

**CONSTRUCTION NOTES:**

1. NO WORK OR STOCKPILING TO TAKE PLACE BEYOND THE PROPOSED SEDIMENTATION CONTROL BARRIER.
2. 55 GALLON SPILL KIT TO BE KEPT ON SITE WHILE MACHINERY IS IN USE.
3. EXCESS SOILS, UNSUITABLE MATERIALS, RUBBISH AND DEBRIS TO BE DISPOSED OF PROPERLY OFF SITE.
4. A MINIMUM OF 4" LOAM, SEED, AND CLEAN STRAW TO BE PLACED ON ALL AREAS OF EARTH DISTURBANCE.
5. 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.
6. 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.
7. BARRIERS SHALL REMAIN IN PLACE UNTIL ALL REGRADED AREAS HAVE BEEN STABILIZED.
8. ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF STURBRIDGE CONSERVATION COMMISSION.
9. THE WORK SHOWN ON THIS PLAN DOES NOT APPEAR SUBJECT TO THE ISSUANCE OF A CHAPTER 91 WATERWAYS PERMIT AS NO WORK IS PROPOSED BELOW THE MEAN ANNUAL HIGH WATER LEVEL OF BIG ALUM POND.

NOTES:  
THE WORK AS SHOWN ON THIS SITE PLAN IS SUBJECT TO APPROVALS BY THE STURBRIDGE ZONING BOARD OF APPEALS, STURBRIDGE CONSERVATION COMMISSION, AND STURBRIDGE BOARD OF HEALTH. OWNER/APPLICANT, AND CONTRACTOR SHALL ENSURE ALL APPROVALS AND PERMITS ARE OBTAINED PRIOR TO COMMENCING WORK ON SITE.

**SURVEY NOTES:**

1. SITE EXISTING CONDITIONS, PROPERTY BOUNDARIES, AND TOPOGRAPHY BASED ON AN ON THE GROUND SURVEY CONDUCTED BY MCCLURE ENGINEERING, INC. TOPOGRAPHY SUPPLEMENTED WITH U.S.G.S. 2015 LIDAR.
2. SITE DOES NOT APPEAR TO LIE WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO FEMA FIRM MAP NO. 25027C0927E, EFFECTIVE JUNE 21, 2023.
3. WETLANDS AND RESOURCE AREAS WERE EVALUATED AND DELINEATED BY ECOTEC, INC. ON FEBRUARY 12, 2024 SURVEY LOCATED BY MCCLURE ON FEBRUARY 21, 2024.

**GENERAL NOTES:**

- 1). THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED EROSION CONTROL FOR A BUILDING TO BE RAZED AT 46 HALL ROAD, STURBRIDGE, MA.
- 2). THE SUBJECT PROPERTY IS LOCATED WITHIN THE INDUSTRIAL PARK (IP) ZONING DISTRICT THAT HAVE THE FOLLOWING DIMENSIONAL REQUIREMENTS:  

IP ZONE:	REQUIRED
MINIMUM LOT AREA:	87,120 S.F.
MINIMUM LOT FRONTAGE:	300'
FRONT SETBACK:	60'
SIDE SETBACK:	30'
REAR SETBACK:	30'
MAXIMUM STORIES:	2 STORIES
MAX. BLDG. COVERAGE	70%
- 3). THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
- 4). THE WORK DEPICTED ON THIS PLAN IS SUBJECT TO THE MASSACHUSETTS WETLAND PROTECTION ACT, AS WELL AS THE TOWN OF STURBRIDGE WETLANDS AND STORMWATER MANAGEMENT BY-LAWS.
- 5). ORIGINAL BUILDING WAS CONSTRUCTED IN 1968 PER TOWN RECORDS.

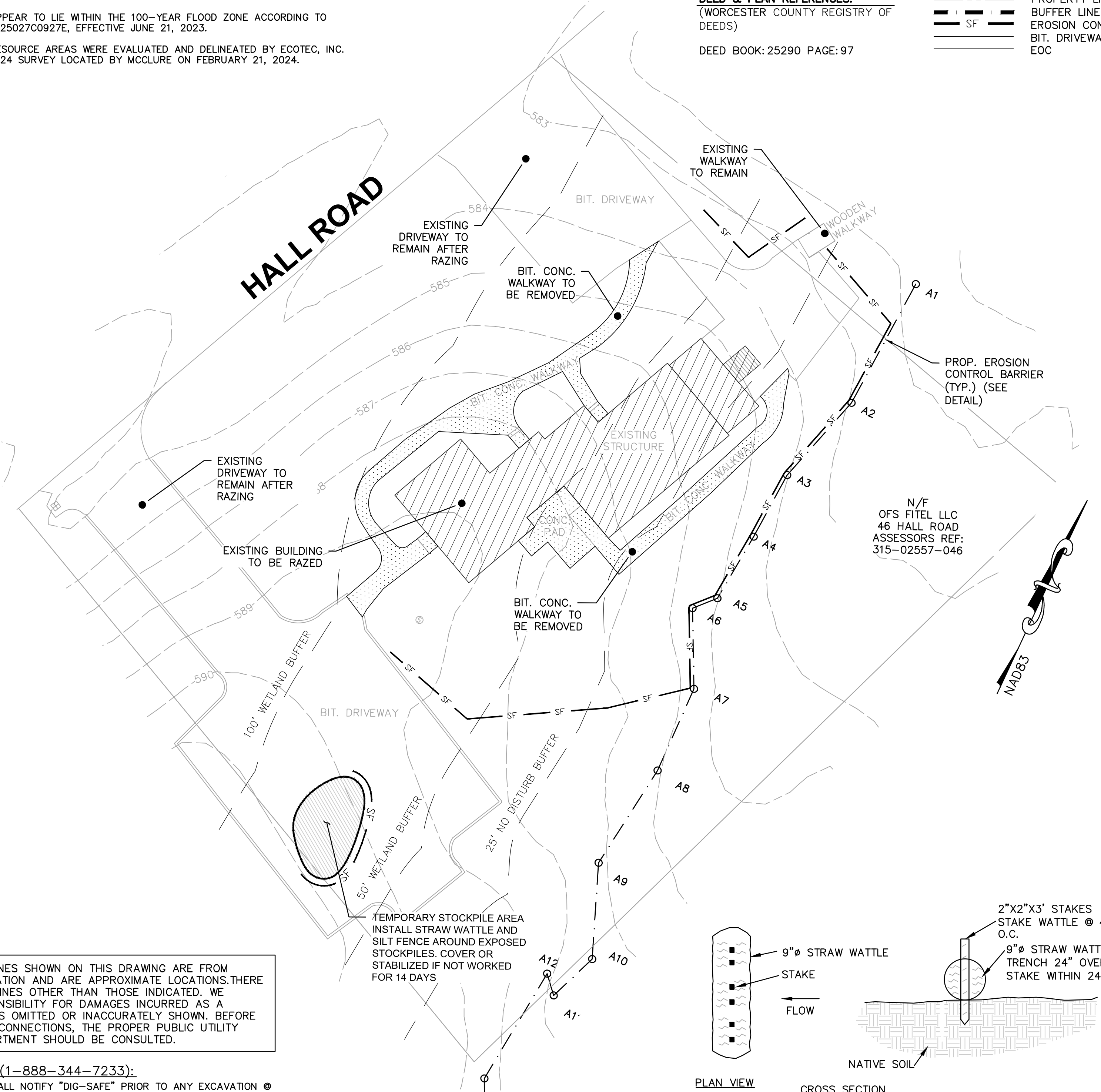
**TAX MAP REFERENCES:**  
PARCEL I.D. 315-02557-046

**RECORD OWNERS:**  
OFS FITEL LLC  
50 HALL ROAD  
STURBRIDGE, MA 01566

**DEED & PLAN REFERENCES:**  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
DEED BOOK: 25290 PAGE: 97

**LEGEND:**

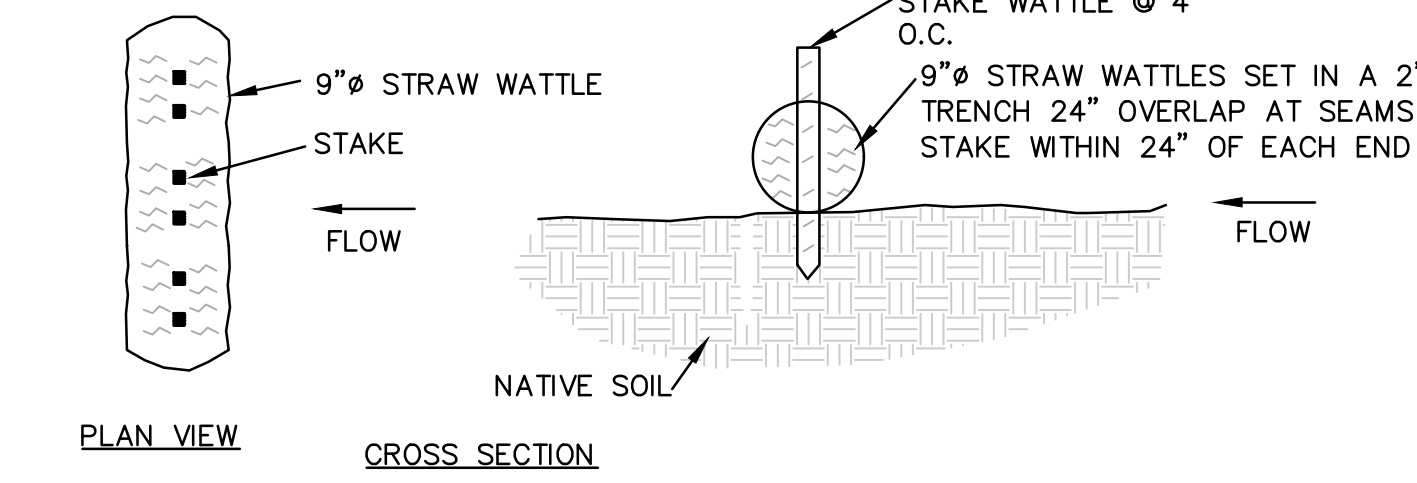
- ▣ CB CATCH BASIN
- A1 WETLAND FLAG
- APPROXIMATE LIMIT OF WETLANDS
- 100--- EXISTING CONTOURS
- PROPERTY LINE
- BUFFER LINE
- SF EROSION CONTROL SOCK
- BIT. DRIVEWAY
- EOC



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 INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

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

- 1) 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.
- 2) 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.



**STRAW WATTLE DETAIL**

NOT TO SCALE

**RESPONSIBILITIES OF OWNER/PERMITEE**

- THE OWNER/ PERMITEE SHALL:  
 A. PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT THE OWNER HAS ACQUIRED.  
 B. 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:  
 A. INSTALL, MONITOR, AND MAINTAIN ALL OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN  
 B. 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**

1. 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.
2. 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.
3. **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.
4. 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.
5. 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.
6. 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.
7. **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.

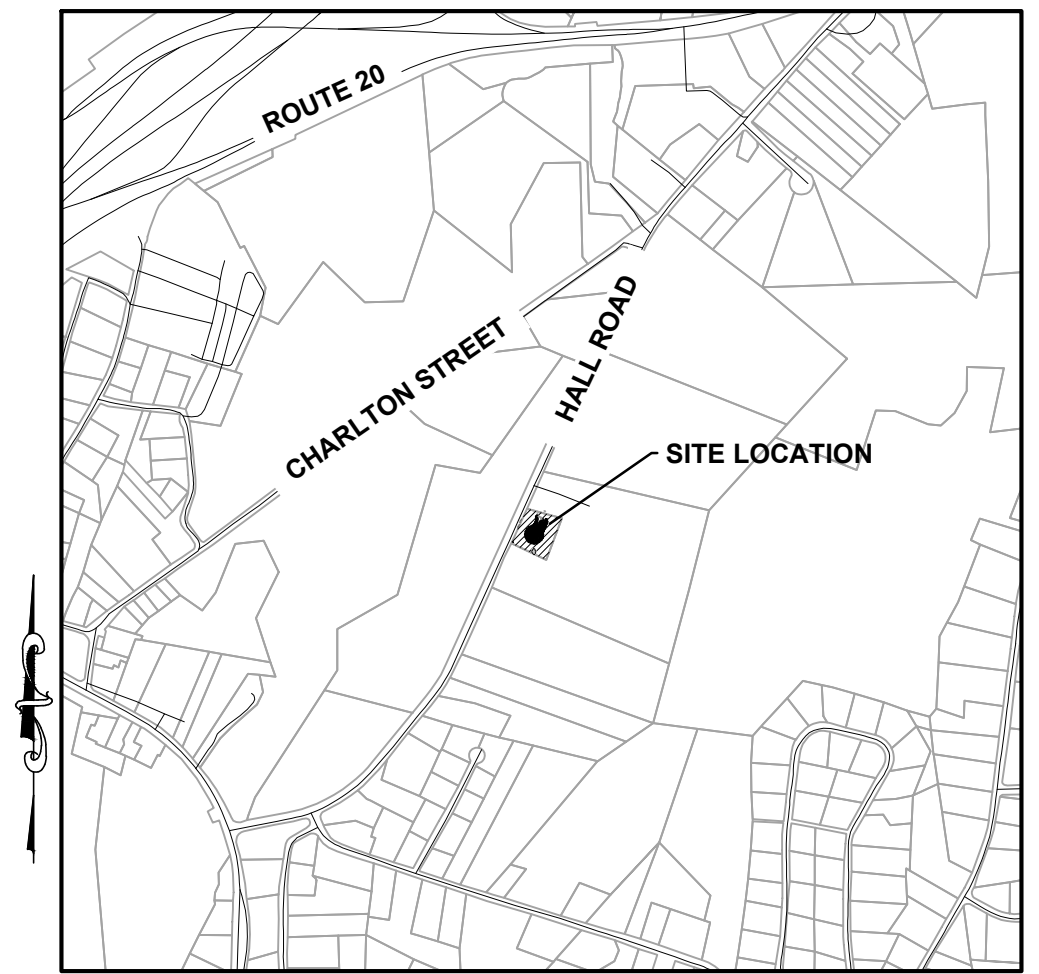
**GENERAL CONTROLS**

1. 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.
2. 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.
3. 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:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED, AND RE-SEEDDED AS NEEDED.
3. 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.
4. 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.
5. 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.

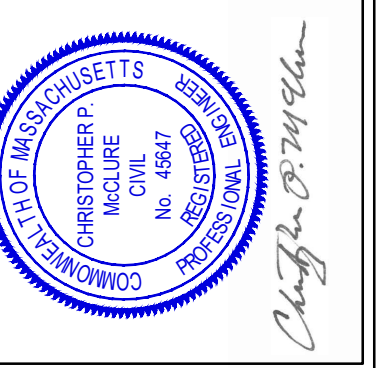


**LOCUS PLAN**

NORTH AMERICAN DATUM OF 1983

HOR. SCALE IN FEET: 1"=20'		60	
		40	
		20	
		0	
REV	DATE	PER CON.	COM COMMENTS
1	4/30/24		KR
REVISIONS		MA LIC. NO.	MADE (APVD)
		45647	RJD
		25944	

**CHRISTOPHER P. MCCLURE, P.E.**  
 PROFESSIONAL ENGINEER  
 MA LIC. NO. 45647  
 CT LIC. NO. 25944



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SITE IMPROVEMENTS AT 46 HALL ROAD, STURBRIDGE, MA 01566
  2. EXISTING CONDITIONS SURVEY PERFORMED AND OVERSEEN BY MARK LAPRAD, P.L.S. OF MCCLURE ENGINEERING, INC. BETWEEN OCTOBER 2022 AND JANUARY 2023.
  3. HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983.
  4. ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  5. THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP ARE SHOWN.
  6. 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 INACURATELY 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:
1. INSTALL STABILIZED CONSTRUCTION EXIT(S) AND DEP SIGN.
  2. INSTALL EROSION CONTROL BARRIERS ON THE ENTIRE SITE (CLEAR ONLY THOSE AREAS NECESSARY FOR INSTALLATION).
  3. NOTIFY ENGINEER, WETLAND CONSULTANT, AND TOWN OF INSTALLATION OF EROSION CONTROL BARRIERS AND SCHEDULE INSPECTION.
  4. 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.
  5. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
  6. BEGIN DEMOLITION, CLEARING, AND GRUBBING THE SITE.
  7. BEGIN GRADING THE SITE AS NEEDED.
  8. START INSTALLATION OF DRAINAGE AND SITE WORK.
  9. START INSTALLATION OF FOUNDATION AND UTILITIES.
  10. START INSTALLATION OF WETLAND REPLICATION AND RESTORATION AREAS.
  11. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUED AREAS THAT WILL BE INACTIVE FOR 15 DAYS OR MORE. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE COMPLETED.

**FINAL PHASE**

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

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

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

**PROPOSED DEMOLITION PLAN**  
**46 HALL ROAD**  
**STURBRIDGE, 01566**  
 PREPARED FOR:  
 OFS FITEL LLC  
 50 HALL ROAD  
 STURBRIDGE, MA 01566

DRAWN BY:	JW/KR
DATE:	02/27/24
CHK BY:	CPM
SCALE:	1"=20'
PROJ. NO.	287-3061-0

**DEMOLITION PLAN**  
 SHEET **1** OF **1**