

ZONING INFORMATION TABLE – STURBRIDGE, MA  
**68 PARADISE LANE**

ASSESSOR'S MAP ID: 505-09E42-068 DEED: BK 68327 PG 68  
 ZONING: SUBURBAN RESIDENTIAL  
 GROUNDWATER PROTECTION OVERLAY DISTRICT

EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING
LOT SIZE (MIN.)	32,670 S.F.	10,378 S.F.±
FRONTAGE	125 FT.	138.67 FT.±
FRONT SETBACK	30 FT.	31.5 FT.±
SIDE/REAR SETBACK	15 FT.	25.9 FT.±
LOT COVERAGE (MAX)	15%	8.1%
BUILDING HEIGHT (MAX.)	35 FT.	15 FT.±
HABITABLE FLOOR AREA (MIN.)	750 S.F.	620 S.F.±*
IMPERVIOUS AREA	2,500 S.F.	1,390 S.F.±

\*EXCLUDES 220 S.F.± SCREENED PORCH

RESOURCE AREA BUFFER ZONE CALCS

BUFFER ZONE	25' LAKE	50' LAKE	0-25' BVW	25-50' BVW**
BUILDING COVERAGE	0 S.F.	134 S.F.	840 S.F.	0 S.F.
IMPERVIOUS AREA*	0 S.F.	134 S.F.	1,390 S.F.	0 S.F.

\*EXCLUDES EXISTING LAKEFRONT CONC. RETAINING WALL  
 \*\*ENTIRE SITE IS LOCATED WITHIN 25' BVW BUFFER

GENERAL NOTES:

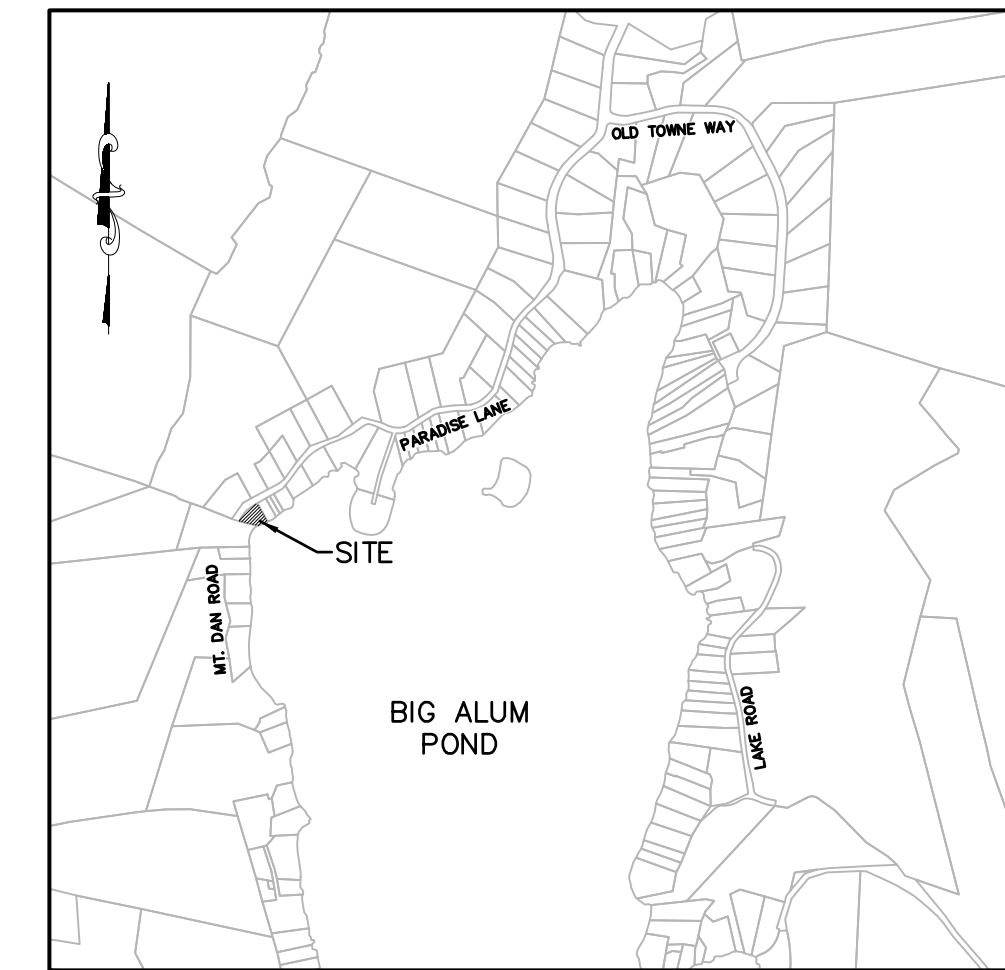
- THIS PLAN IS TO BE UTILIZED ONLY FOR THE PROPOSED CONSTRUCTION AT 68 PARADISE LANE AS ILLUSTRATED HERON.
- ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF STURBRIDGE.
- ALL SITE WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE TOWN OF STURBRIDGE RULES AND REGULATIONS.
- ANY CONDITIONS DURING CONSTRUCTION THAT DIFFER FROM THOSE ENCOUNTERED DURING TESTING SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
- PROPERTY LINES SHOWN ON THIS PLAN BASED ON DEED AND PLANS OF RECORD.
- OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
- ALL VERTICAL ELEVATIONS BASED ON NAD 1988.
- ALL STRUCTURES TO BE LINED WITH MAGNETIC TAPE FOR FUTURE LOCATION.
- THE PROPOSED WORK IS SUBJECT TO THE WETLANDS PROTECTION ACT THE STURBRIDGE WETLANDS BYLAW.
- THE PROPOSED CONSTRUCTION DOES NOT FALL WITHIN A FLOOD HAZARD ZONE.
- BENCHMARKS MUST BE SET PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL DISTURBED AREAS TO BE LOAMED, SEEDED, FERTILIZED AND MULCHED. STABILIZATION OF DISTURBED AREAS SHALL BE CHECKED THROUGHOUT CONSTRUCTION UNTIL VEGETATION IS ESTABLISHED AND REPAIRED AS NEEDED.

NOTES:

- EXISTING CONDITIONS AS SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY MCCLURE ENGINEERING, INC. UPON THE GROUNDS BETWEEN OCTOBER 2022 AND JANUARY 2023.

GENERAL CONSTRUCTION NOTES:

- THE CONSTRUCTION SHALL CONFORM TO THE STANDARDS AS SET BY THE TOWN OF STURBRIDGE.
- 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.
- 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, SHALL APPLY.
- ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- 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.
- 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.
- 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 WITH CLEAN STRAW. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD, APPROVED EROSION CONTROL BLANKETS, OR BONDED FIBER MATRIX HYDROSEED UNLESS OTHERWISE NOTED.
- WORK WITHIN THE STREET RIGHT-OF-WAY SHALL CONFORM TO THE STANDARDS THE TOWN OF STURBRIDGE D.P.W.
- ALL CONSTRUCTION CONTROL SHALL BE BASED ON THE APPROVED PLANS.



LOCUS PLAN  
 1"=1000'

TAX MAP REFERENCES:  
 PARCEL I.D. 505-09E42-068

RECORD OWNERS:  
 JEFFREY D. BUCHANAN  
 68 PARADISE LANE,  
 STURBRIDGE, MA 01518  
 DEED BOOK 68327 PAGE 182

DEED REFERENCES:  
 (WORCESTER COUNTY REGISTRY OF DEEDS)

DEED BOOK 68327 PAGE 182

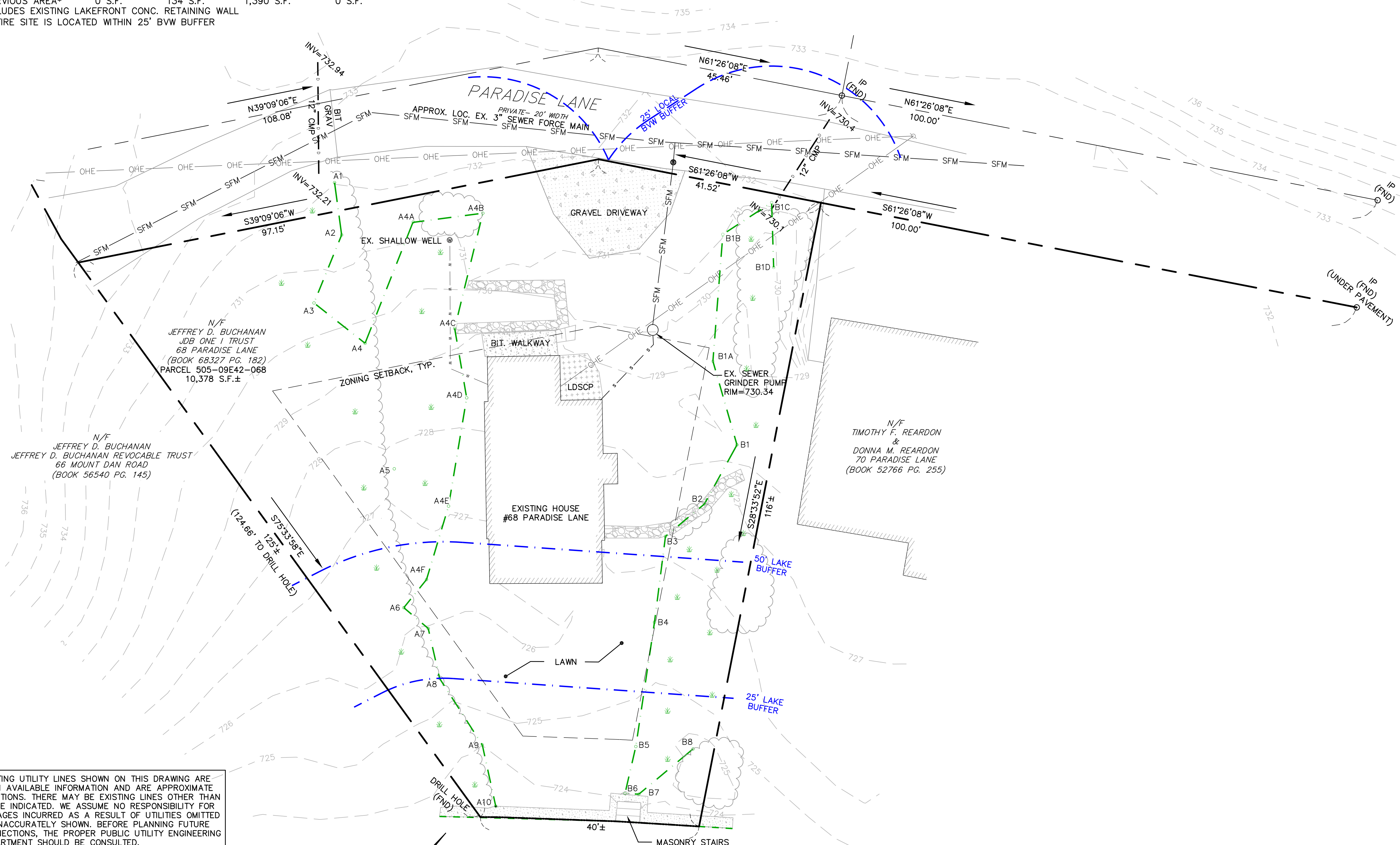
ZONING:  
 ZONE - SUBURBAN RESIDENTIAL DISTRICT  
 AREA - 3/4 AC  
 FRONTAGE - 125'  
 FRONT - 30'  
 SIDE - 15'  
 REAR - 15'  
 MAX LOT COVERAGE - 15%

FEMA FLOOD MAP  
 MAP - 25027C0909E, DATED 7/4/2011

WETLAND DELINEATION PERFORMED BY ECOTEC, INC.  
 102 GROVE STREET, WORCESTER, MA 01605-2629  
 ON OCTOBER 24, 2022.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS AT 68 PARADISE LANE, STURBRIDGE, MA 01566
- EXISTING CONDITIONS SURVEY PERFORMED AND OVERSEEN BY MARK LAPRAD, P.L.S. OF MCCLURE ENGINEERING, INC. BETWEEN OCTOBER 2022 AND JANUARY 2023.
- HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983.
- ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.



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DIG-SAFE NOTE (1-888-344-7233):

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO ANY EXCAVATION @ 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE CONSTRUCTION ACTIVITIES.
- ALL EXISTING SUBSURFACE UTILITIES (LOCATION & ELEVATION TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR IS TO VERIFY EXISTING INVERTS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

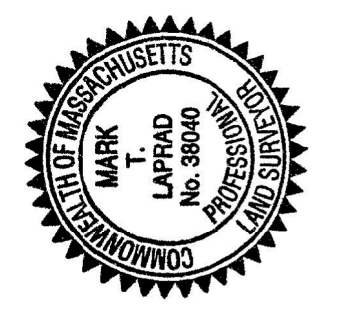
BIG ALUM POND  
 NORMAL POOL ELEV. 722.5  
 100 YEAR FLOOD POOL ELEV. 723.4

REV	DATE	DESCRIPTION	MADE BY
1	3.14.23	PER CONCOM COMMENTS	PE
2	6.15.23	PER CONCOM PEER REVIEW	PE
3	7.5.23	PER CONCOM COMMENTS	PE

REVISIONS

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

MARK T. LAPRAD, P.L.S.  
 PROFESSIONAL LAND SURVEYOR  
 MA LIC. NO. 38640



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

PROPOSED SITE PLAN  
 68 PARADISE LANE  
 STURBRIDGE, MA 01518  
 PREPARED FOR:  
 JEFF BUCHANAN  
 68 PARADISE LANE  
 STURBRIDGE, MA

DRAWN BY:	IP
DATE:	2.15.23
CHK BY:	ML
SCALE:	1"=10'
PROJ. NO.:	287-2819-N

EXISTING  
 CONDITIONS PLAN

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**68 PARADISE LANE**

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 ZONING: SUBURBAN RESIDENTIAL  
 GROUNDWATER PROTECTION OVERLAY DISTRICT

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 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

	REQUIRED	EXISTING	PROPOSED
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FRONT SETBACK	30 FT.	31.5 FT.±	19.3 FT.±
SIDE/REAR SETBACK	15 FT.	25.9 FT.±	18.6 FT.±
LOT COVERAGE (MAX)	15%	8.1%	14.9%
BUILDING HEIGHT (MAX.)	35 FT.	15 FT.±	34.9' FT.
HABITABLE FLOOR AREA (MIN.)	750 S.F.	620 S.F.±	2,500 S.F.±
IMPERVIOUS AREA	2,500 S.F.	1,390 S.F.±	1,450 S.F.±

RESOURCE AREA BUFFER ZONE CALCS

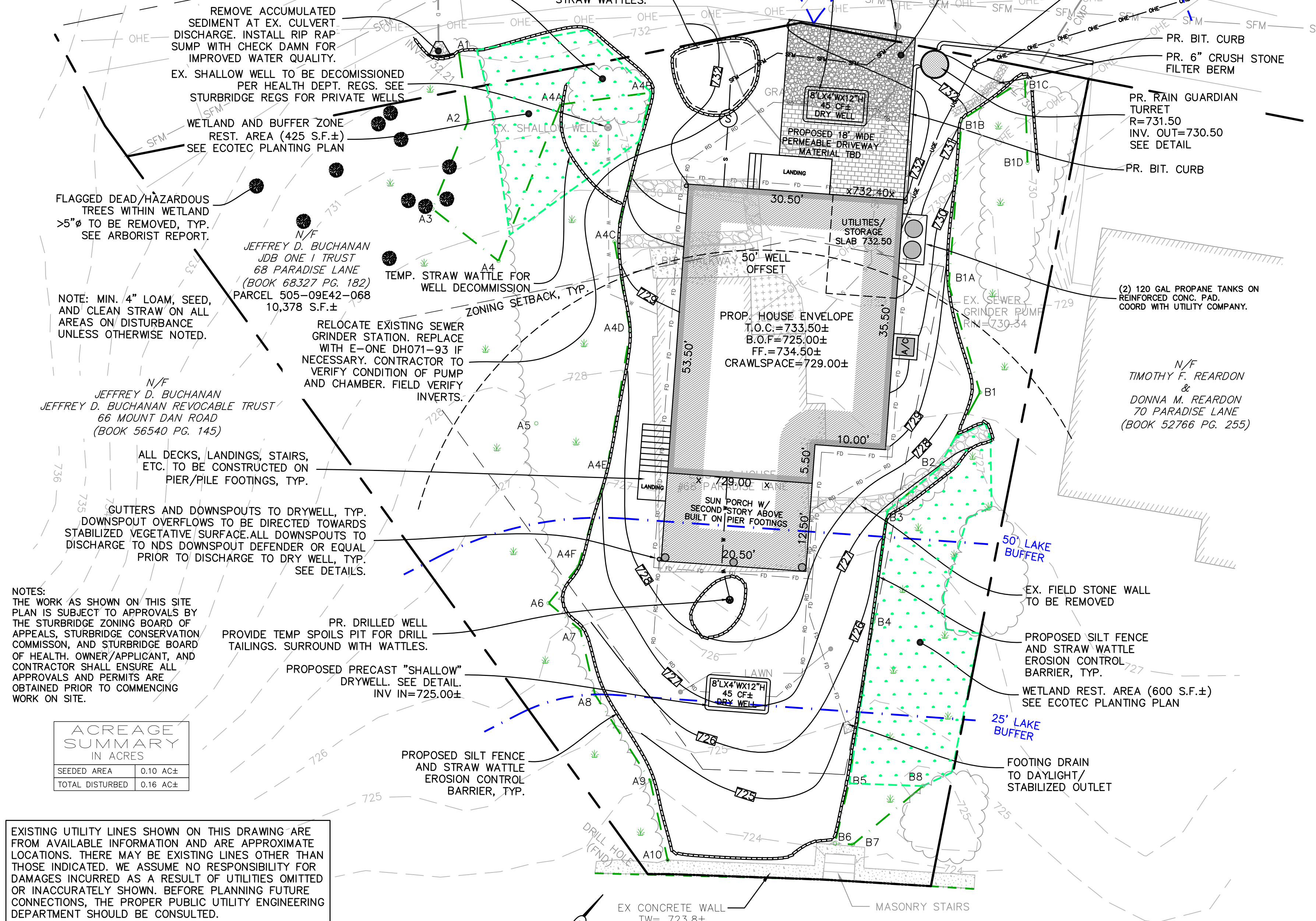
BUFFER ZONE	25' LAKE	50' LAKE	0-25' BVW	25-50' BVW**
BUILDING COVERAGE	0 S.F.	0 S.F.	134 S.F.	115 S.F.
IMPERVIOUS AREA*	0 S.F.	0 S.F.	134 S.F.	115 S.F.
EXCLUDED EXISTING LAKEFRONT RETAINING WALL			1,390 S.F.	1,450 S.F.
**ENTIRE SITE IS LOCATED WITHIN 25' BVW BUFFER				

RESOURCE AREA BUILDING SETBACKS

RESOURCE AREA	LAKE	WETLAND A	WETLAND B
EXISTING	42.7'	3.0'	10.3'
PROPOSED	43.5'	6.7'	6.8'

DRIVEWAY CALCS

EXISTING	PROPOSED
AREA	360 S.F.
EXISTING	390 S.F.



ACREAGE SUMMARY IN ACRES

SEEDED AREA	0.10 AC±
TOTAL DISTURBED	0.16 AC±

EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

DIG-SAFE NOTE (1-888-344-7233):

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO ANY EXCAVATION @ 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE CONSTRUCTION ACTIVITIES.
- ALL EXISTING SUBSURFACE UTILITIES (LOCATION & ELEVATION TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION) IS TO BE VERIFIED BY EXISTING INVERTS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONSTRUCTION NOTES:

- NO WORK OR STOCKPILING TO TAKE PLACE BEYOND THE PROPOSED SEDIMENTATION CONTROL BARRIER.
- 55 GALLON SPILL KIT TO BE KEPT ON SITE WHILE MACHINERY IS IN USE.
- EXCESS SOILS, UNSUITABLE MATERIALS, RUBBISH AND DEBRIS TO BE DISPOSED OF PROPERLY OFF SITE.
- A MINIMUM OF 4" LOAM, SEED, AND CLEAN STRAW TO BE PLACED ON ALL AREAS OF EARTH DISTURBANCE.
- THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR THE PROPER MAINTENANCE OF ALL SEDIMENT BARRIERS, AND WILL IDENTIFY AND CORRECT ALL SOURCES OF EROSION, IN ORDER TO INSURE THE PROPER PROTECTION OF THE RESOURCE AREAS.
- THE STURBRIDGE CONSERVATION COMMISSION IS TO BE NOTIFIED WHEN EROSION AND SEDIMENT CONTROL IS IN PLACE PRIOR TO START OF ANY WORK ON THE SITE.
- BARRIERS SHALL REMAIN IN PLACE UNTIL ALL REGRADED AREAS HAVE BEEN STABILIZED.
- ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF STURBRIDGE CONSERVATION COMMISSION.
- THE WORK SHOWN ON THIS PLAN DOES NOT APPEAR SUBJECT TO THE ISSUANCE OF A CHAPTER 91 WATERWAY PERMIT AS NO WORK IS PROPOSED BELOW THE MEAN ANNUAL HIGH WATER LEVEL OF BIG ALUM POND.

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 PERMIT 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

THE PERMITEE, OWNER-OF-RECORD, CONTRACTOR, ENGINEER, WETLAND CONSULTANT AND THE TOWN SHALL HOLD A "PRE-CONSTRUCTION" CONFERENCE REVIEW THE PROPOSED SOIL EROSION AND SEDIMENT CONTROL MEASURES.

DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES

TEMPORARY STABILIZATION MEASURES

SILT FENCE AND STRAW WATTLES:  
 INSTALL SILT FENCE AND STRAW WATTLES AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE SILT FENCE 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 SILT FENCE/ WATTLES IMMEDIATELY IF DAMAGED OR DETERIORATED.

STOCKPILING OR STORAGE OF EXCAVATED MATERIALS:

COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH MULCH TUBES/COMPOST SOCKS TO PREVENT TRANSPORTATION OF SEDIMENT.

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 7 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, STRAW BALES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
- INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED DAILY OR AFTER A LEGITIMATE STORM EVENT (0.25 INCH). INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH THE TIME AND DATE. LOG SHALL BE AVAILABLE TO THE TOWN UPON REQUEST.
- 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 50-FOOT BUFFER ZONE. NO CONCRETE WASHOUT OR WASHING OF CONSTRUCTION EQUIPMENT IS ALLOWED WITHIN THE 50-FOOT BUFFER ZONE.
- 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 "MA DEP": FOLLOWED BY THE DEP FILE NUMBER AS DEPICTED ON THE ISSUED ORDER OF CONDITIONS.

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-SEEDING 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 TOP 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 TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

TAX MAP REFERENCES:

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RECORD OWNERS:

JEFFREY D. BUCHANAN  
 68 PARADISE LANE,  
 STURBRIDGE, MA 01518  
 DEED BOOK 68327 PAGE 182

DEED REFERENCES:

(WORCESTER COUNTY REGISTRY OF DEEDS)

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 FRONTAGE - 125'  
 FRONT - 30'  
 SIDE - 15'  
 REAR - 15'  
 MAX LOT COVERAGE - 15%

FEMA FLOOD MAP

MAP - 25027C0909E, DATED 7/4/2011

WETLAND DELINEATION PERFORMED BY ECOTEC, INC.  
 102 GROVE STREET, WORCESTER, MA 01605-2629  
 ON OCTOBER 24, 2022.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS AT 68 PARADISE LANE, STURBRIDGE, MA 01566
- EXISTING CONDITIONS SURVEY PERFORMED AND OVERSEEN BY MARK LAPRAD, P.L.S. OF MCCLURE ENGINEERING, INC. BETWEEN OCTOBER 2022 AND JANUARY 2023.
- HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983.
- ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP ARE SHOWN.
- EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

SEQUENCE OF CONSTRUCTION

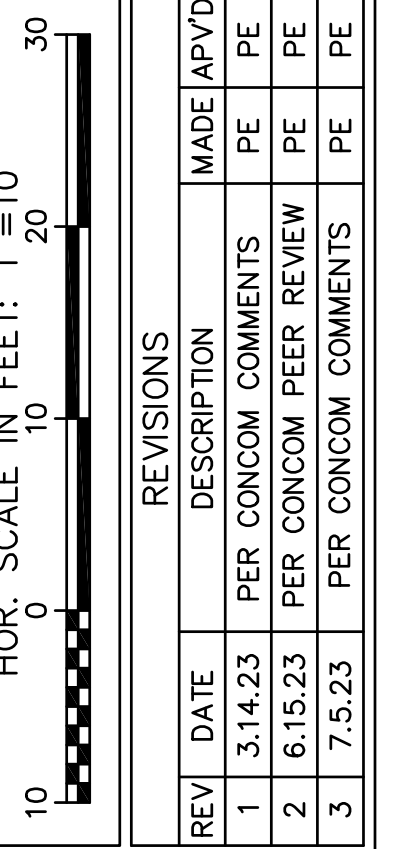
- THE FOLLOWING CONSTRUCTION SEQUENCE IS MEANT TO INSURE THE EFFECTIVENESS OF THE EROSION/SEDIMENT CONTROL MEASURES. THE FOLLOWING NARRATIVE DESCRIBES THE PLANNED CONSTRUCTION SEQUENCE WITH AN EMPHASIS ON THE TIMING AND SEQUENCE OF EROSION/SEDIMENTATION CONTROL MEASURES:
- INSTALL STABILIZED CONSTRUCTION EXIT(S) AND DEP SIGN.
  - INSTALL EROSION CONTROL BARRIERS ON THE ENTIRE SITE (CLEAR ONLY THOSE AREAS NECESSARY FOR INSTALLATION).
  - NOTIFY ENGINEER, WETLAND CONSULTANT, AND TOWN OF INSTALLATION OF EROSION CONTROL BARRIERS AND SCHEDULE INSPECTION.
  - FOLLOWING APPROVAL, INSTALL THE FOLLOWING AREAS: PARKING, LAY DOWN PORTA POTTY, 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.
  - GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
  - BEGIN DEMOLITION, CLEARING, AND GRUBBING THE SITE.
  - BEGIN GRADING THE SITE AS NEEDED.
  - START INSTALLATION OF DRAINAGE AND SITE WORK.
  - START INSTALLATION OF FOUNDATION AND UTILITIES.
  - START INSTALLATION OF WETLAND REPLICATION AND RESTORATION AREAS.
  - 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

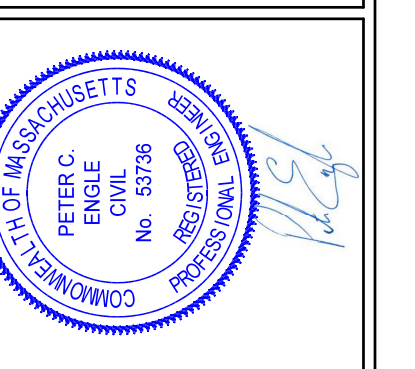
- PERMANENTLY STABILIZE ANY REMAINING EXPOSED AREAS.
- SEDIMENT FROM EROSION CONTROL BARRIERS TO BE REMOVED AND SEDIMENT DISPOSED OF OFFSITE.
- ONCE ENTIRE SITE IS STABILIZED, CALL FOR FINAL INSPECTION FROM SITE MONITOR.
- AFTER APPROVAL, REMOVE EROSION CONTROL BARRIERS.

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 MAKE AVAILABLE TO THE CONSERVATION COMMISSION UPON REQUEST.
- EXTRA EROSION CONTROL MATERIALS EQUAL TO 100 LF SHALL BE KEPT ON SITE FOR EMERGENCY REPAIRS. THESE MATERIALS SHALL BE KEPT COVERED.
- APPLICANT AND/OR LANDOWNER SHALL NOTIFY THE TOWN OF STURBRIDGE IN WRITING AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING ANY WORK.



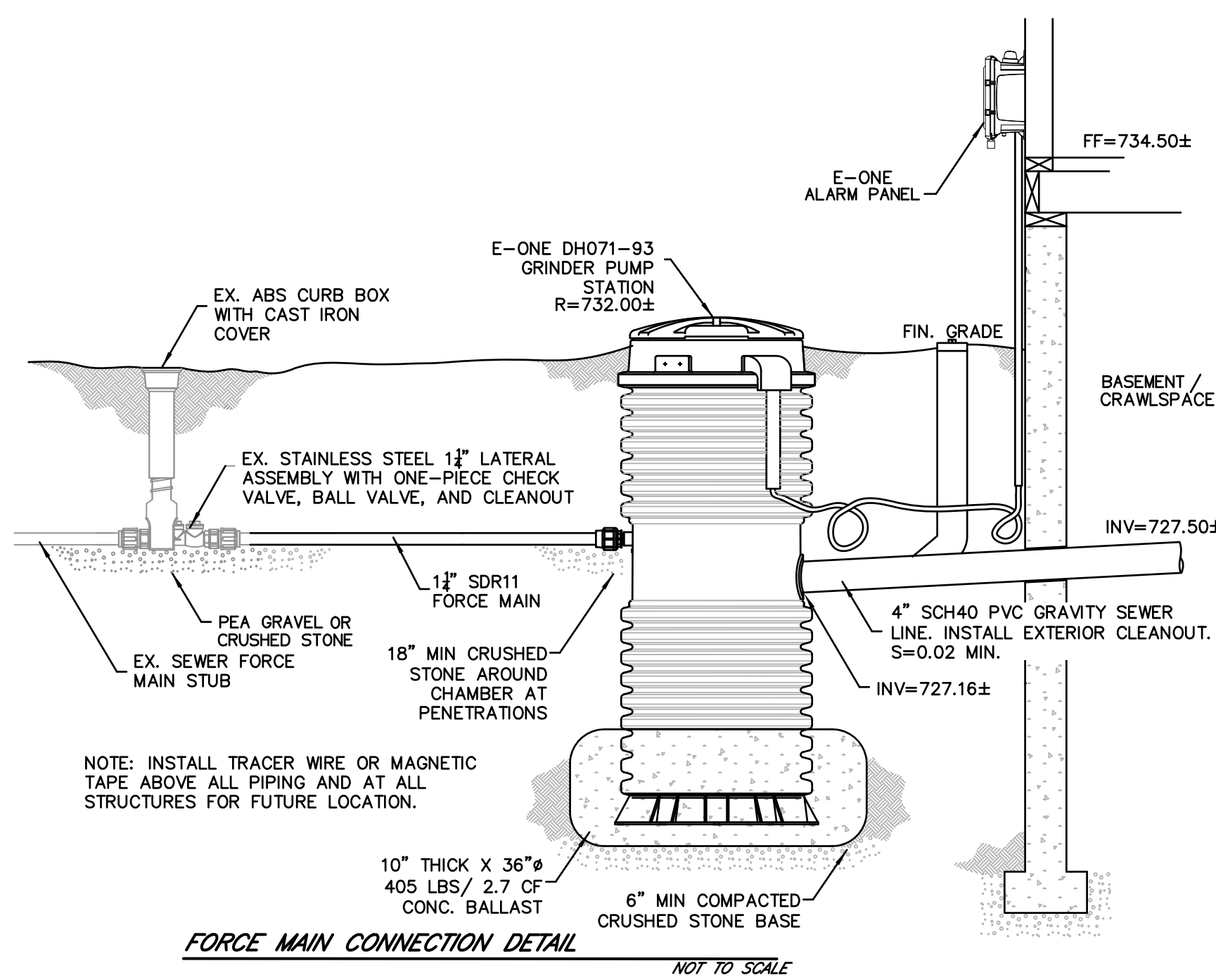
PETER C. ENGLE, P.E.  
 PROFESSIONAL ENGINEER  
 MA LIC. NO. 53736



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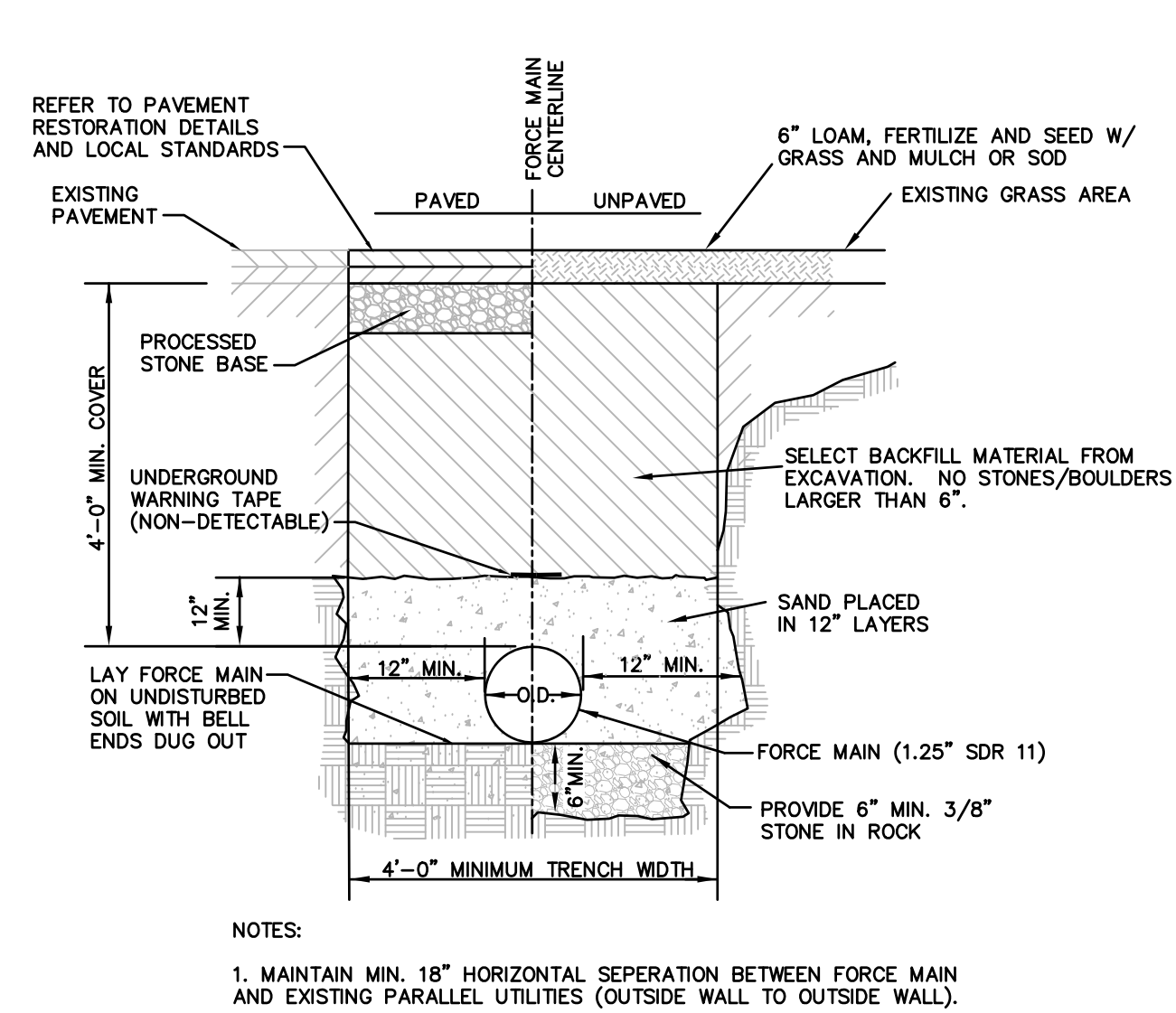
PROPOSED SITE PLAN  
 68 PARADISE LANE  
 STURBRIDGE, MA 01518  
 PREPARED FOR:  
 JEFF BUCHANAN  
 68 PARADISE LANE  
 STURBRIDGE, MA

DRAWN BY:	IP
DATE:	2.15.23
CHK BY:	PE
SCALE:	1"=10'
PROJ. NO.	287-2819-N



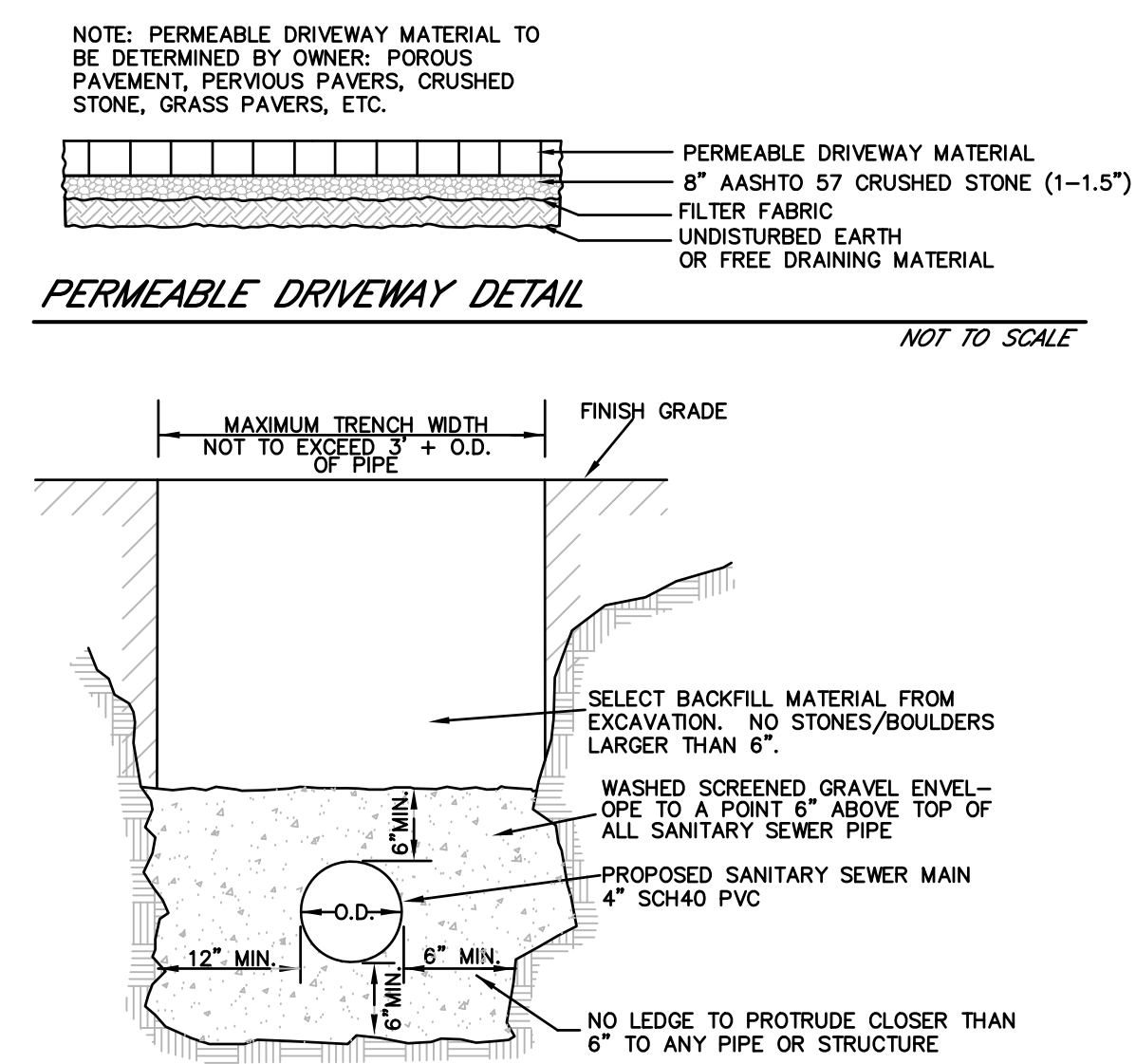
**FORCE MAIN CONNECTION DETAIL**

NOT TO SCALE



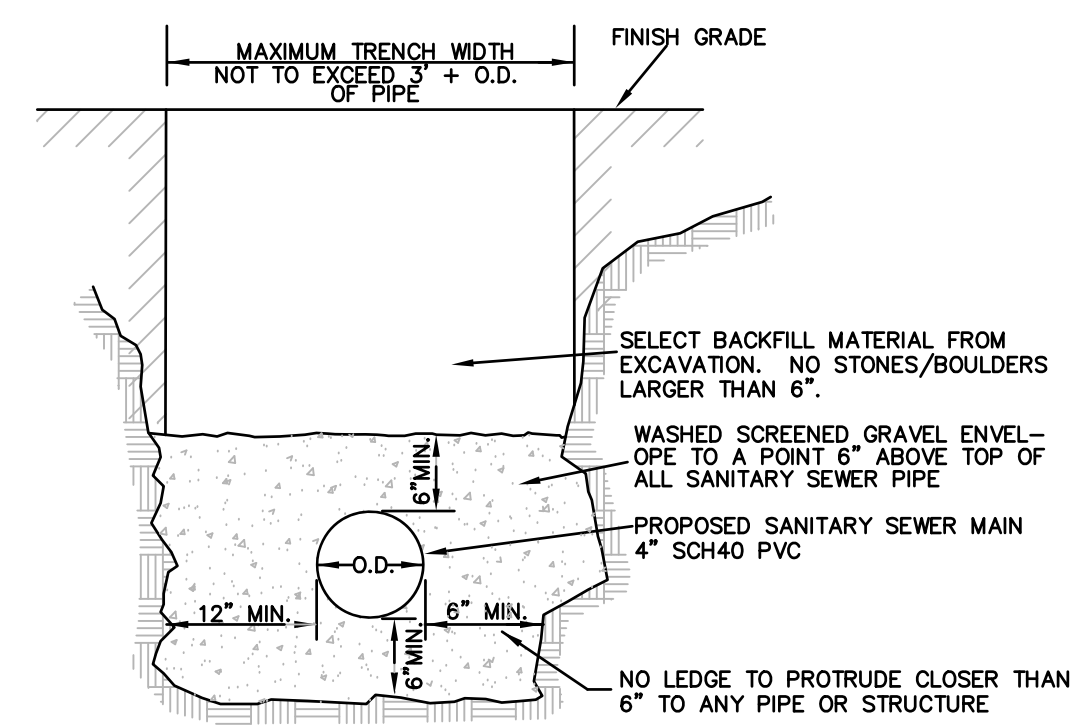
**TYP. SEWER FORCE MAIN TRENCH SECTION**

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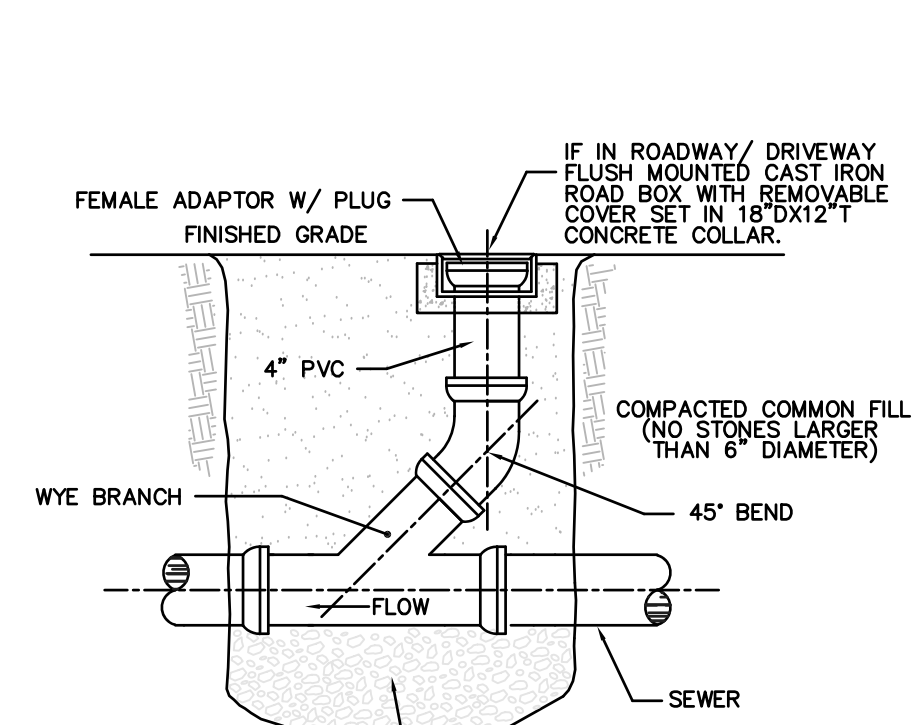
**PERMEABLE DRIVEWAY DETAIL**

NOT TO SCALE



**TYP. GRAVITY SEWER MAIN TRENCH SECTION**

NOT TO SCALE



**TYPICAL GRAVITY SEWER CLEANOUT DETAIL**

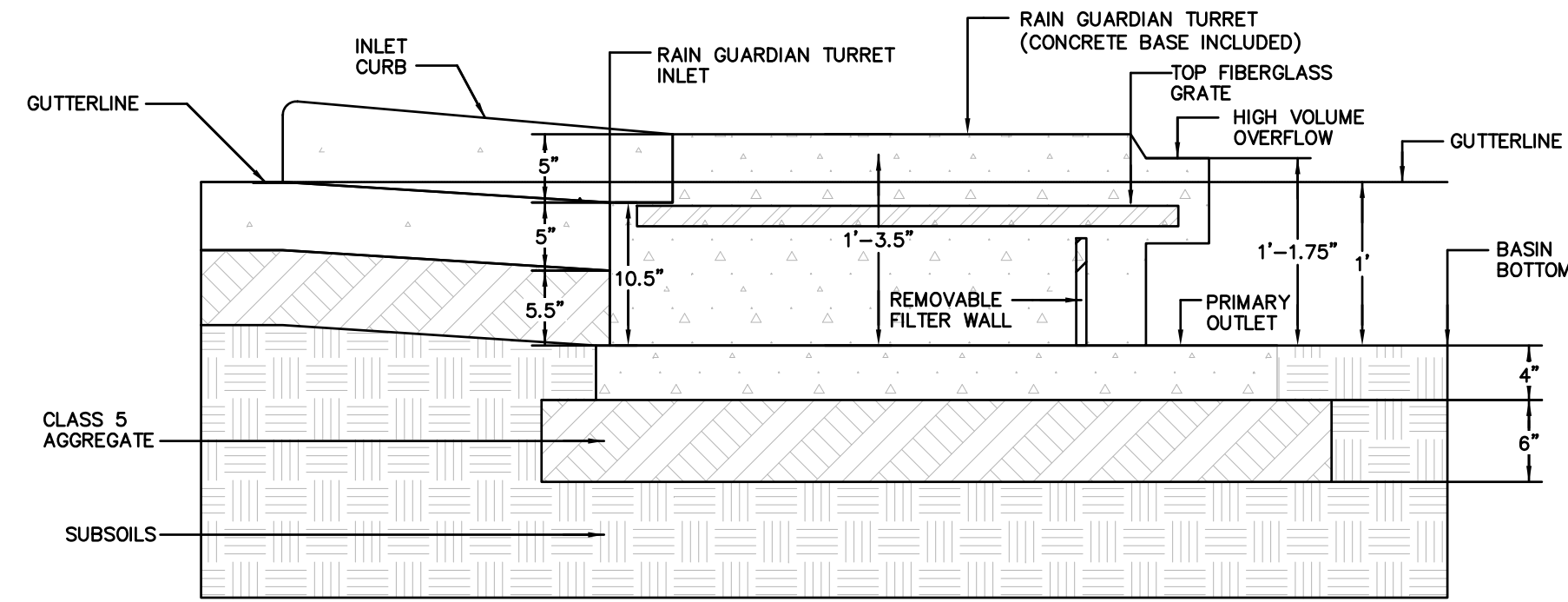
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**SPECIFICATIONS**

1. 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 ENTRAINMENT (4% TO 8% BY VOLUME). MANUFACTURED AND DESIGNED TO ASTM C858.
2. THREE-POINT PICK USING RECESSED LIFTING POCKETS WITH A STANDARD HOOK.
3. TWO-PIECE LIGHT-DUTY GALVANIZED GRATE (34.5 LBS/PIECE) FOR 541 LB CONCENTRATED LOAD OR 309 LB/SQ FT UNIFORM LOAD.
4. TWO-PIECE HEAVY-DUTY GALVANIZED GRATE (77.5 LBS/PIECE) FOR 2,456 LB CONCENTRATED LOAD OR 1,404 LB/SQ FT UNIFORM LOAD.

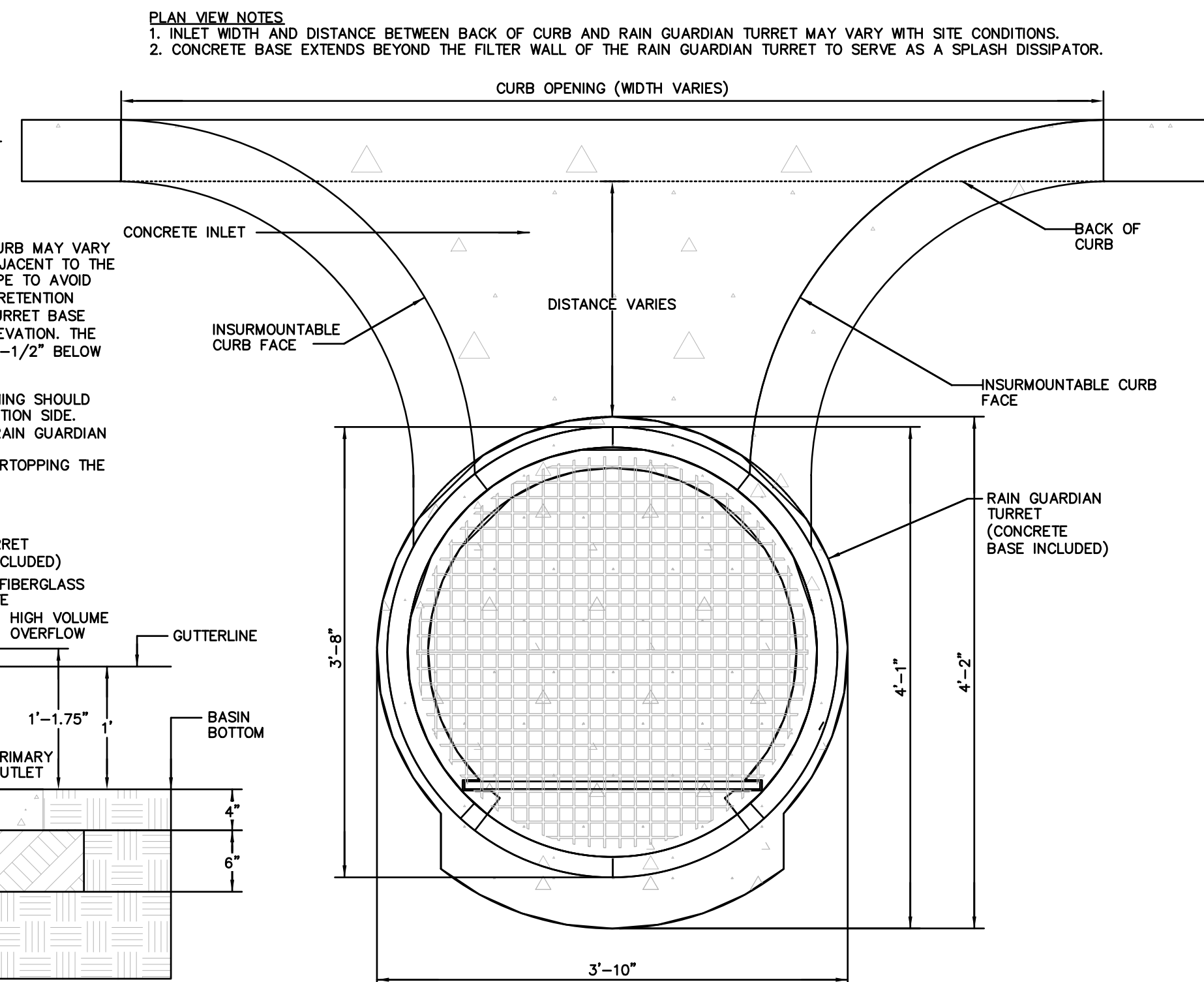
**INSTALLATION NOTES**

1. 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 BIRETENTION 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.
2. SET RAIN GUARDIAN TURRET ON THE PREPARED CLASS 5 BASE.
3. 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 BIRETENTION SIDE.
4. 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.
5. SIDE CURBS OF THE POURED INLET MUST HAVE AN INSURMOUNTABLE PROFILE TO PREVENT WATER FLOW FROM OVERTOPPING THE DOWNSTREAM SIDE OF THE INLET.
6. REMOVABLE FILTER WALL SHOULD BE INSTALLED WITH FILTER FABRIC FACING THE RAIN GUARDIAN TURRET INLET.



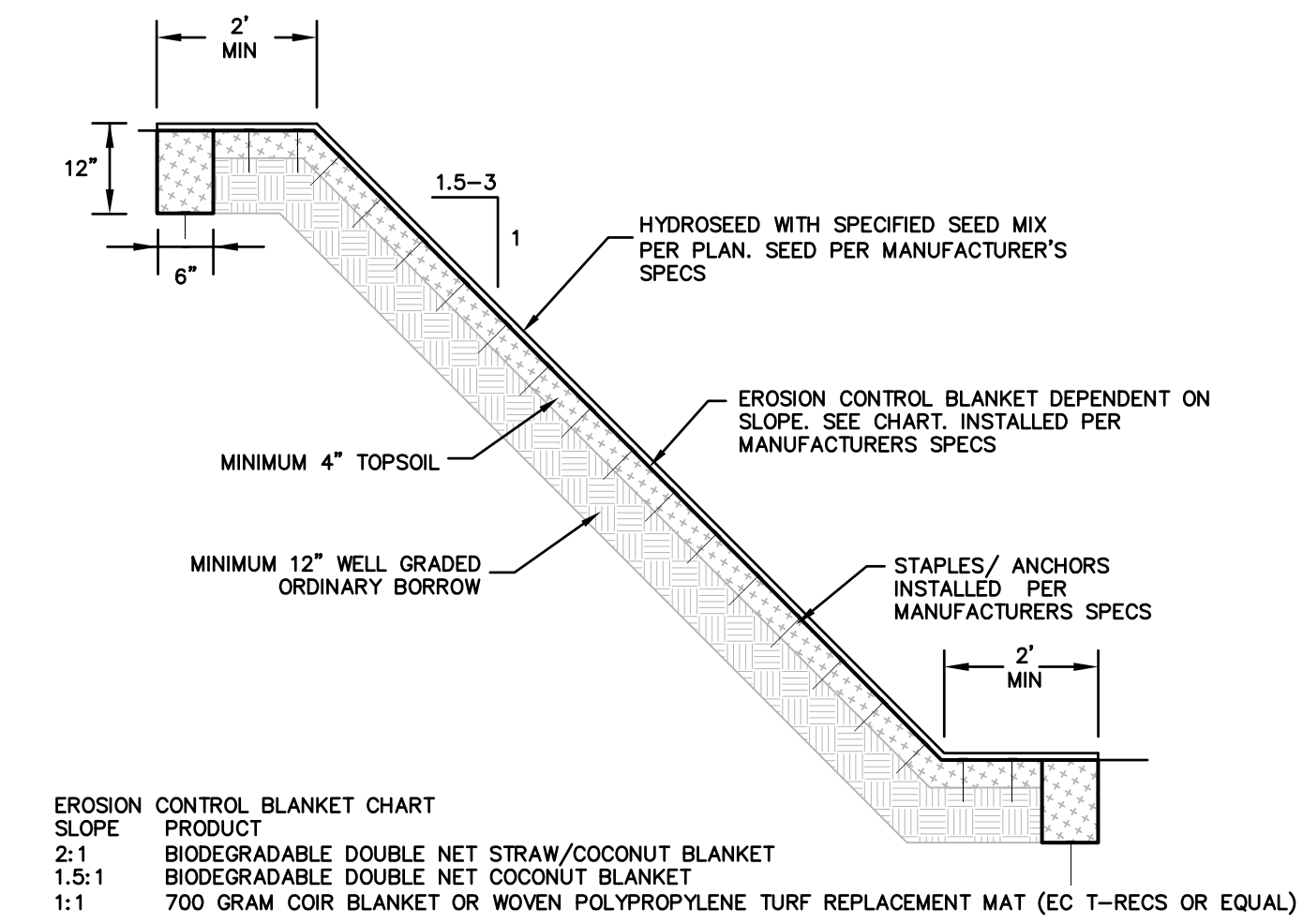
**RAIN GARDIAN TURRET DETAIL**

CROSS-SECTION



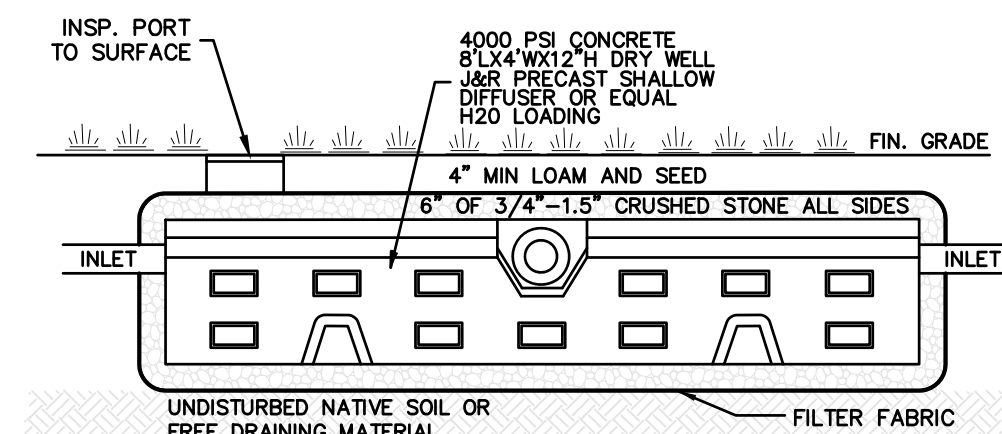
**PLAN VIEW**

NOT TO SCALE



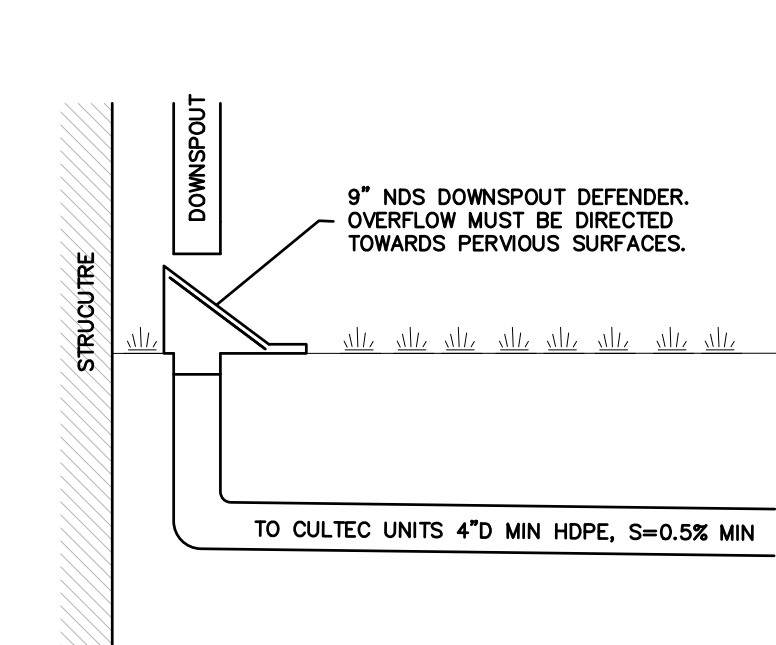
**SLOPE STABILIZATION TREATMENT**

NOT TO SCALE



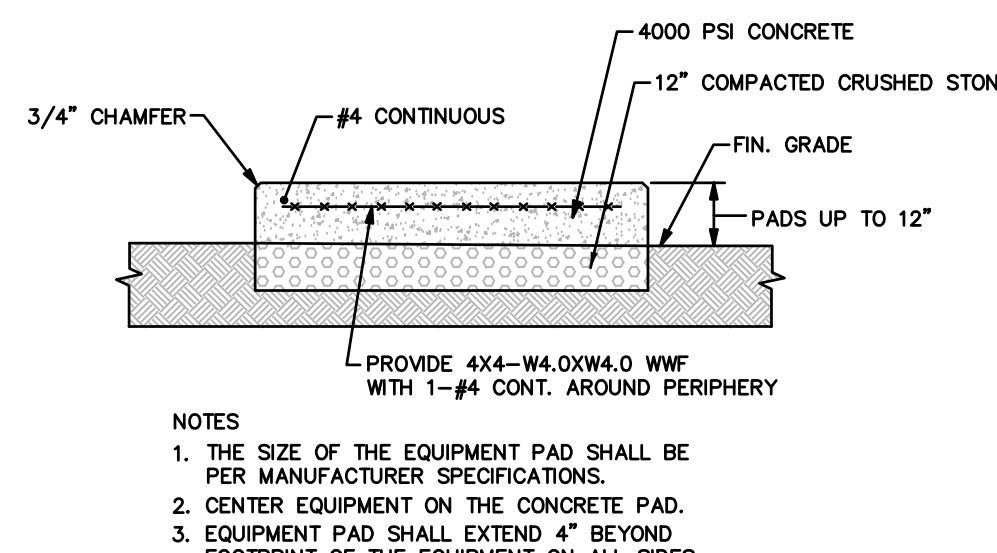
**SHALLOW DRY WELL DETAIL**

NOT TO SCALE



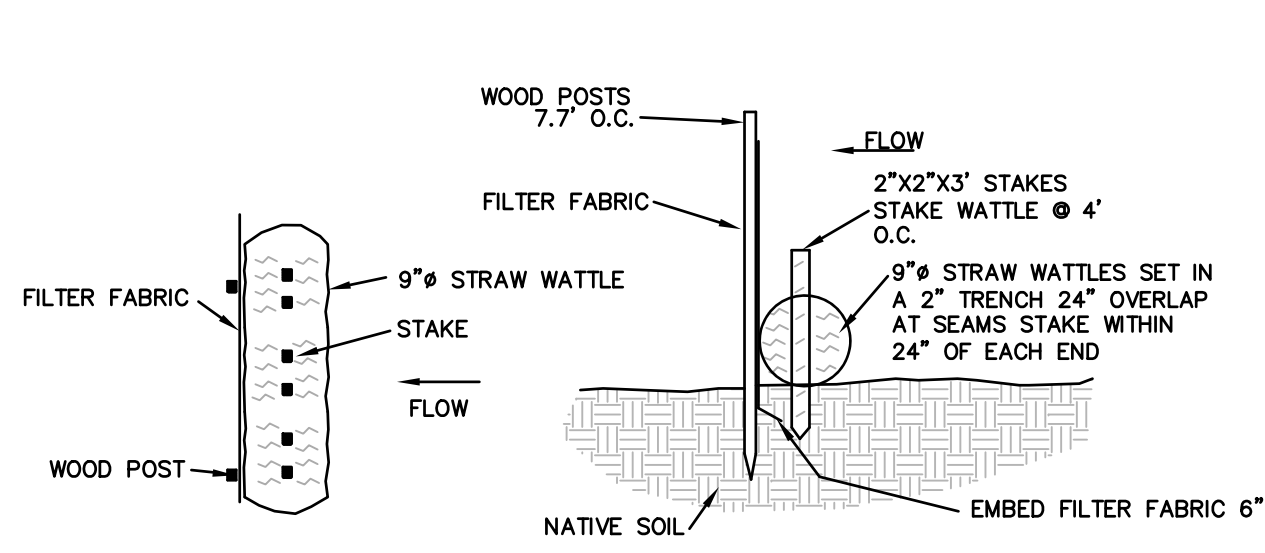
**DOWNSPOUT DETAIL**

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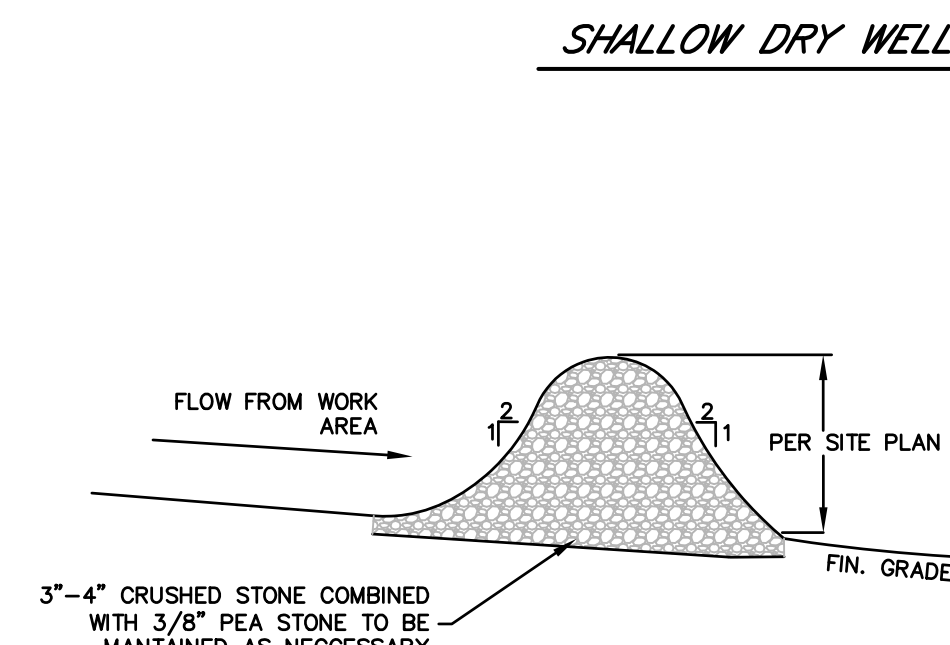
**CONCRETE EQUIPMENT PAD DETAIL**

NOT TO SCALE



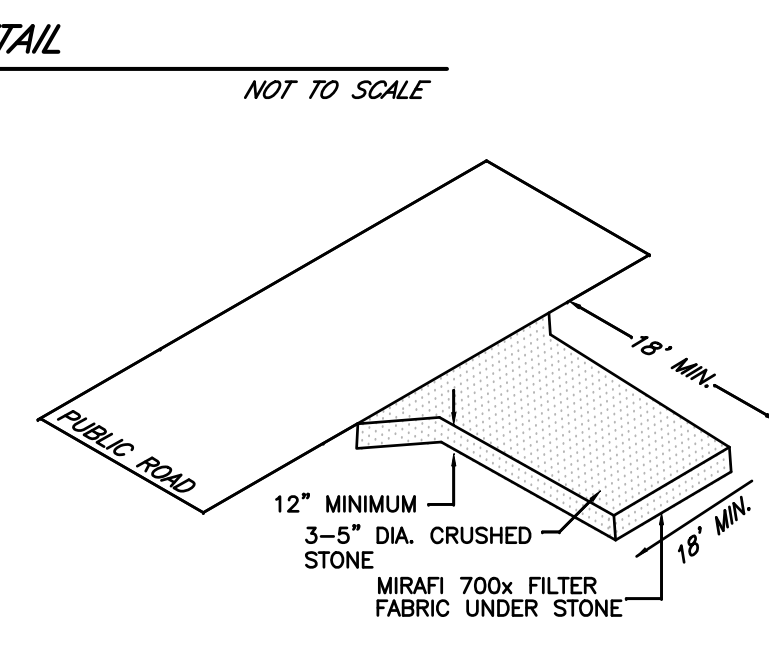
**STRAW WATTLE AND SILT FENCE DETAIL**

NOT TO SCALE



**STONE CHECK DAM DETAIL**

NOT TO SCALE

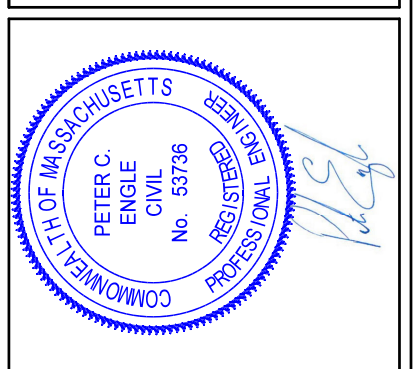


**SITE ENTRANCE MAT**

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE	APVD
1	3.14.23	PER CONCOM COMMENTS	PE	PE
2	6.15.23	PER CONCOM PEER REVIEW	PE	PE
3	7.5.23	PER CONCOM COMMENTS	PE	PE

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**DETAILS**

SHEET **3** OF **3**