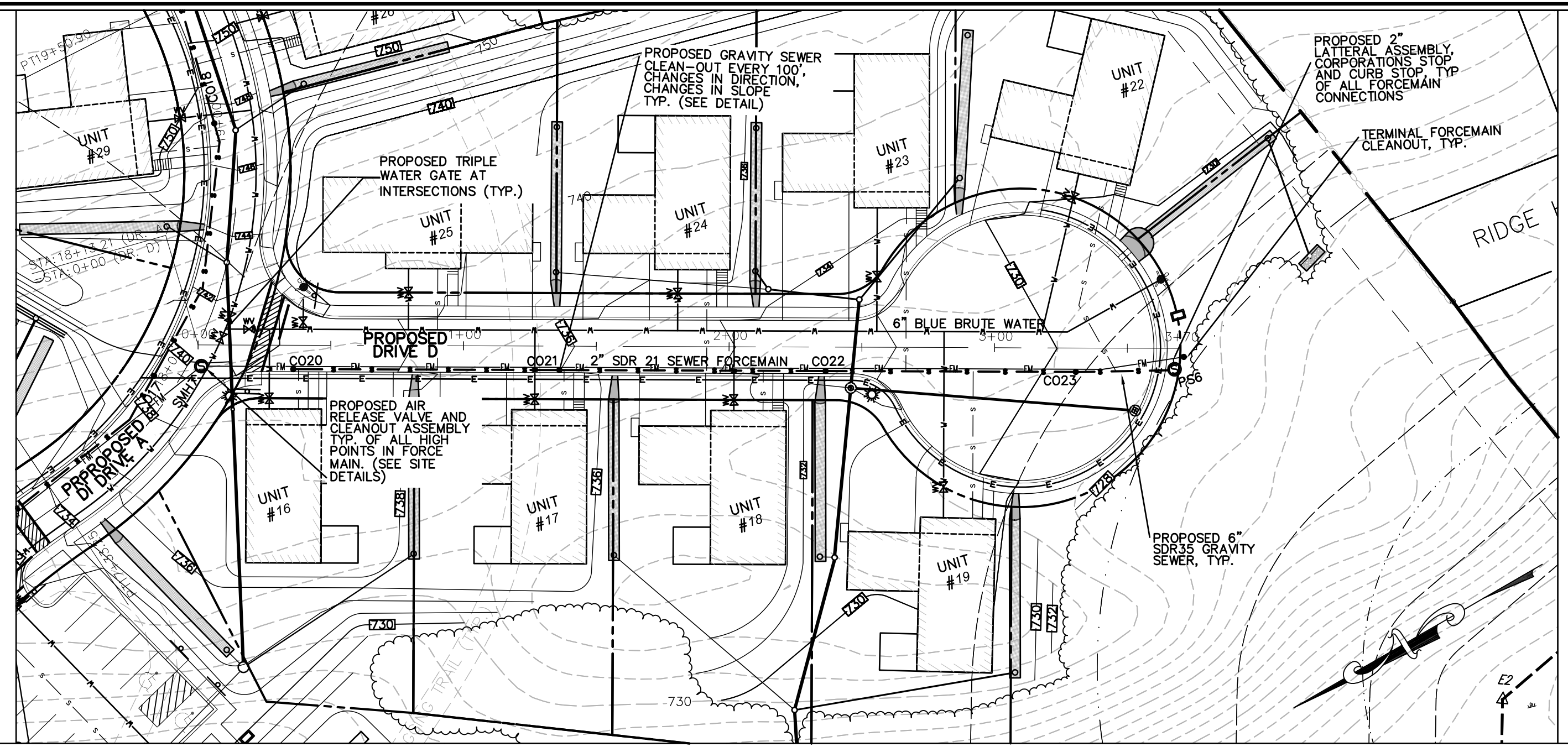
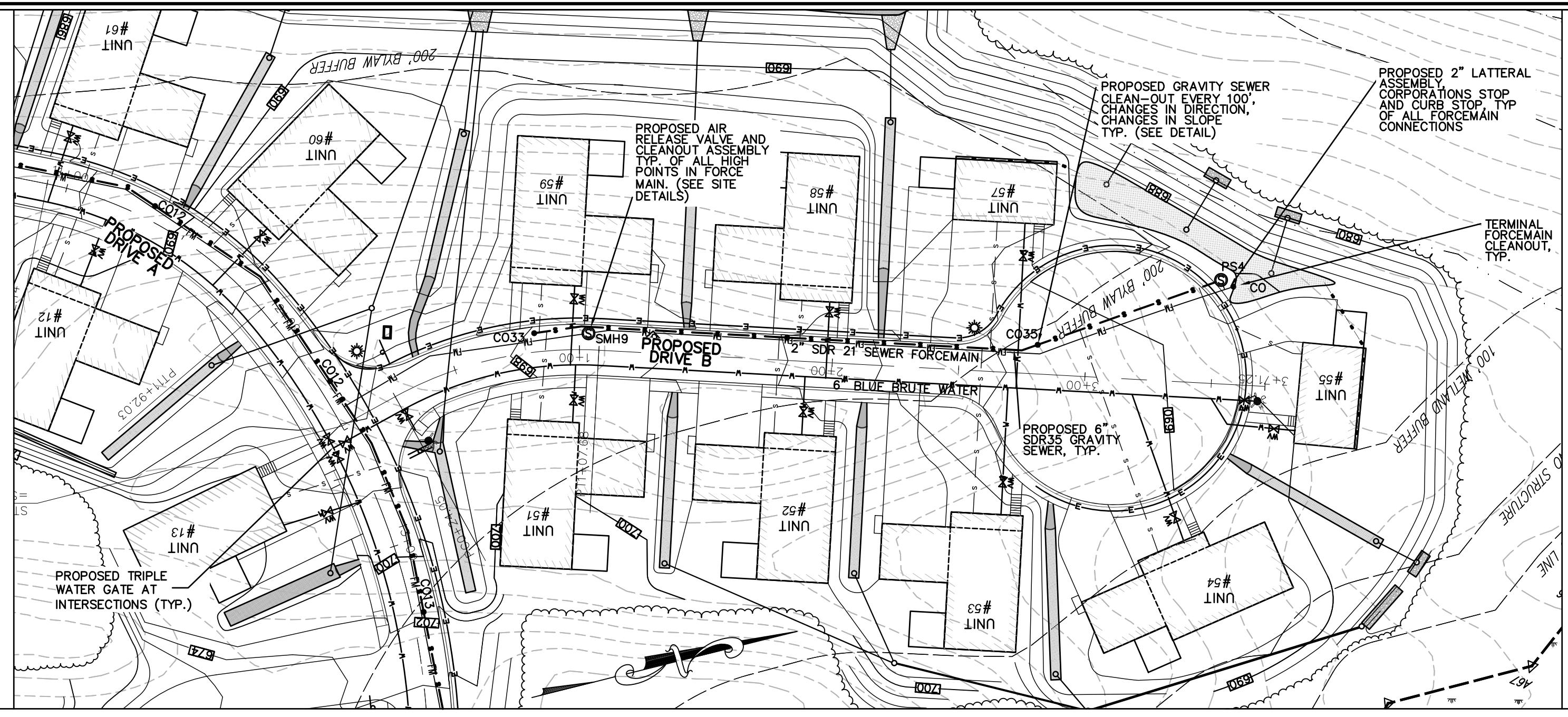


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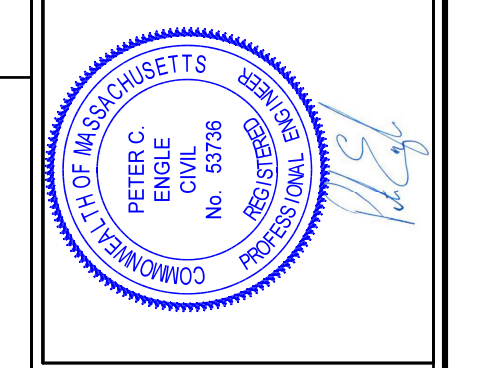
DRAWN BY: WCH
DATE: 4/1/23
CHK BY: PE
SCALE: 1"=40' (HORIZONTAL)
PROJ. NO.: 287-2118-K
SCALE: 1"=4' (VERTICAL)
PLAN & PROFILE
DRIVE A
STATIONS 12+00 TO 24+00

SHEET **C21** OF **32**



REV	DATE	DESCRIPTION	MADE BY
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CON. COMMENTS	PE
4	8.16.23	PER CON. COMMENTS	PE

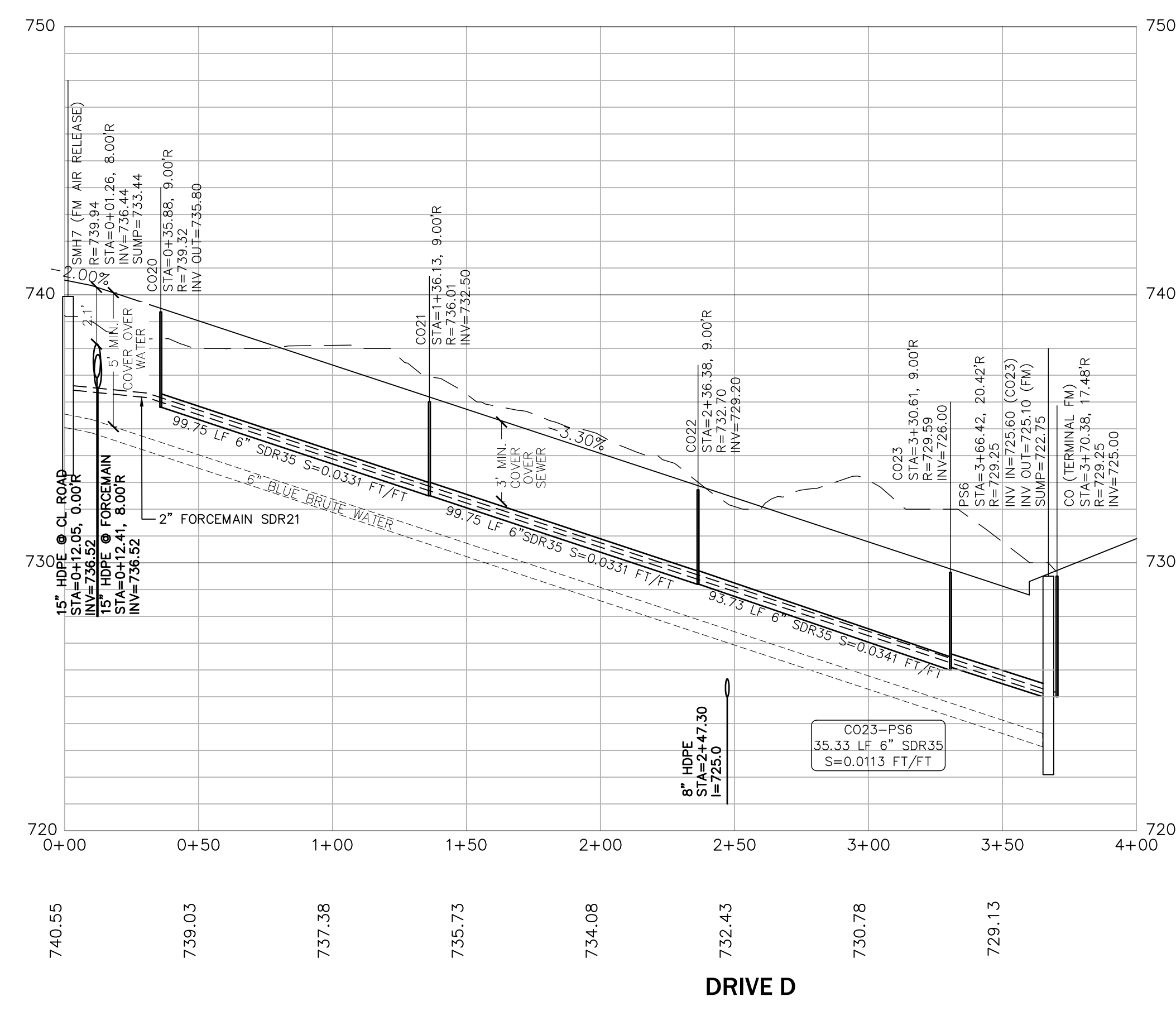
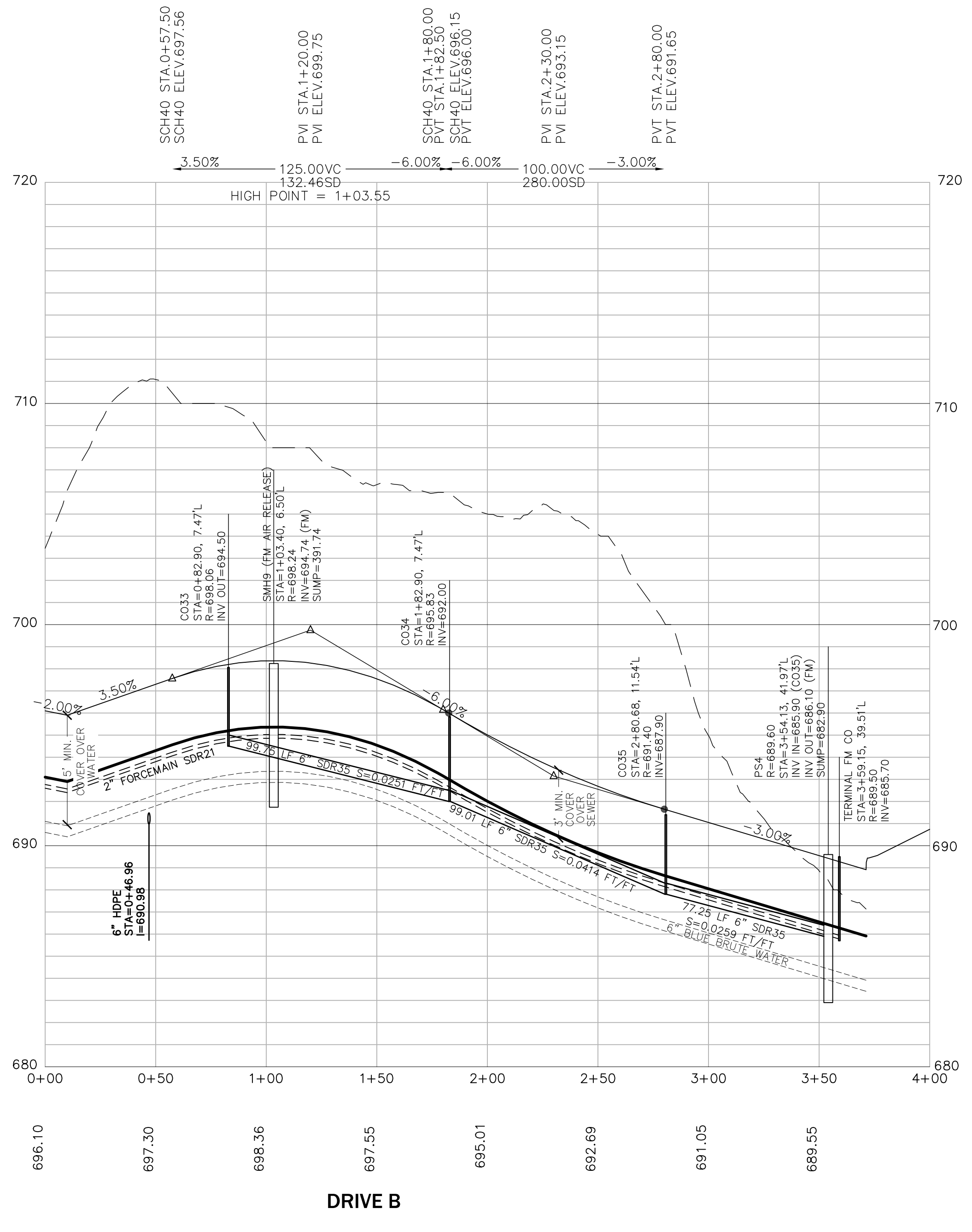
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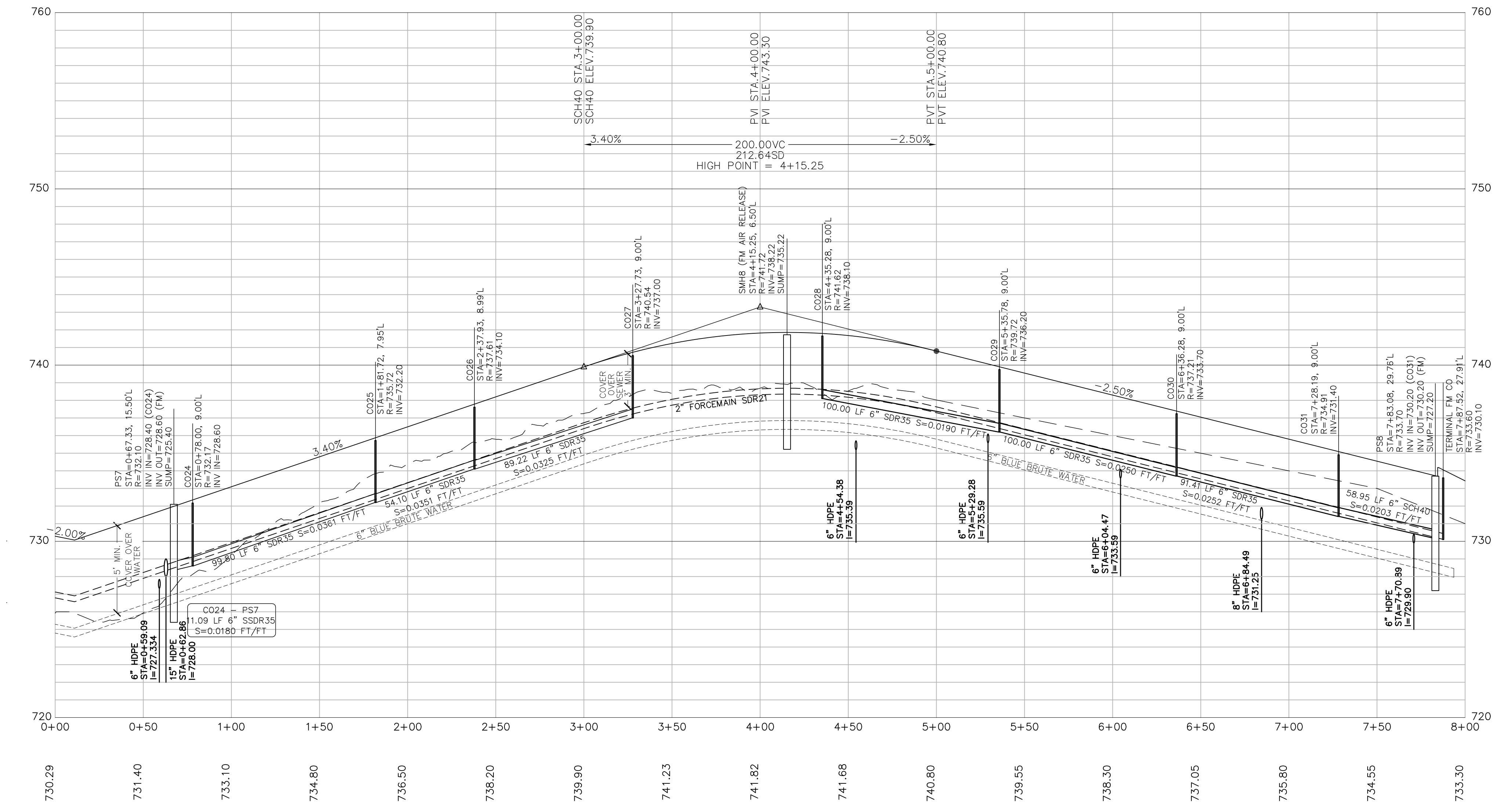
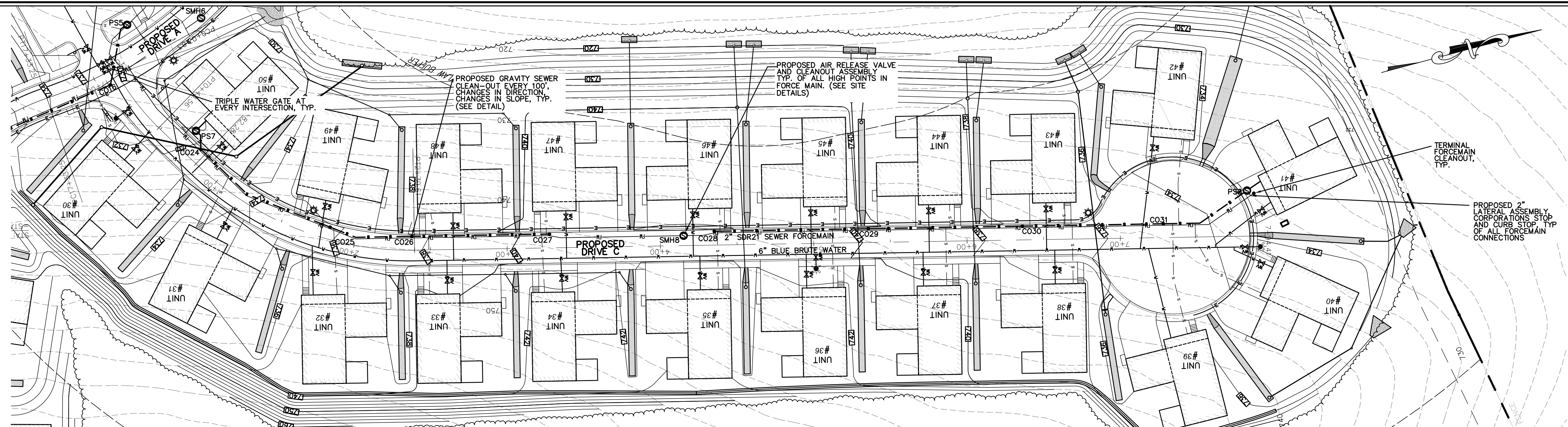


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WORCESTER, MA 01607

DRAWN BY: WCH
DATE: 4/12/23
CHK BY: PE
SCALE: 1"=40' (HORIZONTAL)
PROJ. NO.: 287-2118-K
SCALE: 1"=4' (VERTICAL)
PLAN & PROFILE
DRIVES B & D
SHEET **022** OF **32**

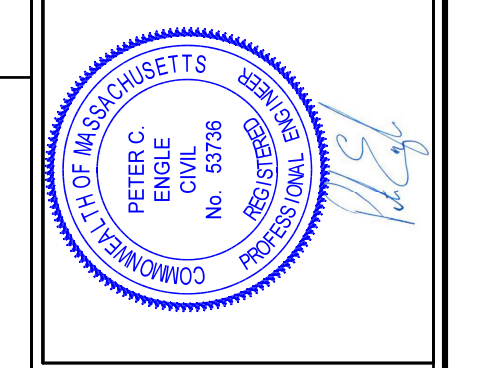




HOR. SCALE IN FEET: 1"=40'

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CONS. & PEER ENG. COMMENTS	PE
4	8.16.23	PER CONS. & PEER ENG. COMMENTS	PE

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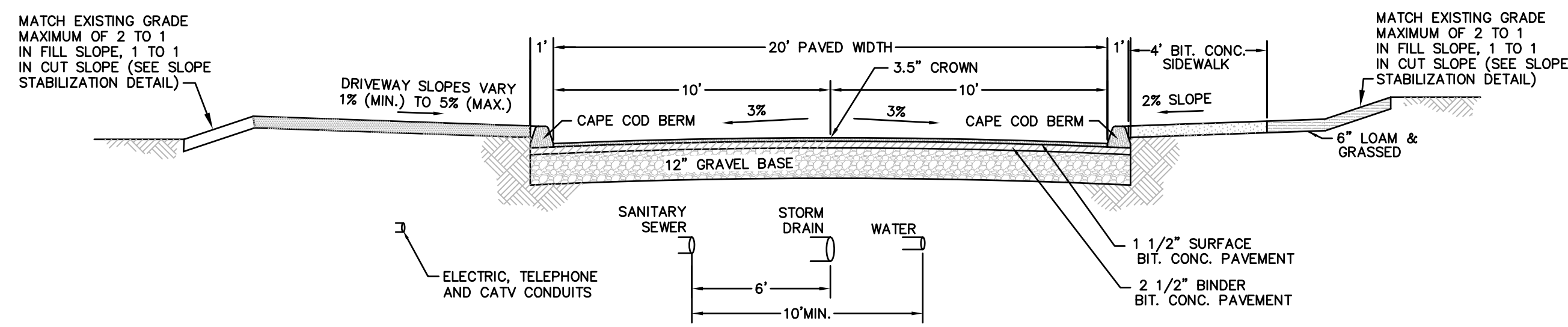


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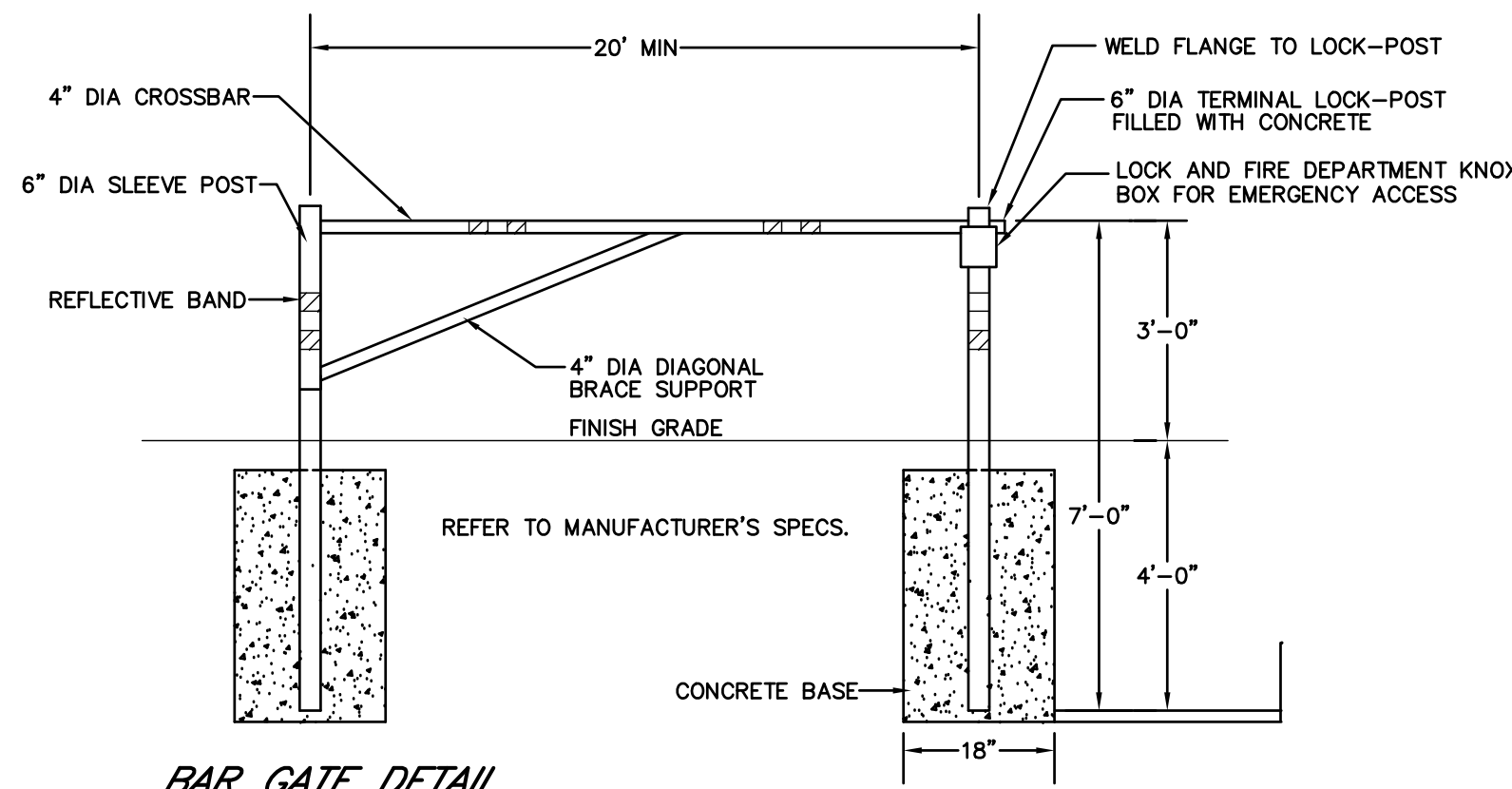
DRAWN BY: WCH
DATE: 4/13/23
CHK BY: PE
SCALE: 1"=40' (HORIZONTAL)
PROJ. NO. 287-2118-K
SCALE: 1"=4' (VERTICAL)

PLAN & PROFILE
DRIVE C



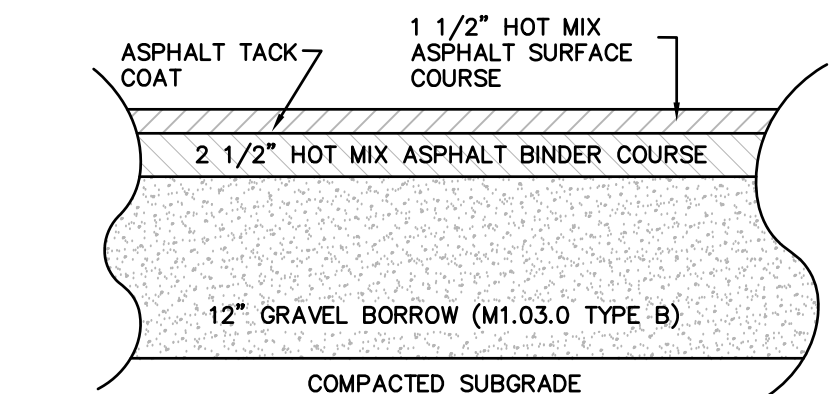
TYPICAL ROADWAY SECTION

NOT TO SCALE



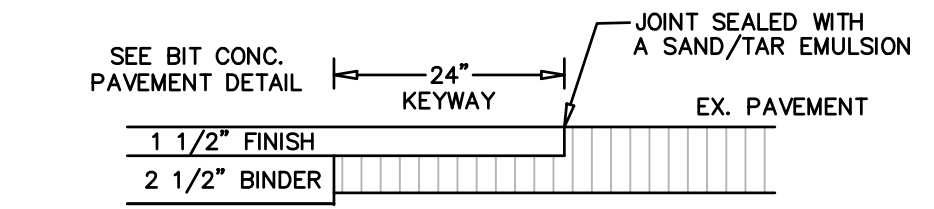
BAR GATE DETAIL

NOT TO SCALE



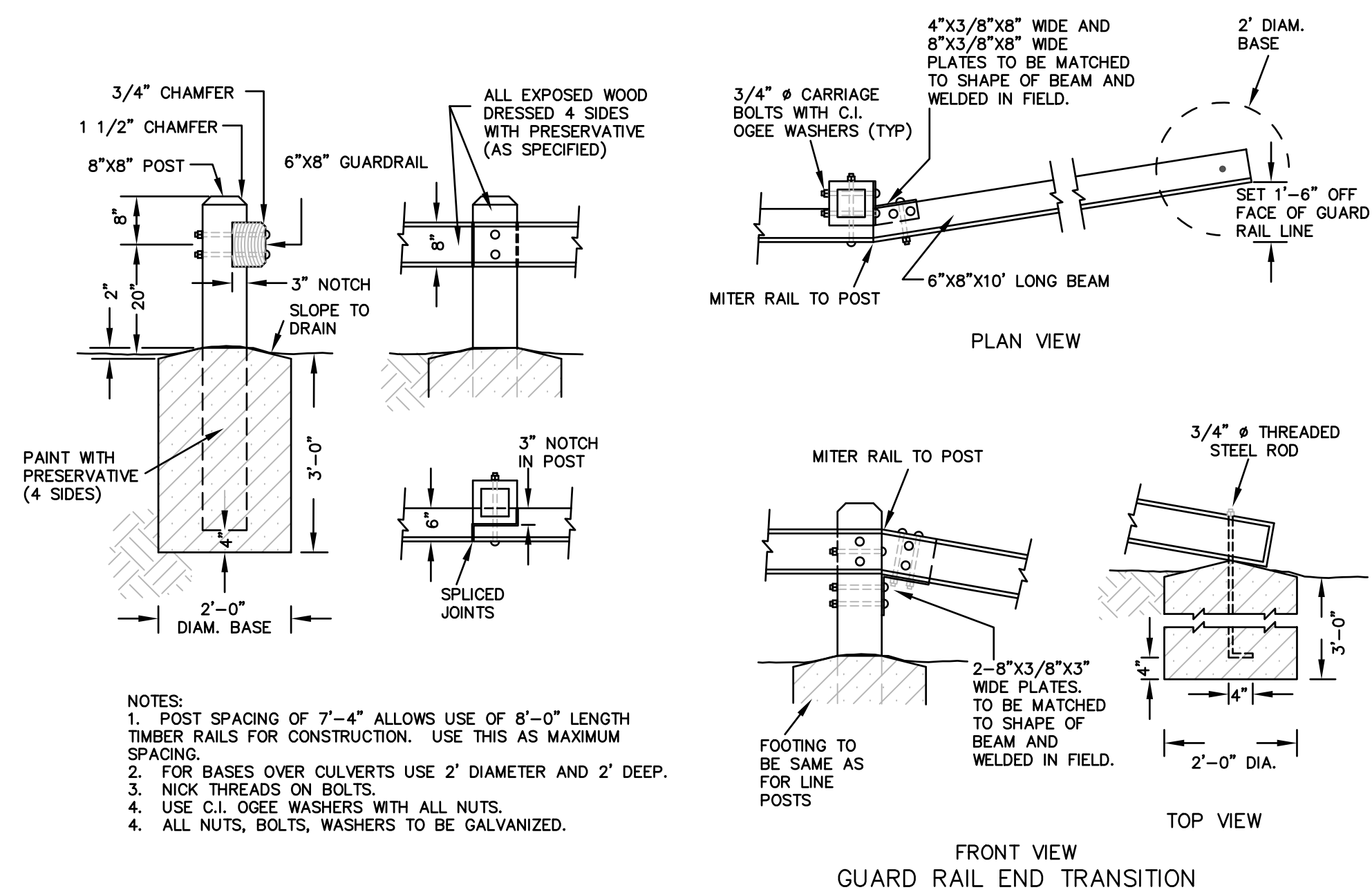
ROADWAY BIT. CONC. PAVEMENT DETAIL

NOT TO SCALE



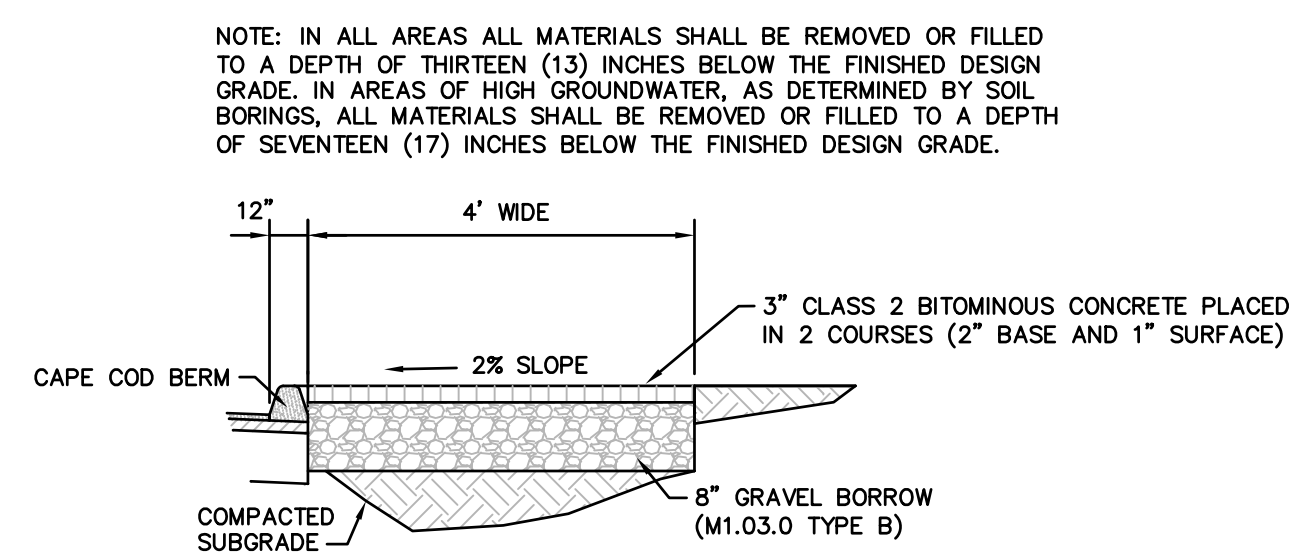
PAVEMENT BLEND DETAIL

NOT TO SCALE



WOODEN GUARD RAIL DETAIL

NOT TO SCALE

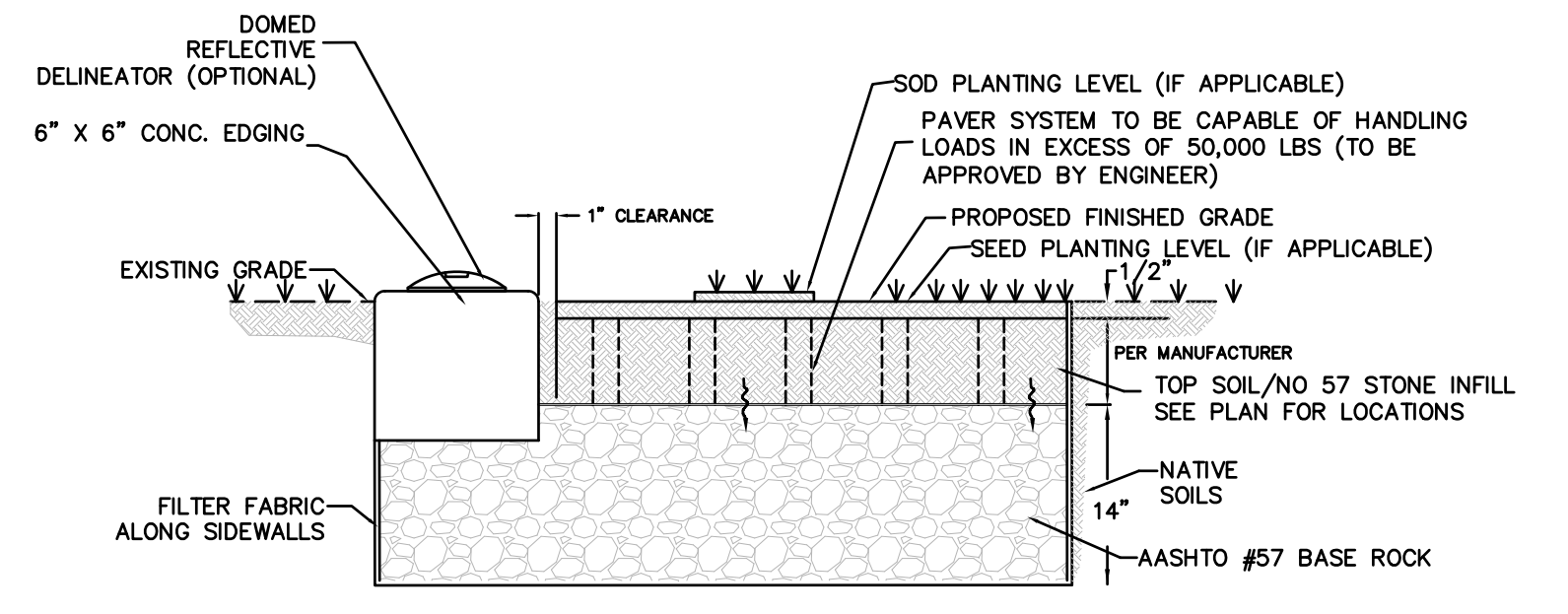


BITUMINOUS CONCRETE SIDEWALK & DRIVEWAY DETAIL

NOT TO SCALE

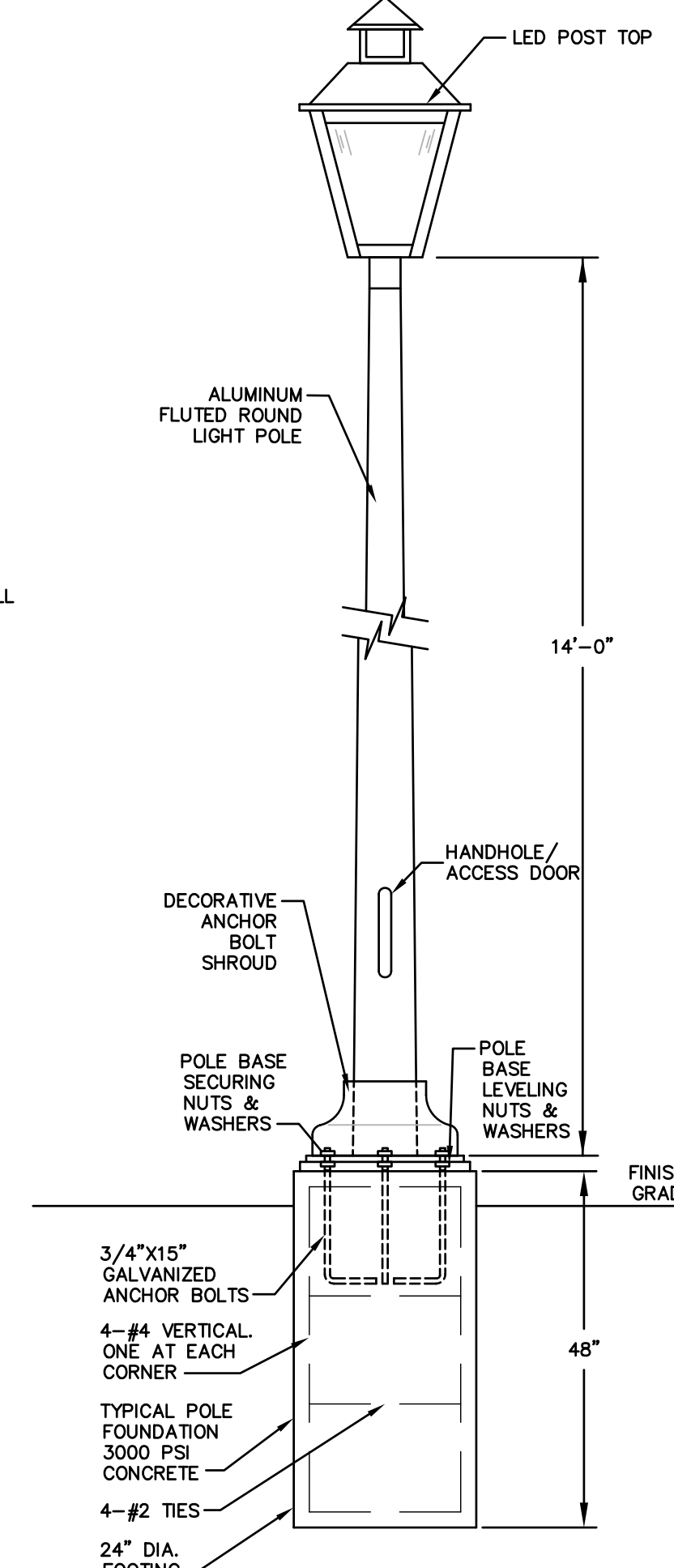
- GENERAL NOTES:
- THE LIGHTING POLE SHALL BE LSI FRN3 FLUTED ROUND POLE OR EQUAL AND BE PROVIDED WITH (4) ASTM F1554 GRADE S5 #3/4" X 17" LONG "L-TYPE" ANCHOR BOLTS. EACH ANCHOR BOLT SHALL BE SUPPLIED ASSEMBLED WITH (2) NUTS, (2) FLAT WASHERS. THE POLE SHALL HAVE A #11.5" BOLT CIRCLE AND REQUIRES A 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.

- NOTES:
- EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL 1/4 TO 1/2 INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
 - GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 1/2" SCREEN, 95-100% PASSING 1", 25-60% PASSING 3/4", AND 0-10% PASSING #8 SCREEN.
 - COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.
 - FILTER FABRIC SHALL BE USED ON SIDE WALLS TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE.



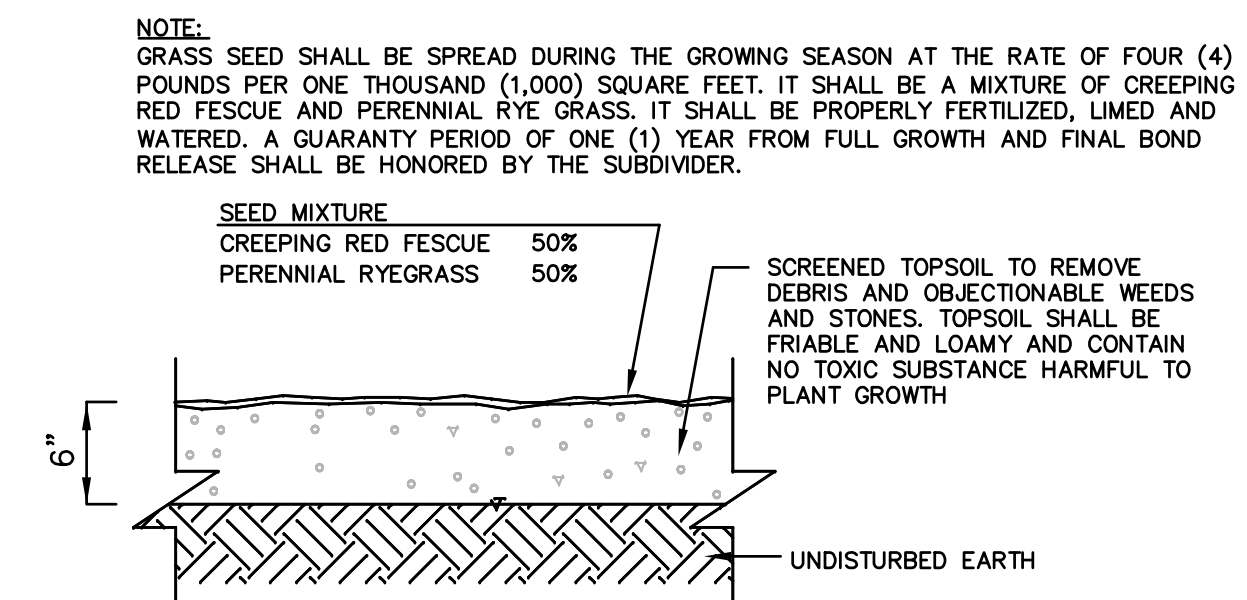
EMERGENCY ACCESS ROAD DETAIL

NOT TO SCALE



STREET LIGHTING DETAIL

NOT TO SCALE



LOAM & SEED DETAIL

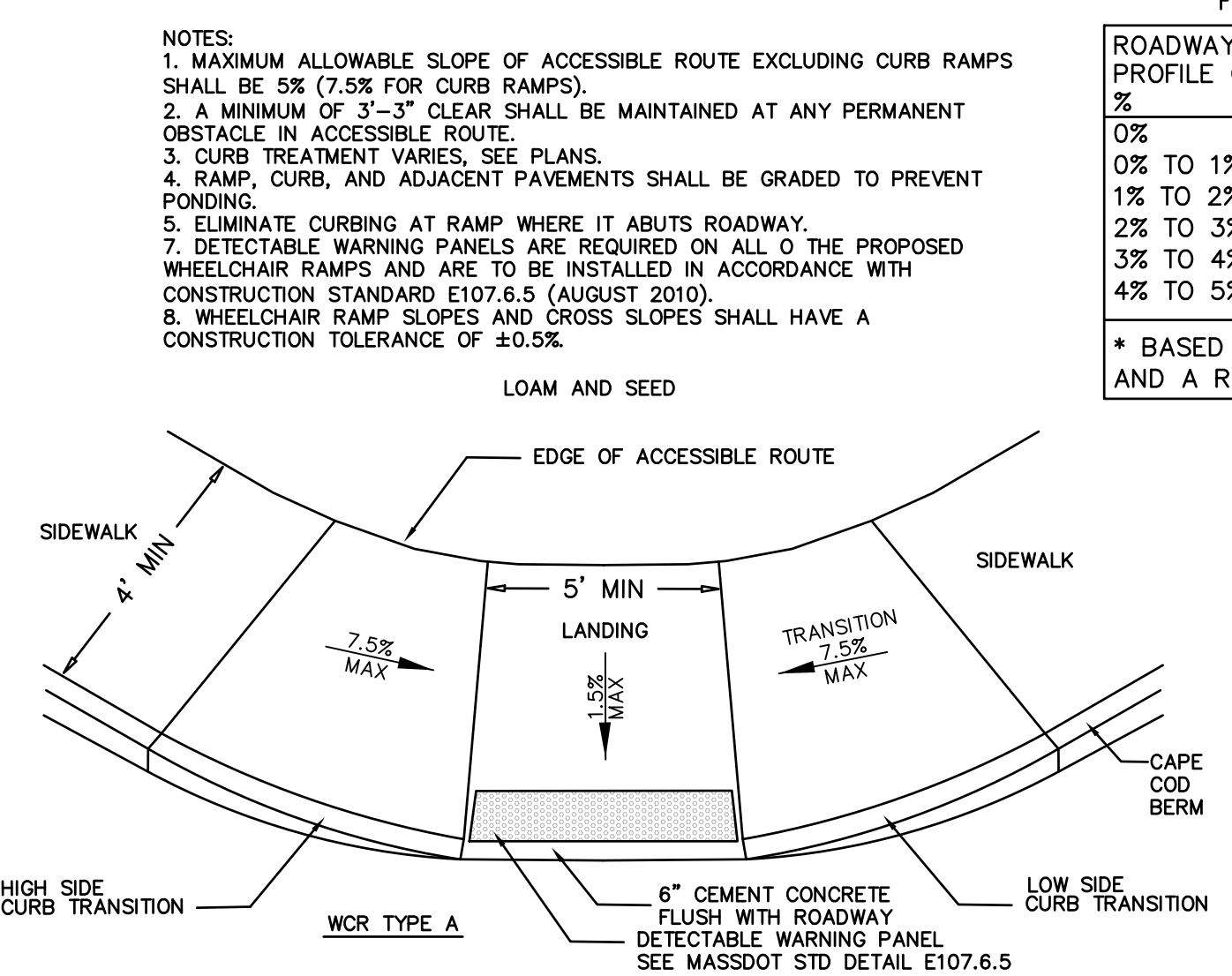
NOT TO SCALE

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.)

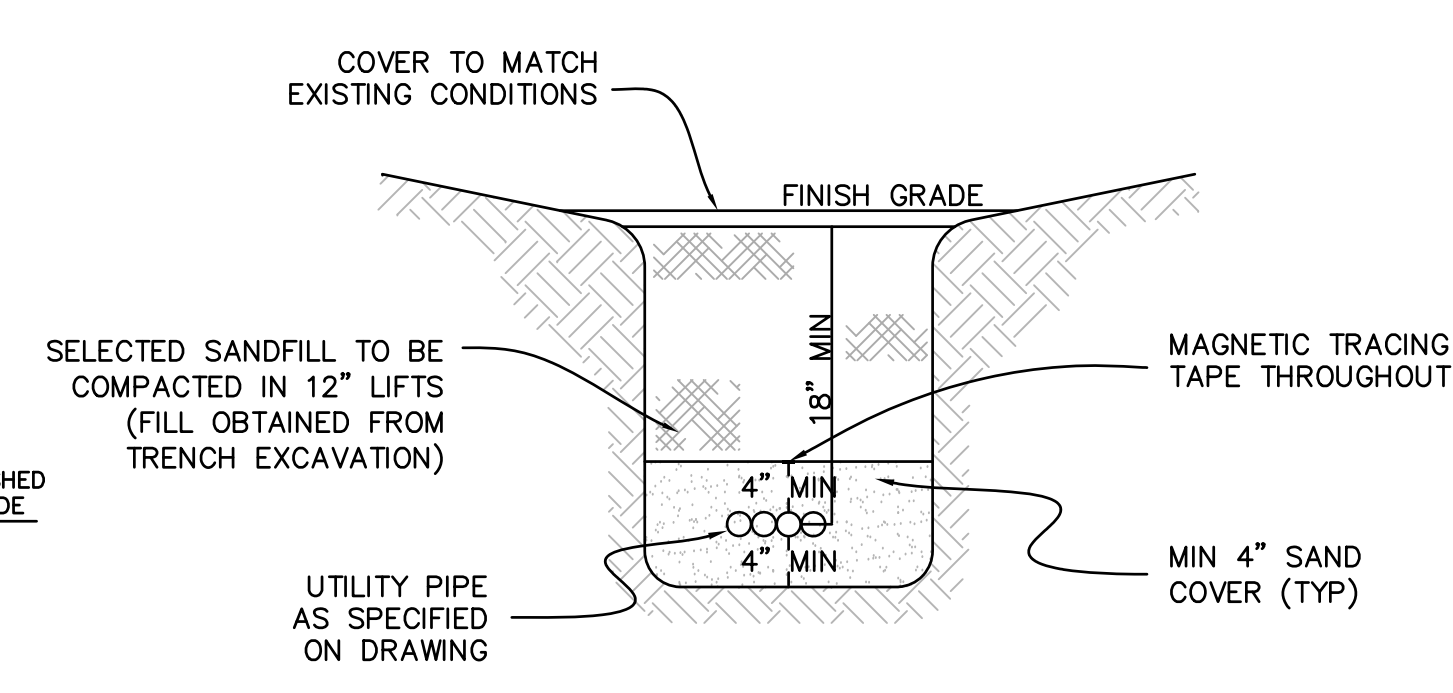
* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6"

- 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

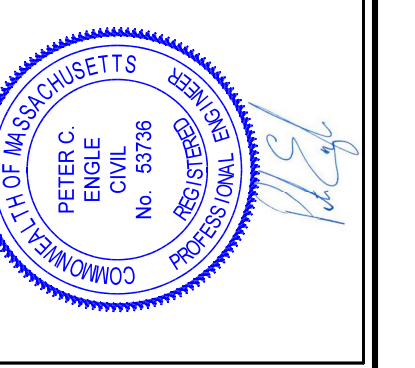


COMMUNICATIONS/ELEC TRENCH DETAIL

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	6.27.23	PER CON. COMMENTS	PE
3	8.16.23	PER CON. COMMENTS	PE
4			PE

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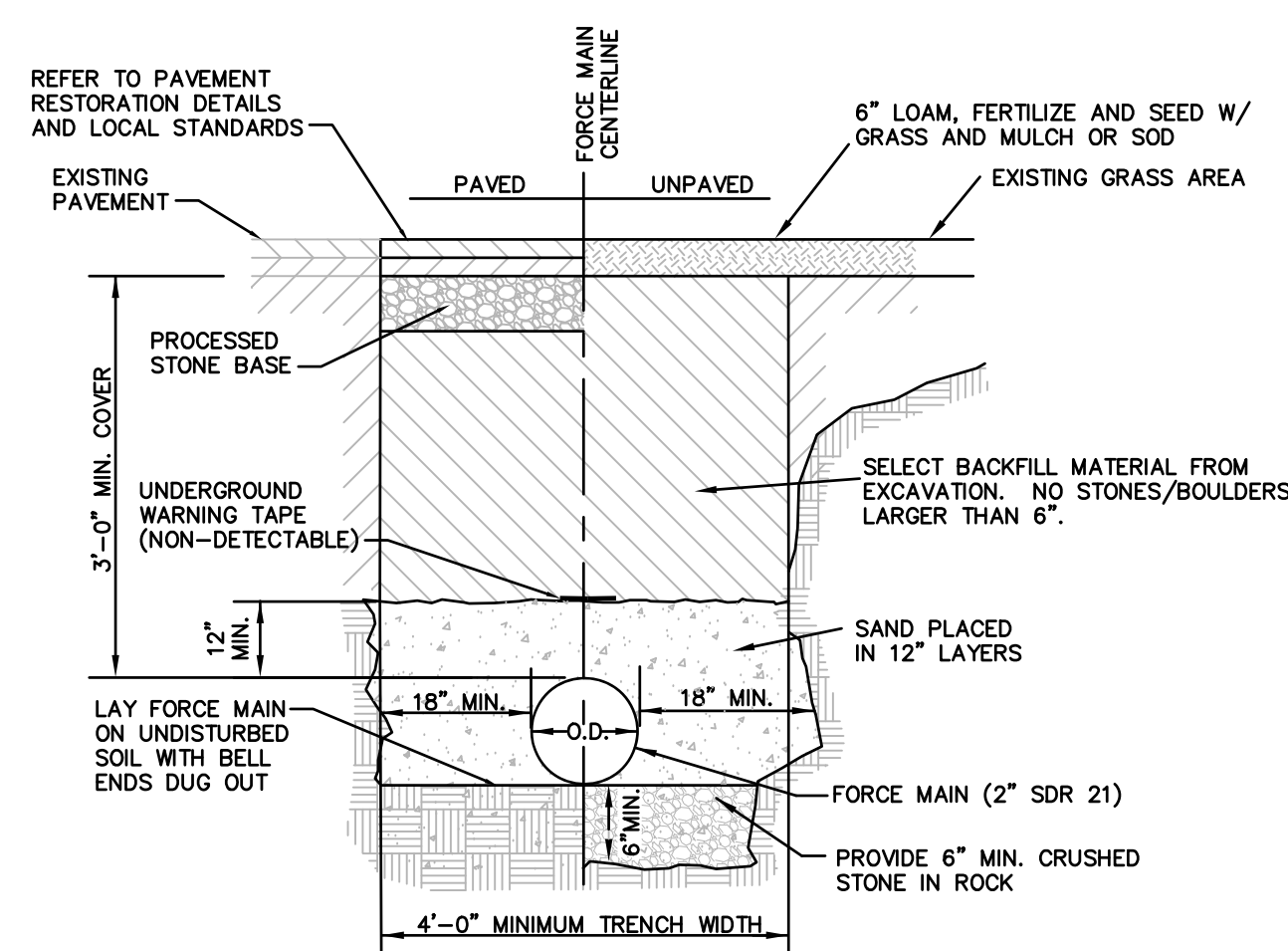


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SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

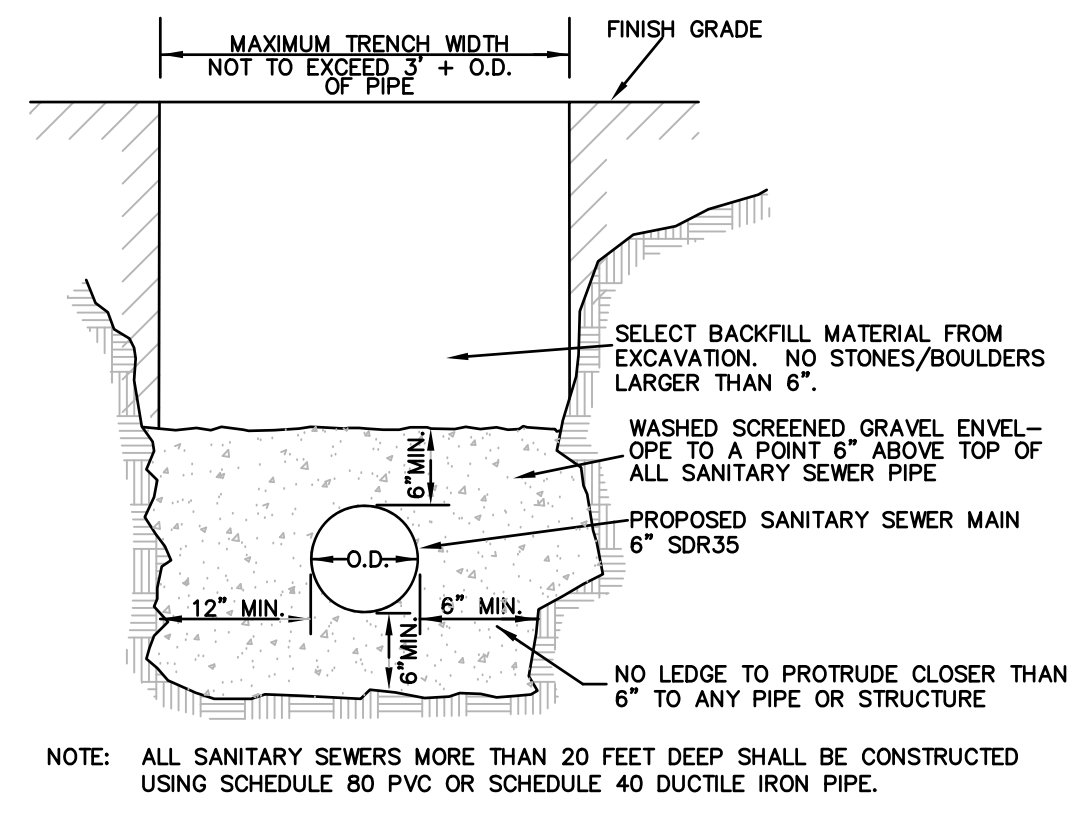
DRAWN BY: WCN
DATE: 4/12/22
CHK BY: RPE
SCALE: N.T.S.
PROJ. NO. 287-2118X

SITE DETAILS

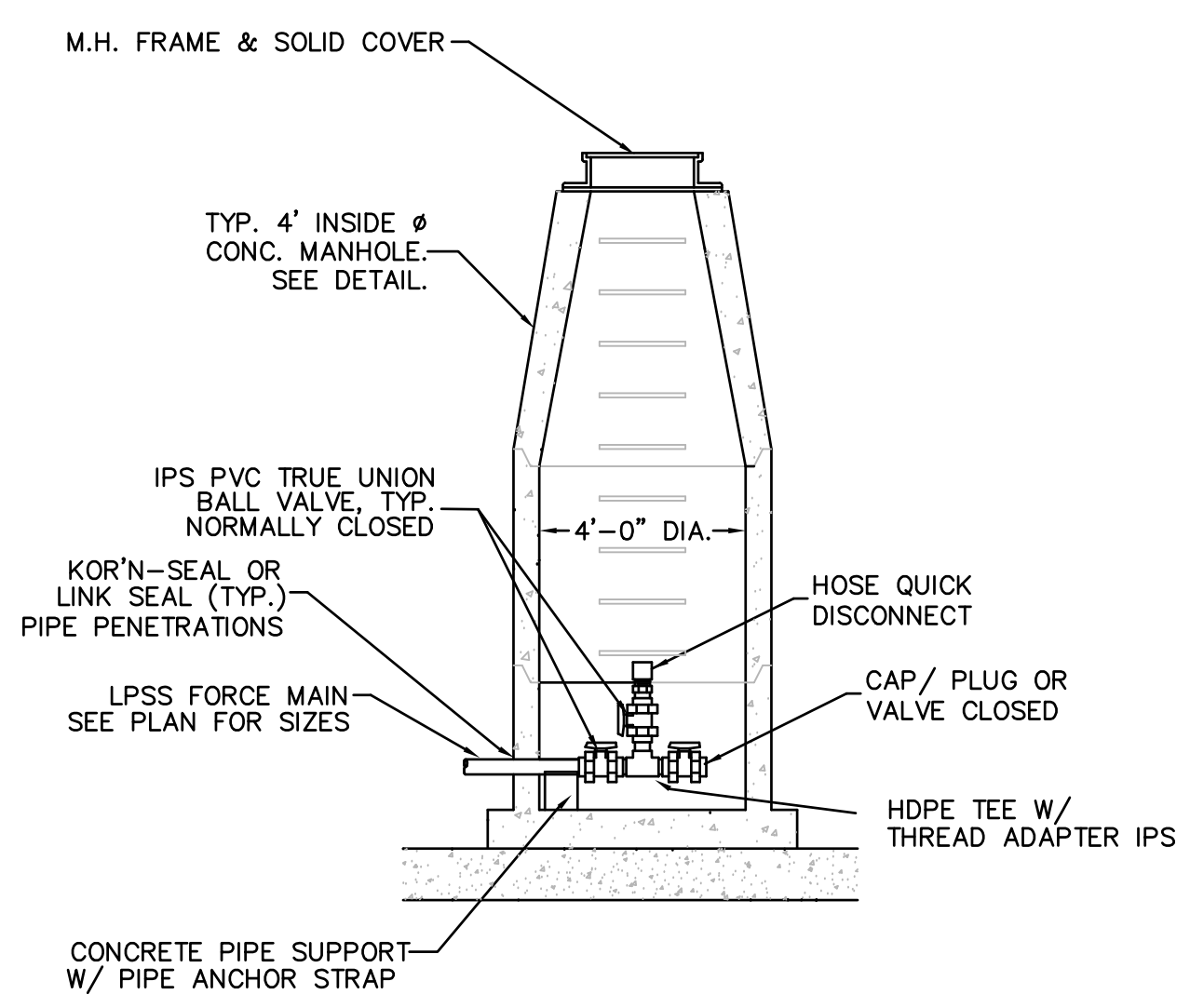


NOTES:
1. MAINTAIN MIN. 18" HORIZONTAL SEPARATION BETWEEN FORCE MAIN AND EXISTING PARALLEL UTILITIES (OUTSIDE WALL TO OUTSIDE WALL).

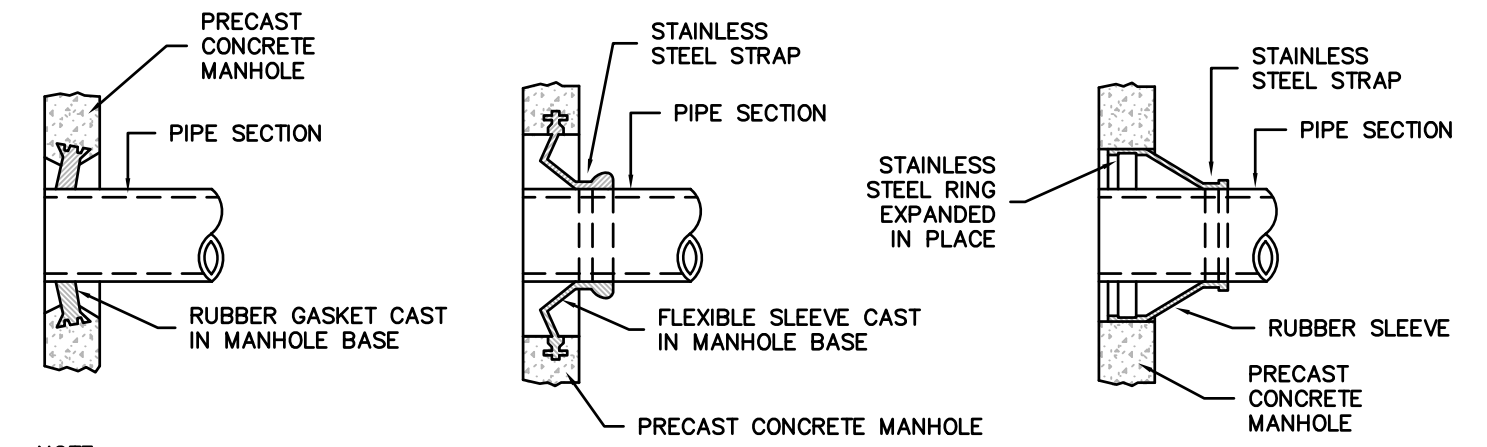
TYP. SEWER FORCE MAIN TRENCH SECTION
NOT TO SCALE



TYP. GRAVITY SEWER MAIN TRENCH SECTION
NOT TO SCALE

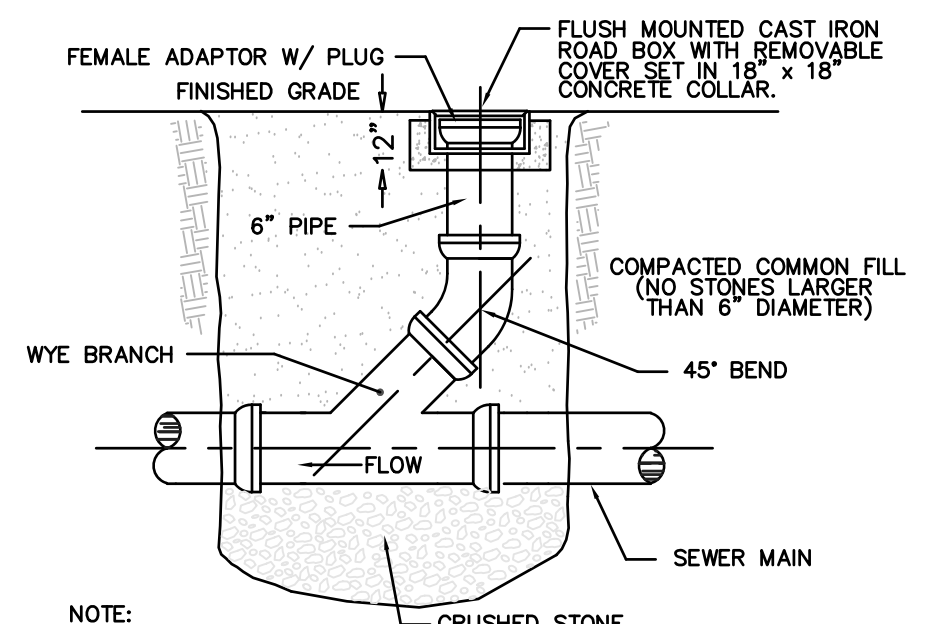


FORCE MAIN TYPICAL TERMINAL FLUSHING CONNECTION
NOT TO SCALE



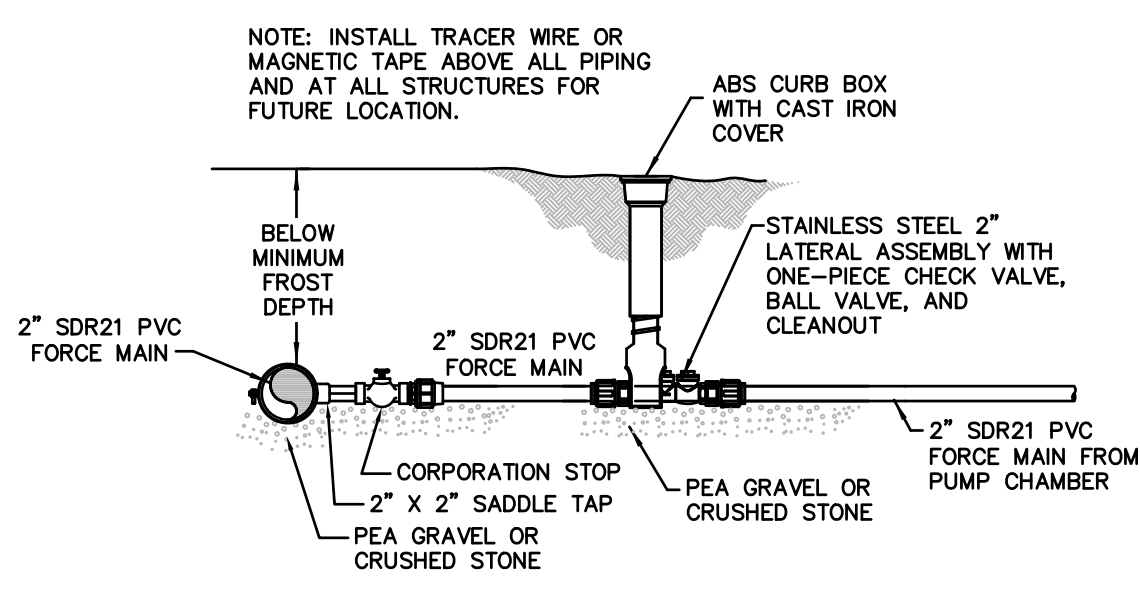
NOTE:
1) CONTRACTOR SHALL BE REQUIRED TO MAKE ALL PIPE PENETRATIONS WATER TIGHT.
2) THE PIPE TO MANHOLE CONNECTION SHALL BE A FLEXIBLE RUBBER PIPE SLEEVE EITHER CAST IN PRECAST MANHOLE SECTION OR HELD IN PLACE BY STAINLESS STEEL RINGS EXPANDED IN PLACE TO MEET SPECIFICATIONS OF ASTM C923.

MANHOLE SEAL DETAILS
NOT TO SCALE

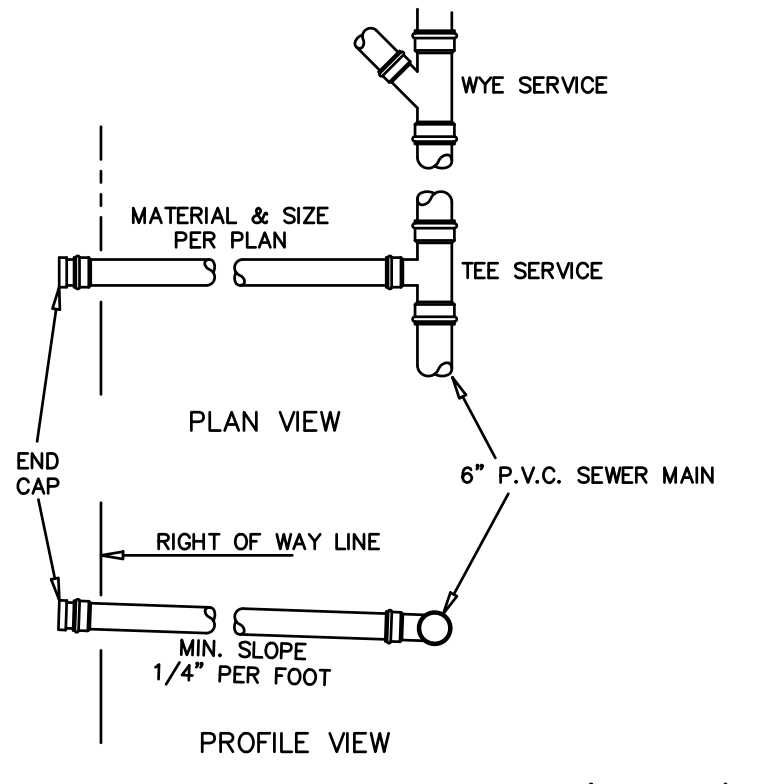


NOTE: REFER TO TYPICAL SEWER TRENCH SECTION DETAIL

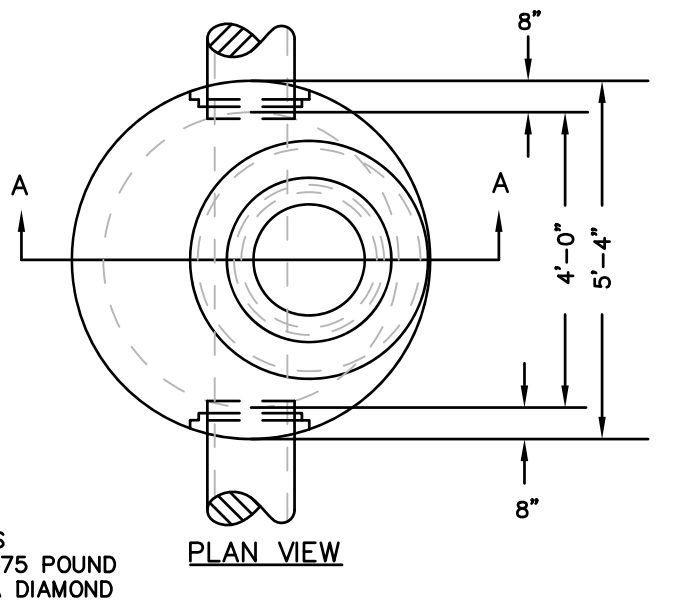
TYPICAL GRAVITY SEWER CLEANOUT DETAIL
NOT TO SCALE



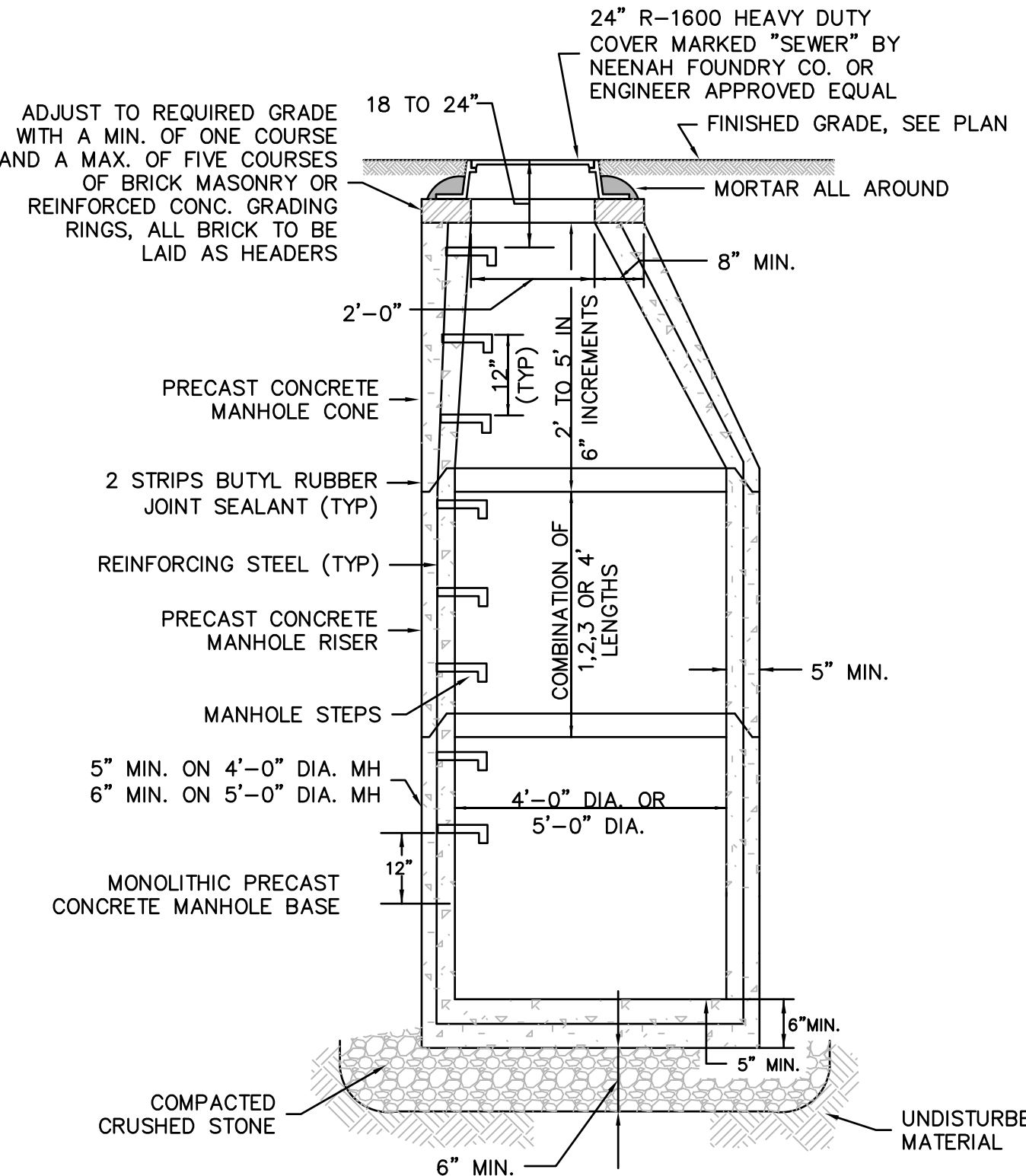
FORCE MAIN CONNECTION DETAIL
NOT TO SCALE



TYPICAL SERVICE CONNECTION (SEWER)
NOT TO SCALE

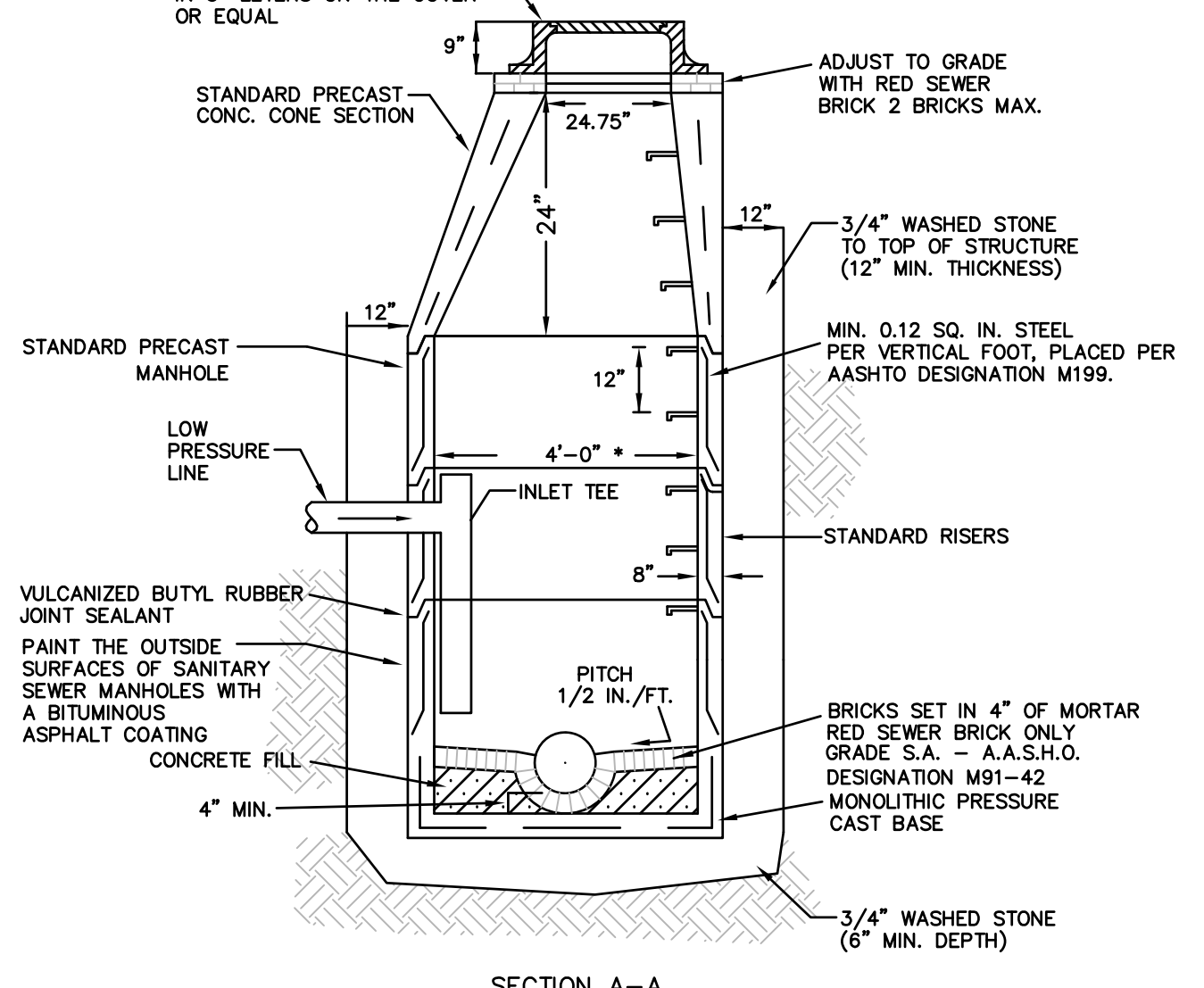


PLAN VIEW



- 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 SECTION 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



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

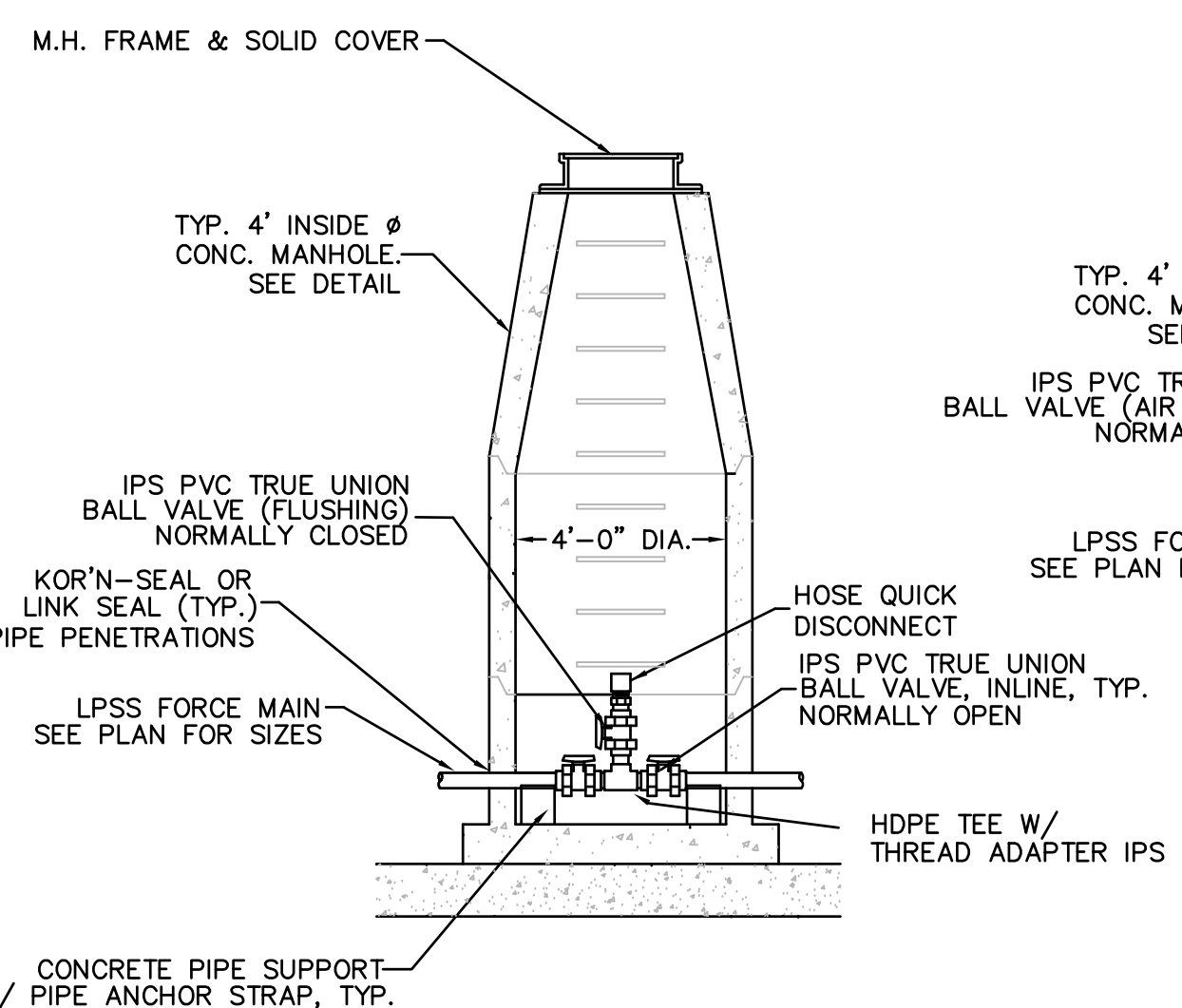
NOTE:
ALL SEWER PIPING AND/OR STRUCTURES CROSSING UNDER OR WITHIN 100 FEET OF ANY SURFACE WATER BODY, STORM WATER IMPONDMENT OR WETLAND SHALL BE BUILT USING WATERTIGHT CONSTRUCTION METHODS AND MATERIALS.

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.

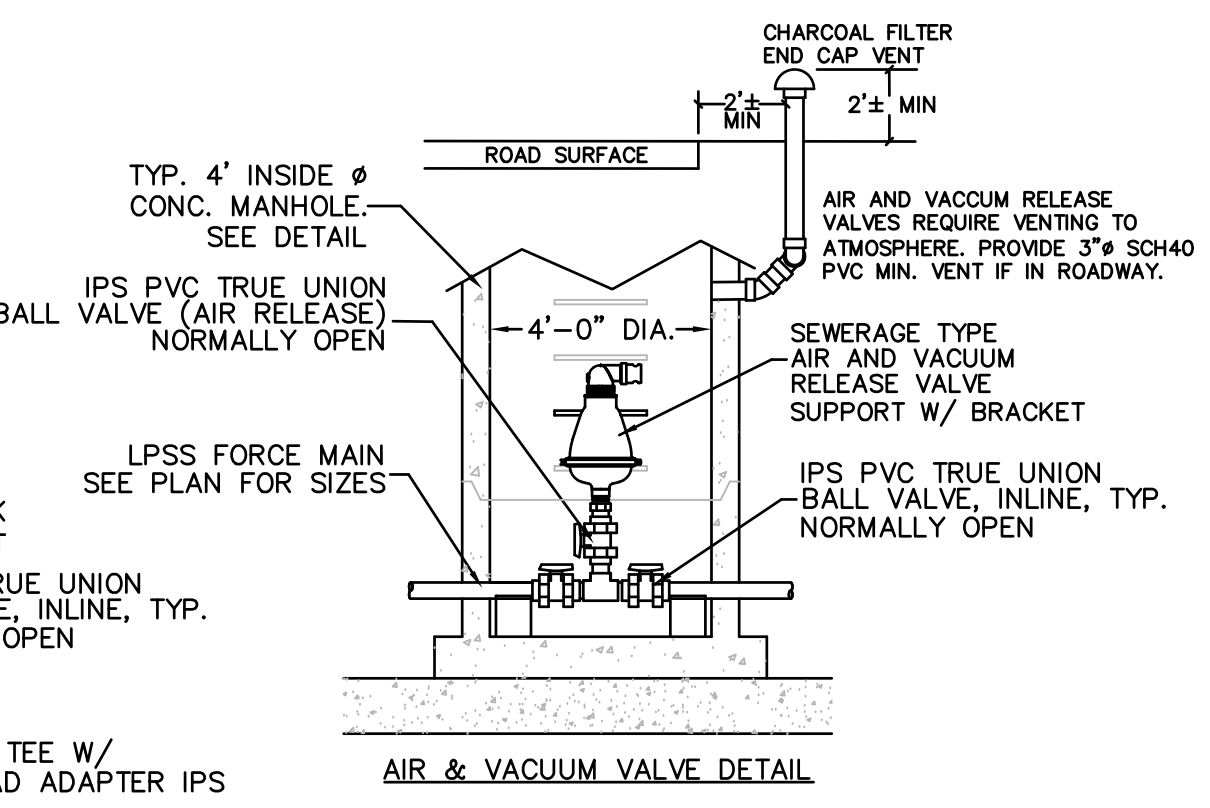
ALL ROADWAY FILLS SHALL BE BROUGHT UP IN UNIFORM ONE FOOT LAYERS AND SHALL BE COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95% AS DETERMINED BY AASHTO TEST DESIGNATION T-99, METHOD C. MATERIAL SHALL BE TESTED FOR COMPLIANCE TO ABOVE REGULATION BY A MATERIALS AND TESTING FIRM IN AREAS WHERE FILL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



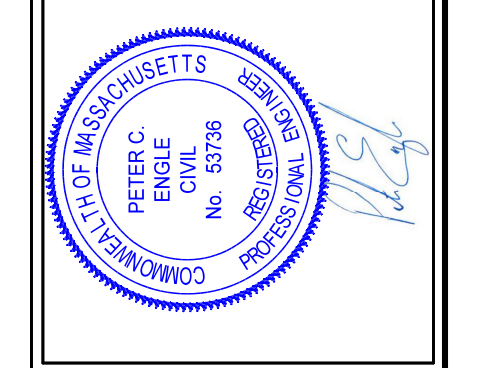
TYPICAL IN-LINE FLUSHING/ AIR RELEASE CONNECTION
NOT TO SCALE



AIR & VACUUM VALVE DETAIL

REV	DATE	DESCRIPTION	MADE
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	6.27.23	PER CON. COMMENTS	PE
3	8.16.23	PER CON. COMMENTS	PE

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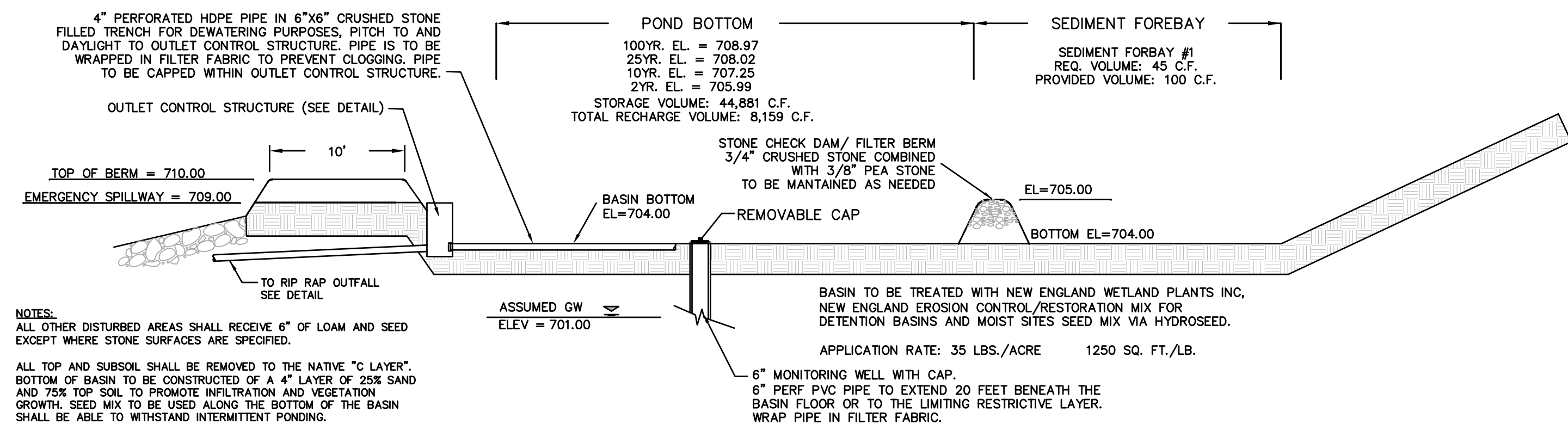


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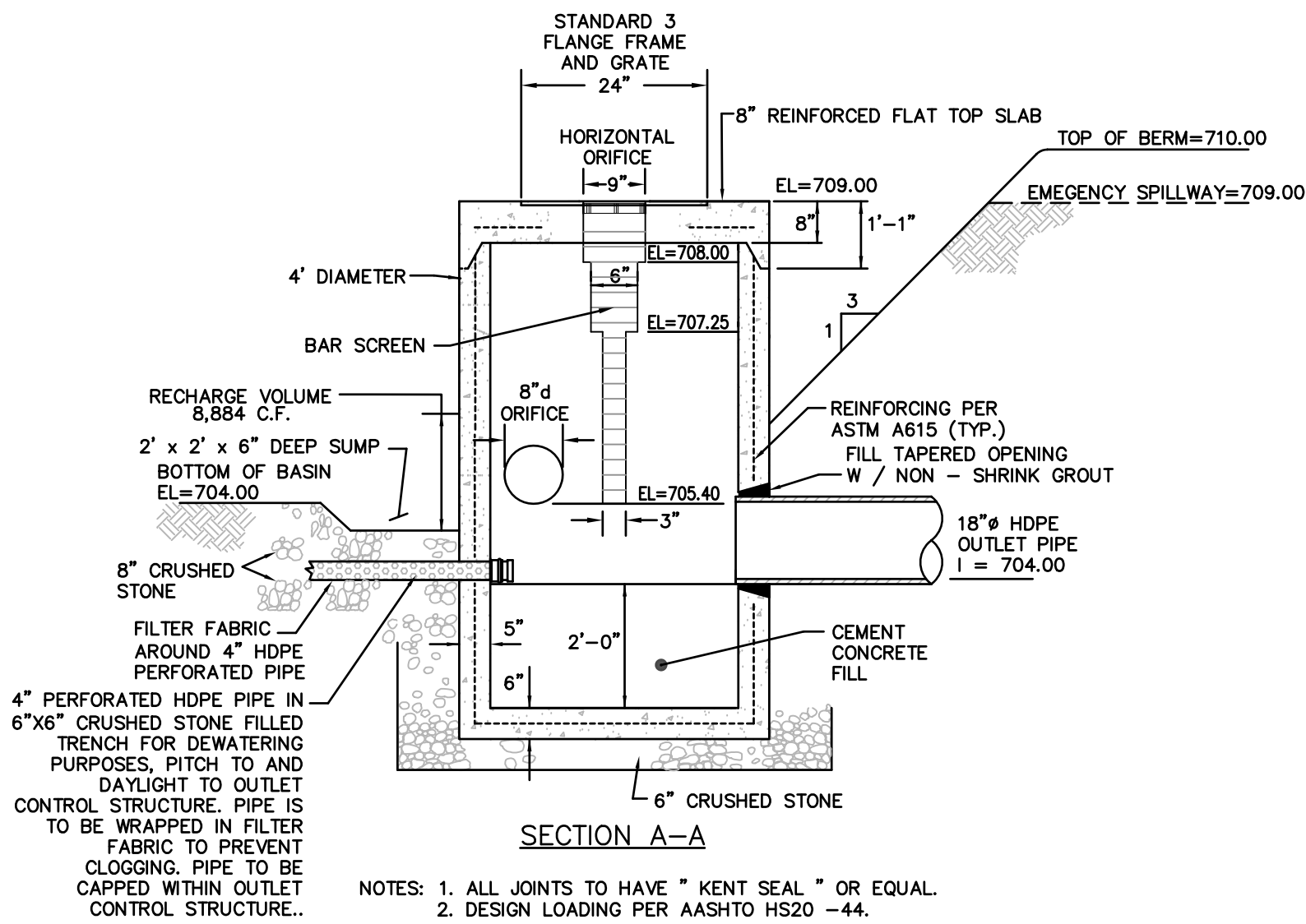
DRAWN BY:	WGN
DATE:	4/12/22
CHK BY:	POE
SCALE:	N.T.S.
PROJ. NO.:	287-2118K

SITE DETAILS



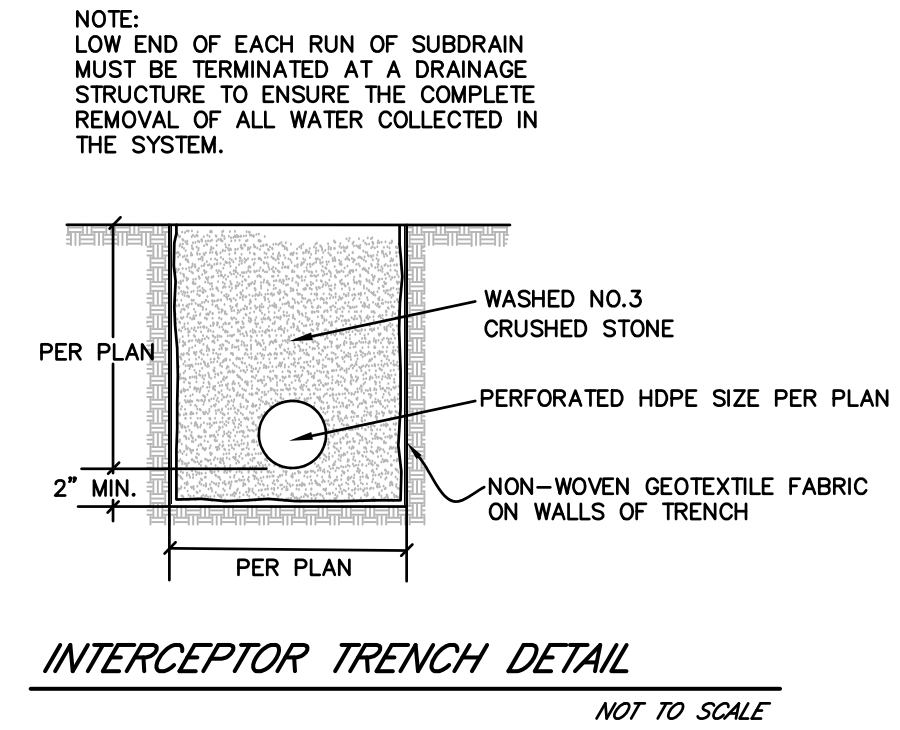
INFILTRATION BASIN 7.1

NOT TO SCALE



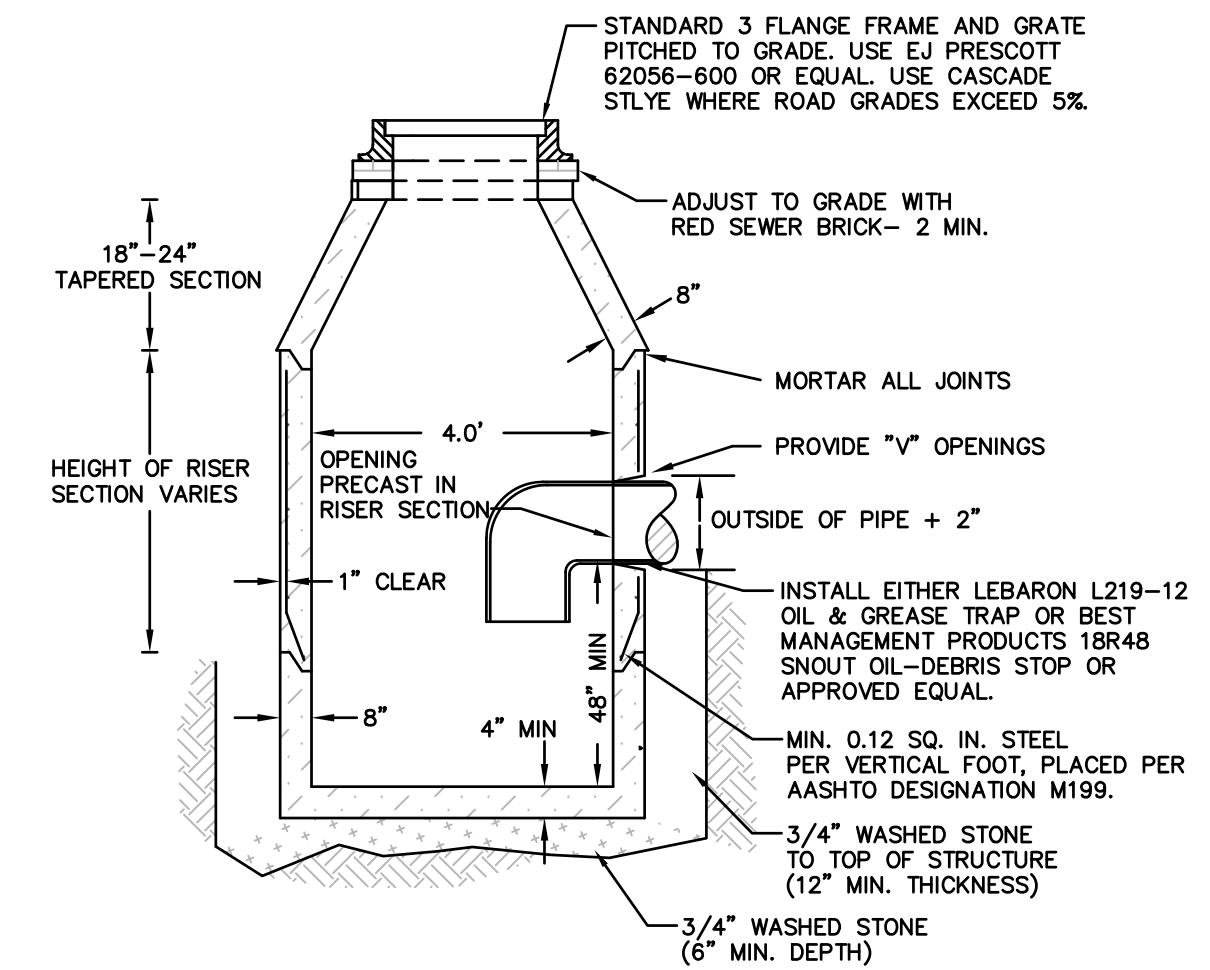
PRECAST CONCRETE OUTLET CONTROL STRUCTURE

NOT TO SCALE



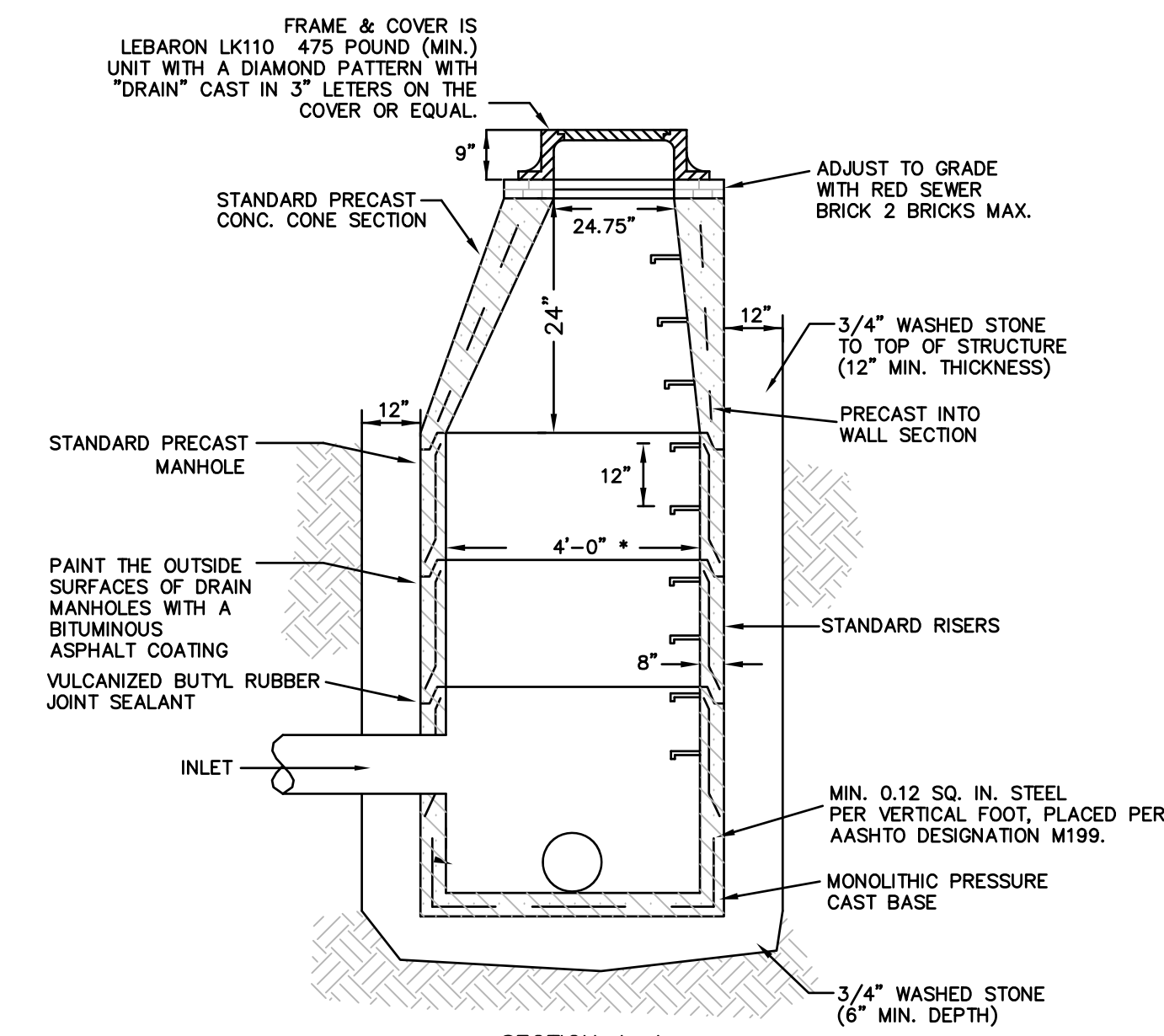
INTERCEPTOR TRENCH DETAIL

NOT TO SCALE



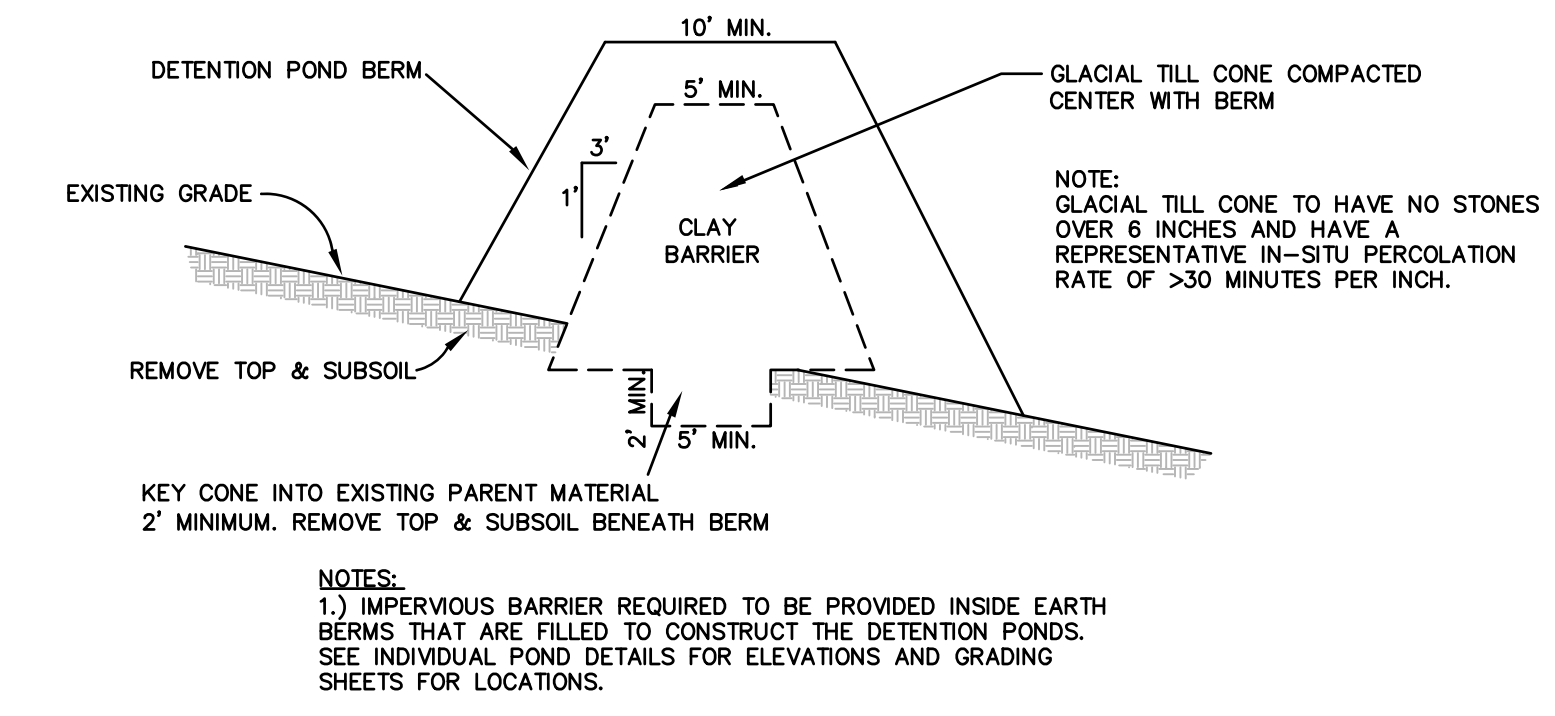
TYPICAL PRECAST CATCHBASIN

NOT TO SCALE



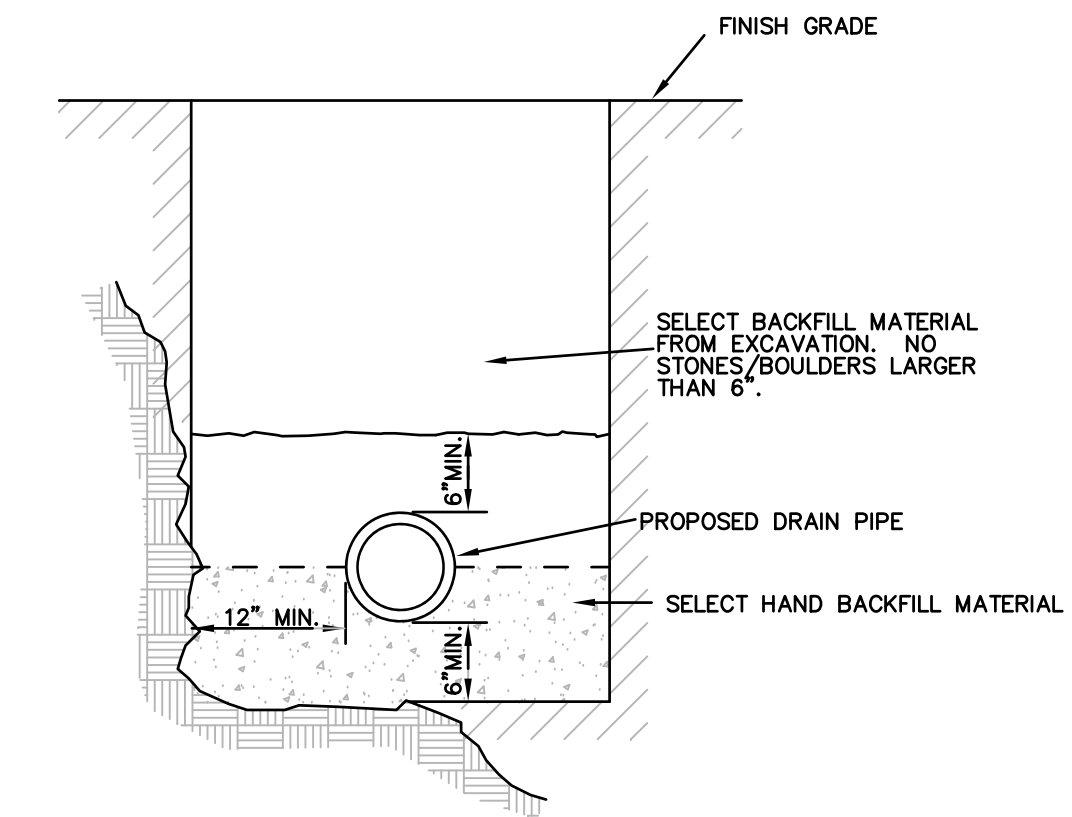
TYPICAL PRE-CAST DRAIN MANHOLE

NOT TO SCALE



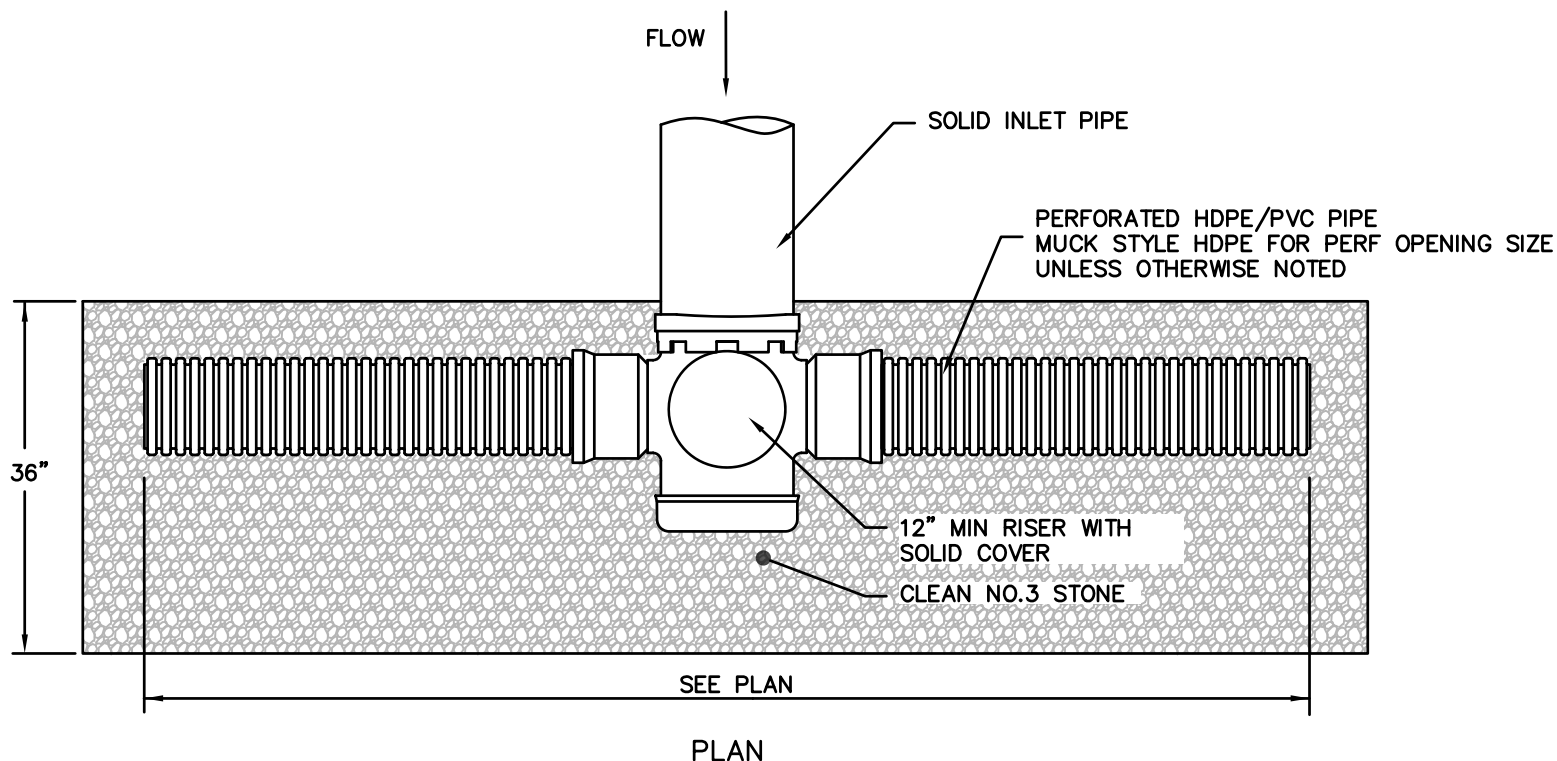
IMPERVIOUS BARRIER DETAIL

NOT TO SCALE



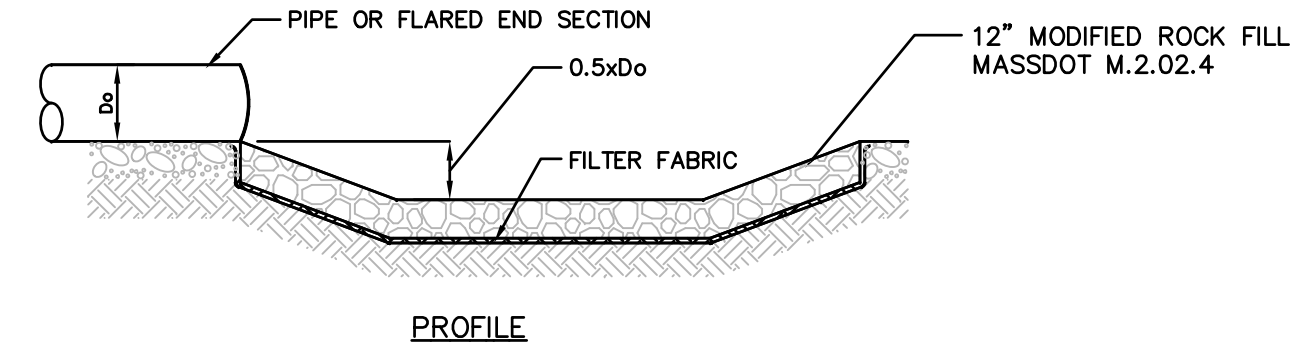
TYP. STORM DRAIN TRENCH SECTION

NOT TO SCALE



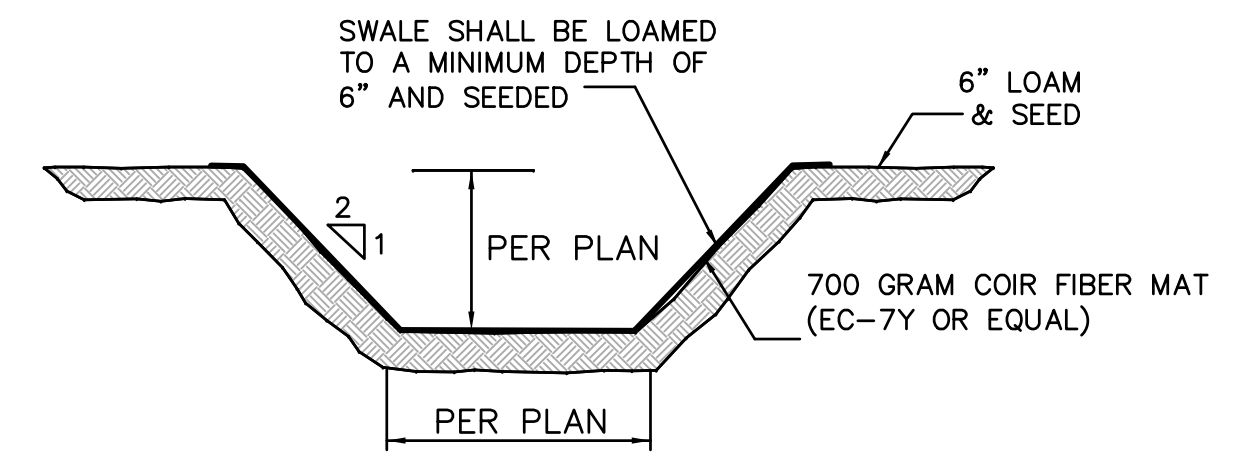
PERF. PIPE LEVEL SPREADER

NOT TO SCALE



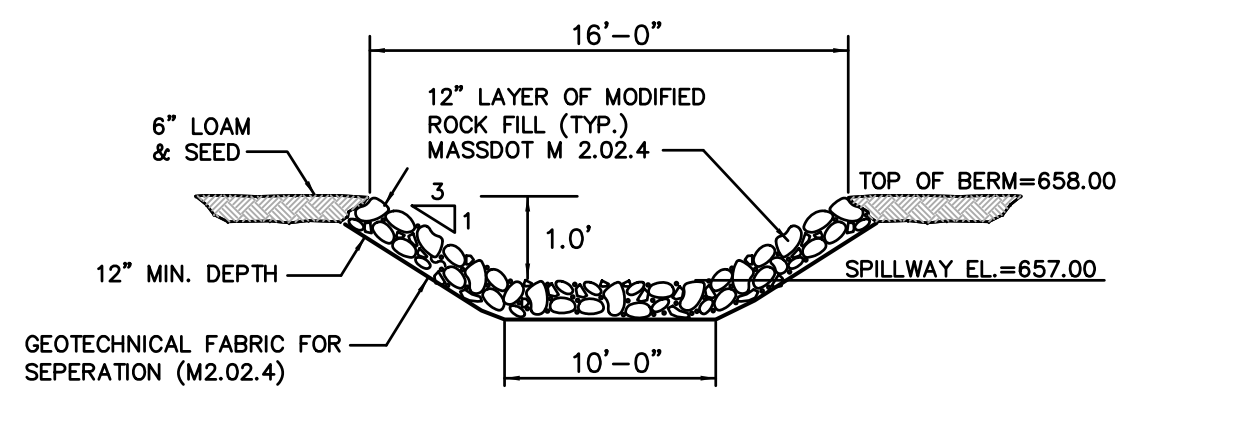
TYPICAL RIP-RAP OUTLET

NOT TO SCALE



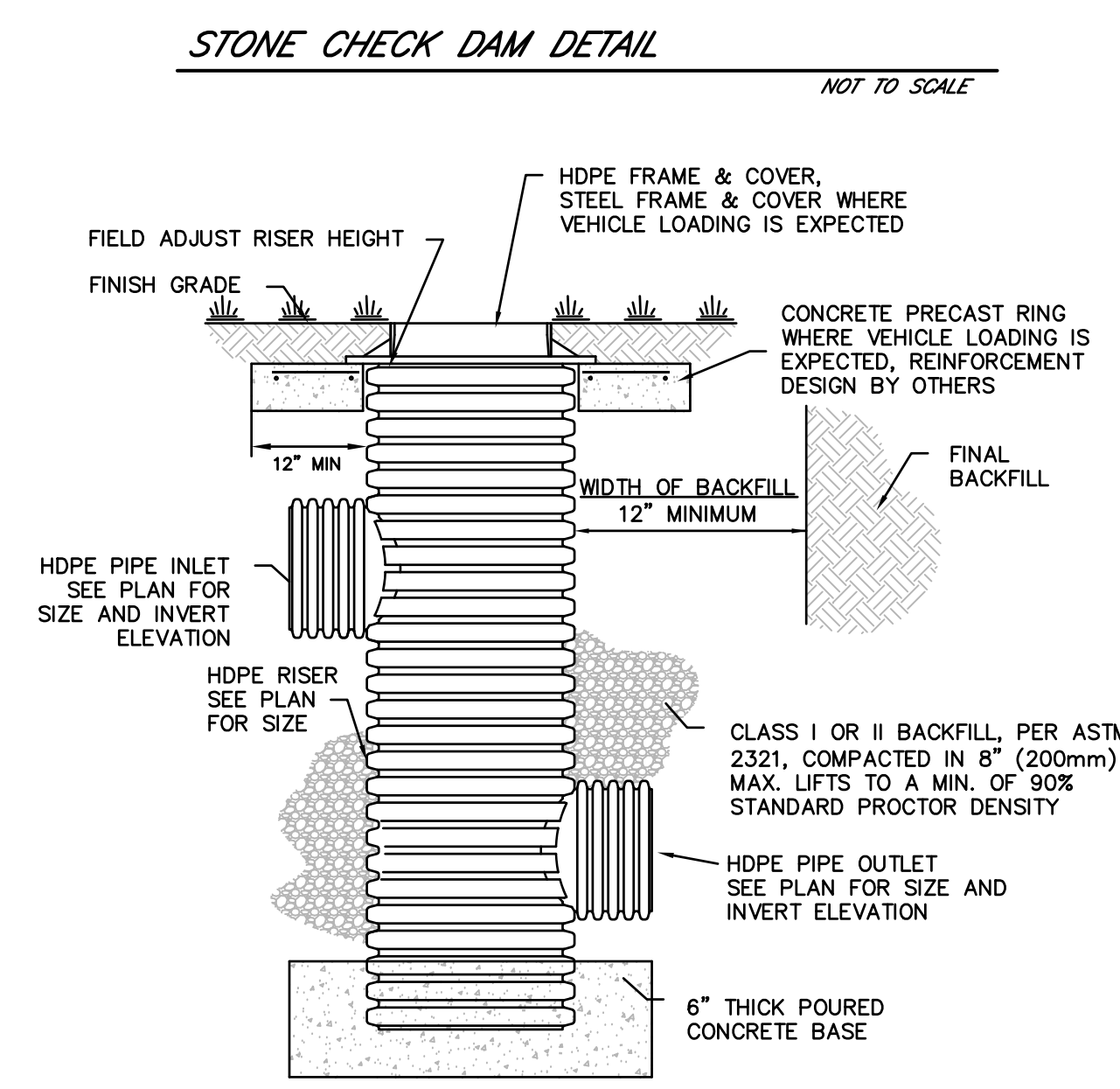
GRASS LINED SWALE DETAIL

NOT TO SCALE



EMERGENCY SPILLWAY DETAIL

NOT TO SCALE

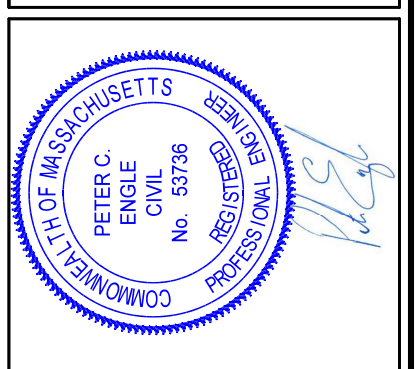


HDPE RISER DETAIL

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE
1	4.28.23	PER CON. & PEER ENG. COMMENTS	APVD
2	6.27.23	PER CON. & PEER ENG. COMMENTS	PE
3	8.16.23	PER CON. & PEER ENG. COMMENTS	PE
4			PE

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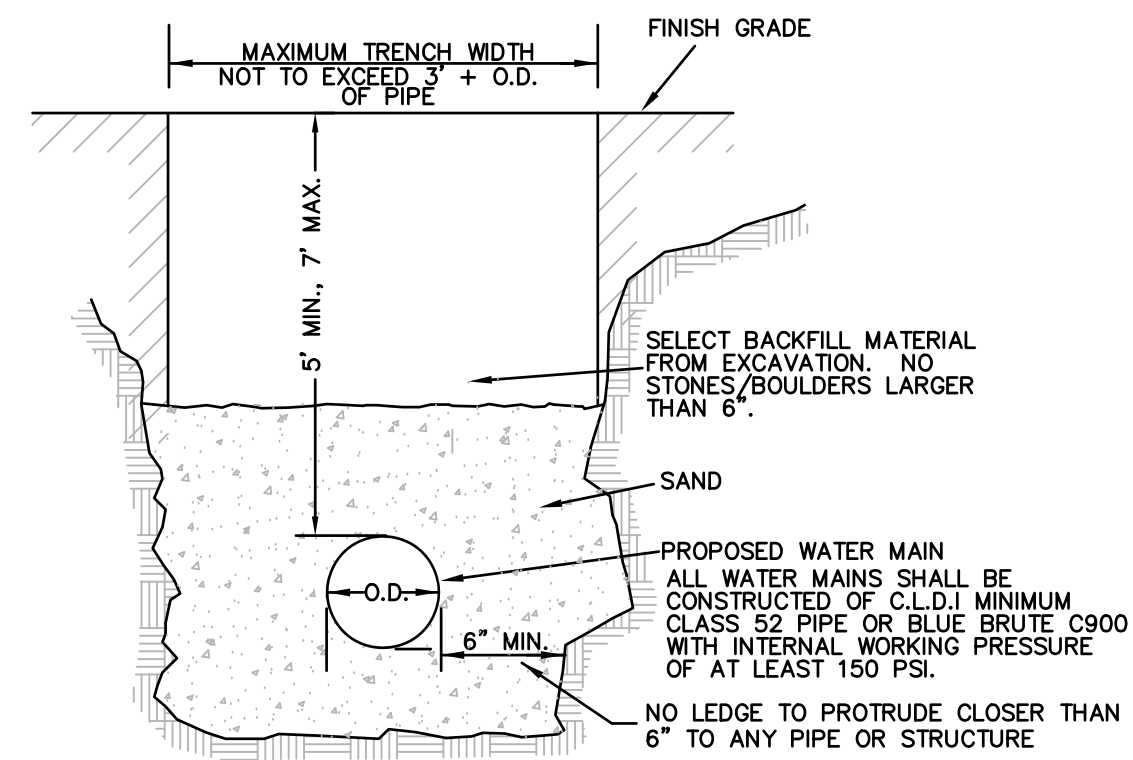
DRAWN BY: WCN
DATE: 4/12/22
CHK BY: PCE
SCALE: N.T.S.
PROJ. NO. 287-2118K

SITE DETAILS

SHEET **C26** OF **32**

- PERMITTING SET -

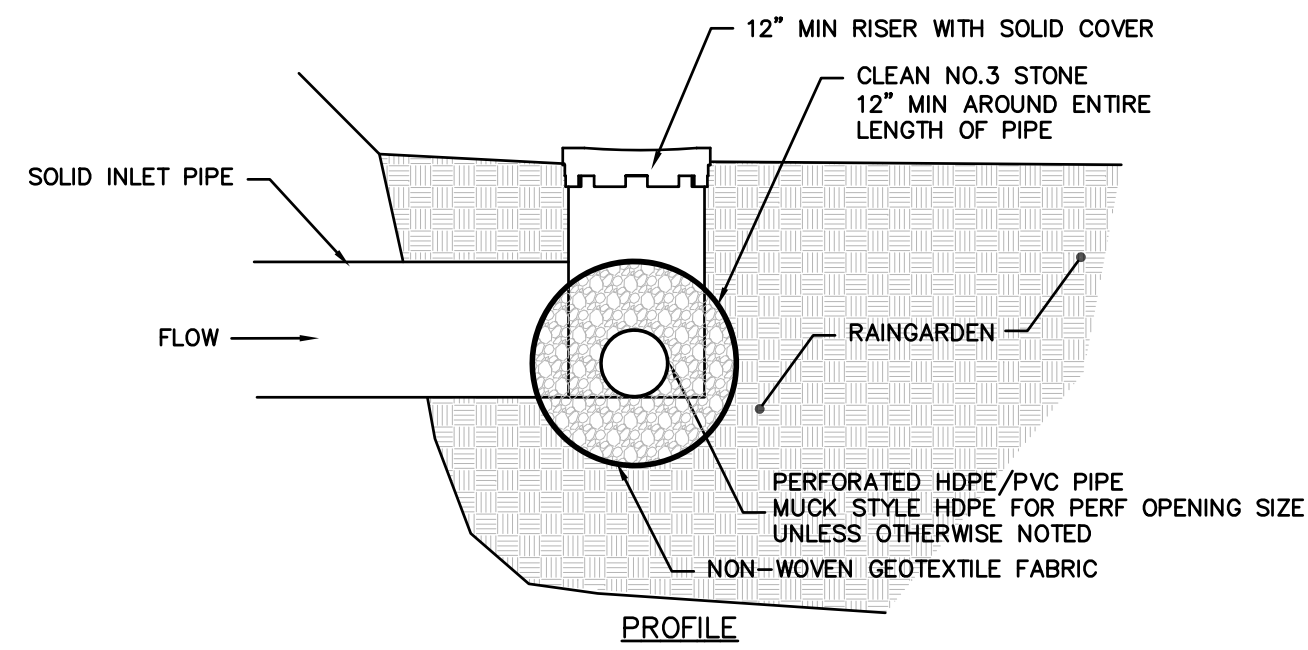
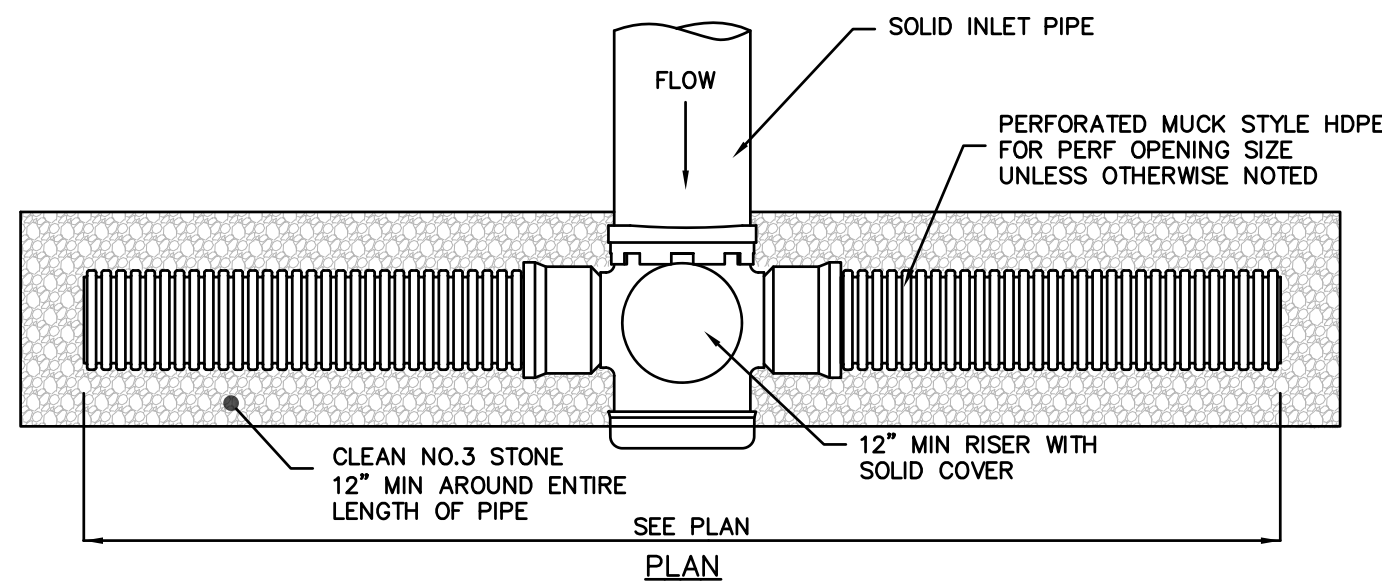
NOTE: WHERE THE WATER MAIN IS PROPOSED CROSS COUNTRY TO FISKE HILL RD, THE FINISHED GRADE IS TO MATCH EXISTING GRADE. DISTURBED SOILS ARE TO BE STABILIZED WITH BIODEGRADABLE JUTE NETTING, LOAM AND SEED.



TYP. WATER MAIN TRENCH SECTION

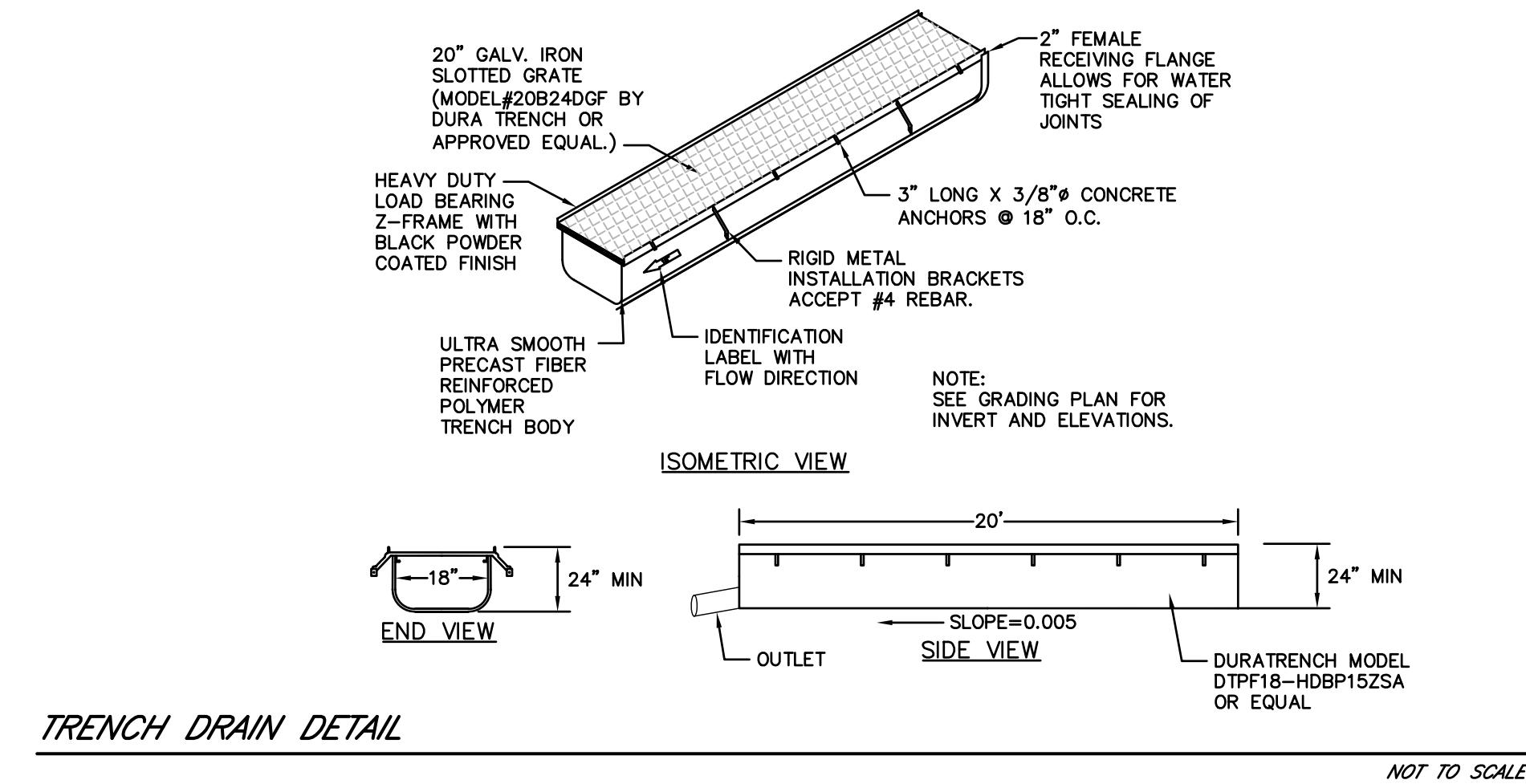
NOT TO SCALE

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.



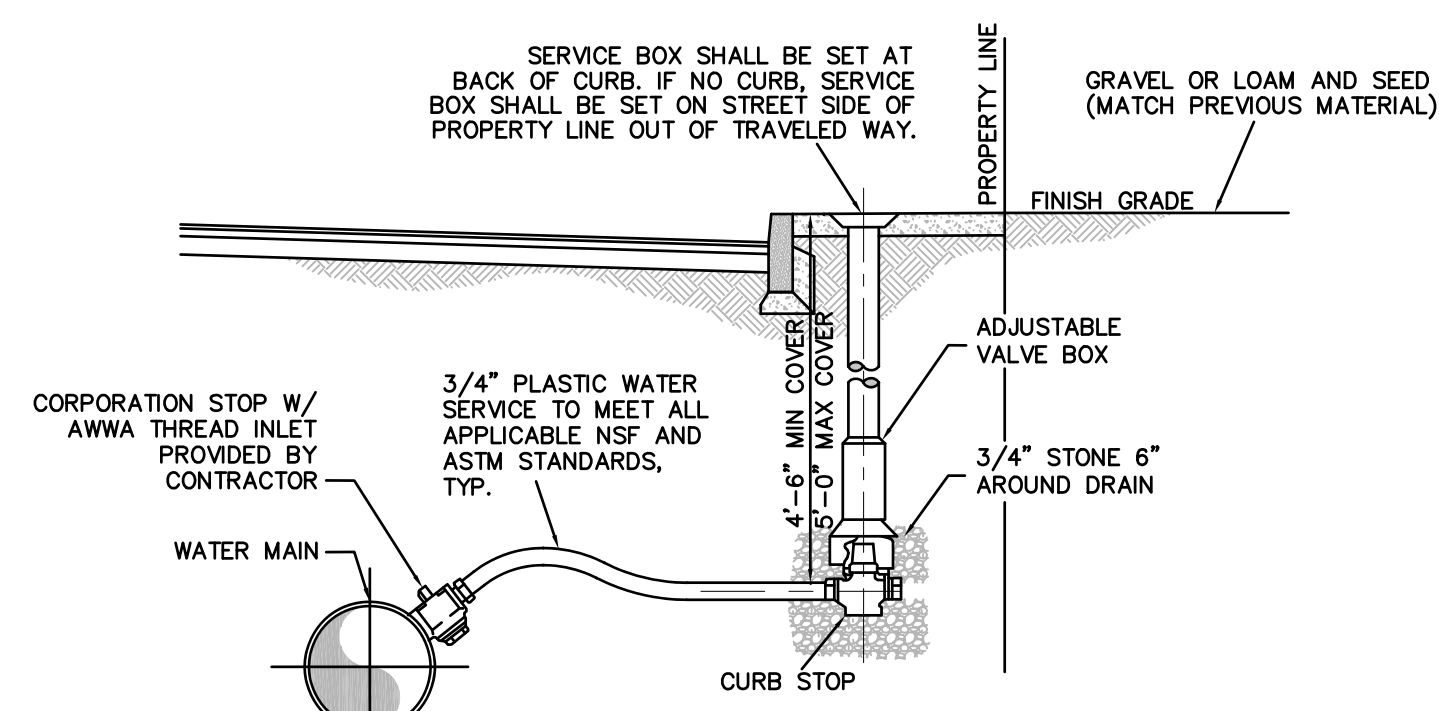
SUBSURFACE INLET DETAIL

NOT TO SCALE



TRENCH DRAIN DETAIL

NOT TO SCALE

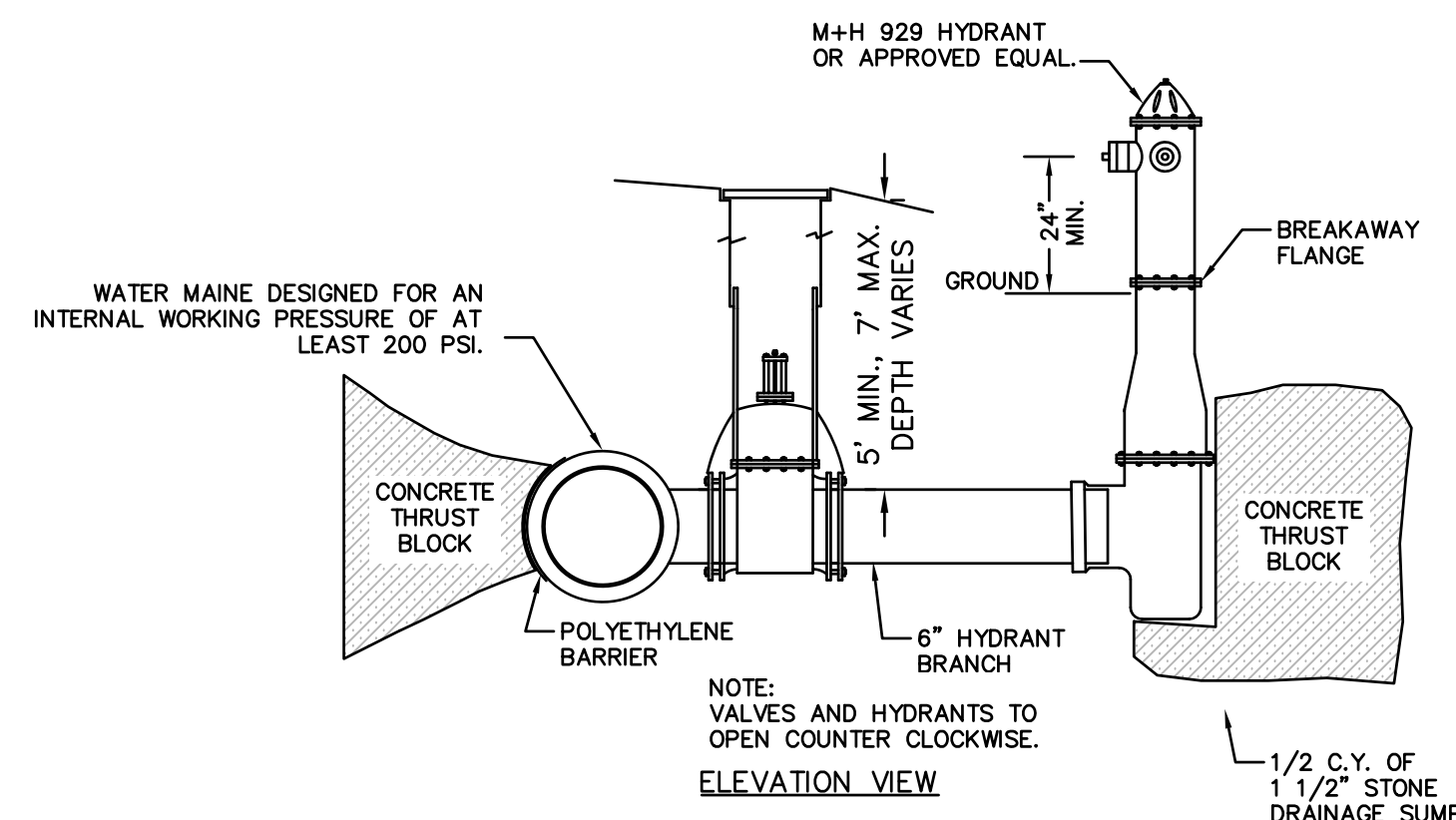


NOTES:

- 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.

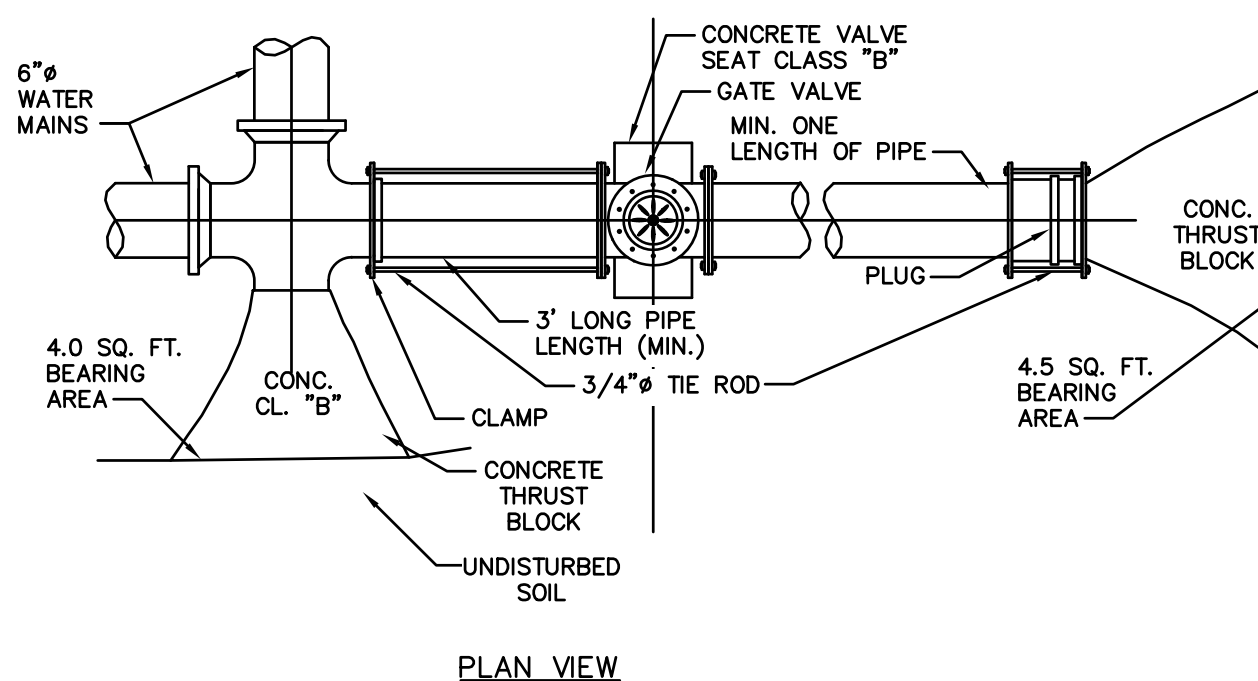
TYPICAL DOMESTIC SERVICE CONNECTION

NOT TO SCALE



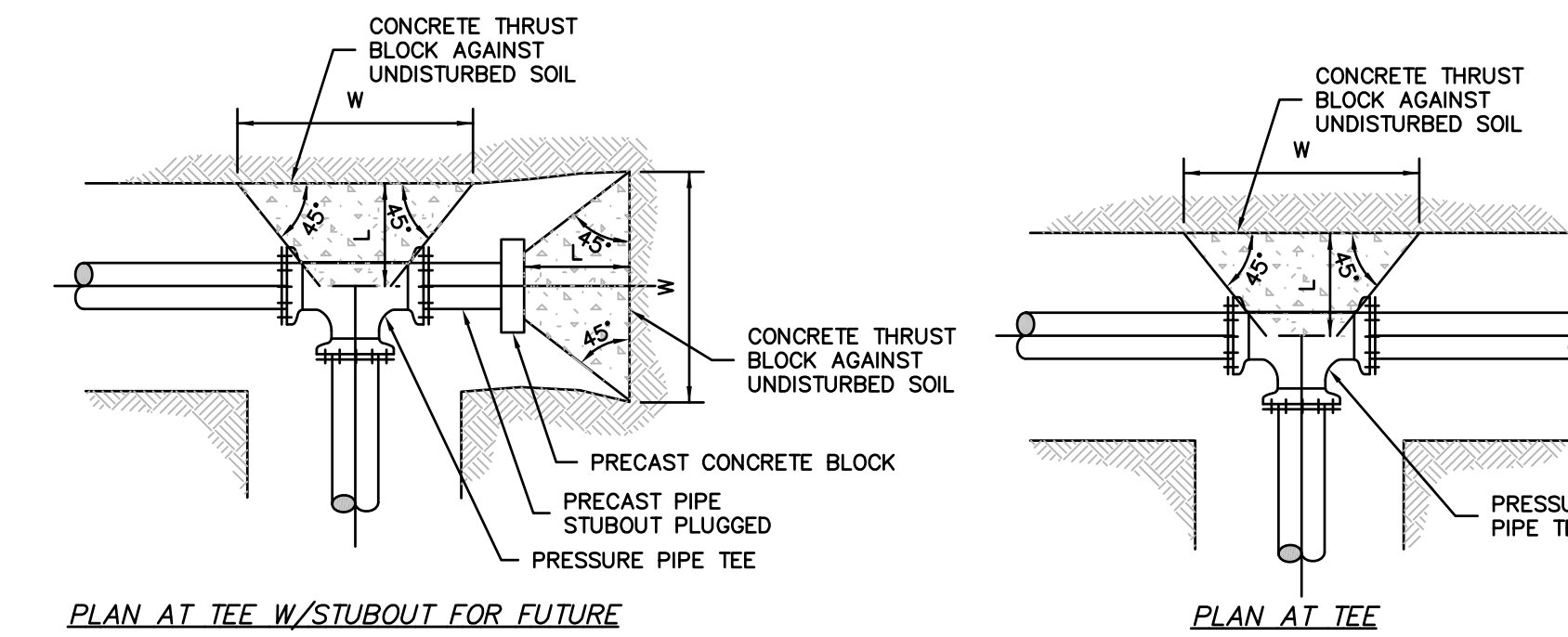
TYPICAL HYDRANT W/GATE

NOT TO SCALE



TYPICAL STUB FOR FUTURE CONNECTION

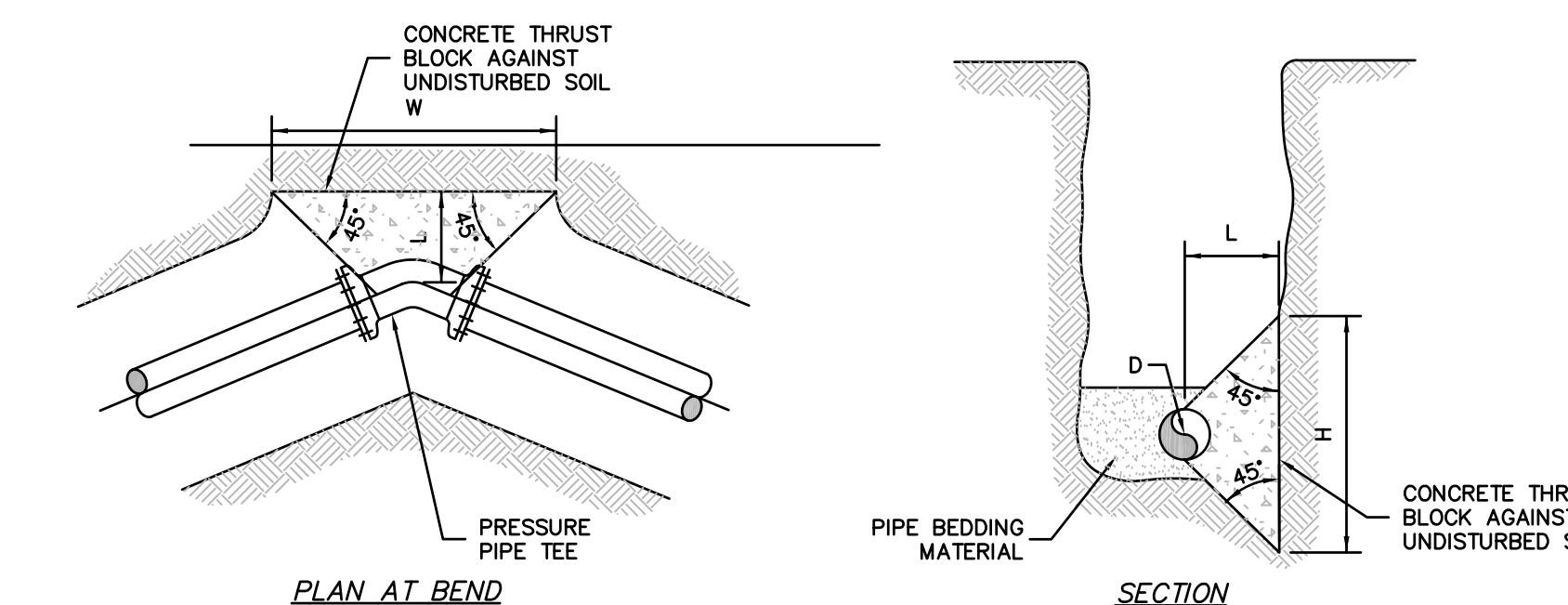
NOT TO SCALE



PLAN AT TEE W/STUBOUT FOR FUTURE

PLAN AT TEE

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'



PLAN AT BEND

SECTION

GENERAL NOTES:

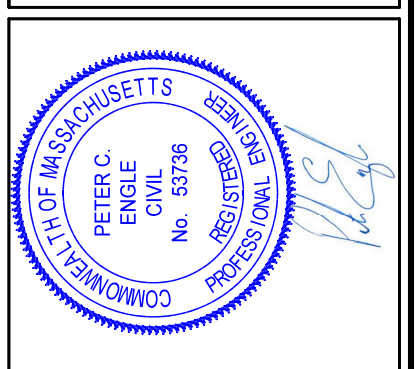
- 1) DIMENSIONS SHOWN CALCULATED PER 120 PSI INTERNAL PIPE PRESSURE FOR SOIL BEARING LOADS OF 3,000 PSF.
- 2) CONSTRUCT CONCRETE THRUST BLOCKS OF CONCRETE POURED AGAINST UNDISTURBED SOIL.
- 3) DIMENSIONS L, W, & H MAY BE ADJUSTED TO MEET FIELD CONDITIONS PROVIDED THE BEARING AREA REMAINS UNCHANGED.
- 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	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE	PE
2	6.27.23	PER CONS. COMMENTS	PE	PE
4	8.16.23	PER CONS. 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.

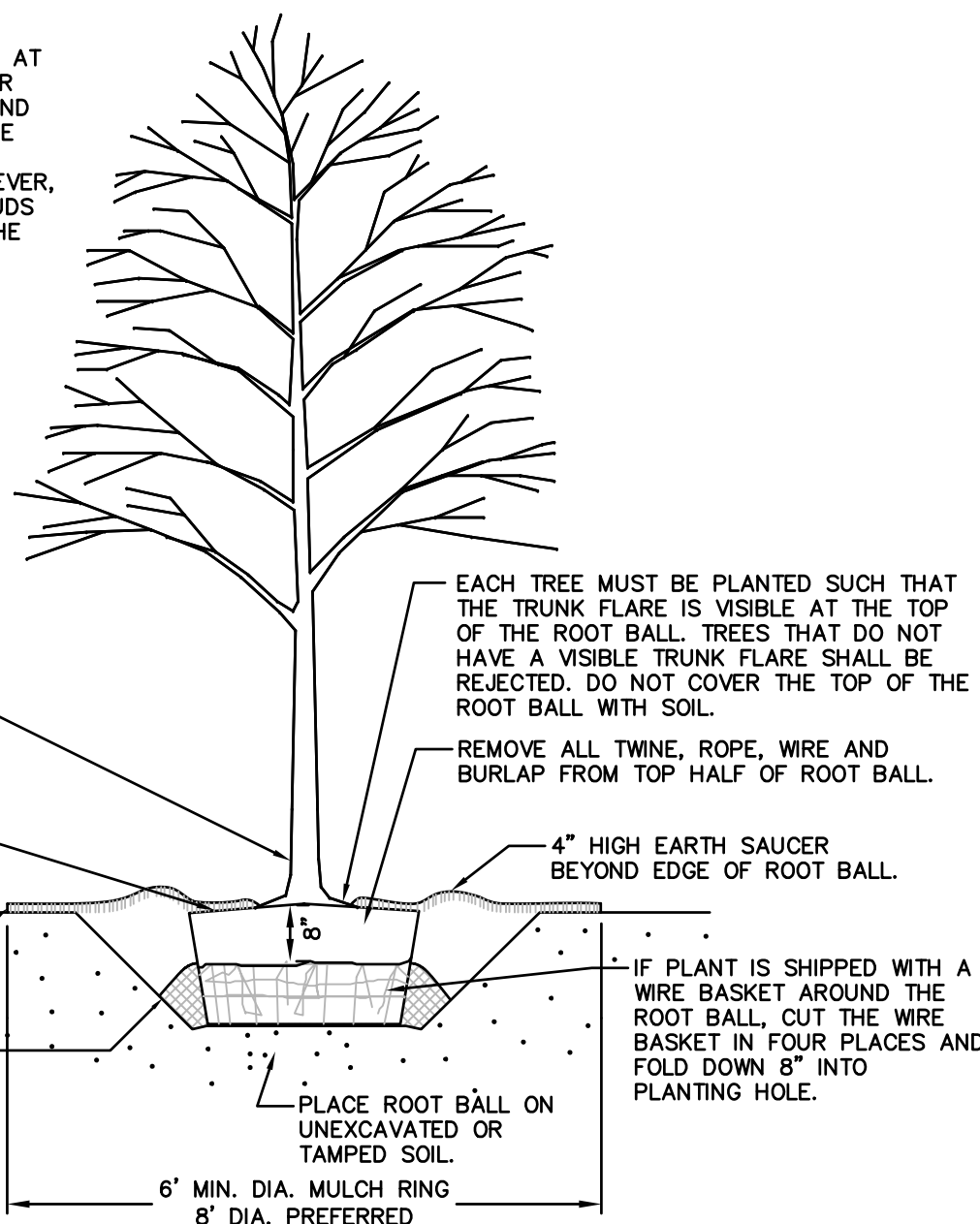
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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

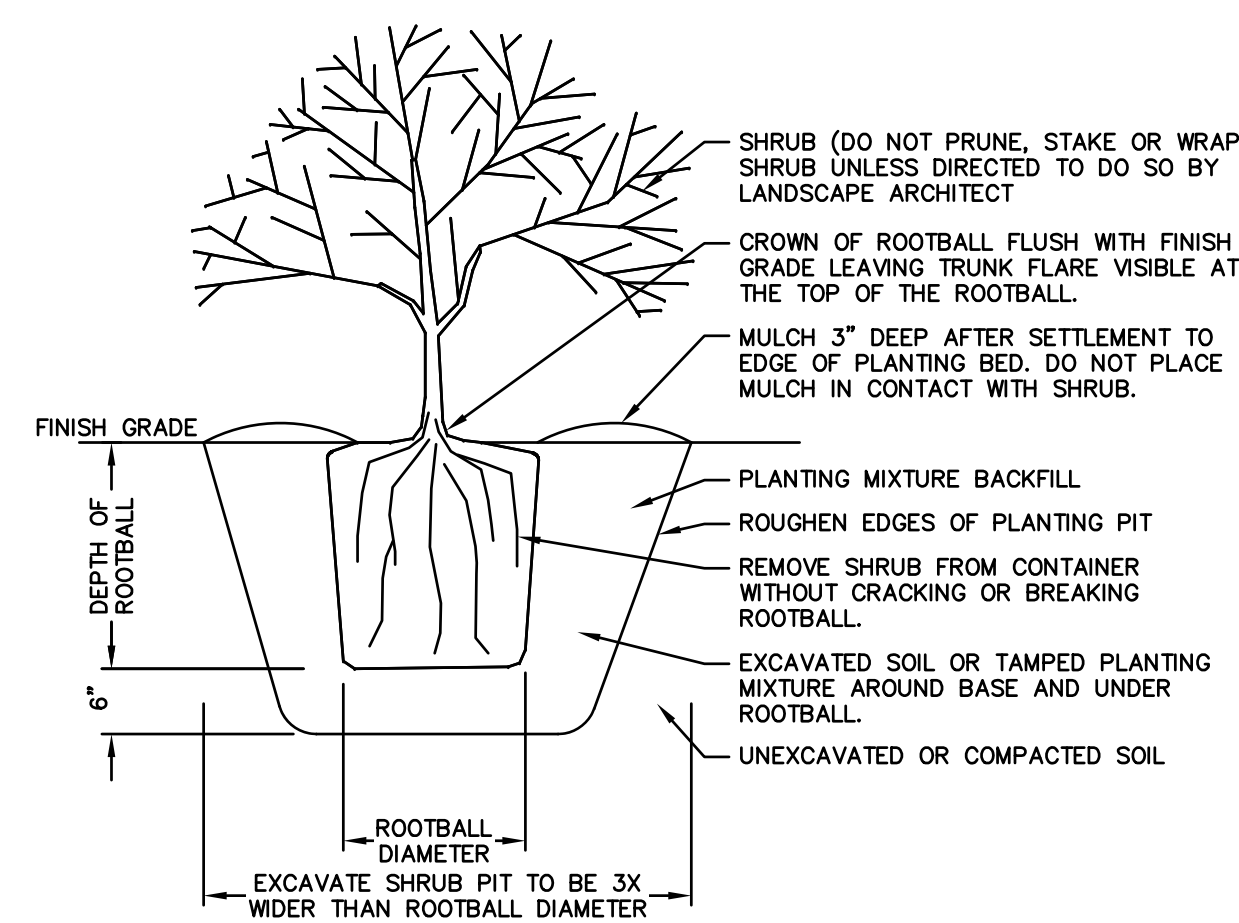
- PLEASE REFER TO INTRODUCTION AND USE CRITERIA PRIOR TO USING THIS DETAIL.
- THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 16 SQ. FT., OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

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 - ANY OF THE STREET TREE SPECIES REFERENCED ABOVE

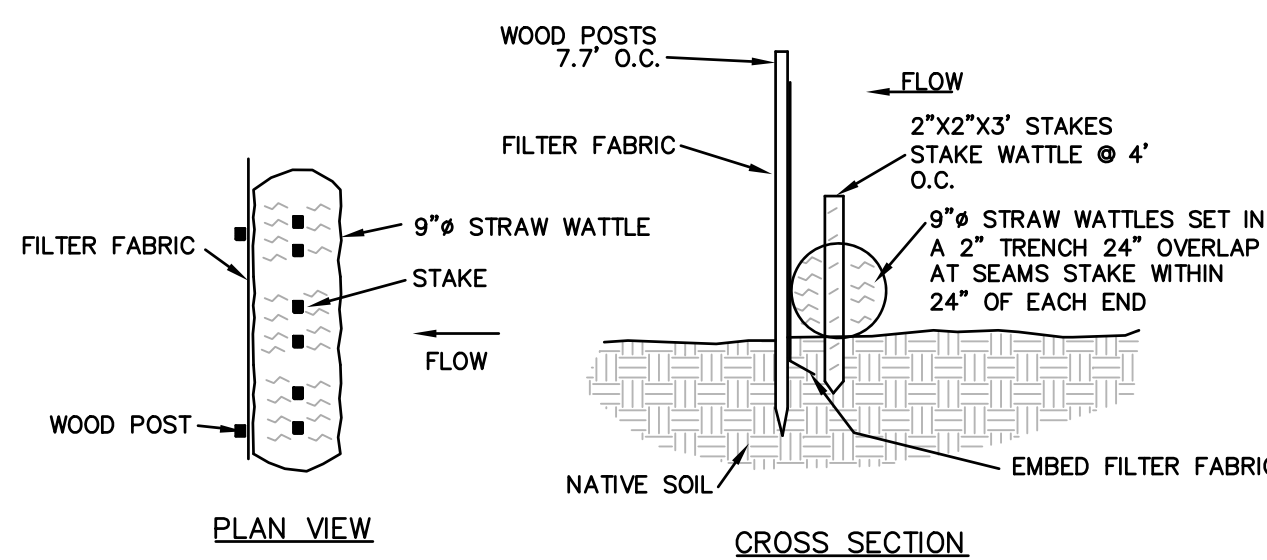
TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES

NOT TO SCALE



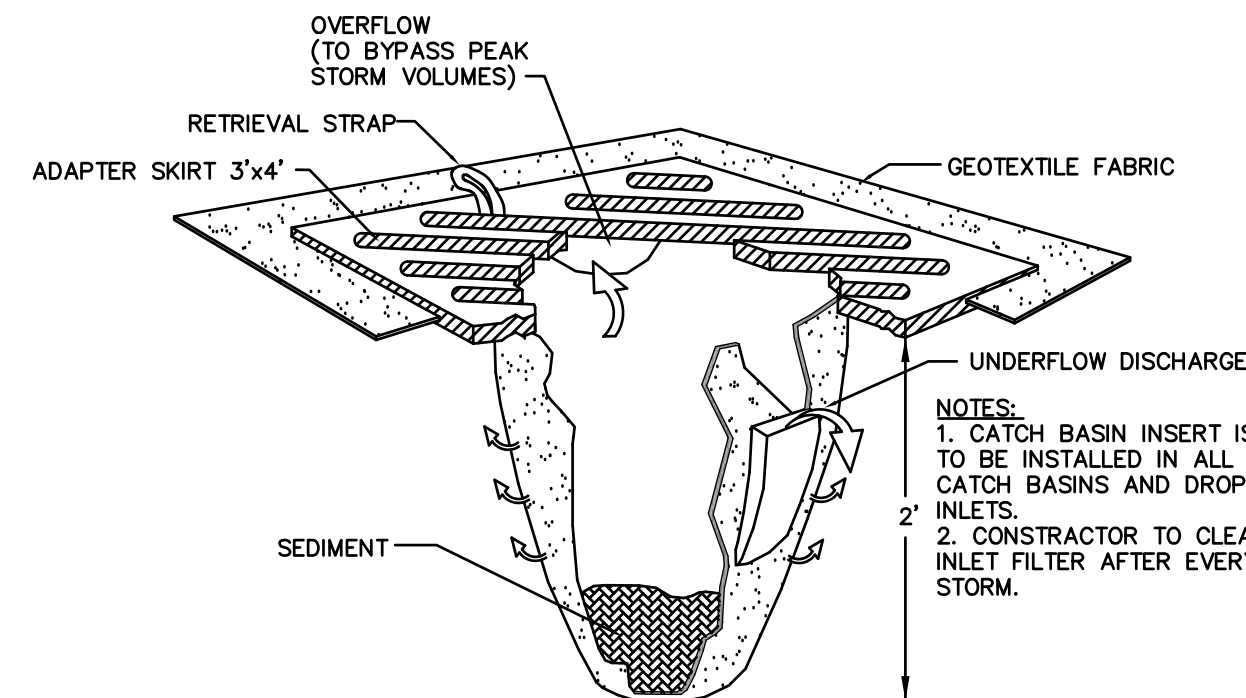
SHRUB PLANTING DETAIL

NOT TO SCALE



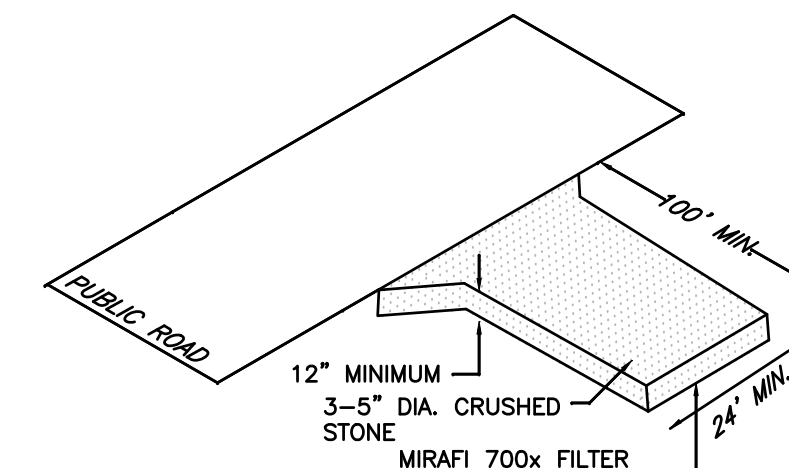
STRAW WATTLE AND SILT FENCE DETAIL

NOT TO SCALE



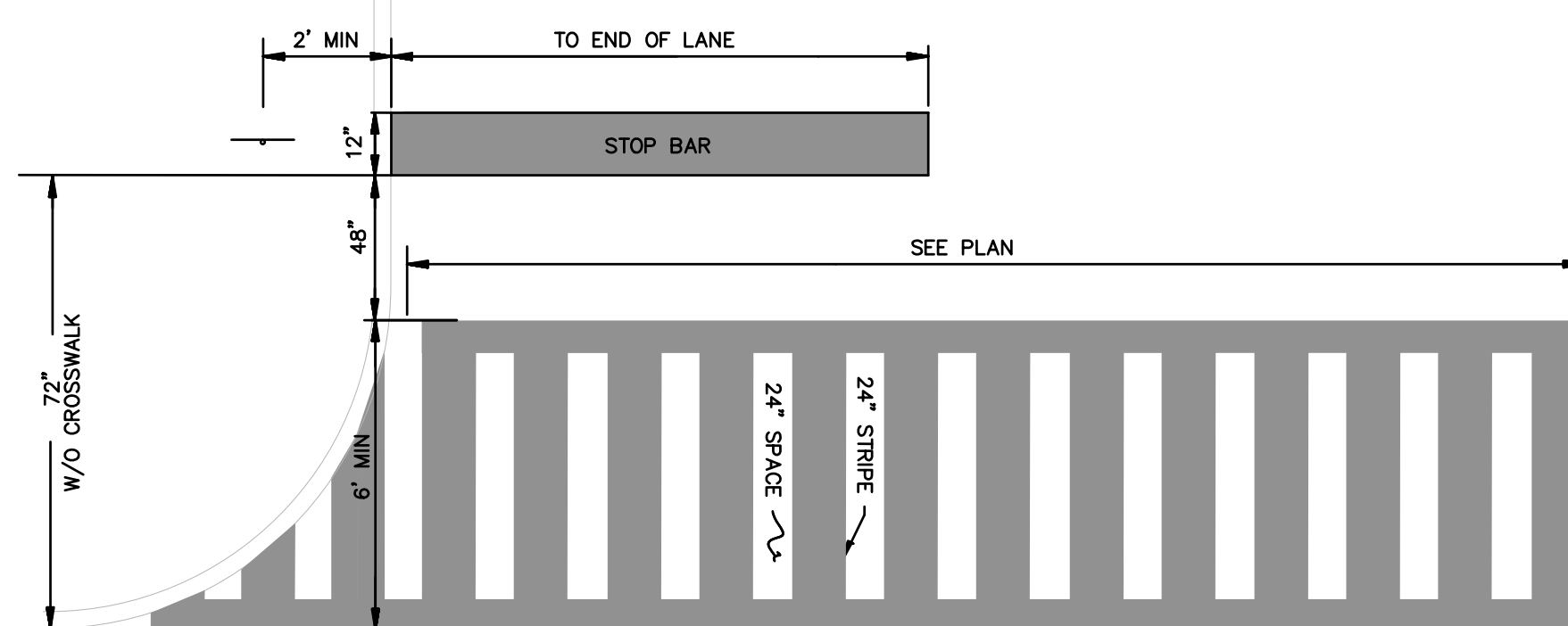
CATCH BASIN INLET FILTER "SILT SACK"

NOT TO SCALE



SITE ENTRANCE MAT

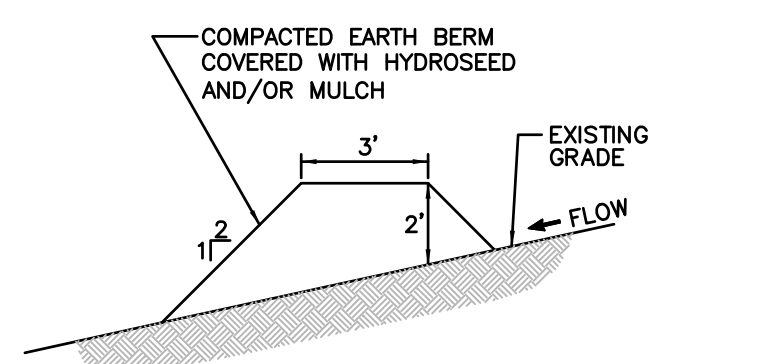
NOT TO SCALE



CROSSWALK DETAIL

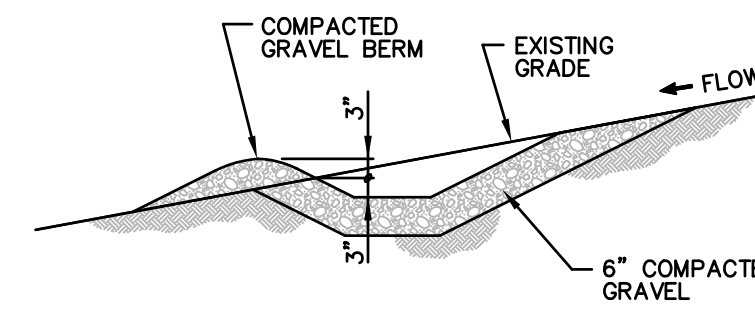
PAVEMENT MARKINGS

NOT TO SCALE



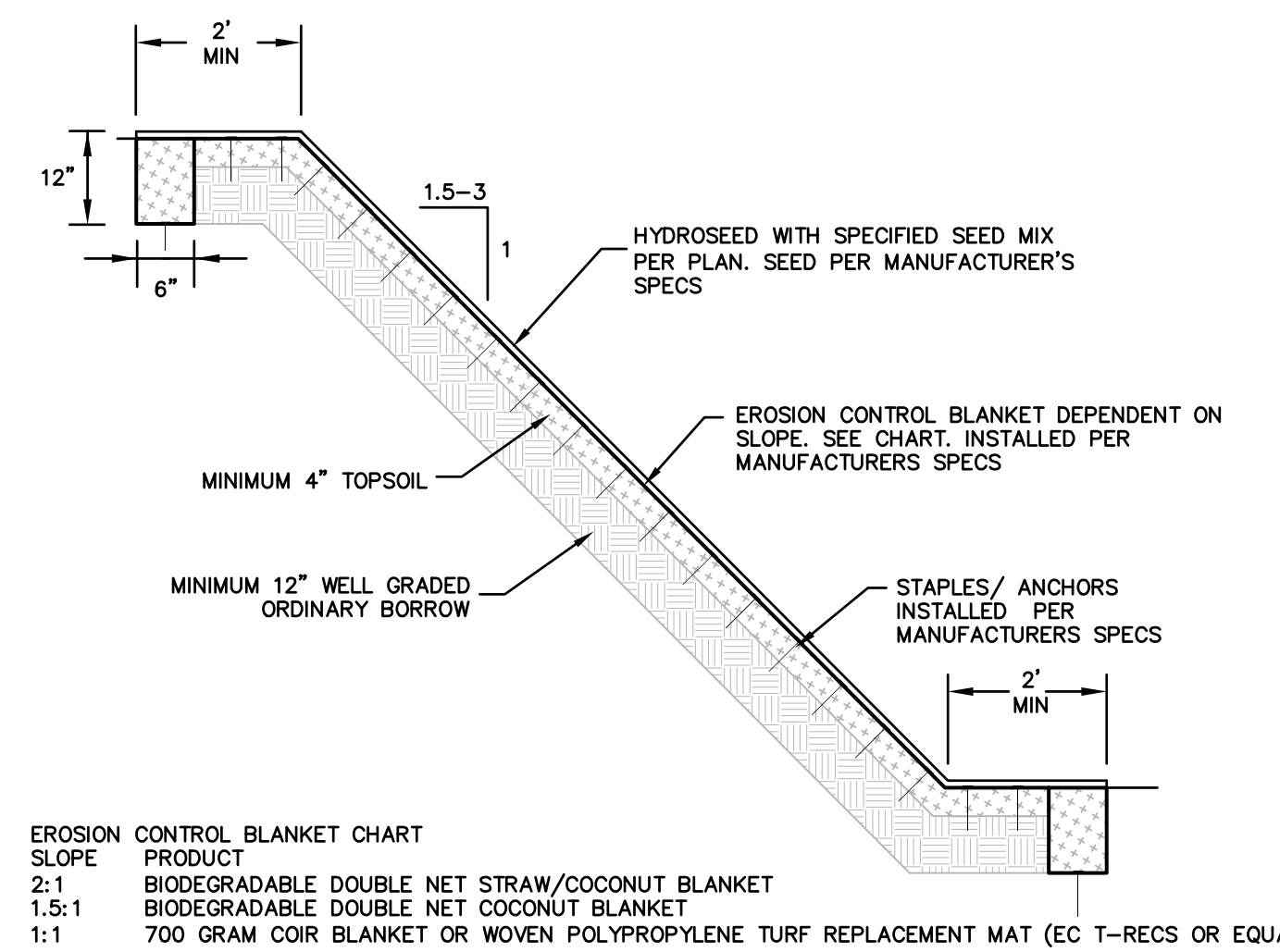
TEMPORARY DIVERSION BERM

NOT TO SCALE



TEMPORARY DIVERSION SWALE

NOT TO SCALE

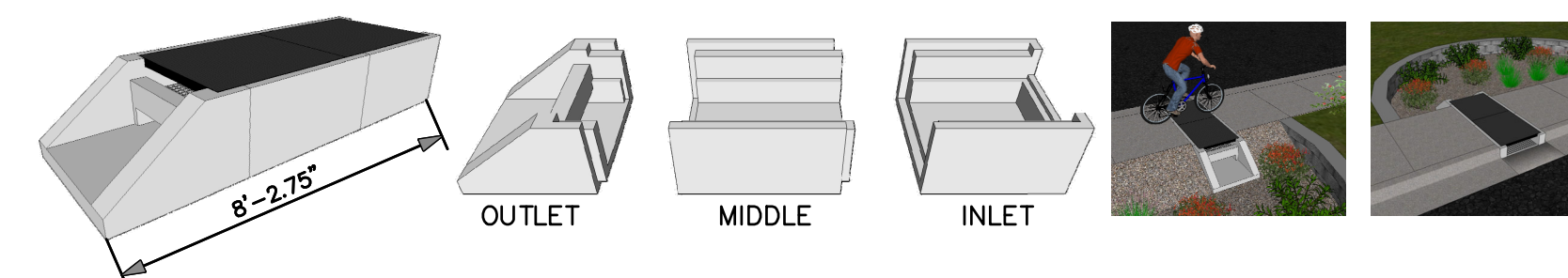


EROSION CONTROL BLANKET CHART

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)

SLOPE STABILIZATION TREATMENT

NOT TO SCALE



SPECIFICATIONS

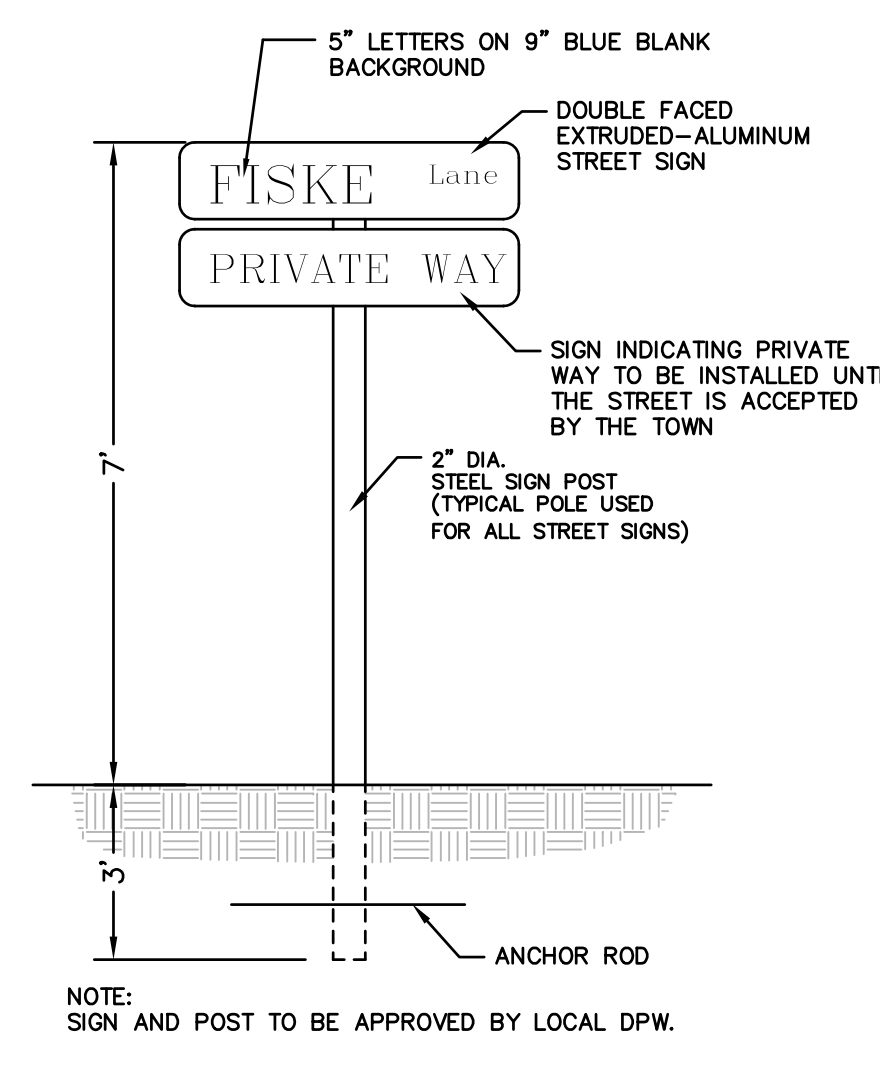
- STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURES (INLET 875 LBS, MIDDLE 965 LBS, AND OUTLET 730 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (5% TO 8.5% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
- 2-POINT PICK 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.

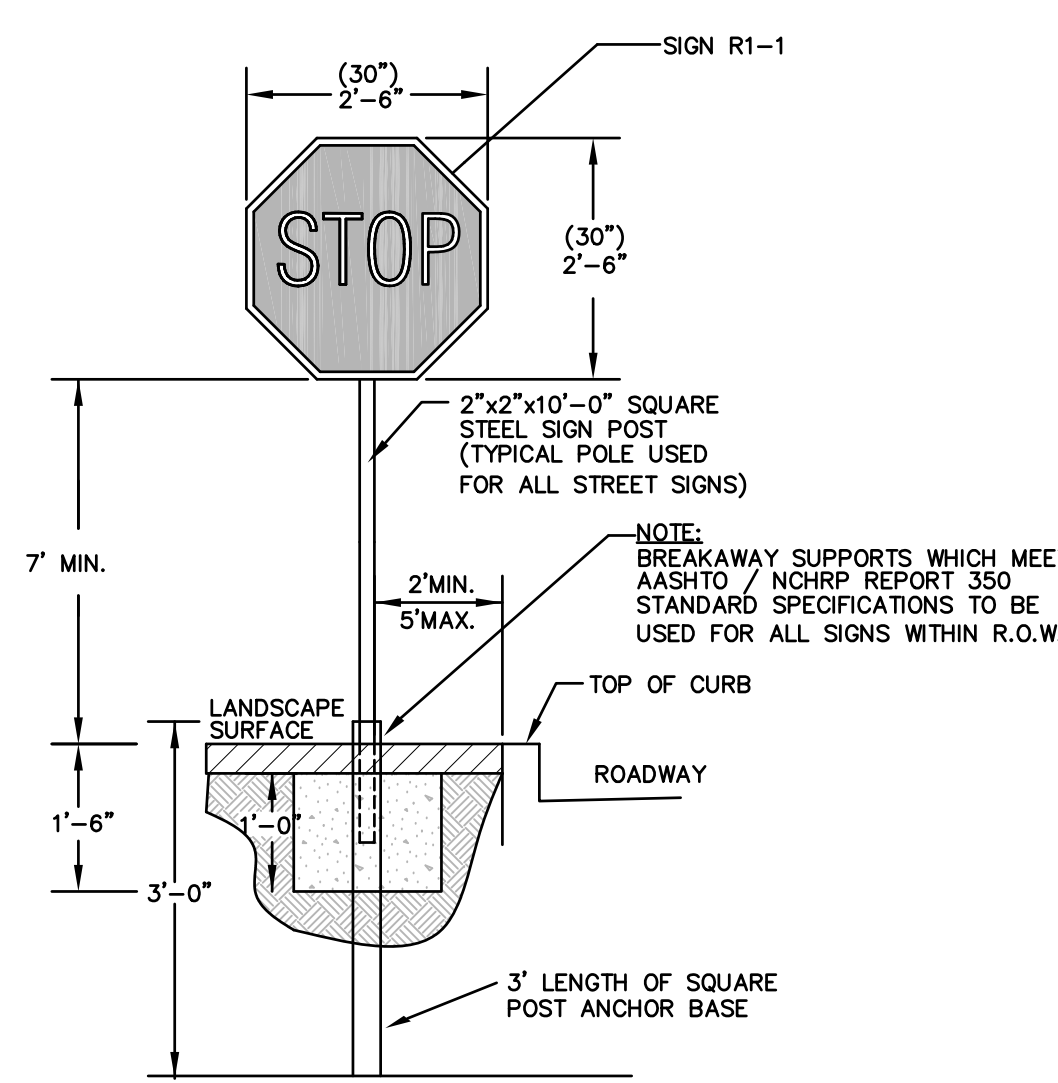
MODULAR PRETREATMENT CHAMBER (RAIN GUARDIAN FOXHOLE)

NOT TO SCALE



STANDARD STREET SIGN DETAIL

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE	APVD
1	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE	PE
2	6.27.23	PER CONS. COMMENTS	PE	PE
3	8.16.23	PER CONS. COMMENTS	PE	PE

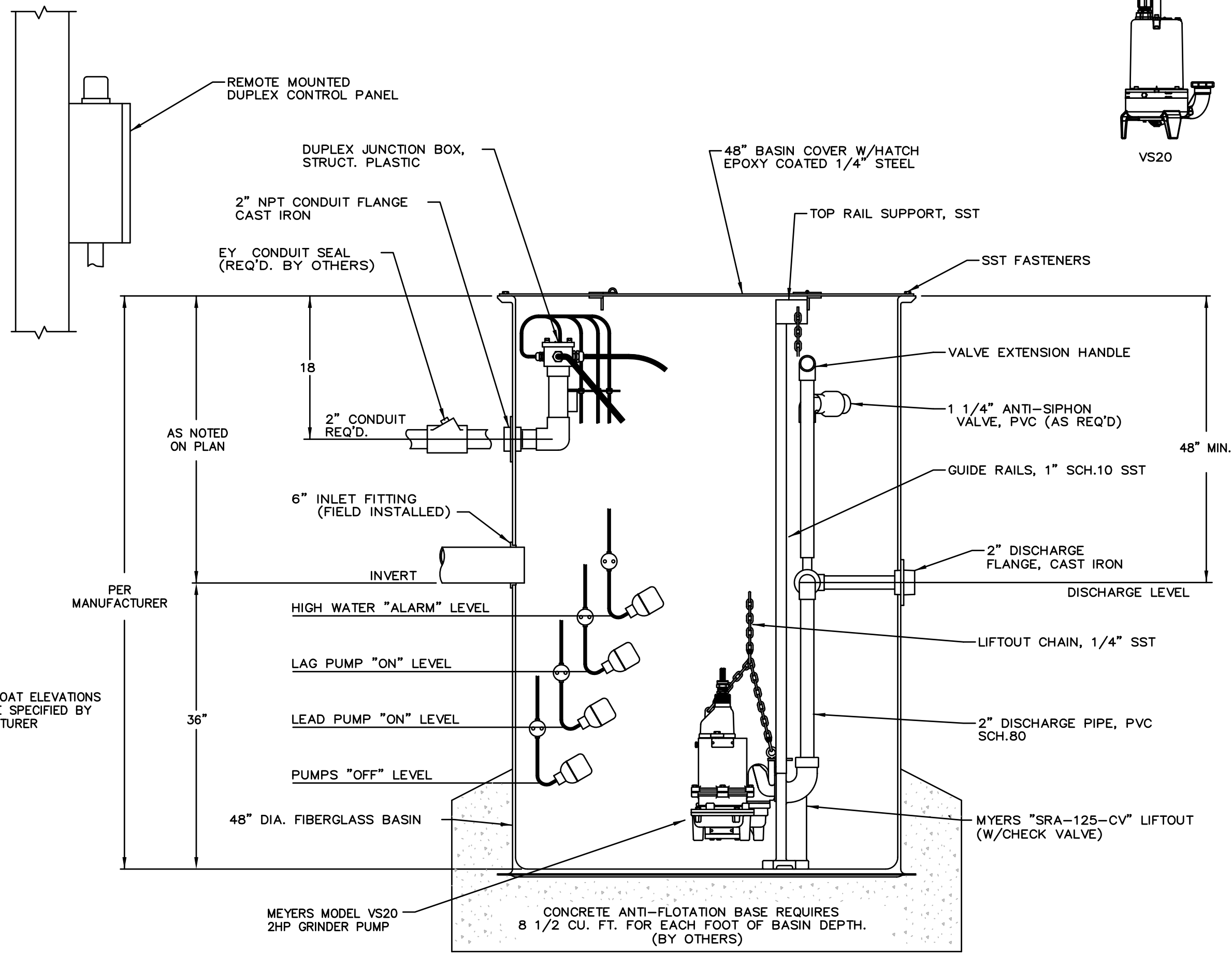
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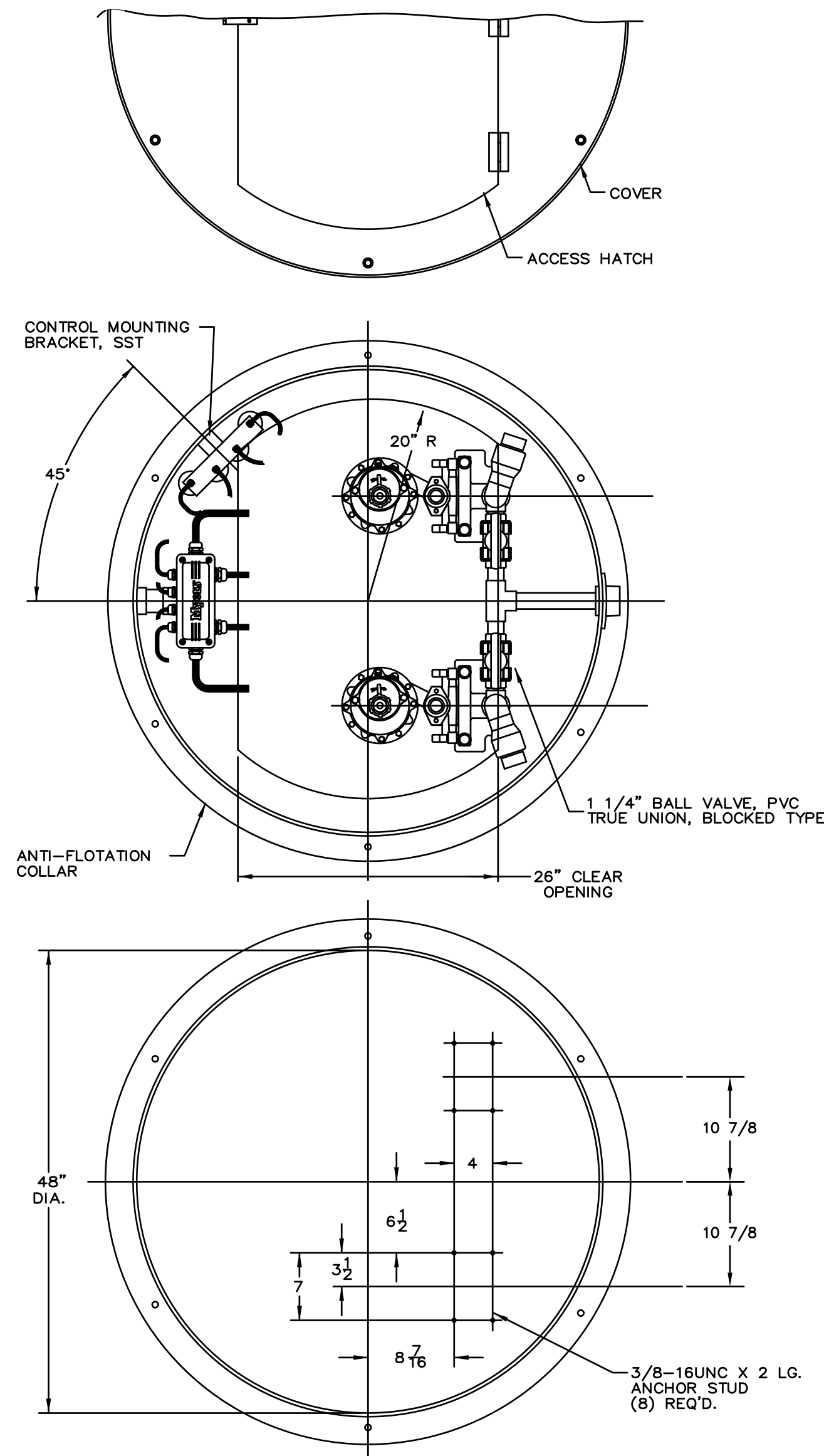
DRAWN BY:	WCH
DATE:	4/12/22
CHK BY:	POE
SCALE:	N.T.S.
PROJ. NO.:	287-2118K

SITE DETAILS



NOTE: FLOAT ELEVATIONS SHALL BE SPECIFIED BY MANUFACTURER

TYPICAL SEWER PUMP CHAMBER DETAIL

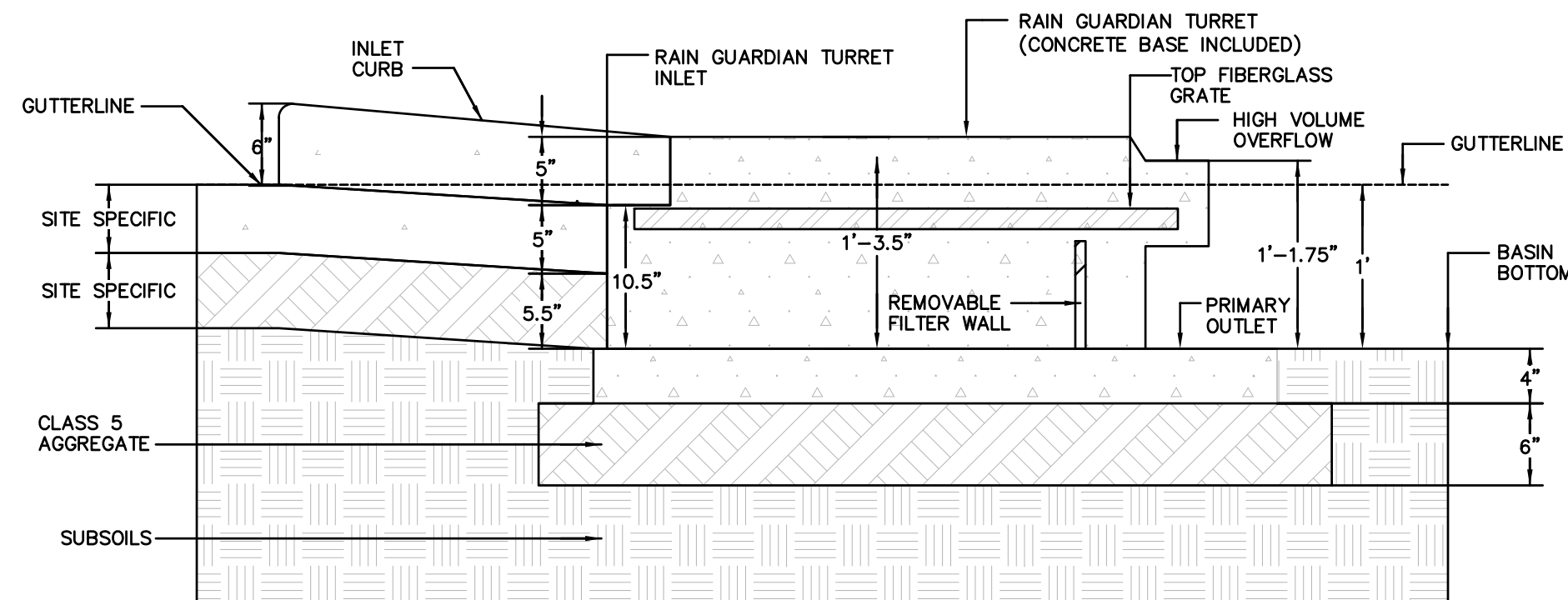


NOT TO SCALE

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.

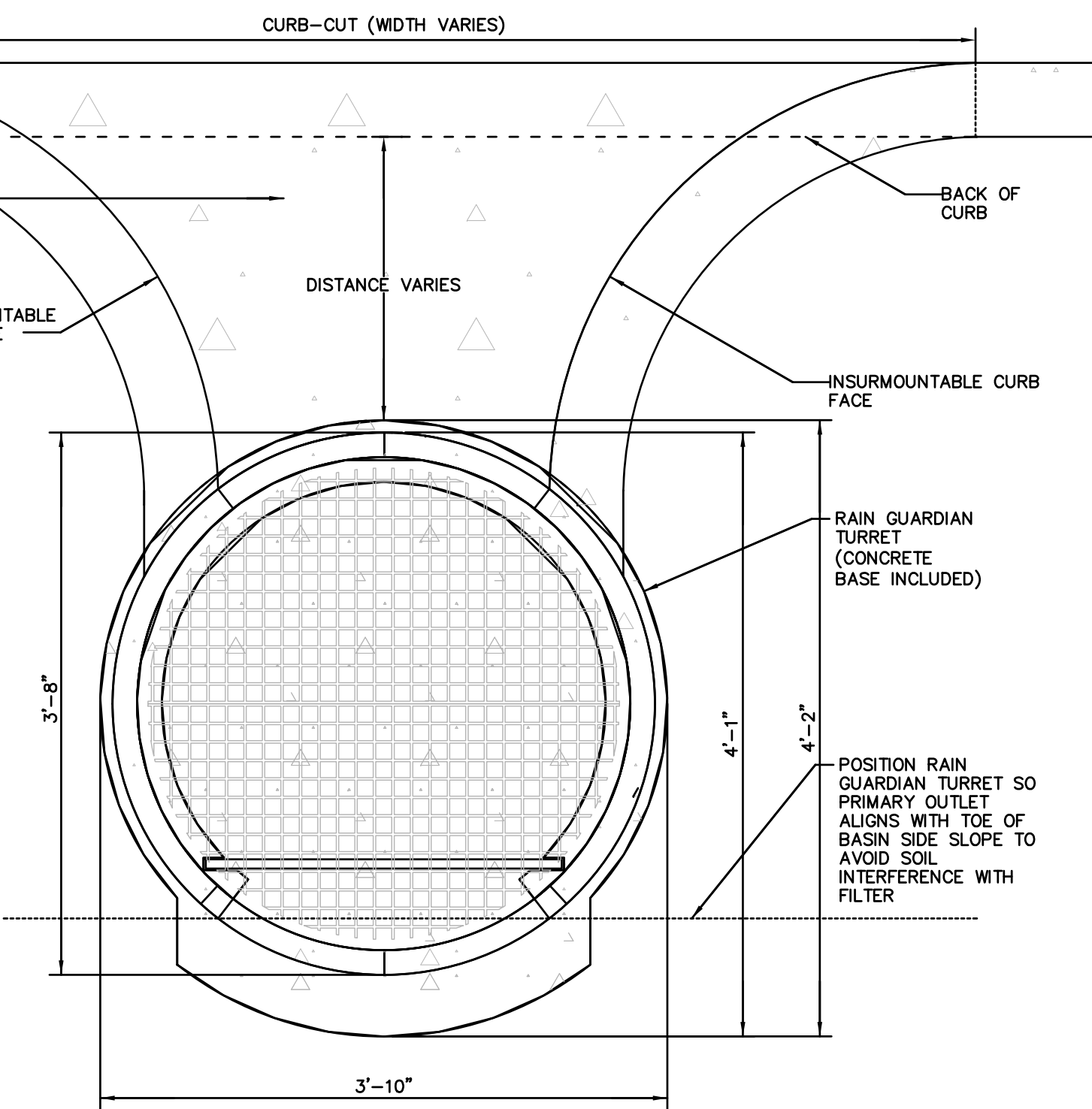
- SPECIFICATIONS**
- STEEL REINFORCED, COLD JOINT SECURED MONOLITHIC CONCRETE STRUCTURE (1,030 LBS). CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. CONCRETE AIR ENTRAINED (4% TO 8% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
 - THREE-POINT PICK USING RECESSED LIFTING 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.



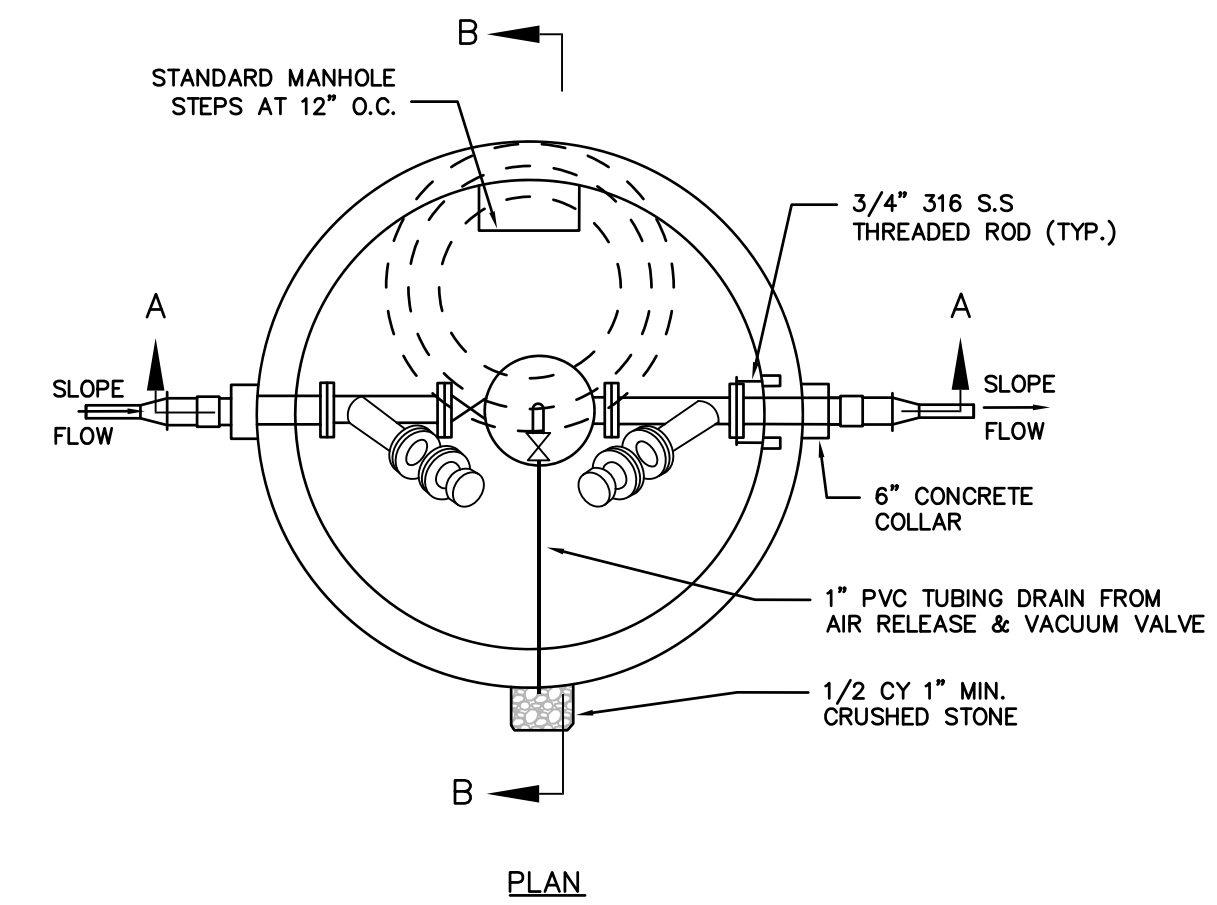
RAIN GUARDIAN TURRET DETAIL

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

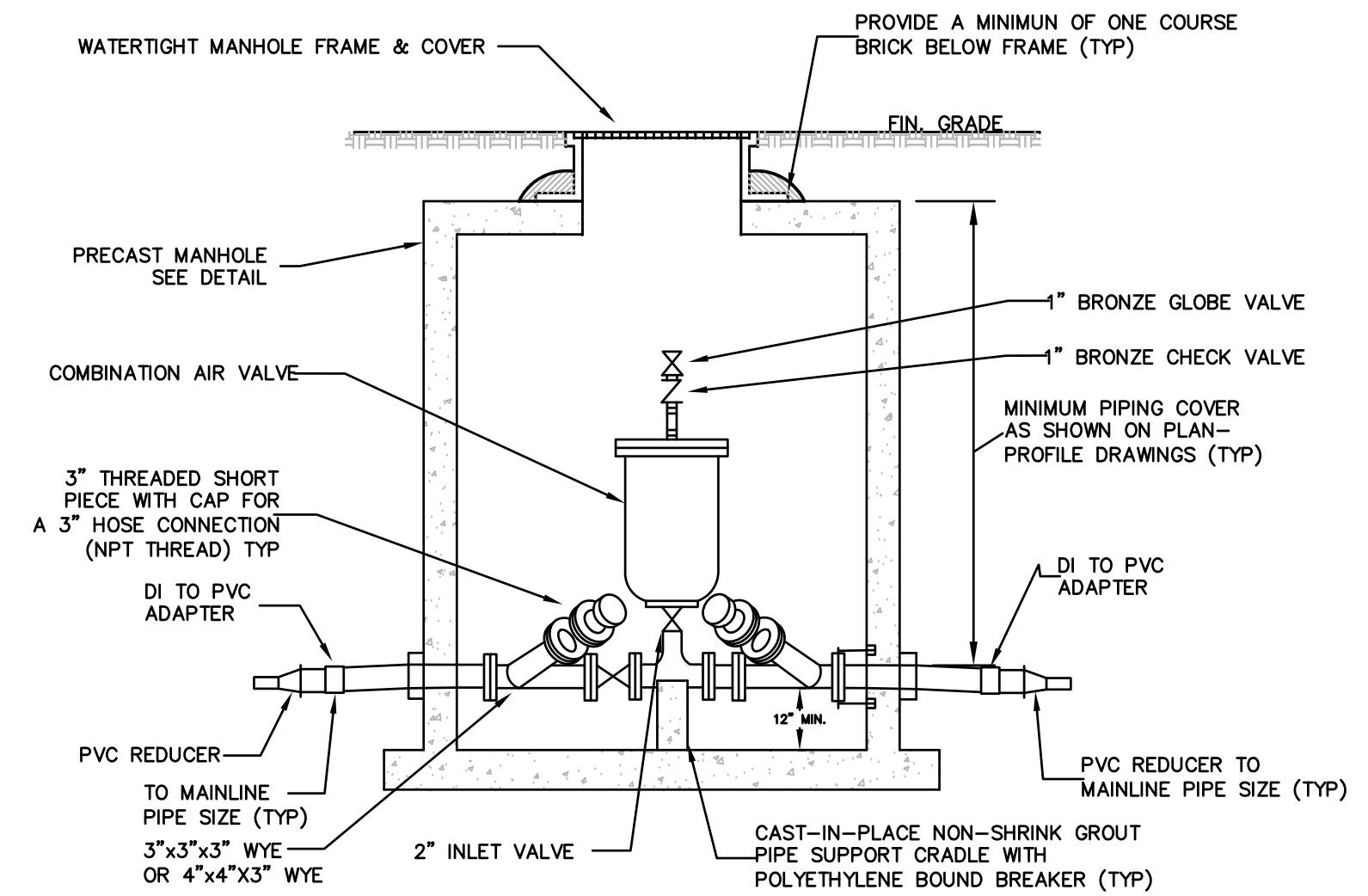


PLAN VIEW
 U.S. PATENT
 8,501,016

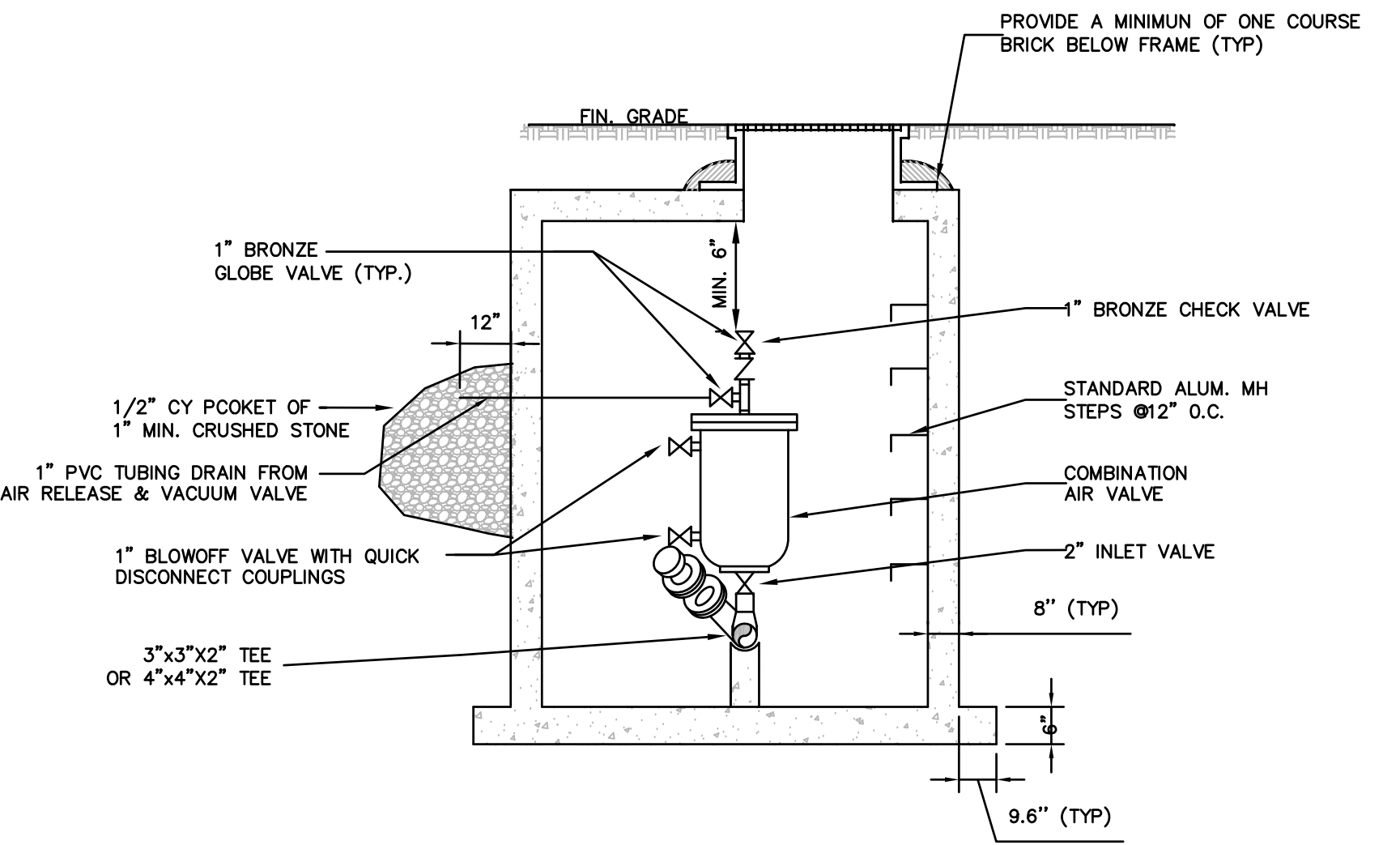
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PLAN



SECTION A-A



SECTION B-B

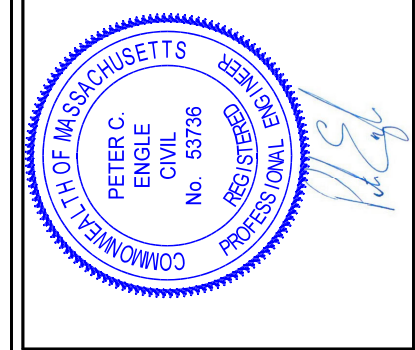
- NOTE:
- AIR VALVE TO BE SUPPORTED INDEPENDENTLY FROM PIPE.
 - STRUCTURE WITH 4" MAINLINE PIPE SHALL BE FITTED WITH 4" IN-LINE GATE VALVE, TEES, AND WYES.

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

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE
1	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CONS. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CONS. & PEER ENG. COMMENTS	PE
4	8.16.23	PER CONS. & PEER ENG. COMMENTS	PE

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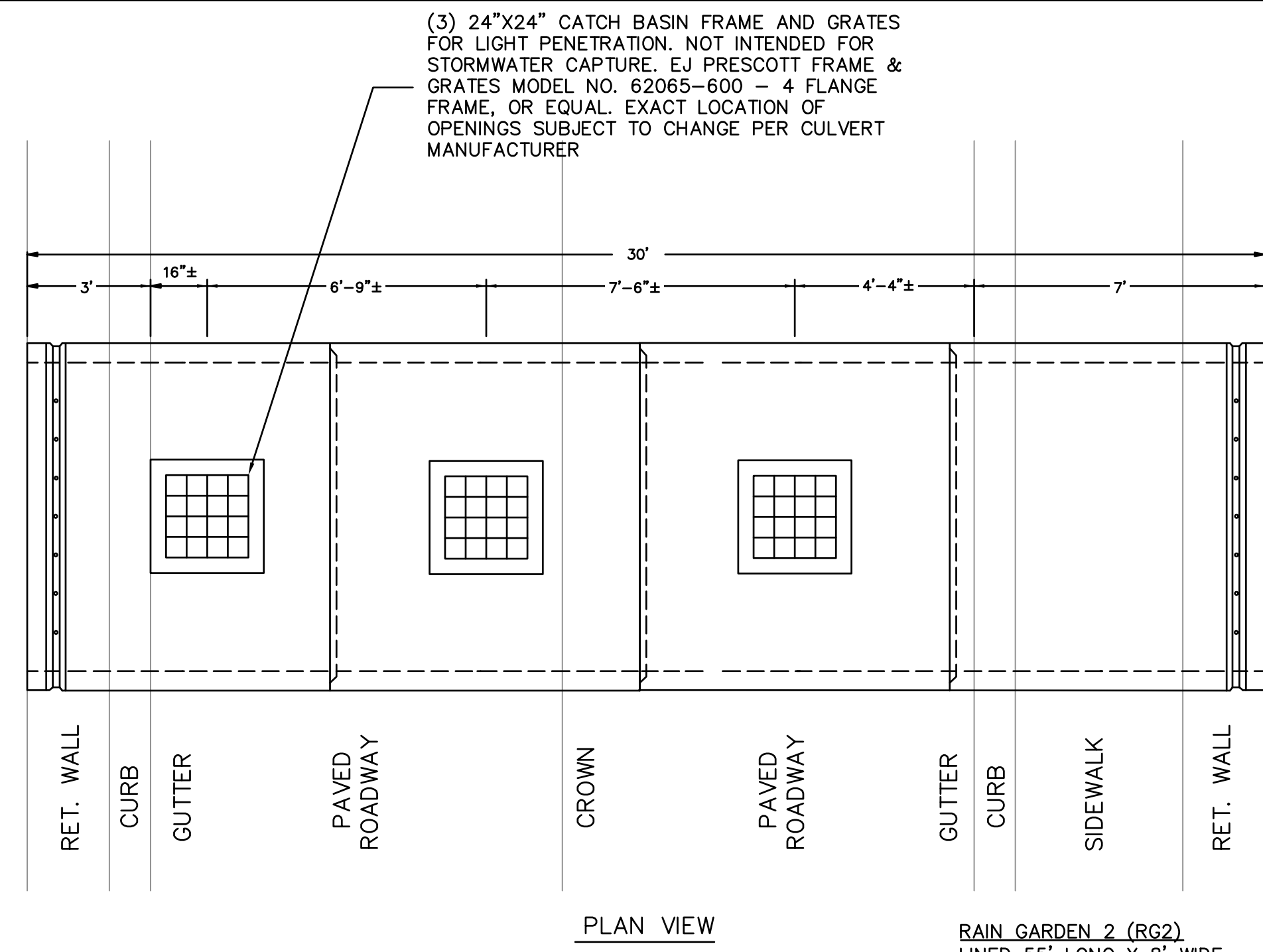
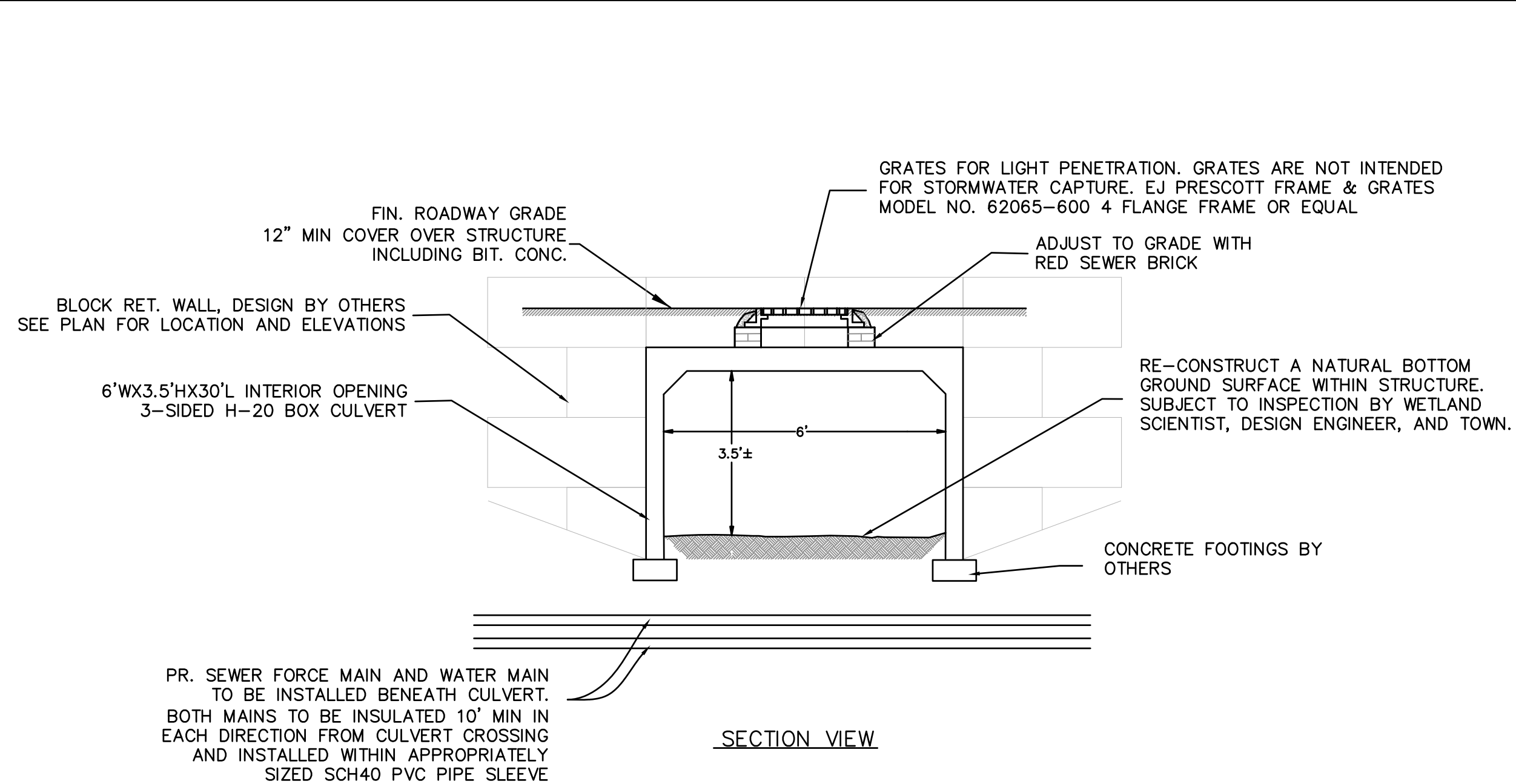


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SPECIAL PERMIT AND SITE PLAN
 "BLUEBERRY HILL ESTATES"
 LOT 3 BERRY FARMS ROAD
 STURBRIDGE, MA 01566
 PREPARED FOR
 JUSTIN STELMOK
 557 SOUTHWEST CUTOFF
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 SCALE: N.T.S.
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SITE DETAILS

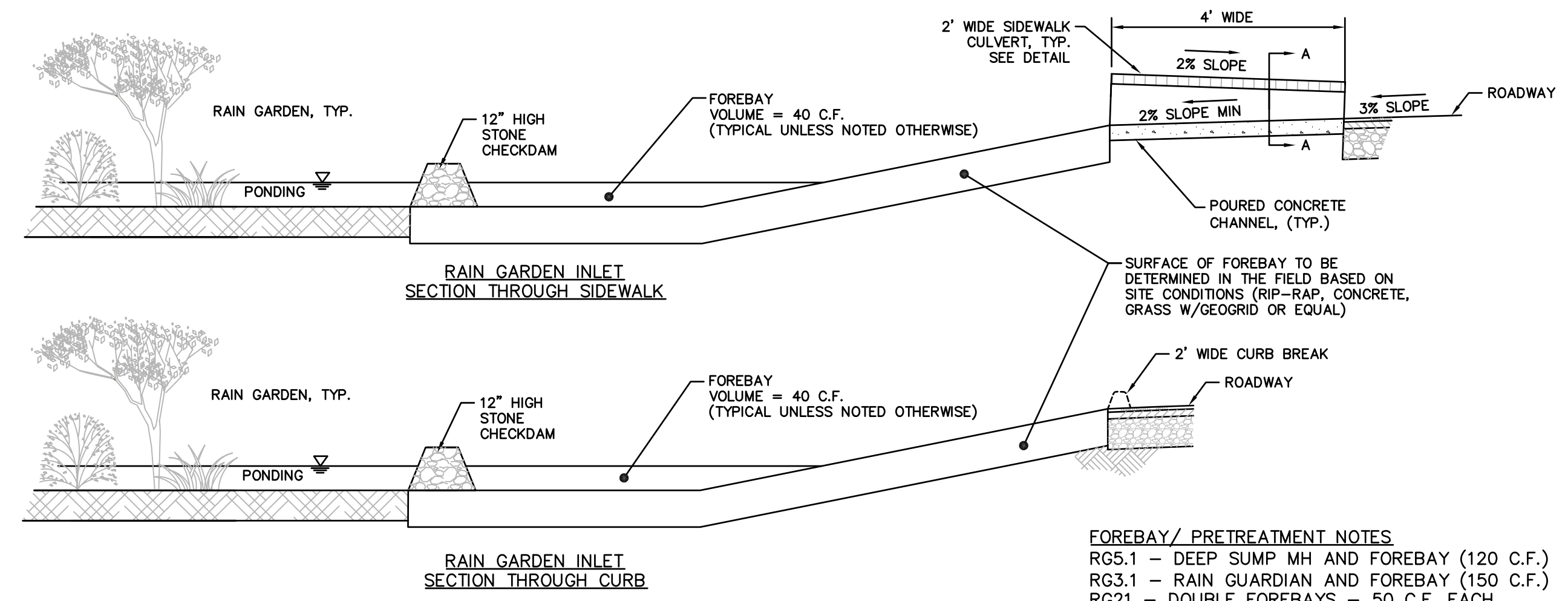


- BOX CULVERT NOTES:**
- BOX CULVERT SHALL BE INSTALLED SO THAT THE INSIDE BOTTOM ELEVATION IS AT 675.5±.
 - A NATURAL BOTTOM GROUND SURFACE SHALL BE CONSTRUCTED WITHIN STRUCTURE.
 - THE INTERIORS OF BOX CULVERTS SHALL BE EPOXY COATED. ALL JOINTS SHALL BE SEALED BUTYL RUBBER OR EQUAL.
 - CULVERT TO BE DESIGNED FOR H2O LOADING. WITH 5,000 PSI CONC. AFTER 28 DAYS. REINFORCEMENT PER ASTM A615. STRUCTURAL DESIGN BY OTHERS.
 - CULVERT SHALL BE 3-SIDED OPEN BOTTOM. FOOTING DESIGN BY OTHERS.

- RAIN GARDEN 65 (RG65)**
 NOT LINED 15' 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" BOTTOM
 (1) 4" ORIFICE 30" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- RAIN GARDEN 69 (RG69)**
 NOT LINED 12' LONG X 12' 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 (12"L)
 12" MAX PONDING DEPTH

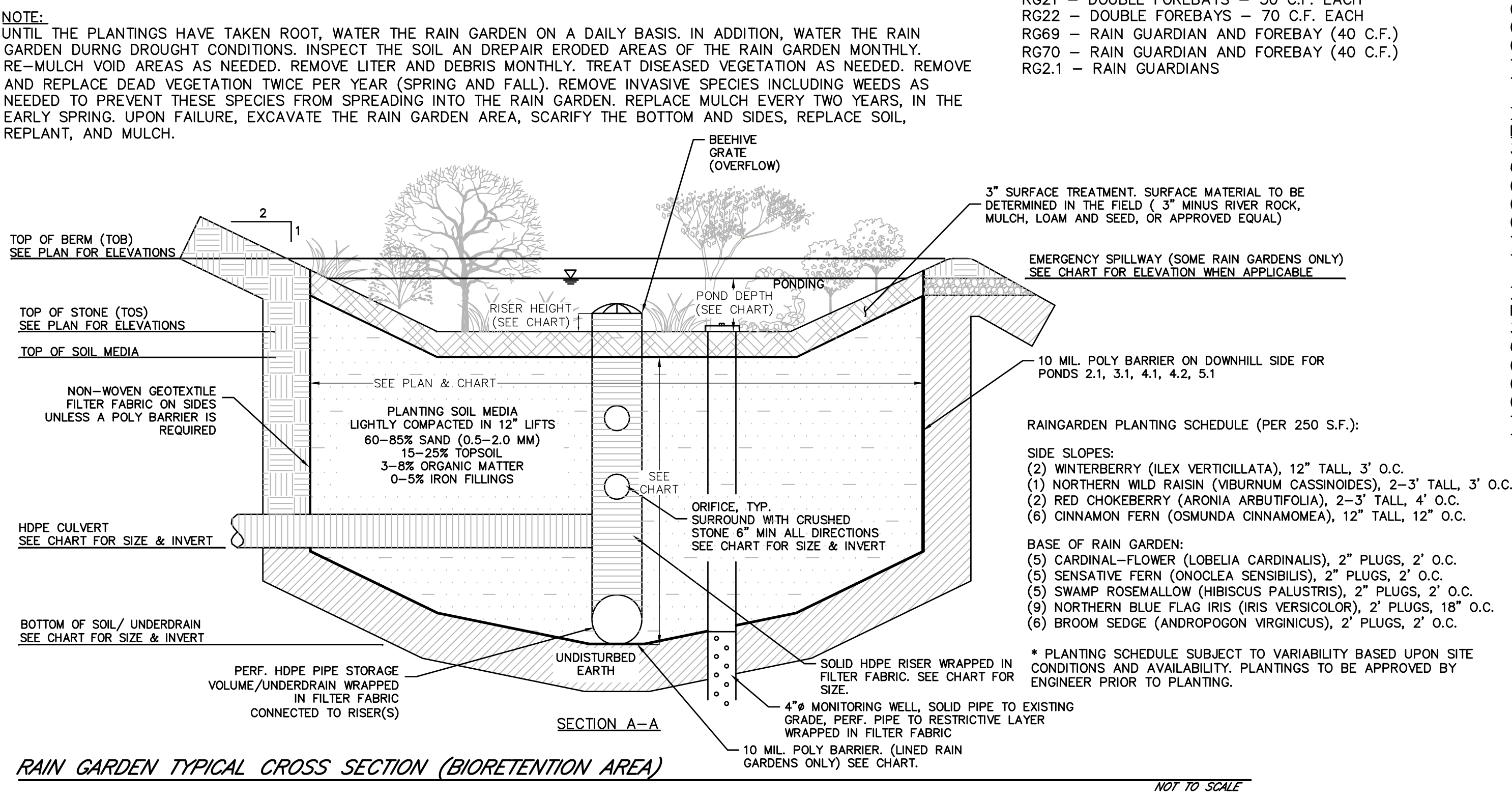
AMPHIBIAN/ WILDLIFE CROSSING CULVERT DETAILS

NOT TO SCALE



SCHEDULE OF RAIN GARDEN DATA

- TYPE A**
 LINED 60' LONG X 4' WIDE (RG13 40'Lx6'W)
 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 24" ABOVE BOTTOM
 (1) 3" ORIFICE 33" 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 OUTLET 24" ABOVE BOTTOM
 (1) 6" RISER WITH BEEHIVE GRATE 6" ABOVE MULCH
 (1) 2" ORIFICE @ BOTTOM
 (1) 3" ORIFICE 33" ABOVE BOTTOM
 12" PERFORATED UNDERDRAIN
 12" POND DEPTH
- RAIN GARDEN 2 (RG2)**
 LINED 55' LONG X 8' 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) 3" ORIFICE 24" ABOVE BOTTOM
 (1) 3" ORIFICE 33" 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 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 GARDENS 21,22,67-70**
 DOUBLE FOREBAY VOLUME = 40 C.F. EACH
- RAIN GARDEN 70 (RG70)**
 NOT LINED 35' LONG X 8' 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 (35'L)
 12" MAX PONDING DEPTH
- RAIN GARDEN 3 (RG3)**
 LINED 35' LONG X 8' WIDE
 36" SOIL DEPTH, 3" STONE
 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 (35'L)
 12" MAX PONDING DEPTH
- RAIN GARDEN 2.1 (RG2.1)**
 NOT LINED 85' LONG X 5' WIDE
 36" SOIL DEPTH, 3" STONE
 12" SOLID OUTLET 27" ABOVE BOTTOM
 (2) 10" RISERS WITH BEEHIVE GRATES 12" ABOVE STONE
 (1) 2" ORIFICE 27" ABOVE BOTTOM (1 PER RISER, 2 TOTAL)
 (1) 6" ORIFICE 36" ABOVE BOTTOM (PER RISER, 2 TOTAL)
 (1) 6" PERFORATED UNDERDRAIN CONNECTING RISERS TO OUTLET (85')
 24" MAX PONDING DEPTH (18" PONDING DURING 100 YEAR STORM)
 NO FOREBAY
- RAIN GARDEN 3.1 (RG3.1)**
 NOT LINED 110'± X 13'± (1,430 S.F.)
 36" SOIL DEPTH, 3" STONE
 (3) 6" SOLID OUTLETS 24" ABOVE BOTTOM
 (3) 6" RISERS WITH BEEHIVE GRATES 9" ABOVE STONE
 (1) 0.5" ORIFICE 24" ABOVE BOTTOM (1 PER RISER, 3 TOTAL)
 (1) 3" ORIFICE 36" ABOVE BOTTOM (1 PER RISER, 3 TOTAL)
 6" PERFORATED UNDERDRAIN CONNECTING RISERS TO OUTLET (100'L)
 18" MAX PONDING DEPTH (17" PONDING DURING 100 YEAR STORM)
 SEDIMENT FOREBAY VOLUME = 150 C.F.
- RAIN GARDEN 4.1 (RG4.1)**
 NOT LINED 220'± X 17'± (3,850 S.F.)
 36" SOIL DEPTH, 3" STONE
 (4) 6" SOLID OUTLETS 24" ABOVE BOTTOM FROM (4) 6" RISERS
 W/ BEEHIVE GRATE 9" ABOVE MULCH (1 OUTLET PER RISER)
 (3) 10" SOLID OUTLETS 24" ABOVE BOTTOM FROM (3) 10" RISERS
 W/ BEEHIVE GRATES 15" ABOVE MULCH (1 OUTLET PER RISER)
 (1) 2" ORIFICE 24" ABOVE BOTTOM (1 PER 6" RISER, 4 TOTAL)
 (1) 3" ORIFICE 30" ABOVE BOTTOM (1 PER 6" RISER, 4 TOTAL)
 NO UNDERDRAIN
 24" MAX PONDING DEPTH (17.5" PONDING DURING 100 YEAR STORM)
 10' WIDE EMERGENCY SPILLWAY 18" ABOVE STONE
 NO FOREBAY
- RAIN GARDEN 4.2 (RG4.2)**
 NOT LINED 240' LONG X 10' WIDE
 36" SOIL DEPTH, 3" STONE
 (4) 6" SOLID OUTLETS 24" ABOVE BOTTOM (1 PER RISER)
 (4) 6" RISERS WITH BEEHIVE GRATES 18" ABOVE STONE
 (1) 2" ORIFICE 24" ABOVE BOTTOM (PER RISER, 4 TOTAL)
 (1) 5" ORIFICE 30" ABOVE BOTTOM (PER RISER, 4 TOTAL)
 NO UNDERDRAIN
 24" MAX PONDING DEPTH (16.7" PONDING DURING 100 YEAR STORM)
 10' WIDE EMERGENCY SPILLWAY 18" ABOVE STONE
 NO FOREBAY
- RAIN GARDEN 5.1 (RG5.1)**
 PARTIALLY LINED 78'± X 24'± (1,870 S.F.±)
 EASTERN HALF LINED
 36" SOIL DEPTH, 3" STONE
 (1) 12" SOLID OUTLET 24" ABOVE BOTTOM
 (3) 12" RISER WITH BEEHIVE GRATE 15.5" ABOVE STONE
 (1) 2" ORIFICE 24" ABOVE BOTTOM (1 PER RISER, 3 TOTAL)
 12" UNDERDRAIN CONNECTING ALL RISERS (60'L)
 24" MAX PONDING DEPTH (18" PONDING DURING 100 YEAR STORM)
 10' WIDE EMERGENCY SPILLWAY 18" ABOVE STONE
 FOREBAY VOLUME = 120 C.F.



RAIN GARDEN TYPICAL CROSS SECTION (BIORETENTION AREA)

NOT TO SCALE

PETER C. ENGLE, P.E. PROFESSIONAL ENGINEER MA LIC. NO. 53736	REVISED	DATE	DESCRIPTION	MADE (APVD)
	1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
	2	6.27.23	PER CON. COMMENTS	PE
	3	8.16.23	PER CON. COMMENTS	PE

McCLURE ENGINEERING, INC.
 119 Worcester Road
 Charlton, MA 01507
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 Email: peng@mcclureengineers.com

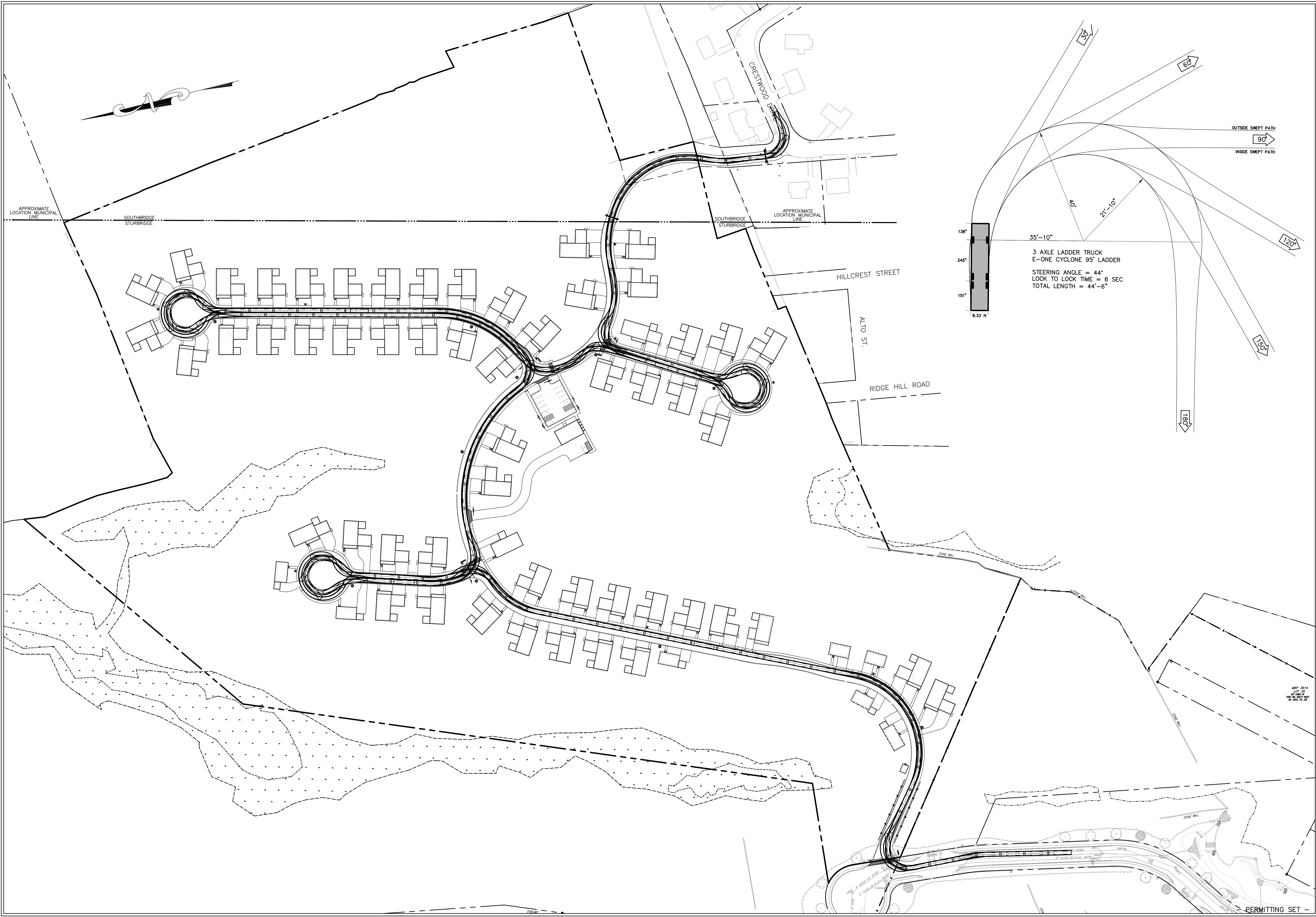
SPECIAL PERMIT AND SITE PLAN
"BLUEBERRY HILL ESTATES"
LOT 3 BERRY FARMS ROAD
STURBRIDGE, MA 01566
 PREPARED FOR
JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

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

SITE DETAILS

SHEET **C30** OF **32**

— PERMITTING SET —



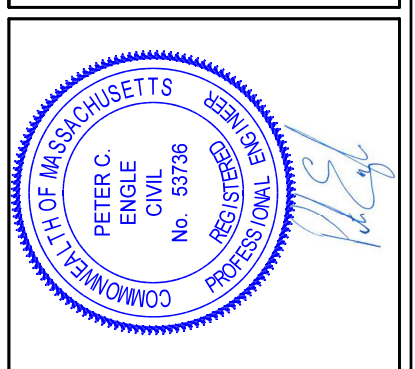
HOR. SCALE IN FEET: 1"=80'

0 80 160 240

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	6.27.23	PER CON. & PEER ENG. COMMENTS	PE
3	8.16.23	PER CON. & PEER ENG. COMMENTS	PE
4		PER CON. & PEER ENG. COMMENTS	PE

PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER

MA LIC. NO. 53736



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JUSTIN STELMOK
557 SOUTHWEST CUTOFF
WORCESTER, MA 01607

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

FIRE TRUCK TURN ANALYSIS

SHEET **C31** OF **32**

PERMITTING SET



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

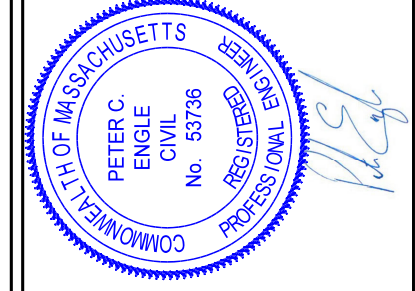
PROPOSED OPEN SPACE
 TOTAL AREA: 5.3 ACRES±
 UPLAND: 5.0 ACRES±
 WETLAND: 0.3 ACRES±

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

HOR. SCALE IN FEET: 1" = 75'

REV	DATE	DESCRIPTION	MADE (APVD)
1	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
2	4.28.23	PER CON. & PEER ENG. COMMENTS	PE
3	6.27.23	PER CON. & PEER ENG. COMMENTS	PE
4	8.16.23	PER CON. & PEER ENG. COMMENTS	PE

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DRAWN BY: WCN
 DATE: 4/1/23
 CHK BY: OPN
 SCALE: 1" = 80'
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OPEN SPACE
 PLAN