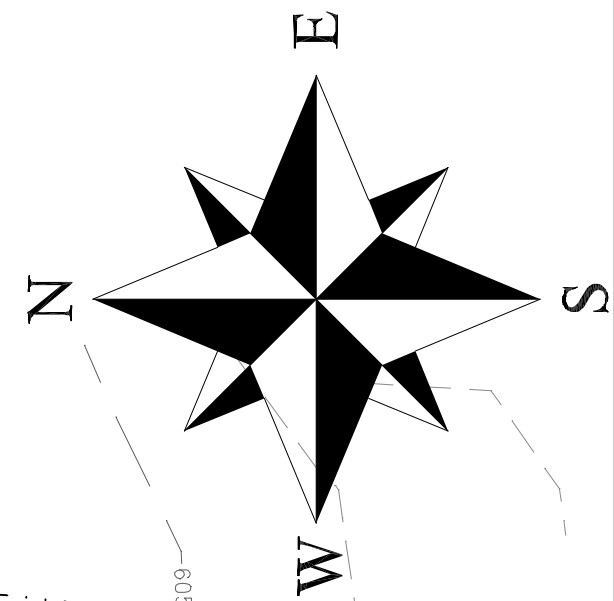


LOCUS PLAN
1" = 500'±

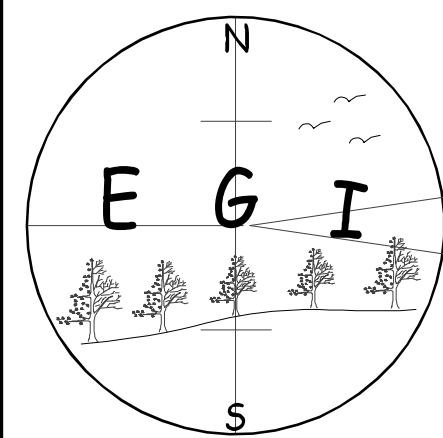
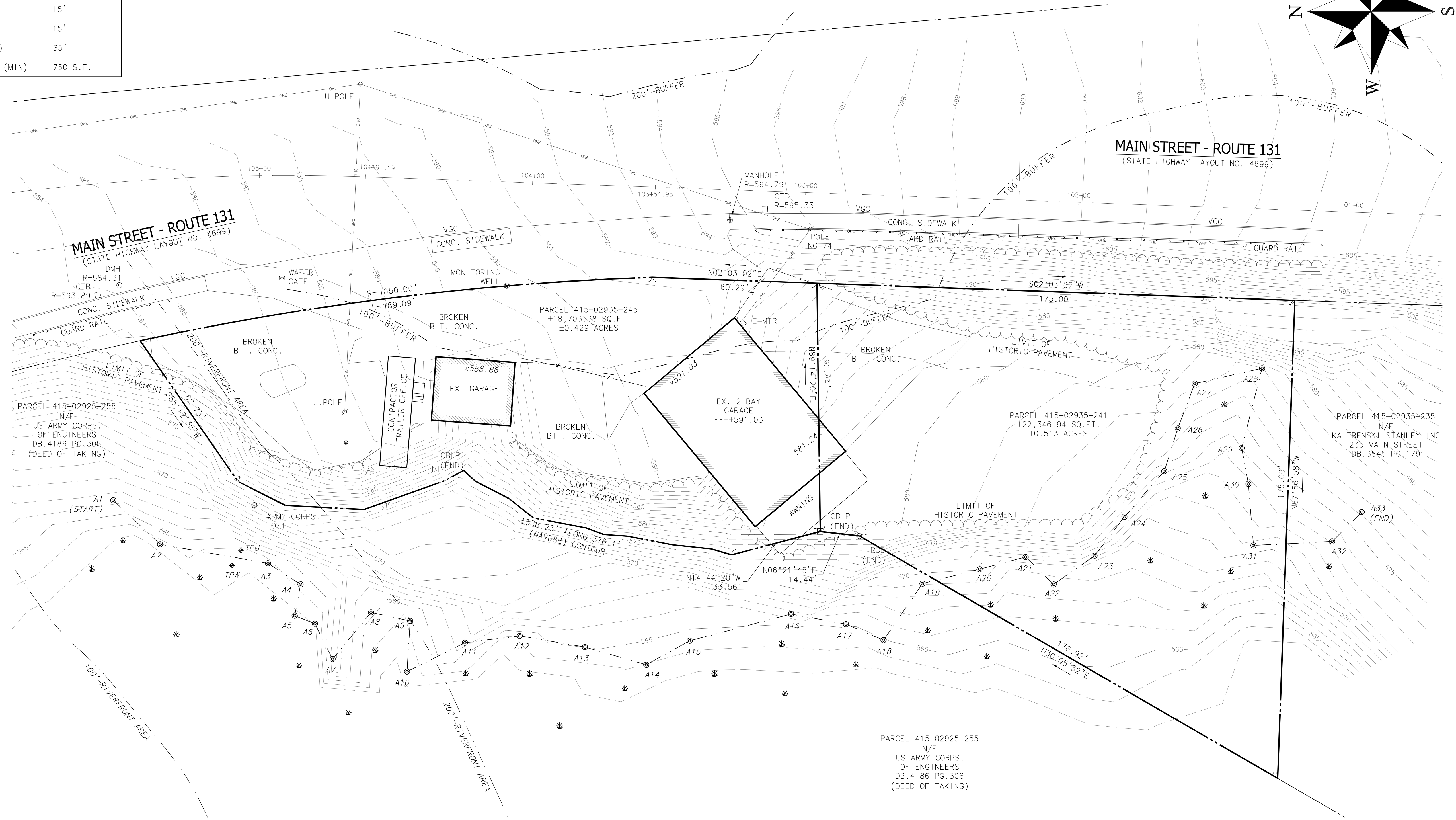
ZONE: SUBURBAN RESIDENTIAL

LOT AREA (MIN)	32,670 S.F.
FRONTAGE (MIN)	125'
FRONT YARD (MIN)	30'
SIDE YARD (MIN)	15'
REAR YARD (MIN)	15'
BUILDING HEIGHT (MAX)	35'
HABITABLE FLOOR AREA (MIN)	750 S.F.



GENERAL NOTES

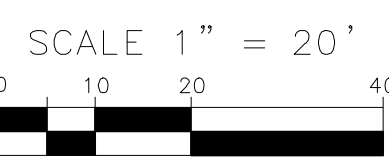
- RECORD OWNER STURBRIDGE REALY CO., INC P.O. BOX 1104 STURBRIDGE, MASSACHUSETTS 01566 DEED BOOK 8067 PAGE 92
- PROPERTIES ARE SHOWN AS PARCEL 415-2935-241/235 AND APPEAR TO LIE WITHIN THE SUBURBAN RESIDENTIAL ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
- PROPERTY LINES SHOWN ARE BASED UPON AN ON THE GROUND SURVEY CONDUCTED BY EXISTING GRADE, INC. IN AUGUST AND OCTOBER OF 2023, LINES OF OCCUPATION, FOUND MONUMENTATION, AND MASSACHUSETTS GIS DATABASE INFORMATION. RECORD LAYOUT PLANS FOR MAIN STREET (ROUTE 131) OBTAINED THROUGH THE MASSACHUSETTS HIGHWAY SURVEY DEPARTMENT AND CENTERLINE STATIONING SHOWN HEREON.
- PARCELS APPEAR TO LIE PARTIALLY WITHIN FLOOD ZONE A (WITHOUT BASE FLOOD ELEVATION - BFE) PER FIRM MAP 25027C0927F PANEL 927 OF 1075, LAST REVISED JUNE 21, 2023, AS SHOWN ON THE FEMA WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED IN AUGUST OF 2023 BY EXISTING GRADE, INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.
- ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83), DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. IN AUGUST OF 2023.
- ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. IN AUGUST OF 2023.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ABUTTERS SHOWN BASED UPON THE MOST RECENT TOWN OF STURBRIDGE ASSESSORS DATABASE AND MAY NOT REFLECT THE MOST RECENT TITLE TRANSFERS.
- WETLAND RESOURCE AREAS SHOWN HEREON DELINEATED BY MR. SCOTT JORDAN OF ECOTEC, INC., 102 GROVE STREET SUITE 110, WORCESTER MA. 01605 IN JULY OF 2023 AND FIELD LOCATED BY EXISTING GRADE, INC. IN AUGUST OF 2023.



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



SCALE



NO.	DATE	BY	REVISIONS

CLIENT
CMG ENVIRONMENTAL, INC
67 HALL ROAD
STURBRIDGE, MASSACHUSETTS 01566

EXISTING CONDITIONS PLAN
FOR
245/241 MAIN STREET
STURBRIDGE, MASSACHUSETTS 01566

PROJECT NO. 2116
DATE: 10/09/23
SHEET NO. 1 OF 1

2116_EXCON



RESPONSIBILITIES OF OWNER/PERMITEE

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

**ZONING INFORMATION TABLE - STURBRIDGE, MA
#241 & 245 MAIN STREET, STURBRIDGE**

PREPARED FOR: STURBRIDGE SERVICE CENTER, INC. CURRENT OWNER: STURBRIDGE REALTY CO, INC.
245 MAIN STREET P.O. BOX 1104
STURBRIDGE, MA 01566 STURBRIDGE, MA 01566

ASSESSOR'S MAP ID: 415-2935-241 & 245 DEED: BK 8067 PG 92

EXISTING ZONE: SUBURBAN RESIDENTIAL DISTRICT (SR)

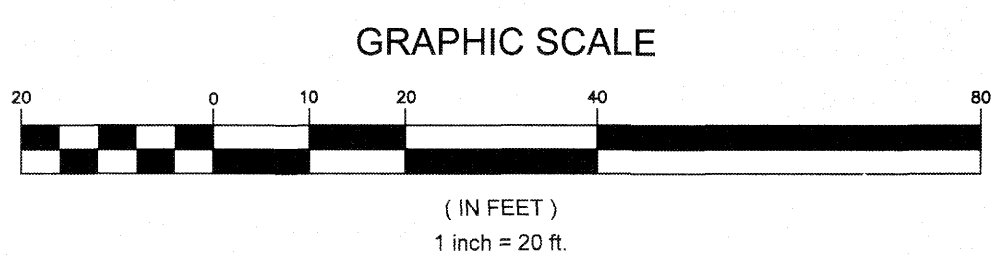
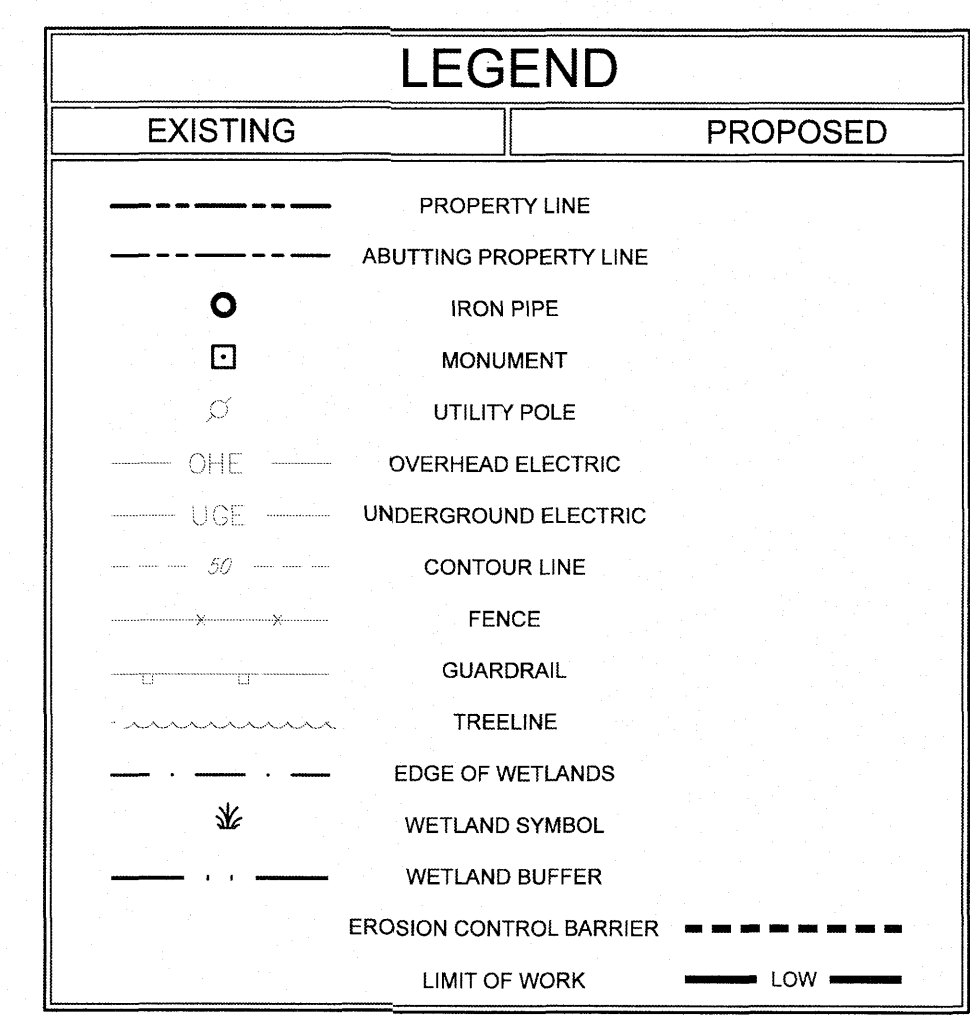
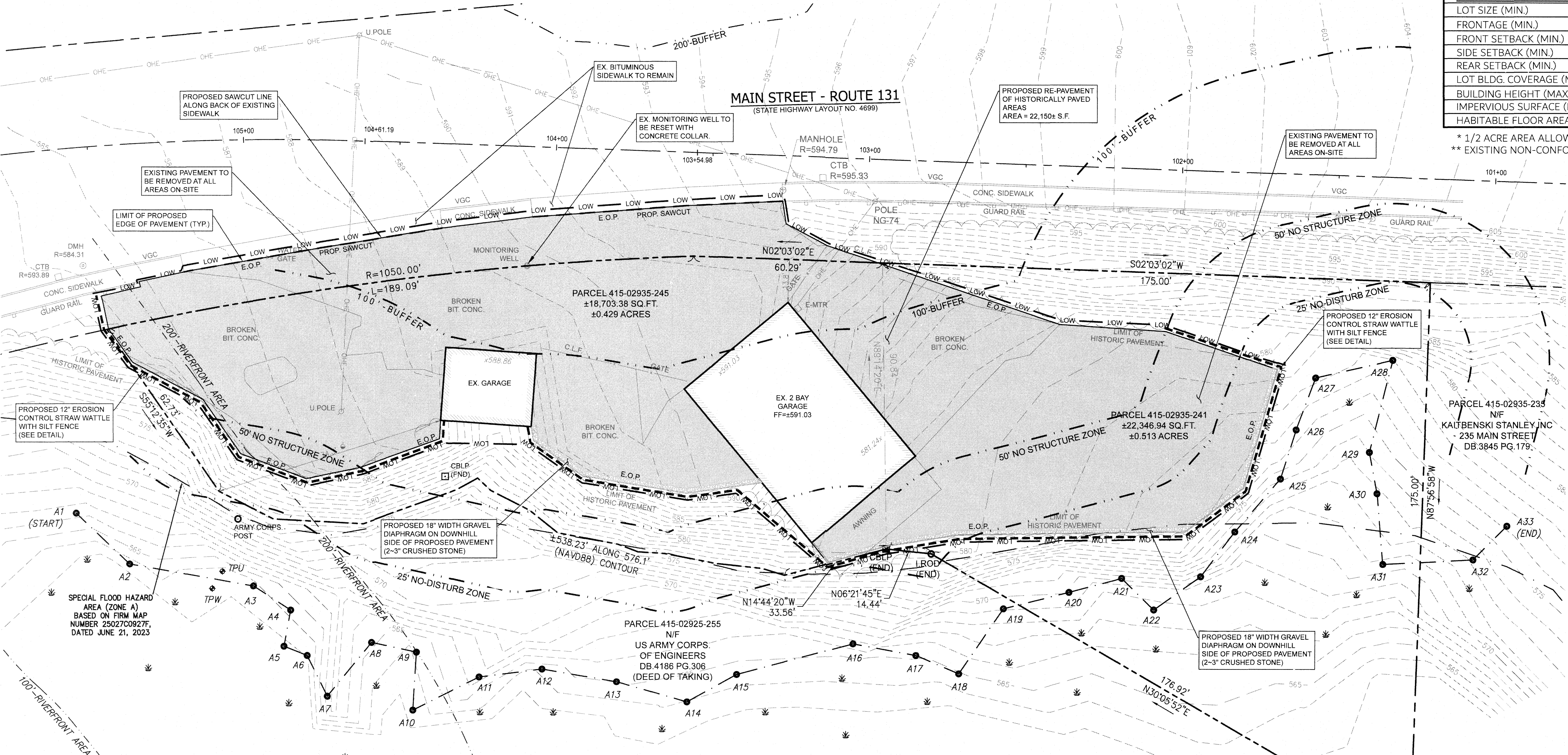
EXISTING USE: REPAIRS & USED CAR SALES (PER ACCESSORS CARD)

PROPOSED USE: REPAIRS & USED CAR SALES

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING (COMBINED)	PROPOSED
LOT SIZE (MIN.)	3/4 ACRE*	0.94 ACRES	0.94 ACRES
FRONTAGE (MIN.)	125 FT.	424.38 FT.	424.38 FT.
FRONT SETBACK (MIN.)	30 FT.	13.8 FT.±**	13.8 FT.±**
SIDE SETBACK (MIN.)	15 FT.	74.3 FT.±	74.3 FT.±
REAR SETBACK (MIN.)	15 FT.	7.8 FT.±**	7.8 FT.±**
LOT BLDG. COVERAGE (MAX.)	15.0%	3,384 S.F. (8.2%)	3,384 S.F. (8.2%)
BUILDING HEIGHT (MAX.)	35' (2 STORIES)	< 35 FT.	< 35 FT.
IMPERVIOUS SURFACE (MAX.)	N/A	-	-
HABITABLE FLOOR AREA (MIN.)	750 S.F.	3,384 S.F.	3,384 S.F.

* 1/2 ACRE AREA ALLOWED IF LOT IS SERVICED BY TOWN WATER AND SEWER
** EXISTING NON-CONFORMING

NO.	DATE	DESCRIPTION

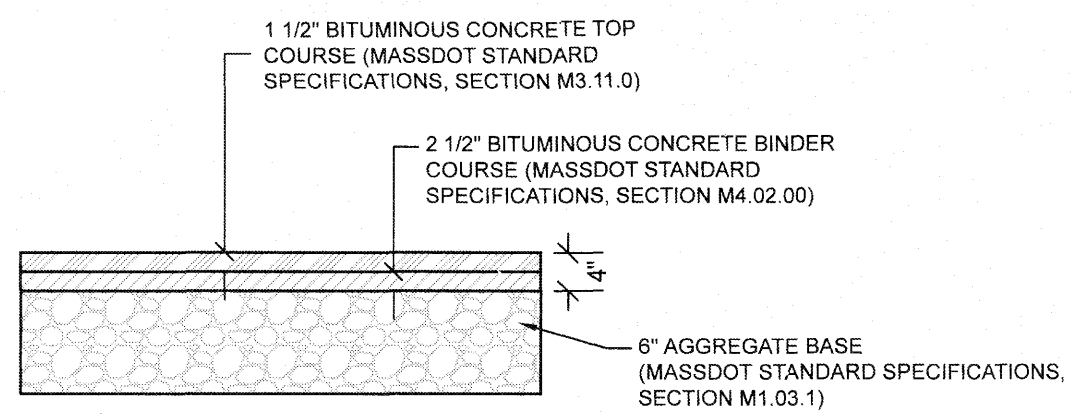


GENERAL SITE NOTES:

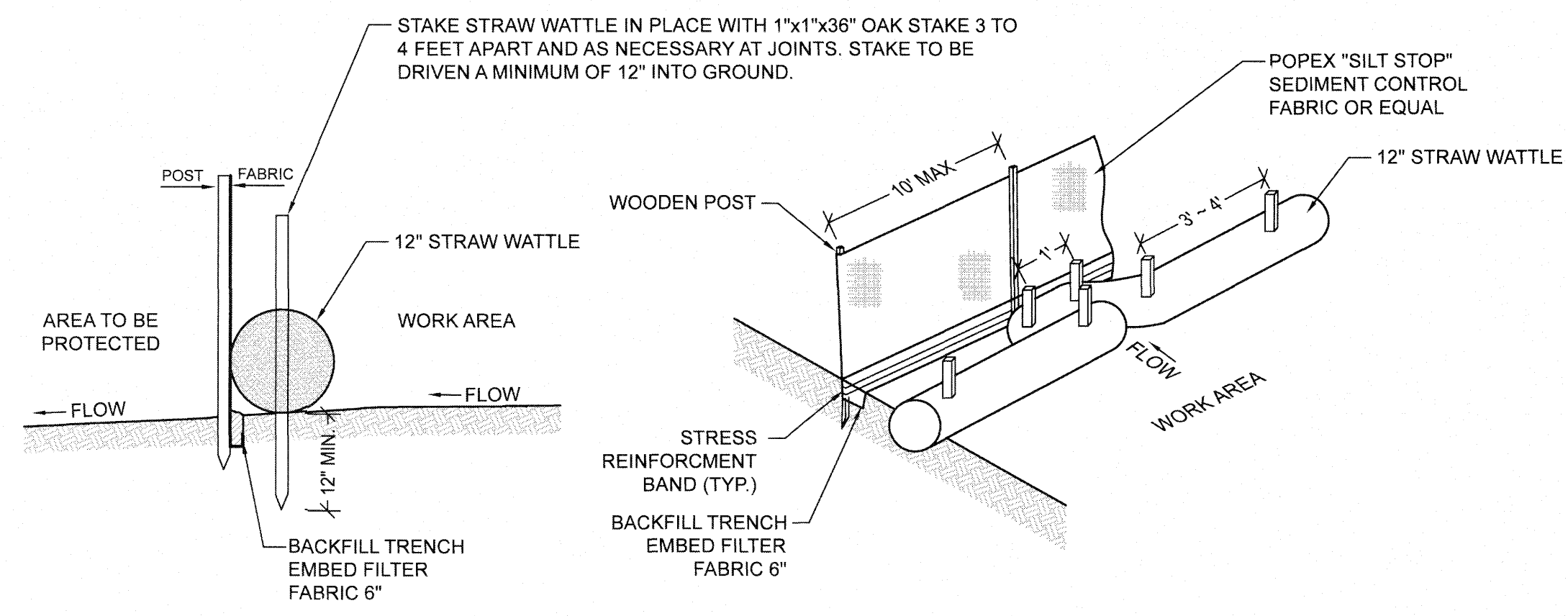
- SITE EXISTING CONDITIONS AND TOPOGRAPHY ARE BASED ON AN ON THE GROUND SURVEY BY EXISTING GRADE, INC. 62 RIEDELL ROAD, DOUGLAS, MA AS SHOWN ON PLAN "EXISTING CONDITIONS PLAN FOR 245 / 241 MAIN STREET, STURBRIDGE, MASSACHUSETTS 01566", DATED OCTOBER 9, 2023.
- WETLAND RESOURCE AREAS AS SHOWN WERE DELINEATED BY ECOTEC, INC., 102 GROVE STREET, SUITE 110, WORCESTER, MA 01605 IN JULY OF 2023 AND FIELD LOCATED BY EXISTING GRADE, INC. IN AUGUST OF 2023.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PROPERTY APPEARS TO LIE PARTIALLY WITHIN FLOOD ZONE A, WITHOUT BASE FLOOD ELEVATION - BFE. PER FIRM MAP NO. 25027C0927F PANEL 927 OF 1075, LAST REVISED JUNE 21, 2023.

EROSION CONTROL NOTES:

- IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
- IF DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE CITY MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
- NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS (PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER, AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARILY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
- ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM ENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
- DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE CITY AND STATE AGENCIES.
- EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES NOT REQUIRED.
- INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED WEEKLY OR AFTER A STORM EVENT WITH 0.25" PRECIPITATION ACCUMULATION. INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH TIME AND DATE. LOG SHALL BE AVAILABLE FOR INSPECTION BY THE TOWN OFFICIALS UPON REQUEST.

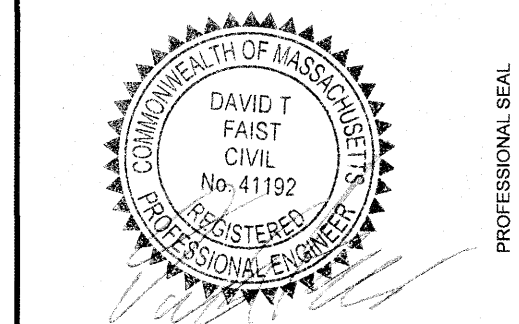


ASPHALT PAVEMENT DETAIL
NOT TO SCALE



STRAW WATTLE WITH SILT FENCE DETAIL
NOT TO SCALE

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



**NOTICE OF INTENT PLAN
241 & 245 MAIN STREET
STURBRIDGE, MA 01566**
**STURBRIDGE SERVICE CENTER, INC.
241 MAIN STREET
STURBRIDGE, MA 01606**

**ENGINEERING SERVICES
ENVIRONMENTAL SERVICES**
67 Hail Road
Sturbridge, MA 01566
Phone: 774-241-0901
fax: 774-241-0906



ISSUE DATE: 11/13/2023
DRAWN BY: MM | CHECKED BY: DTF
SCALE: 1" = 20'
PROJECT NO.: 2022-248

**SITE PLAN
& DETAILS**