



# Notice of Intent Application

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November 1, 2022

Subject Property

Lot 3 Berry Farms Road  
20 Fiske Hill Road & 30 Main Street (Portion)  
Parcel ID 280-03534-020 & 415-03914-030 (Portion)  
Sturbridge, Massachusetts

Applicant

Justin Stelmok  
557 Southwest Cutoff  
Worcester, MA 01607

**LEC Environmental Consultants, Inc.**

12 Resnik Road, Suite 1  
Plymouth, MA 02360  
508-746-9491

*[www.lecenvironmental.com](http://www.lecenvironmental.com)*



November 1, 2022

**Overnight Mail/Email** (rgendreau@sturbridge.gov)

Sturbridge Conservation Commission  
301 Main Street  
Sturbridge, MA 01566

**Re: Notice of Intent Application**  
**Blueberry Hill Estates - Lot 3 Berry Farms Road**  
**20 Fiske Hill Road/Parcel ID: 280-03534-020-Portion**  
**30 Main Street/Parcel ID: 415-03914-030-Portion**  
**Sturbridge, Massachusetts**

[LEC File #: MCEI\20-002.04]

Dear Members of the Commission:

On behalf of the Applicant, Justin Stelmok, LEC Environmental Consultants, Inc., (LEC) is submitting this Notice of Intent (NOI) Application for a proposed 55+ Housing Community (“Manufactured Housing Community”) on the above-referenced site. The 55+ Housing Community involves the construction of a subdivision roadway network extending from Berry Farms Road (under construction); 68 dwelling units with decks, driveways, and attached garages; a community clubhouse and parking; and associated stormwater management measures, utilities, regrading, lawn/landscaping, and revegetation. Proposed work activities occur within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW)/Freshwater Wetlands and the 200-foot Buffer Zone to Vernal Pools protected under the *Massachusetts Wetlands Protection Act* (“WPA”, M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00; the “WPA Regulations”), and/or the *Town of Sturbridge Wetlands Bylaw* (Chapter 286) and its implementing *Wetlands Regulations (Bylaw Regulations)*.

The project has been under the Commission’s review since the original NOI submission on April 5, 2022. The Applicant has made several project revisions since then to address Commissioner and peer review comments. The Applicant has requested to withdraw the original NOI Application. The new NOI Application will be opened on November 17, 2022, to reinstate the peer review. It is LEC’s understanding that Oxbow Associates, Inc., (OA) will (re)commence the peer review following the Commission’s authorization. To date, OA has provided three (3) peer review reports.

The original *Special Permit and Site Plan, 55+ Housing Community*, prepared by McClure Engineering, Inc., dated April 1, 2022, and revised plan sheets (C13 & C14) are attached to complete this NOI Application. McClure Engineering, Inc., will be submitting a revised plan set and stormwater report by November 10, 2022. LEC will concurrently submit a comprehensive narrative describing the revised

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**[www.lecenvironmental.com](http://www.lecenvironmental.com)**

12 Resnik Road  
Suite 1  
Plymouth, MA 02360  
508.746.9491

380 Lowell Street  
Suite 101  
Wakefield, MA 01880  
781.245.2500

100 Grove Street  
Suite 302  
Worcester, MA 01605  
508.753.3077

P.O. Box 590  
Rindge, NH 03461  
603.899.6726

680 Warren Avenue  
Suite 3  
East Providence, RI 02914  
401.685.3109

**PLYMOUTH, MA**

**WAKEFIELD, MA**

**WORCESTER, MA**

**RINDGE, NH**

**EAST PROVIDENCE, RI**



project in more detail and compliance with the *Bylaw* and *Bylaw Regulations*. Stormwater peer review is anticipated to be completed in advance of the December 8, 2022 Public Hearing and will be provided to the Commission. The Applicant intends on providing a detailed update/presentation at the December 8, 2022 Public Hearing.

Thank you for your consideration of this NOI Application. The Applicant is respectfully requesting the Commission waive new NOI filing fees and apply the previously submitted fees to the new NOI. The Applicant is concurrently requesting DEP to waive the state portion of the WPA filing fee. DEP has indicated that the filing fee can be waived if the project has not changed significantly and a brief description of how/if DEP's comments for the previous file number were addressed. DEP previously provided a few stormwater-related comments/questions that McClure Engineering, Inc., will be fully addressing in the upcoming revisions.

We look forward to opening the new NOI on the November 17, 2022 Public Hearing. If you have any questions in advance, please do not hesitate to contact me at 508-746-9491 or at [bmadden@lecenvironmental.com](mailto:bmadden@lecenvironmental.com).

Sincerely,

**LEC Environmental Consultants, Inc.**

A handwritten signature in black ink, appearing to read "Brian T. Madden", is written over a horizontal line.

Brian T. Madden

Senior Wildlife/Wetland Scientist

cc: DEP; Justin Stelmok; McClure



# Town of Sturbridge Conservation Commission

## Notice of Intent Application Coversheet/Checklist

Date    11/1/2022

Fill all white cells completely

<b>Parcel</b>	Portion 20 Fiske Hill Road Parcel ID 280-03534-020	<b>Applicant name</b>	Justin Stelmok
Address		Address	557 Southwest Cutoff
Assessors	Portion 30 Main Street Parcel ID 415-03914-030	Email	Worcester, MA 01607 stelmok.j@gmail.com
Map/Plat		Phone	508-868-3996
Book & Page	Book 61992, Page 321		
<b>Owner name</b>	Fiske Hill East Realty Trust	<b>Representative</b>	Brian Madden
Address	97 Arnold Road	Address	LEC Environmental Consultants, Inc.
Email	Fiskedale, MA 01518 msosik@bankesb.com	Email	12 Resnik Road, Suite 1
Phone	508-450-0713	Phone	Plymouth, MA 02360 bmadden@lecenvironmental.com
			508-746-9491

Wetland type	BVW	sf/cf affected	0	Relevant Perf. Standards	10. 365-1.3
Wetland type	Vernal Pool	sf/cf affected	0	Relevant Perf. Standards	10. 365-1.4
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Forwarded
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FIRM Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Fees</b>	
★ DEP Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Sturbridge local filing fee <u>\$750</u>	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Approved delineation by the Commission within 3 years? \$ _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no provide # ft _____ X \$.10=
<b>Abutter Information</b>	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
<b>Other Attachments, e.g.</b>	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Planting Plan	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

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**Notice of Intent Application**

- i. WPA Form 3-Notice of Intent
- ii. Affidavit of Service
- iii. Abutter Letter
- iv. Abutter Notification
- v. Certified List of Abutters

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**Appendices****Appendix A**

Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA FIRM

Figure 4: NHESP Map

**Appendix B**

Stormwater Report, Prepared by McClure Engineering, Inc., Dated April 1, 2022 (On File)

**Appendix C**

*Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA*, Prepared by McClure Engineering, Inc., Dated April 1, 2022

**Appendix D**

Revised Sheets C13 & C14 (Draft)



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
*Sturbridge Wetlands Bylaw* (Chapter 286)

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

Lot 3 Berry Farms Road (20 Fiske Hill Rd/30 Main St)

a. Street Address

Sturbridge

b. City/Town

01566

c. Zip Code

Latitude and Longitude:

42° 5'18.19"N

d. Latitude

72° 3'19.29"W

e. Longitude

Parcel ID 280-03534-020 and

f. Assessors Map/Plat Number

Parcel ID 415-03914-030

g. Parcel /Lot Number

2. Applicant:

Justin

a. First Name

Stelmok

b. Last Name

c. Organization

557 Southwest Cutoff

d. Street Address

Worcester

e. City/Town

MA

f. State

01607

g. Zip Code

508-868-3996

h. Phone Number

i. Fax Number

stelmok.j@gmail.com

j. Email Address

3. Property owner (required if different from applicant):

☐ Check if more than one owner

Matthew

a. First Name

Sosik

b. Last Name

Fiske Hill Realty Trust/Fiske Hill East Realty Trust

c. Organization

97 Arnold Road

d. Street Address

Fiskdale

e. City/Town

MA

f. State

01518

g. Zip Code

508-450-0713

h. Phone Number

i. Fax Number

msosik@bankesb.com

j. Email address

4. Representative (if any):

Brian

a. First Name

Madden

b. Last Name

LEC Environmental Consultants, Inc.

c. Company

12 Resnik Road, Suite 1

d. Street Address

Plymouth

e. City/Town

MA

f. State

02360

g. Zip Code

508-746-9491

h. Phone Number

508-746-9491

i. Fax Number

bmadden@lecenvironmental.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$5,250.00

a. Total Fee Paid

\$2,637.50

b. State Fee Paid

(requested to be waived)

\$2,612.50

c. City/Town Fee Paid

(requested to be waived)



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### **A. General Information (continued)**

6. General Project Description:

55+ housing community, including a network of private roadways, 68 dwellings and appurtenances; community clubhouse, parking, and amenities, stormwater management measures, utilities, regrading, lawn/landscaping, and revegetation within the Buffer Zone to BVW and Vernal Pools

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input checked="" type="checkbox"/> Other (55+ housing community)  |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Worcester

a. County

61992

c. Book

b. Certificate # (if registered land)

321

d. Page Number

### **B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☐ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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### B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. _____	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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### C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program**  
**Division of Fisheries and Wildlife**  
**1 Rabbit Hill Road**  
**Westborough, MA 01581**

8/1/21

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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## **C. Other Applicable Standards and Requirements (cont'd)**

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site

- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only      b. ☐ Yes    ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes    ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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### C. Other Applicable Standards and Requirements (cont'd)

**Online Users:**

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
  - a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
  - b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
  - a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
  - a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
  - a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if: (*on file*)
    1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
    2. ☐ A portion of the site constitutes redevelopment
    3. ☐ Proprietary BMPs are included in the Stormwater Management System.
  - b. ☐ No. Check why the project is exempt:
    1. ☐ Single-family house
    2. ☐ Emergency road repair
    3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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**D. Additional Information** (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

*Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing Community, Lot 3 Berry Farms Road, Sturbridge, MA*

a. Plan Title

McClure Engineering, Inc.

Peter Engle

b. Prepared By

c. Signed and Stamped by

4/1/22

1:40

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☐ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

**E. Fees**

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

445

11/18/22

2. Municipal Check Number

3. Check date

N/A

4. State Check Number

5. Check date

John

Stelmok

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
*Sturbridge Wetlands Bylaw* (Chapter 286)

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Sturbridge

City/Town

### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant  
2. Date  
3. Signature of Property Owner (if different)  
4. Date  
5. Signature of Representative (if any)  
6. Date

10/28/2022

10/28/2022

10/31/2022

#### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

#### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

## A. Applicant Information

### 1. Location of Project:

Lot 3 Berry Farms Road (20 Fiske Hill Rd/30 Main St)

a. Street Address

N/A (\$3,162.50 Previously Paid)

c. Check number

Sturbridge

b. City/Town

New fee requested to be waived\*

d. Fee amount

### 2. Applicant Mailing Address:

Justin

a. First Name

Stelmok

b. Last Name

c. Organization

557 Southwest Cutoff

d. Mailing Address

Worcester

e. City/Town

MA

f. State

01607

g. Zip Code

508-868-3996

h. Phone Number

i. Fax Number

stelmok.j@gmail.com

j. Email Address

### 3. Property Owner (if different):

Matthew

a. First Name

Sosik

b. Last Name

Fiske Hill Realty Trust/Fiske Hill East Realty Trust

c. Organization

97 Arnold Road

d. Mailing Address

Fiskdale

e. City/Town

MA

f. State

01518

g. Zip Code

508-450-0713

h. Phone Number

i. Fax Number

msosik@bankesb.com

j. Email Address

## B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

# NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

### B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat 3.b.	5	\$1,050.00	\$5,250.00
Step 5/Total Project Fee:			\$5,250.00

### Step 6/Fee Payments:

Total Project Fee:	<u>\$5,250.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$2,612.50*</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filling Fee:	<u>\$2,637.50*</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

### C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



# Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation Commission

Please verify outstanding tax/fee status for the following property owner:

Property Owner: Fiske Hill Realty Trust

Property Location: 20 Fiske Hill Road (280-03534-020) & 30 Main St (portion-415-03914-030)

.....

- ☒ The license/permit may be released.
- ☐ The license/permit may not be released.

Christina Lussier  
Finance Director

10/26/22  
Date



# Town of Sturbridge

## Conservation Commission

### STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Wetland Bylaws

I, Theresa M. Sarkissian, hereby certify under the pains and penalties of perjury that on (date) November 2, 2022, I gave notification to abutters in compliance with the second paragraph of the Massachusetts General Laws Chapter 131, § 40, and the DEP Guide to Abutter Notification as well as the Town of Sturbridge Wetland Bylaws, in connection with the following matter:

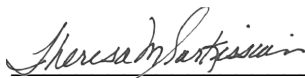
- ☒ A Notice of Intent OR  
☐ A Request for Determination OR  
☐ An Abbreviated Notice of Resource Area Delineation

that was filed under the Massachusetts Wetlands Protection Act and the Town of Sturbridge Bylaws, by Justin Stelmok with the Sturbridge Conservation Commission

on (date) November 1, 2022 for the property located at

Lot 3 Berry Farms Road (Portions 280-0534-020 & 415-03914-030).

The form of the Notification and a list of abutters to whom it was given and their addresses are included in the application file.



(signature of applicant) (date)

November 2, 2022

Theresa M. Sarkissian/LEC Environmental Consultants, Inc.  
 (name of applicant-printed or typed)

November 2, 2022

**CERTIFIED MAIL**

«Name»

«Name2»

«Address»

«City», «State» «Zip»

**Re: Notice of Intent Application**  
**Blueberry Hill Estates - Lot 3 Berry Farms Road**  
**20 Fiske Hill Road / Parcel ID: 280-03534-020-portion**  
**30 Main Street/Parcel ID: 415-03914-030-portion**  
**Sturbridge, Massachusetts**

[LEC File #: MCEI\22-002.04]

Dear Abutter:

On behalf of the Applicant, Justin Stelmok, LEC Environmental Consultants, Inc., (LEC) is submitting a new Notice of Intent (NOI) Application for Blueberry Hill Estates, a 55+ Housing Community ("Manufactured Housing Community"), on the above-referenced site. The 55+ Housing Community involves the construction of a private roadway network extending from Berry Farms Road (under construction); 68 dwellings with appurtenances; a community clubhouse, parking, and amenities; and associated stormwater management measures, utilities, regrading, lawn/landscaping, and revegetation. Proposed work activities occur within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW)/Freshwater Wetlands and the 200-foot Buffer Zone to BVW/Vernal Pools protected under the *Massachusetts Wetlands Protection Act* (M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00) and/or the *Town of Sturbridge Wetlands Bylaw* (Chapter 286) and *Wetlands Regulations* (Chapter 365). The project has been under Conservation Commission review since April 2022. The Applicant is refiling the NOI Application for the same project, as revised, with a reduced dwelling count, based on Commissioner and peer review comment to date.

The NOI Application and accompanying site plans are available for review by the public at the Sturbridge Conservation Department, 301 Main Street or online at <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>. A Public Hearing has been scheduled for \_\_\_\_ p.m., November 17, 2022, with the Sturbridge Conservation Commission. Updated meeting information, including remote participation, can be found on the Town's website: <https://www.sturbridge.gov/>. Further information regarding the public hearing will appear in the *Southbridge Evening News* at least five (5) days prior to the hearing date.

Please do not hesitate to review the materials at the Conservation Commission office, attend the public hearing(s), and/or contact LEC should you have any questions or concerns.

Sincerely,

**LEC Environmental Consultants, Inc.**



Brian T. Madden

Wildlife Scientist

Enclosure



# Town of Sturbridge

## Conservation Commission

### Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations  
(certificates of mailing, certified mail, or hand-delivery with abutter signature required as proof of notification)

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaws, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Justin Stelmok
- B. The address of the lot(s) where the activity is proposed is: Lot 3 Berry Farms Road (Portion 30 Main St. & 20 Fiske Hill Rd.
- C. The nature of the activity proposed includes: 55+ Housing Community
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- ☒ Notice of Intent seeking permission to conduct work within a wetland, water body or resource area (Buffer Zone)
- ☐ Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
- ☐ Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
- ☐ Request to amend an existing Order of Conditions for DEP File #300-\_\_\_\_\_
- E. Copies of the application may be examined at the Sturbridge Conservation Department, 301 Main Street, Sturbridge, MA. Times are available by appointment. Please call (508) 347-2506 for availability.
- F. Copies of the application may be obtained from either ☐ the applicant: \_\_\_\_\_ or ☒ the applicant's representative: LEC Environmental, by calling telephone # 508-746-9491 on the following days of the week: Mon-Fri between the hours of 8:00 am and 5:00 pm.

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**The Public Hearing for this application will be held in the Center Office Building, 301 Main**

**Street, 2nd Floor on November 17, 2022 at \*:00 pm.**

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Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Members of the public who wish to participate remotely may listen and or watch the meeting may do so either online via the Town's on demand video broadcast, on cable television on channel 191, or dial into the meeting at 774-304-1455, enter 1428# for the meeting number and 12345 for the access code. (This phone number is only active for the public during public meetings). Specific information and the general guidelines for remote participation can be found on the Town's website at:

<https://www.sturbridge.gov/town-administrator/pages/how-access-virtual-meeting>.

**PLEASE NOTE: Notice of this Public Hearing will be published as follows:**

- In a local newspaper at least five days in advance of the hearing
- In the Town Hall at the Town Clerks office, not less than 48 hours in advance of the hearing
- On the Town's Meeting Calendar not less than 48 hours in advance of the hearing ([www.town.sturbridge.gov](http://www.town.sturbridge.gov))
- On the Conservation Commission webpage not less than 48 hours in advance of the hearing

You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the Notice of Intent application process or the Wetlands Protection Act.

Town Hall  
308 Main Street  
Sturbridge, MA 01566

508-347-2506  
(f) 508-347-5886

*The Town of Sturbridge is an Equal Opportunity Organization*

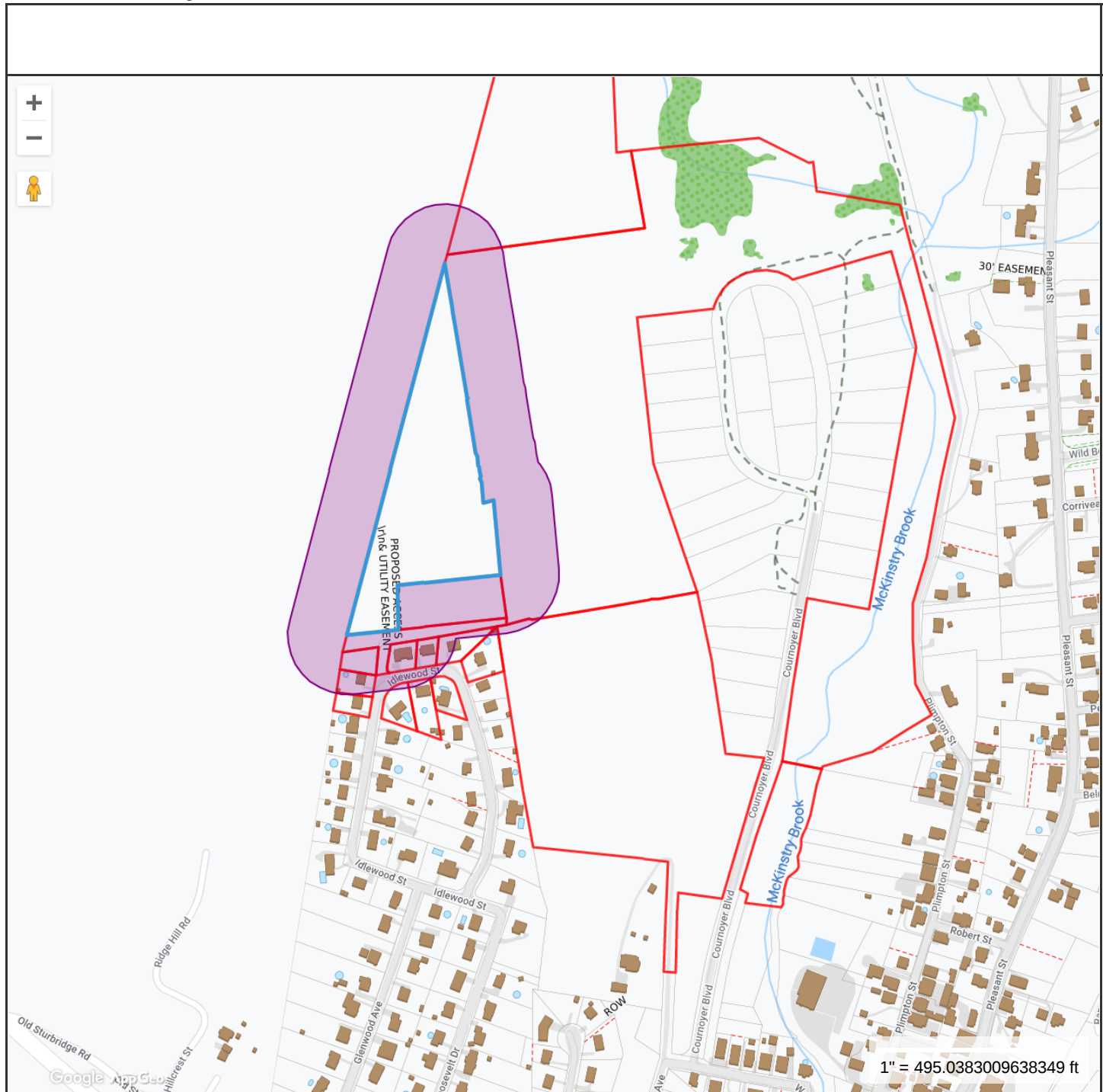
Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
280-03543-023	BOUHANNA JACK C	23 FISKE HILL ROAD	STURBRIDGE	MA	01566	23 FISKE HILL ROAD
280-03553-015	BROGAN JOHN J	15 FISKE HILL ROAD	STURBRIDGE	MA	01566	15 FISKE HILL ROAD
280-03543-019	CHOINIERE SHIRLEY	19 FISKE HILL ROAD	STURBRIDGE	MA	01566	19 FISKE HILL ROAD
432-03056-036	COMMONWEALTH OF MASS	1 RABBIT HILL ROAD	WESTBORO	MA	01581	36 MCGILPIN ROAD
280-03553-013	CROKE DAVID W	13 FISKE HILL ROAD	STURBRIDGE	MA	01566	13 FISKE HILL ROAD
280-03553-013A	CROKE DAVID W	13 FISKE HILL ROAD	STURBRIDGE	MA	01566	13A FISKE HILL ROAD
280-03553-016	DEMARTINO-OSOWSKI LAURIE	16 FISKE HILL ROAD	STURBRIDGE	MA	01566	16 FISKE HILL ROAD
280-03543-026	DEMAURO BRUCE	26 FIKE HILL ROAD	STURBRIDGE	MA	01566	26 FISKE HILL ROAD
280-03513-060	ENGELL ROBERT J	60 FISKE HILL ROAD	STURBRIDGE	MA	01566	60 FISKE HILL ROAD
280-03543-021	ERICKSON KRYSTINA L	21 FISKE HILL ROAD	STURBRIDGE	MA	01566	21 FISKE HILL ROAD
415-03914-030	FLYNN DANIEL TRUSTEE	97 ARNOLD ROAD	FISKDALE	MA	01518	30 MAIN STREET
538-35E15-038	FLYNN DANIEL TRUSTEE OF	97 ARNOLD ROAD	FISKDALE	MA	01518	38 RIDGE HILL ROAD
280-03553-011	GANORZ CAMILLE R	11 FISKE HILL ROAD	STURBRIDGE	MA	01566	11 FISKE HILL ROAD
280-03553-018	DEMARCO JOHN & CRAIG R	18 FISKE HILL ROAD	STURBRIDGE	MA	01566	18 FISKE HILL ROAD
280-03553-017	HERRERA RACHAEL ALEXI	17 FISKE HILL ROAD	STURBRIDGE	MA	01566	17 FISKE HILL ROAD
338-39E16-066	LAMOTHE LEONARD	79 IDLEWOOD STREET	SOUTHBRIDGE	MA	01550	66 HILLCREST STREET
280-03523-50A	LEBOW MARGARET A TRUSTEE	52 FISKE HILL ROAD	STURBRIDGE	MA	01566	50A FISKE HILL ROAD
280-03543-022	MANGOLD WILFRED & KATHLEEN	22A FISKE HILL ROAD	STURBRIDGE	MA	01566	22A FISKE HILL ROAD
275-03533-004	MATHIEU GEORGE A TR	4 FIELDCREST ROAD	STURBRIDGE	MA	01566	4 FIELDCREST ROAD
280-03553-012	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	12 FISKE HILL ROAD
280-03553-014	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	14 FISKE HILL ROAD
415-03914-016	PIERCE RONALD A	16 MAIN STREET	STURBRIDGE	MA	01566	16 MAIN STREET
280-03522-054	SILVERBERG MARY E	78 SPRUCE STREET	FRAMINGHAM	MA	01701	54 FISKE HILL ROAD
690-03533-014	SPENCER KEVIN F	12 WILLIAMS ROAD	STURBRIDGE	MA	01566	14 WILLIAMS ROAD
690-03533-015	ST LAURENT GERARD	15 WILLIAMS ROAD	STURBRIDGE	MA	01566	15 WILLIAMS ROAD
280-03535-022	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	22 FISKE HILL ROAD
114-39E16-001	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	1 ALTO STREET
538-39E15-036	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	36 RIDGE HILL ROAD
538-39E15-024	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	24 RIDGE HILL ROAD
280-03543-024	WESTWELL JOSEPH JR	28 CHARTIER LANE	SOUTHBRIDGE	MA	01550	24 FISKE HILL ROAD
280-03543-24A	WESTWELL JOSEPH JR	28 CHARTIER LANE	SOUTHBRIDGE	MA	01550	24A FISKE HILL ROAD

	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Conservation Commission - 200'					
RE: 20 FISKE HILL ROAD						
Certified Copy						
Assessor:	<i>Ann P. Murphy</i>					
Date:	<i>10-28-2022</i>					

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
415-03914-022	AUDET ROBERT H TRUSTEE	800 WISCONSIN STREET	EAU CLAIRE	WI	54703	22 MAIN STREET
478-03553-018	BISSON BRIAN A	18 OLD FISKE HILL ROAD	STURBRIDGE	MA	01566	18 OLD FISKE HILL ROAD
415-03913-029	BSE PROPERTIES LLC	174 LAKE ROAD	FISKDALE	MA	01518	29 MAIN STREET
415-03923-027	CENTER OF HOPE FOUNDATION INC	100 FOSTER STREET	SOUTHBRIDGE	MA	01550	27 MAIN STREET
280-03553-016	DEMARTINO-OSOWSKI LAURIE	16 FISKE HILL ROAD	STURBRIDGE	MA	01566	16 FISKE HILL ROAD
280-03534-020	FLYNN DANIEL TRUSTEE	97 ARNOLD ROAD	FISKDALE	MA	01518	20 FISKE HILL ROAD
538-35E15-038	FLYNN DANIEL TRUSTEE OF	97 ARNOLD ROAD	FISKDALE	MA	01518	38 RIDGE HILL ROAD
415-03913-039	GAGNON TIMOTHY	161 LANE TWO	EAST BROOKFIELD	MA	01515	39 MAIN STREET
280-03553-018	DEMARCO JOHN & CRAIG R	18 FISKE HILL ROAD	STURBRIDGE	MA	01566	18 FISKE HILL ROAD
415-03913-028	KURR EDWARD J	28 MAIN STREET	STURBRIDGE	MA	01566	28 MAIN STREET
415-03913-035	LEBLANC J D ELECTRIC INC	P O BOX 431	SOUTHBRIDGE	MA	01550	35 MAIN STREET
280-03543-022	MANGOLD WILFRED & KATHLEEN	22A FISKE HILL ROAD	STURBRIDGE	MA	01566	22A FISKE HILL ROAD
280-03553-012	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	12 FISKE HILL ROAD
280-03553-014	MURPHY PAUL J	12 FISKE HILL ROAD	STURBRIDGE	MA	01566	14 FISKE HILL ROAD
415-03914-016	PIERCE RONALD A	16 MAIN STREET	STURBRIDGE	MA	01566	16 MAIN STREET
415-03914-018	RICH STEPHEN	20 MAIN STREET	STURBRIDGE	MA	01566	18 MAIN STREET
415-03914-020	RICH STEPHEN	20 MAIN STREET	STURBRIDGE	MA	01566	20 MAIN STREET
478-03553-016	SEAGRAVE ROBIN M	16 OLD FISKE HILL ROAD	STURBRIDGE	MA	01566	16 OLD FISKE HILL ROAD
415-03913-031	SIGNOVONGSA KHAMPAO	31A MAIN STREET	STURBRIDGE	MA	01566	31 MAIN STREET
280-03553-008	SQUIER ANTONIA	8 FISKE HILL ROAD	STURBRIDGE	MA	01566	8 FISKE HILL ROAD
415-03913-033	STURBRIDGE AUTO SALES INC	PO BOX 822	STURBRIDGE	MA	01566	33 MAIN STREET
415-03913-041	THORNE ERIN M	41 MAIN STREET	STURBRIDGE	MA	01566	41 MAIN STREET
478-03533-014	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	14 OLD FISKE HILL ROAD
415-03913-042	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	42 MAIN STREET
538-39E15-036	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	36 RIDGE HILL ROAD
538-39E15-024	TOWN OF STURBRIDGE	308 MAIN STREET	STURBRIDGE	MA	01566	24 RIDGE HILL ROAD
478-03913-010	WAHIB EDY	333 EAST MAIN STREET	SOUTHBRIDGE	MA	01550	10 OLD FISKE HILL ROAD
415-03913-040	WAHIB EDY	333 EAST MAIN STREET	SOUTHBRIDGE	MA	01550	40 MAIN STREET
415-03913-044	WAHIB EDY	333 EAST MAIN STREET	SOUTHBRIDGE	MA	01550	44 MAIN STREET
415-03913-037	WEDGE-ALBRECHT SHERRIE L	37 MAIN STREET	STURBRIDGE	MA	01566	37 MAIN STREET
415-03913-026	WU JING	43 PRESIDENTIAL DRIVE	SOUTHBOROUGH	MA	01772	26 MAIN STREET

	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Conservation Commission -200'					
RE: 30 MAIN STREET						
Certified Copy						
Assessor:	<i>Don P. Murphy</i>					
Date:	<i>10.28.2022</i>					

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner Address	Owner City	Owner State	Owner Zipcode
018-021-00001	PLIMPTON STREET	SOUTHBRIDGE TOWN OF		41 ELM ST		SOUTHBRIDGE	MA	01550-2645
019-001-00001	CRESTWOOD DRIVE REAR	SOUTHBRIDGE TOWN OF		41 ELM STREET		SOUTHBRIDGE	MA	01550-2148
019-002-A-00001	CRESTWOOD DRIVE REAR	SOUTHBRIDGE TOWN OF		41 ELM ST		SOUTHBRIDGE	MA	01550-2645
019-048-00001	COURNOYER BOULEVARD	SCKD REALTY TRUST		ATTN DONALD COURNOYER JR	384 MAIN ST	SOUTHBRIDGE	MA	01550-3713
032-057-00001	PROULX AVENUE	THEODOSS CONSTANCE M		69 PROULX AVE		SOUTHBRIDGE	MA	01550-1128
032-073-00001	51 CRESTWOOD DRIVE	OBUCHOWSKI DALE H	TAMMY L OBUCHOWSKI	51 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-074-00001	75 CRESTWOOD DRIVE	RAMOS DOMINGO	JUDITH RAMOS	75 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-075-00001	93 CRESTWOOD DRIVE	FULLEN MICHAEL J JR		93 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-090-00001	85 IDLEWOOD STREET	SAHN ZOGONMIA		85 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-091-00001	91 IDLEWOOD STREET	MUNROE KENNETH J	YVETTE MUNROE	91 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-092-00001	IDLEWOOD STREET	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-093-00001	76 CRESTWOOD DRIVE	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-094-00001	70 CRESTWOOD DRIVE	ZWIRBLIA JON E		70 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-095-00001	64 CRESTWOOD DRIVE	RODRIGUEZ JOSE H	VILMA M RODRIGUEZ	64 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-096-00001	58 CRESTWOOD DRIVE	RODRIGUEZ RUBEN	MARILYN RODRIGUEZ	58 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112

**Property Information**

**Property ID** 019-002-00001  
**Location** PLEASANT STREET REAR  
**Owner** FISKE HILL EAST REALTY TRUST

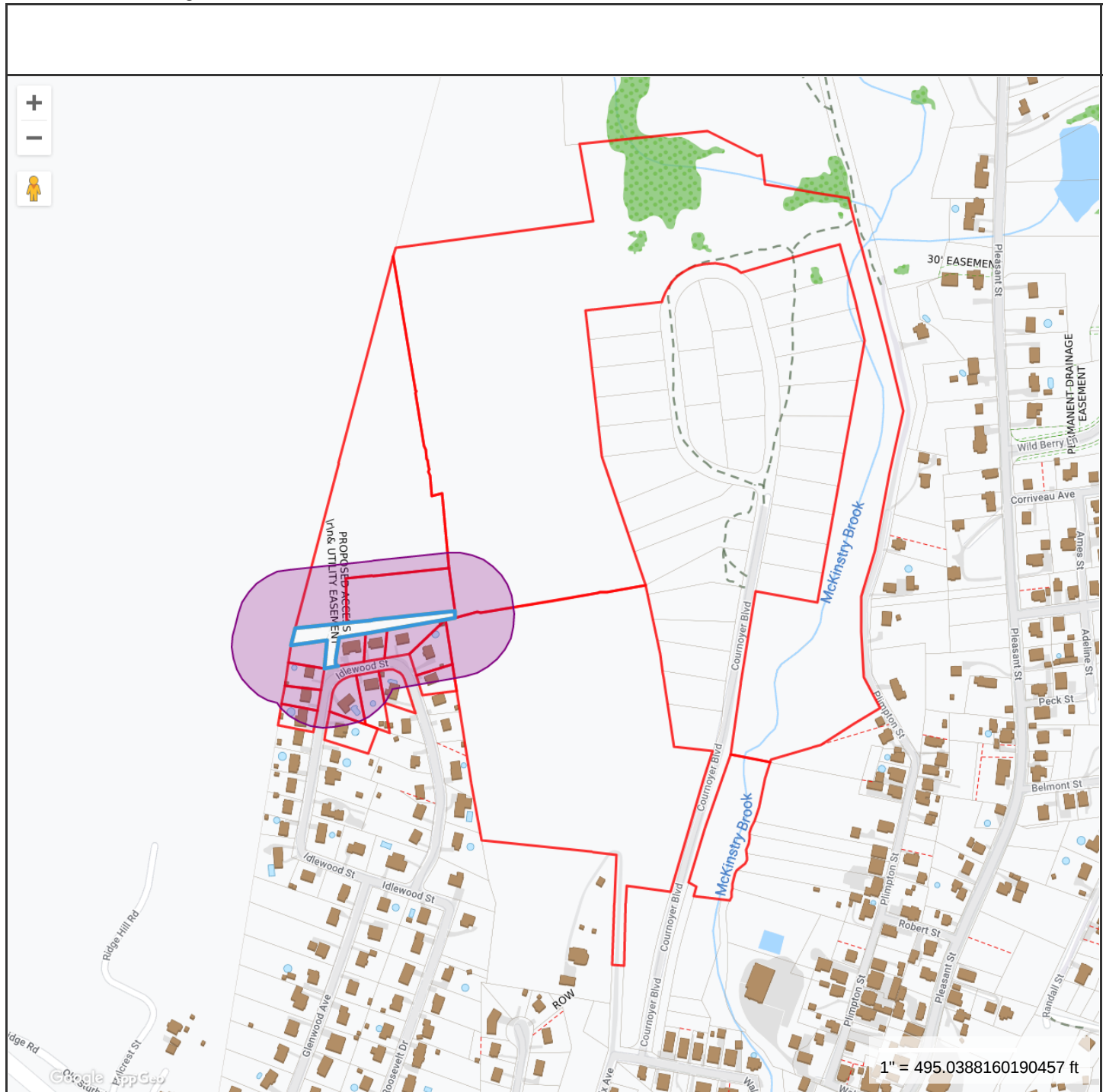
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Southbridge, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 8/25/2021  
Data updated on a daily basis

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

Property ID	Site Address	Owner	Owner 2	Owner Address	Owner Address	Owner City	Owner	Owner Zipcode
019-002-00001	PLEASANT STREET REAR	FISKE HILL EAST REALTY TRUST	C/O DANIEL FLYNN TRUSTEE	97 ARNOLD RD		FISKDALE	MA	01518-1182
019-002-A-00001	CRESTWOOD DRIVE REAR	SOUTHBRIDGE TOWN OF		41 ELM ST		SOUTHBRIDGE	MA	01550-2645
019-048-00001	COURNOYER BOULEVARD	SCKD REALTY TRUST		ATTN DONALD COURNOYER JR	384 MAIN ST	SOUTHBRIDGE	MA	01550-3713
032-057-00001	PROULX AVENUE	THEODOSS CONSTANCE M		69 PROULX AVE		SOUTHBRIDGE	MA	01550-1128
032-073-00001	51 CRESTWOOD DRIVE	OBUCHOWSKI DALE H	TAMMY L OBUCHOWSKI	51 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-074-00001	75 CRESTWOOD DRIVE	RAMOS DOMINGO	JUDITH RAMOS	75 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-075-00001	93 CRESTWOOD DRIVE	FULLEN MICHAEL J JR		93 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1111
032-076-00001	78 IDLEWOOD STREET	BORRELLI RICHARD A ETAL		78 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1141
032-089-00001	79 IDLEWOOD STREET	LAMOTHE LEONARD M ETAL	ATTN LEONARD R & BEVERLY A L	79 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-090-00001	85 IDLEWOOD STREET	SAHN ZOGONMIA		85 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-091-00001	91 IDLEWOOD STREET	MUNROE KENNETH J	YVETTE MUNROE	91 IDLEWOOD ST		SOUTHBRIDGE	MA	01550-1140
032-092-00001	IDLEWOOD STREET	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-093-00001	76 CRESTWOOD DRIVE	TREPANIER LISA G		76 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-094-00001	70 CRESTWOOD DRIVE	ZWIRBLIA JON E		70 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-095-00001	64 CRESTWOOD DRIVE	RODRIGUEZ JOSE H	VILMA M RODRIGUEZ	64 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-096-00001	58 CRESTWOOD DRIVE	RODRIGUEZ RUBEN	MARILYN RODRIGUEZ	58 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112
032-097-00001	52 CRESTWOOD DRIVE	LAGRANT SUSAN E		52 CRESTWOOD DR		SOUTHBRIDGE	MA	01550-1112

**Property Information**

**Property ID** 019-001-00001  
**Location** CRESTWOOD DRIVE REAR  
**Owner** SOUTHBIDGE TOWN OF

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

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Geometry updated 8/25/2021  
Data updated on a daily basis

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

---

## **Appendix A**

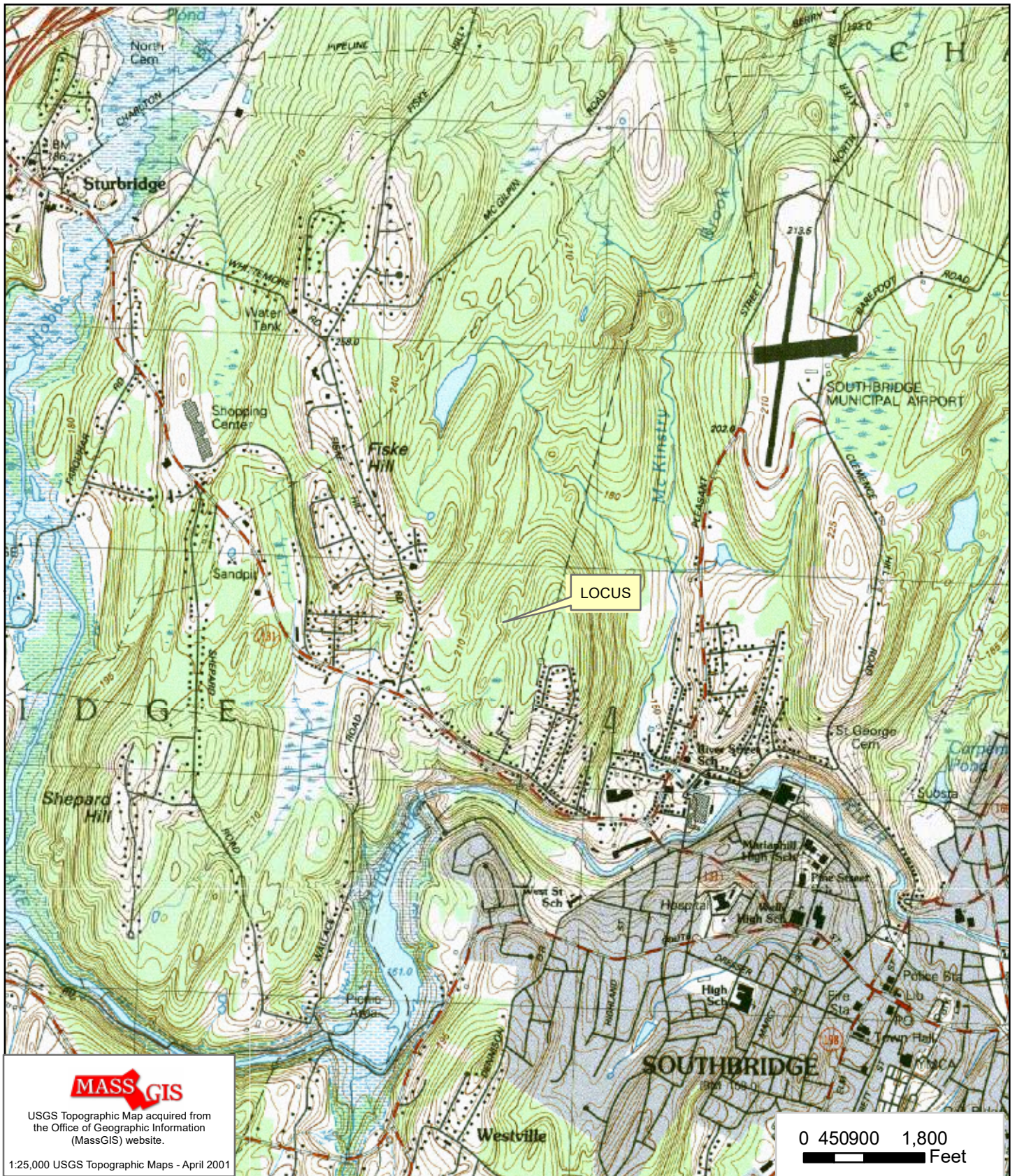
### Locus Maps

Figure 1: USGS Topographic Map

Figure 2: Aerial Orthophoto

Figure 3: FEMA FIRM

Figure 4: NHESP Map



LEC Environmental Consultants, Inc.

Plymouth, MA  
 508.746.9491  
[www.lecenvironmental.com](http://www.lecenvironmental.com)

## Figure 1: USGS Topographic Map

20 Fiske Hill Road/30 Main Street  
 Sturbridge, Massachusetts



March 31, 2022



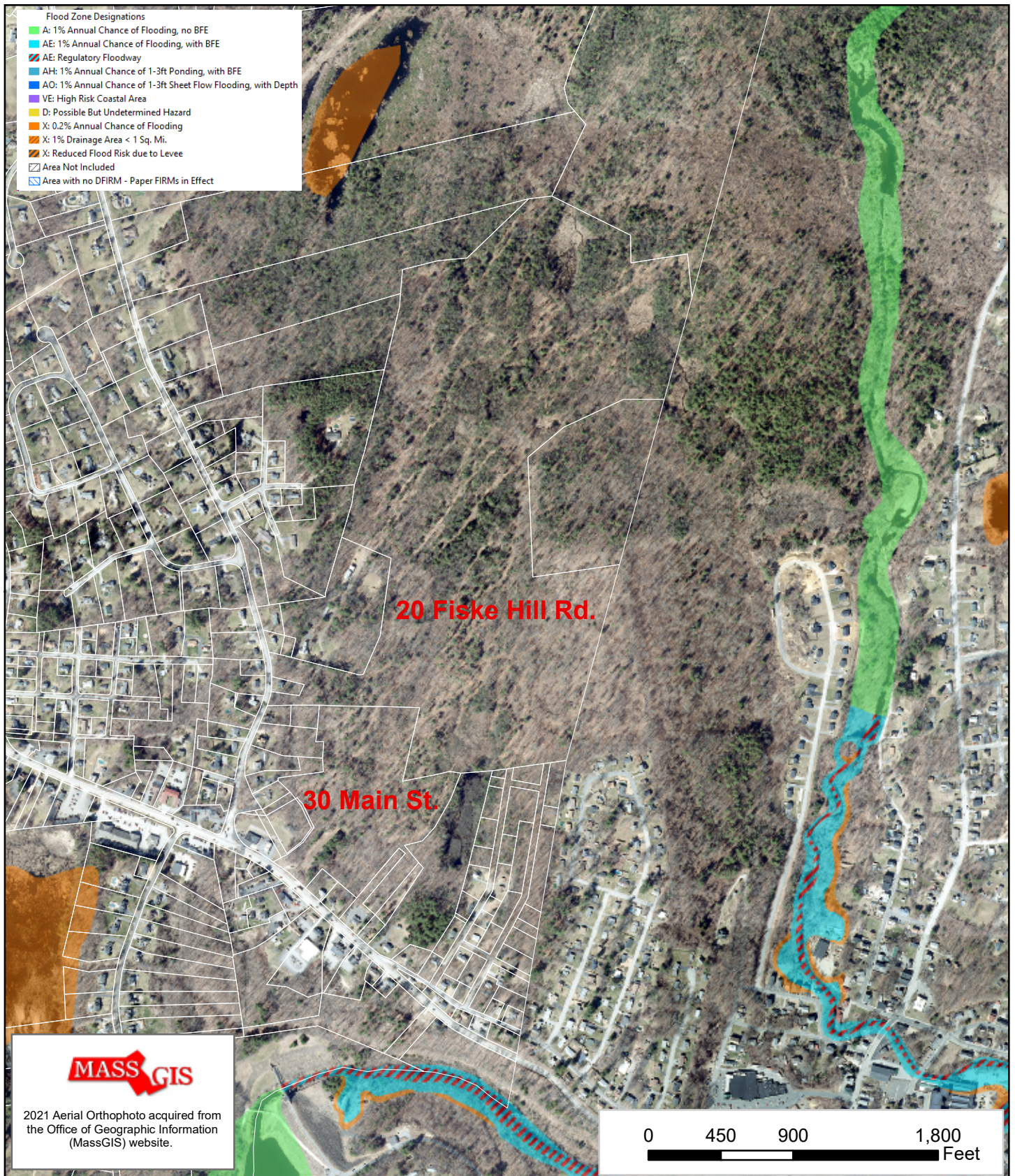
LEC Environmental Consultants, Inc.

Plymouth, MA  
508.746.9491  
[www.lecenvironmental.com](http://www.lecenvironmental.com)

**Figure 2: Aerial Orthophoto Map**  
20 Fiske Hill Road/30 Main Street  
Sturbridge, Massachusetts



March 31, 2022



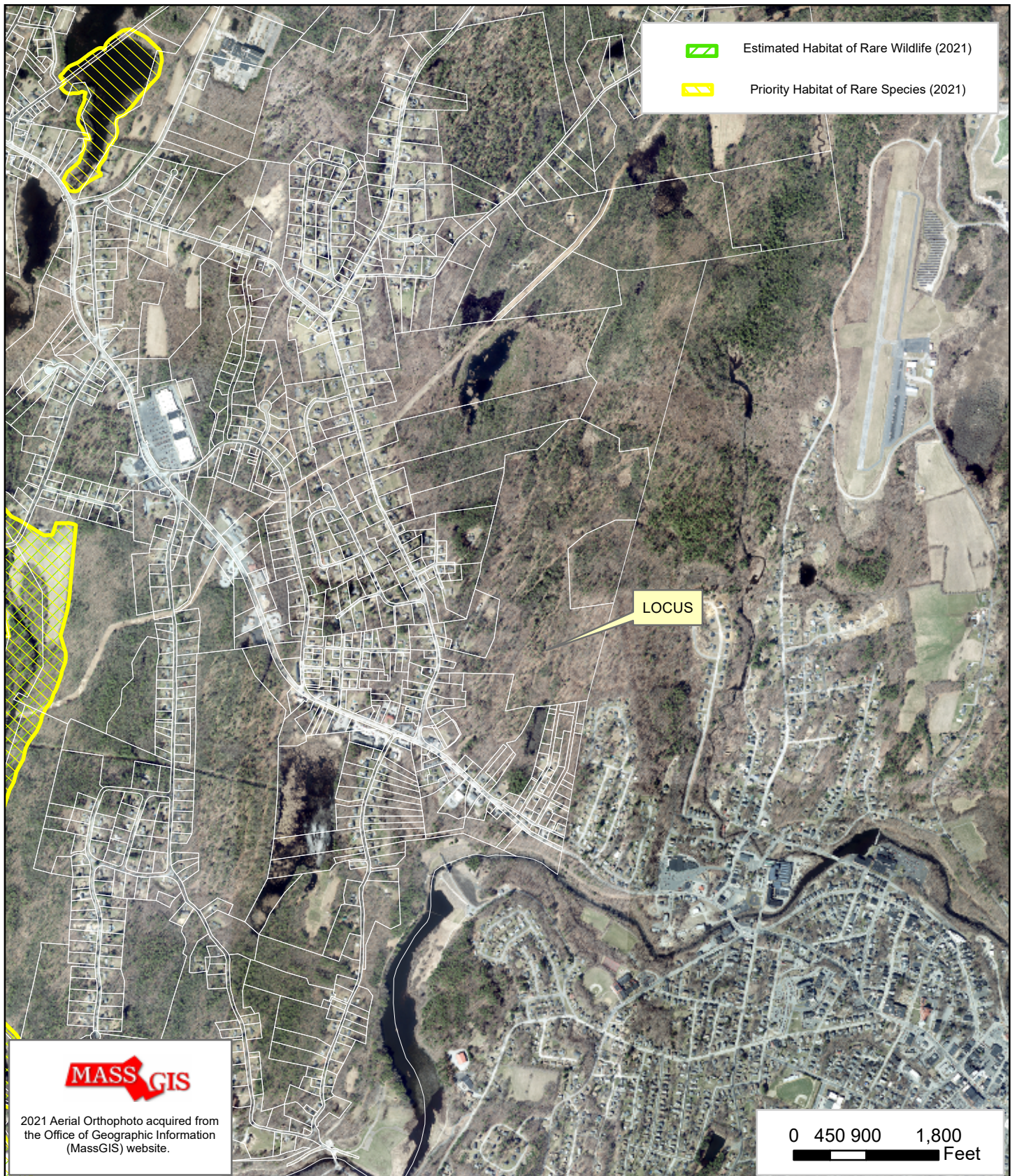
Plymouth, MA  
508.746.9491  
www.lecenvironmental.com

### Figure 3: FEMA Flood Insurance Rate Map

20 Fiske Hill Road/30 Main Street  
Sturbridge, Massachusetts



March 31, 2022



LEC Environmental Consultants, Inc.

Plymouth, MA  
508.746.9491  
www.lecenvironmental.com

**Figure 4: NHESP Map**  
20 Fiske Hill Road/30 Main Street  
Sturbridge, Massachusetts



March 31, 2022

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## **Appendix B**

Stormwater Report, Prepared by McClure Engineering, Inc., Dated April 1, 2022 (On File)

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## **Appendix C**

*Special Permit and Site Plan, Blueberry Hill Estates, 55+ Manufactured Housing  
Community, Lot 3 Berry Farms Road, Sturbridge, MA,*

Prepared by McClure Engineering, Inc.,

Dated April 1, 2022

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

OWNED BY:  
JUSTIN STELMOK  
557 SOUTHWEST CUT-OFF  
WORCESTER, MA 01607  
DATE: 3/22/2022

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

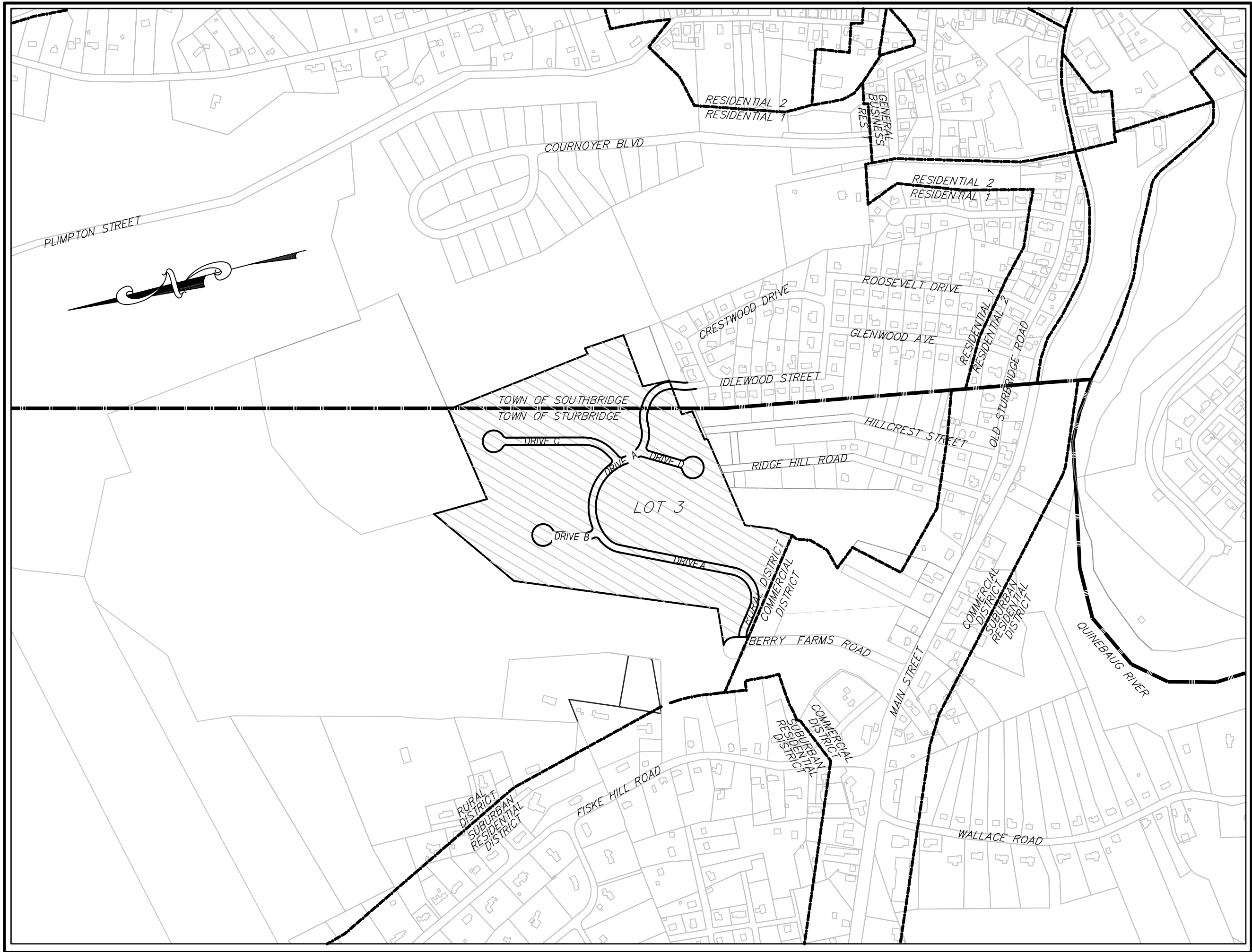
PLAN REFERENCES:  
(WORCESTER COUNTY REGISTRY OF DEEDS)  
LOCUS PLAN:  
PLAN BOOK 853 PLAN NUMBER 51

STURBRIDGE			
DISTRICT DIMENSIONAL REGULATIONS			
DISTRICT	RURAL RESIDENTIAL		
USE	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 *	2 (CLUBHOUSE)
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



SITE LOCUS  
1" = 500'

DRAWING INDEX

C-1	TITLE SHEET
C-2 THRU C-5	EXISTING CONDITIONS PLAN
C-6	OVERALL LAYOUT / KEY PLAN
C-7 THRU C-10	LAYOUT & MATERIALS PLAN
C-11 THRU C-14	GRADING & DRAINAGE PLAN
C-15 THRU C-18	PHASING AND EROSION CONTROL PLANS
C-19 THRU C-22	PLAN & PROFILE SHEETS
C-23 THRU C-30	CONSTRUCTION DETAILS

PROJECT SURVEYOR:

**McCLURE**  
ENGINEERING, INC

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

PROJECT ENGINEER:

**McCLURE**  
ENGINEERING, INC

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

STURBRIDGE PLANNING BOARD  
SITE PLAN & SPECIAL PERMIT APPROVAL

DATE:



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

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

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

TITLE SHEET

SHEET **C1** OF **30**

NOTES:

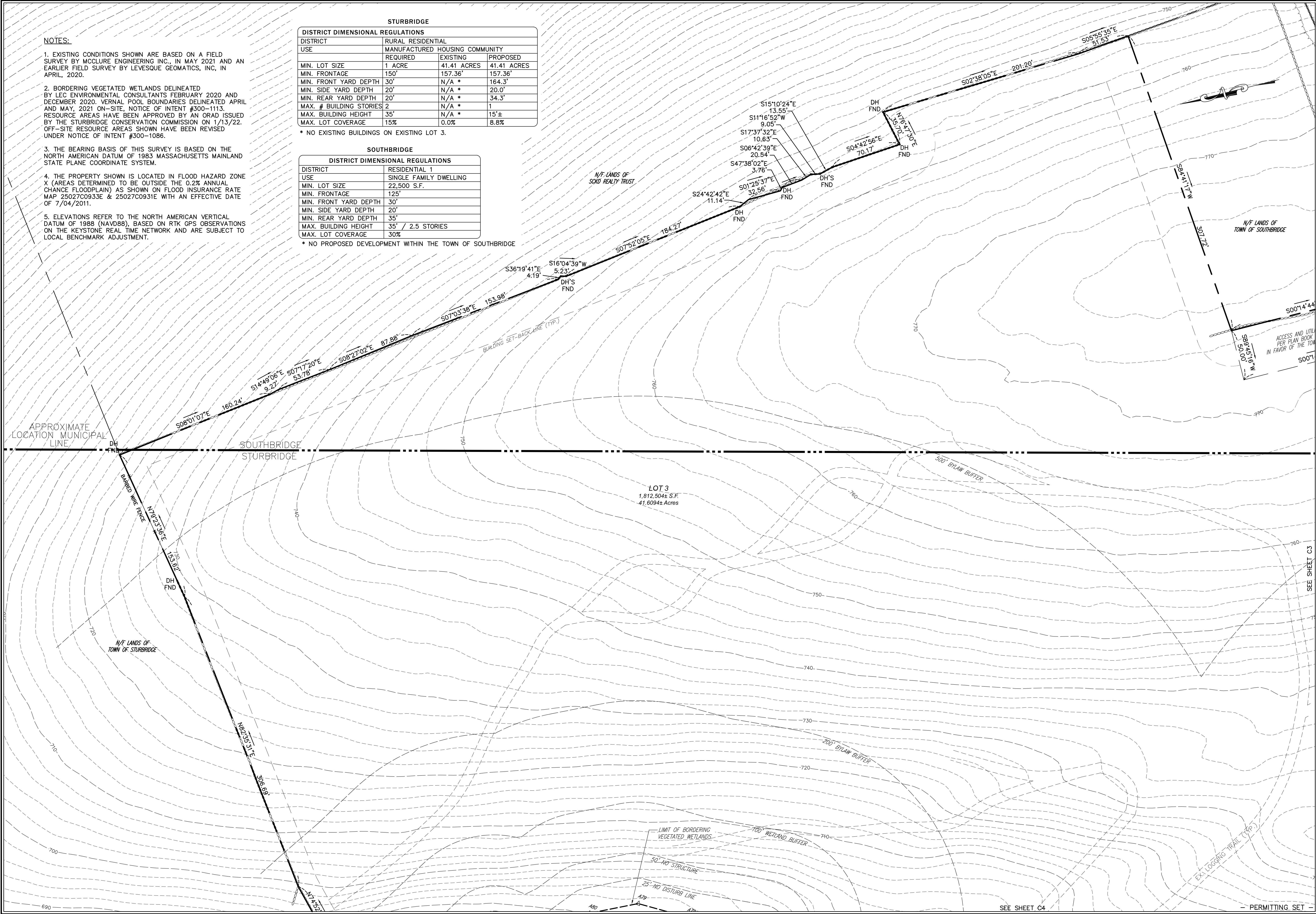
1. EXISTING CONDITIONS SHOWN ARE BASED ON A FIELD SURVEY BY MCCLURE ENGINEERING INC., IN MAY 2021 AND AN EARLIER FIELD SURVEY BY LEVESQUE GEOMATICS, INC, IN APRIL, 2020.
2. BORDERING VEGETATED WETLANDS DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS FEBRUARY 2020 AND DECEMBER 2020. VERNAL POOL BOUNDARIES 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.
3. THE BEARING BASIS OF THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM.
4. 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.
5. 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.

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'
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

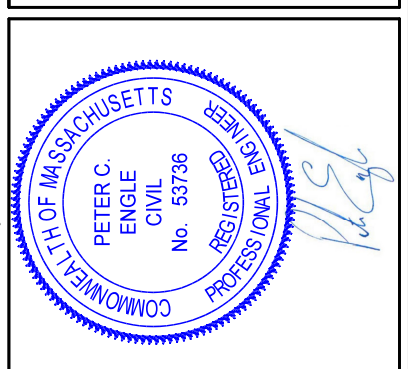


HOR. SCALE IN FEET: 1"=40'	
120	
80	
40	
0	
40	

REV	DATE	REVISIONS	DESCRIPTION	MADE	APVD

PETER C. ENGLE, P.E.  
PROFESSIONAL ENGINEER

MA LIC. NO. 53736



**McCLURE**  
ENGINEERING, INC

119 Worcester Road  
Charlton, MA 01507

Tel: (508) 248-2005  
Fax (508) 248-4887  
Email: pengle@mcclureengineers.com

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

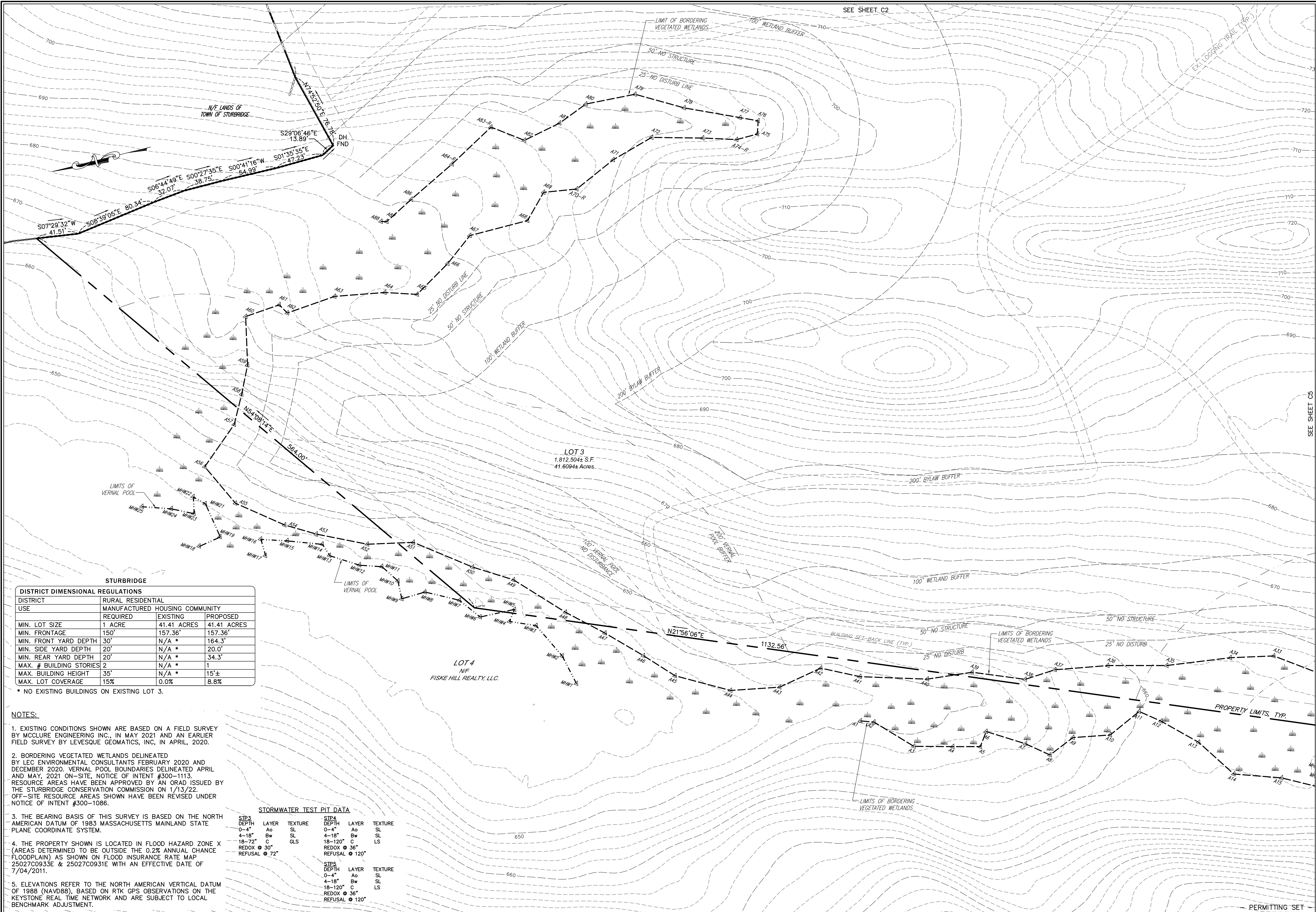
PREPARED FOR  
JUSTIN STELMOK  
557 SOUTHWEST CUTOFF  
WORCESTER, MA 01607

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

EXISTING  
CONDITIONS

SHEET **C2** OF **30**





120

80

40

0

40

HOR. SCALE IN FEET: 1"=40'

REVISIONS

REV	DATE	DESCRIPTION	MADE	APVD

PETER C. ENGLE, P.E.

PROFESSIONAL ENGINEER

MA LIC. NO. 53736

COMMONWEALTH OF MASSACHUSETTS

PETER C. ENGLE

No. 53736

PROFESSIONAL

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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

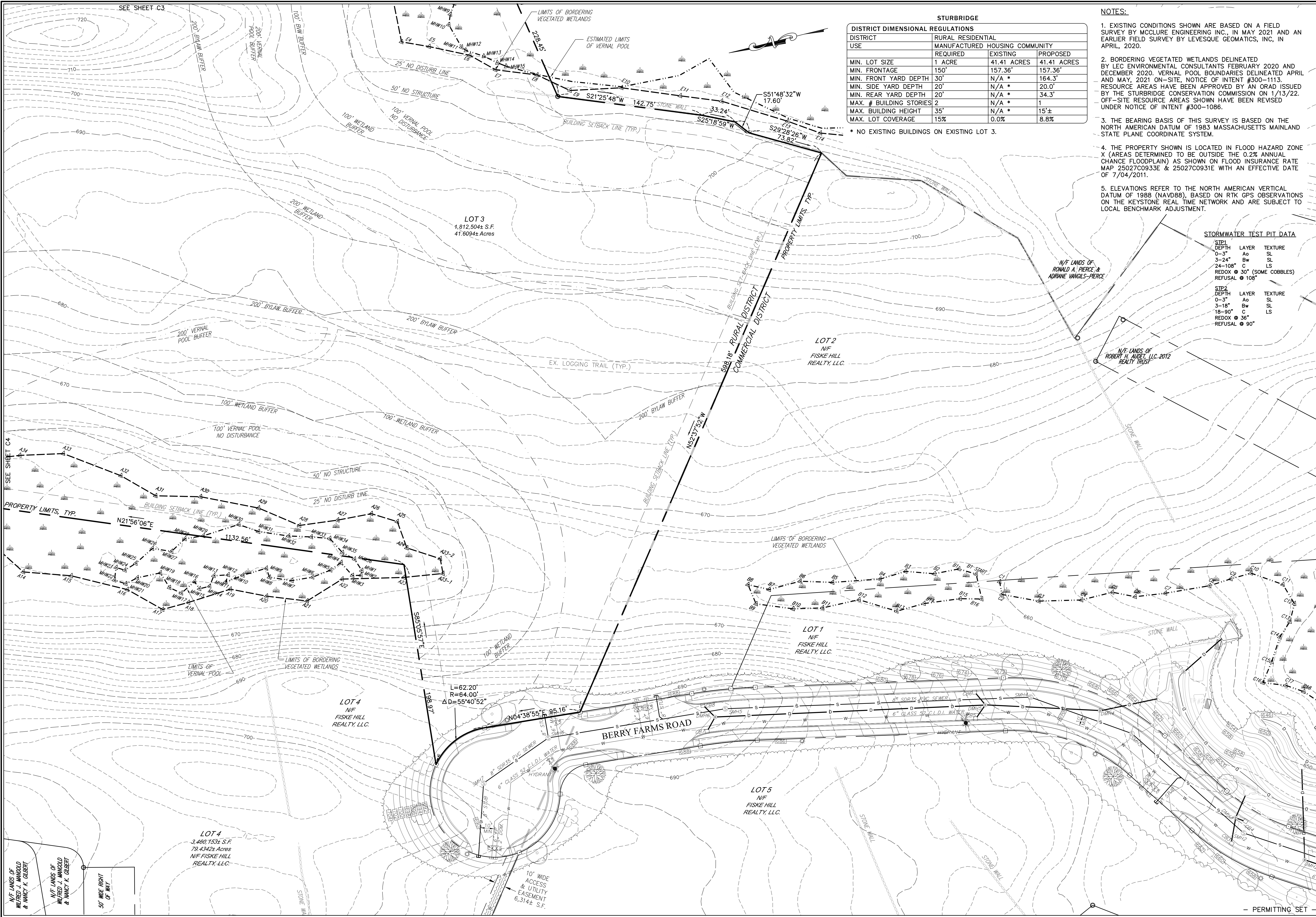
CHK BY: P.E.

SCALE: 1"=40'

PROJ. NO. 287-2118-K

EXISTING  
CONDITIONS

SHEET **C4** OF **30**



STURBRIDGE			
DISTRICT DIMENSIONAL REGULATIONS			
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.

STORMWATER TEST PIT DATA			
SIP1	DEPTH	LAYER	TEXTURE
	0-3"	As	SL
	3-24"	Bw	SL
	24-108"	C	LS
	REDOX @ 30"	(SOME COBBLES)	
	REFUSAL @ 108"		
SIP2	DEPTH	LAYER	TEXTURE
	0-3"	As	SL
	3-18"	Bw	SL
	18-90"	C	LS
	REDOX @ 36"		
	REFUSAL @ 90"		

120

80

40

0

HOR. SCALE IN FEET: 1"=40'

REVISIONS

REV	DATE	DESCRIPTION

PETER C. ENGLE, P.E.

PROFESSIONAL ENGINEER

MA LIC. NO. 53736

COMMONWEALTH OF MASSACHUSETTS

PETER C. ENGLE

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**"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: P.E.

SCALE: 1"=40'

PROJ. NO. 287-2118-K

EXISTING CONDITIONS

SHEET **C5** OF **30**

SHEETS C7,  
C11 & C15

SHEETS C8,  
C12 & C16

SHEETS C10,  
C14 & C18

SHEETS C9,  
C13 & C17

AREA CALCS:  
TOTAL LOT: 41.6 ACRES±  
TOTAL DISTURBED: 17.3 ACRES±  
TOTAL UNDISTURBED: 24.3 ACRES±  
TOTAL IMPERVIOUS: 7.5 ACRES±  
TOTAL STRUCTURES/ LOT COVERAGE: 3.7 ACRES±  
TOTAL PASSIVE OPEN SPACE: 22.5 ACRES±  
TOTAL ACTIVE OPEN SPACE: 0.2 ACRES±



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

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

OVERALL LAYOUT /  
KEY PLAN

SHEET **C6** OF **30**

REV		DATE	DESCRIPTION	MADE	APVD
80					
160					
240					

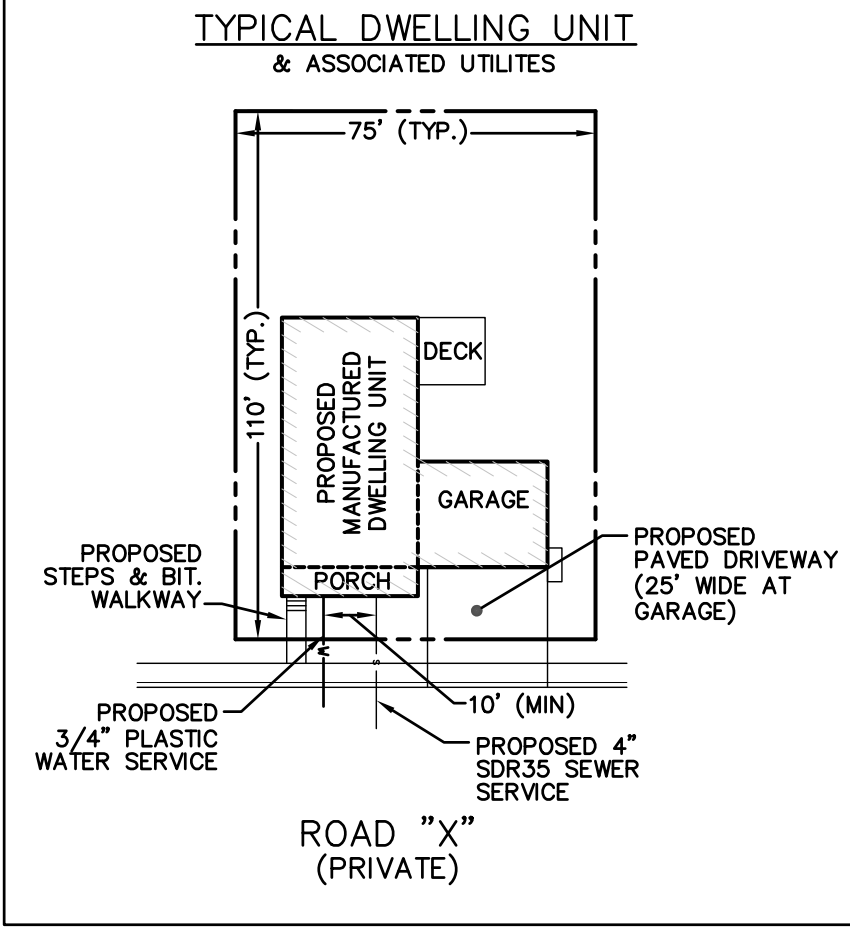
HOR. SCALE IN FEET: 1"=80'



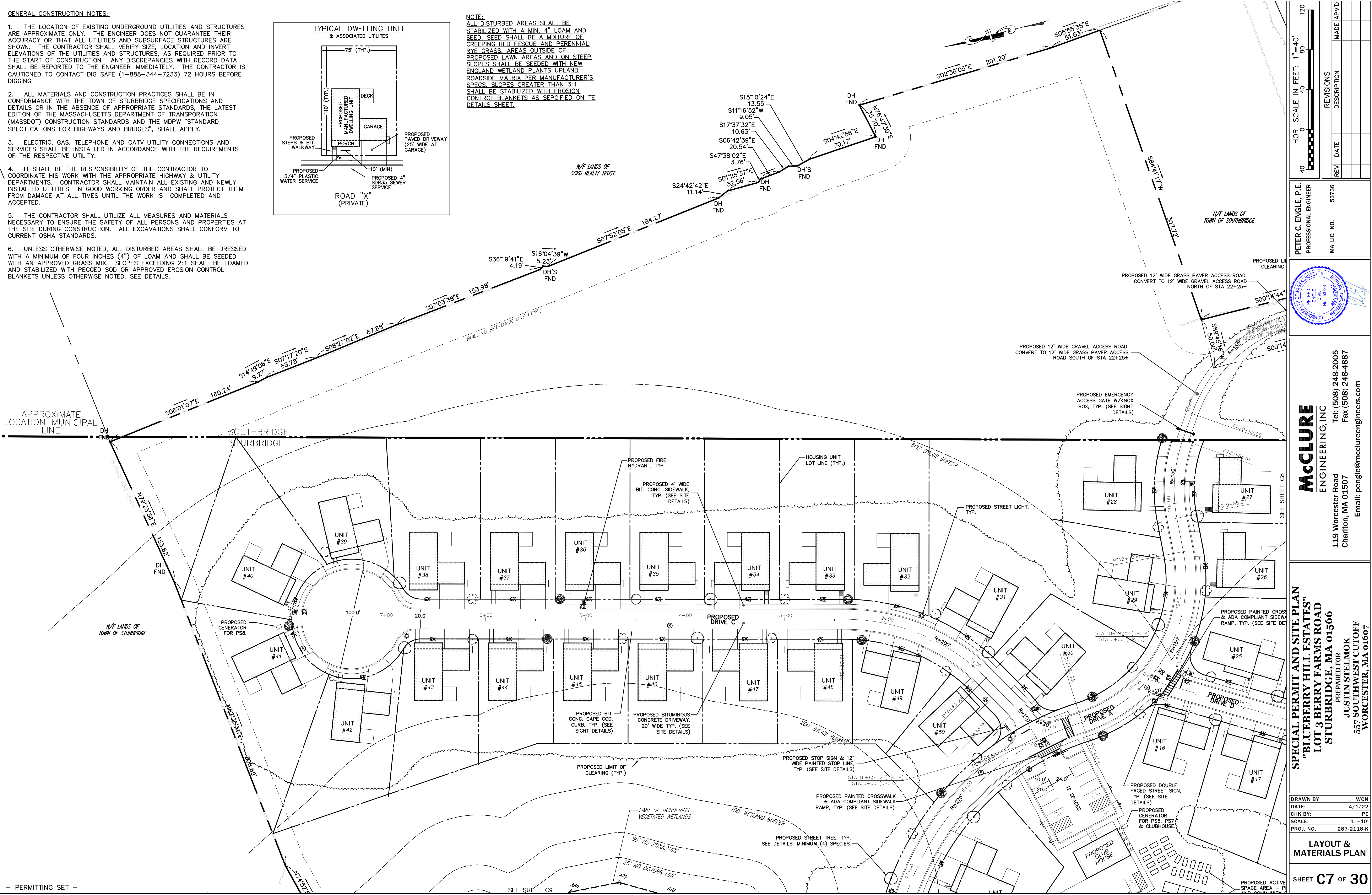
PERMITTING SET

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
2. ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE TOWN OF STURBRIDGE SPECIFICATIONS AND DETAILS OR IN THE ABSENCE OF APPROPRIATE STANDARDS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", SHALL APPLY.
3. ELECTRIC, GAS, TELEPHONE AND CATV UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
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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:  
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 SEPCIFIED ON IT DETAILS SHEET.



PETER C. ENGLE, P.E.  
PROFESSIONAL ENGINEER

MA LIC. NO. 53736

**McCLURE**  
ENGINEERING, INC.

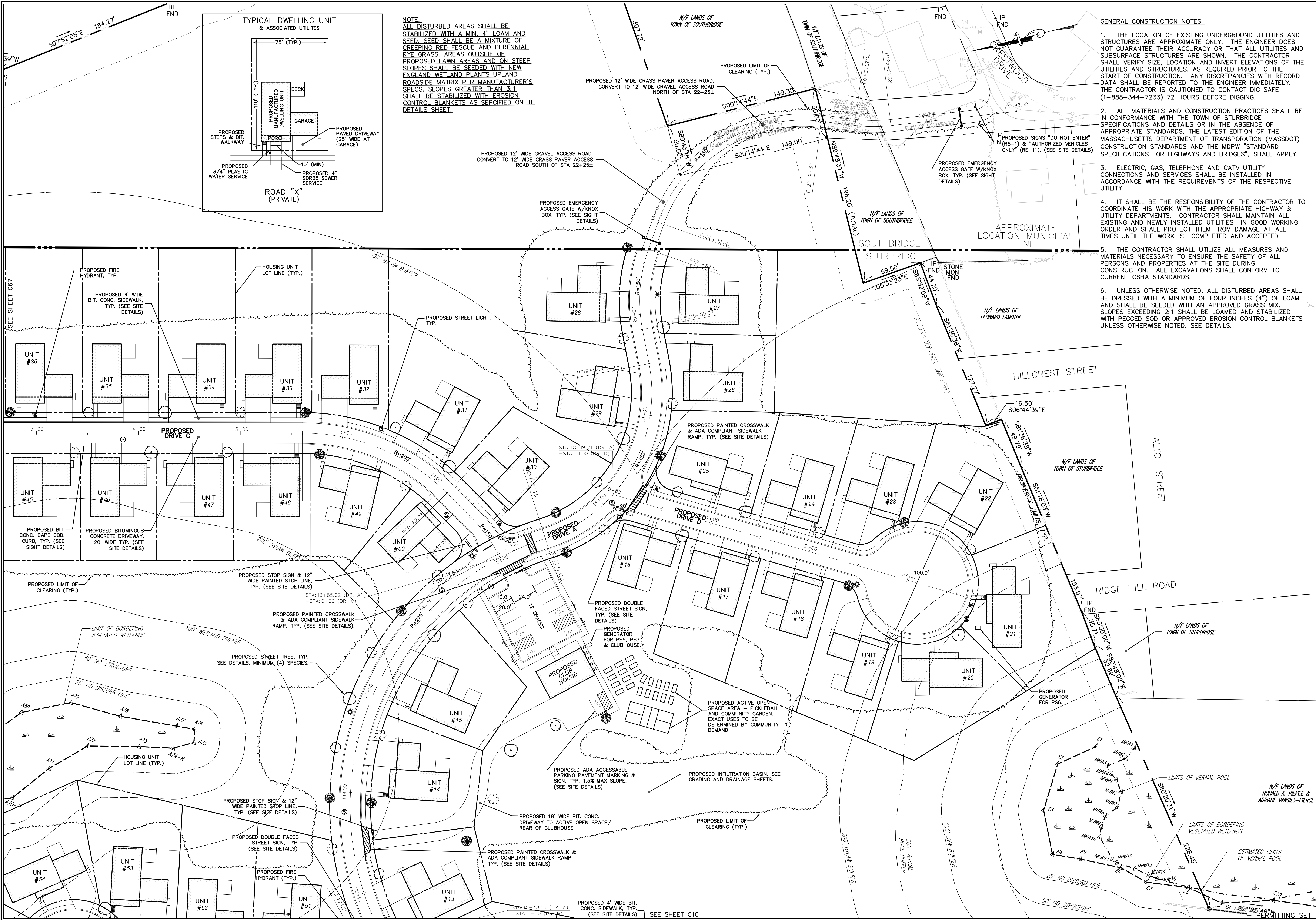
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax (508) 248-4887  
Email: pengle@mcclureengineers.com

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

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

LAYOUT &  
MATERIALS PLAN

SHEET **C7** OF **30**



GENERAL CONSTRUCTION NOTES:

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PETER C. ENGLE, P.E.  
PROFESSIONAL ENGINEER

MA LIC. NO. 53736

REVISIONS

REV	DATE	DESCRIPTION

MADE APVD

**McCLURE**  
ENGINEERING, INC.

119 Worcester Road  
Charlton, MA 01507

Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: pengle@mcclureengineers.com

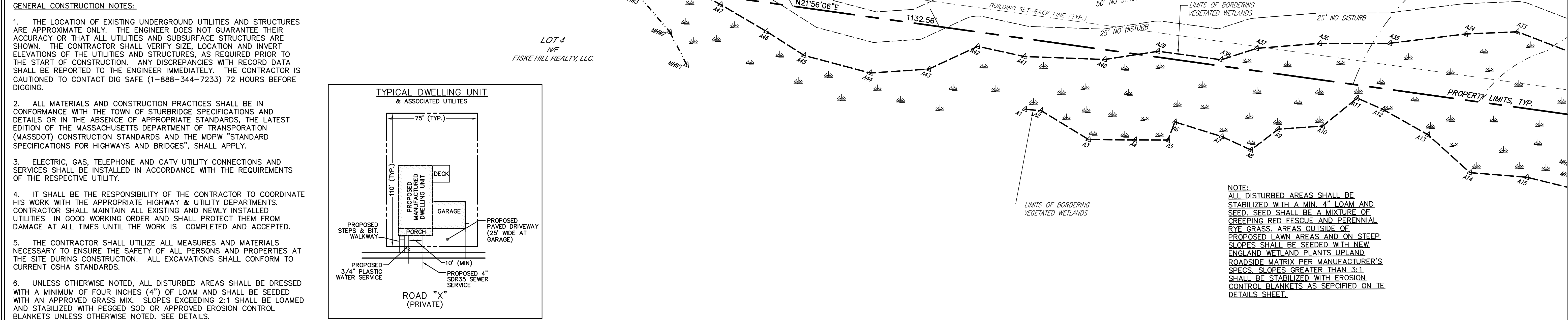
**SPECIAL PERMIT AND SITE PLAN**  
"BLUEBERRY HILL ESTATES"  
LOT 3 BERRY FARMS ROAD  
STURBRIDGE, MA 01566

PREPARED FOR  
JUSTIN STELMOK  
WORCESTER, MA 01607

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

**LAYOUT & MATERIALS PLAN**

SHEET **C8** OF **30**



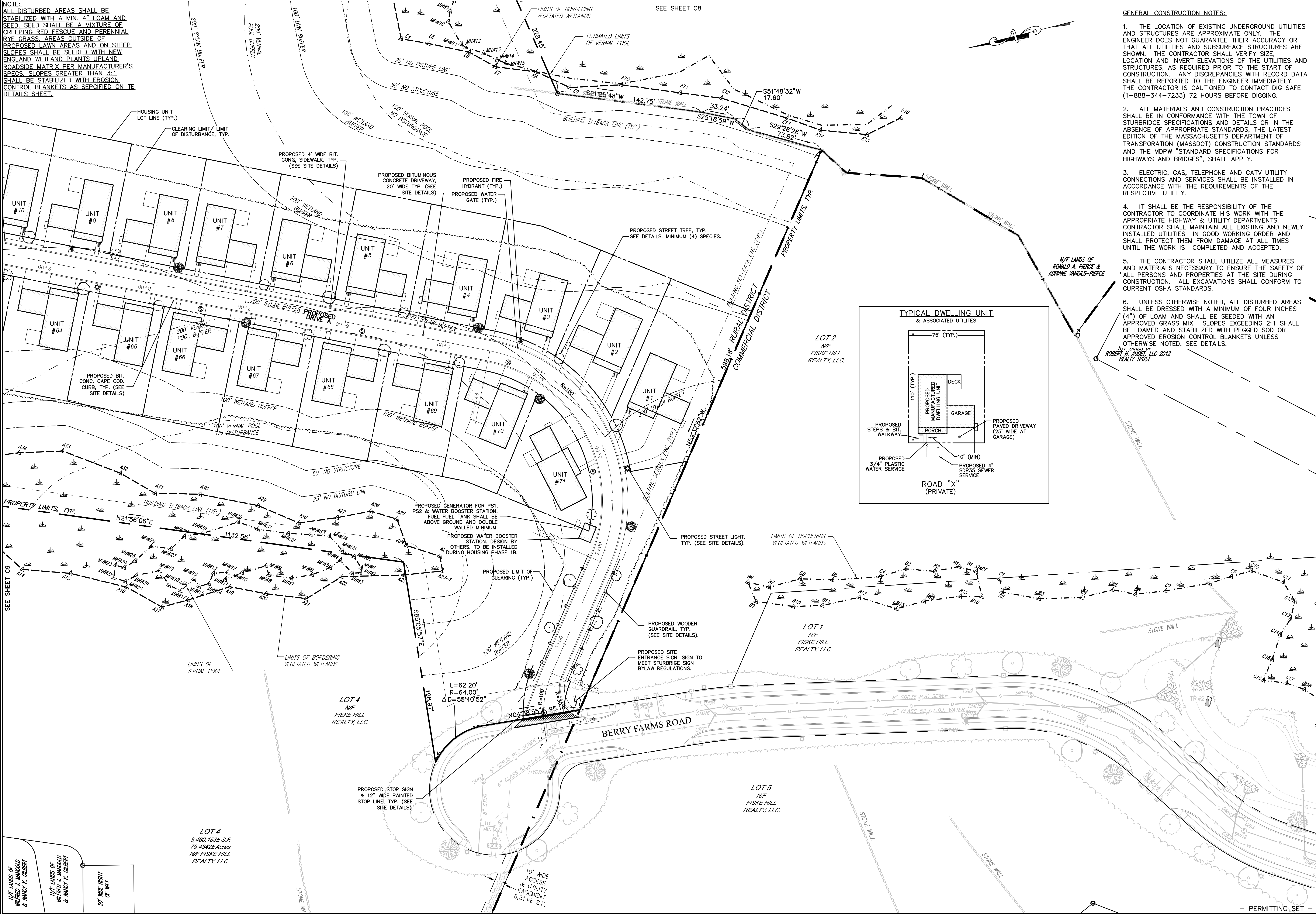
PETER C. ENGLE, P.E.	MA LIC. NO.	53736
PROFESSIONAL ENGINEER		



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

SHEET **C9** OF **30**

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.

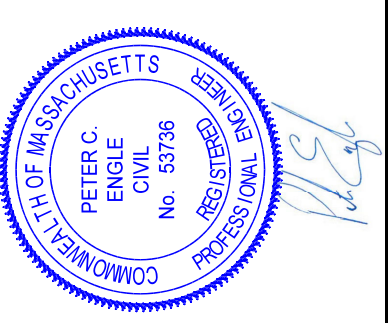


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REV	DATE	DESCRIPTION	MADE	APVD

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



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

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**LAYOUT & MATERIALS PLAN**

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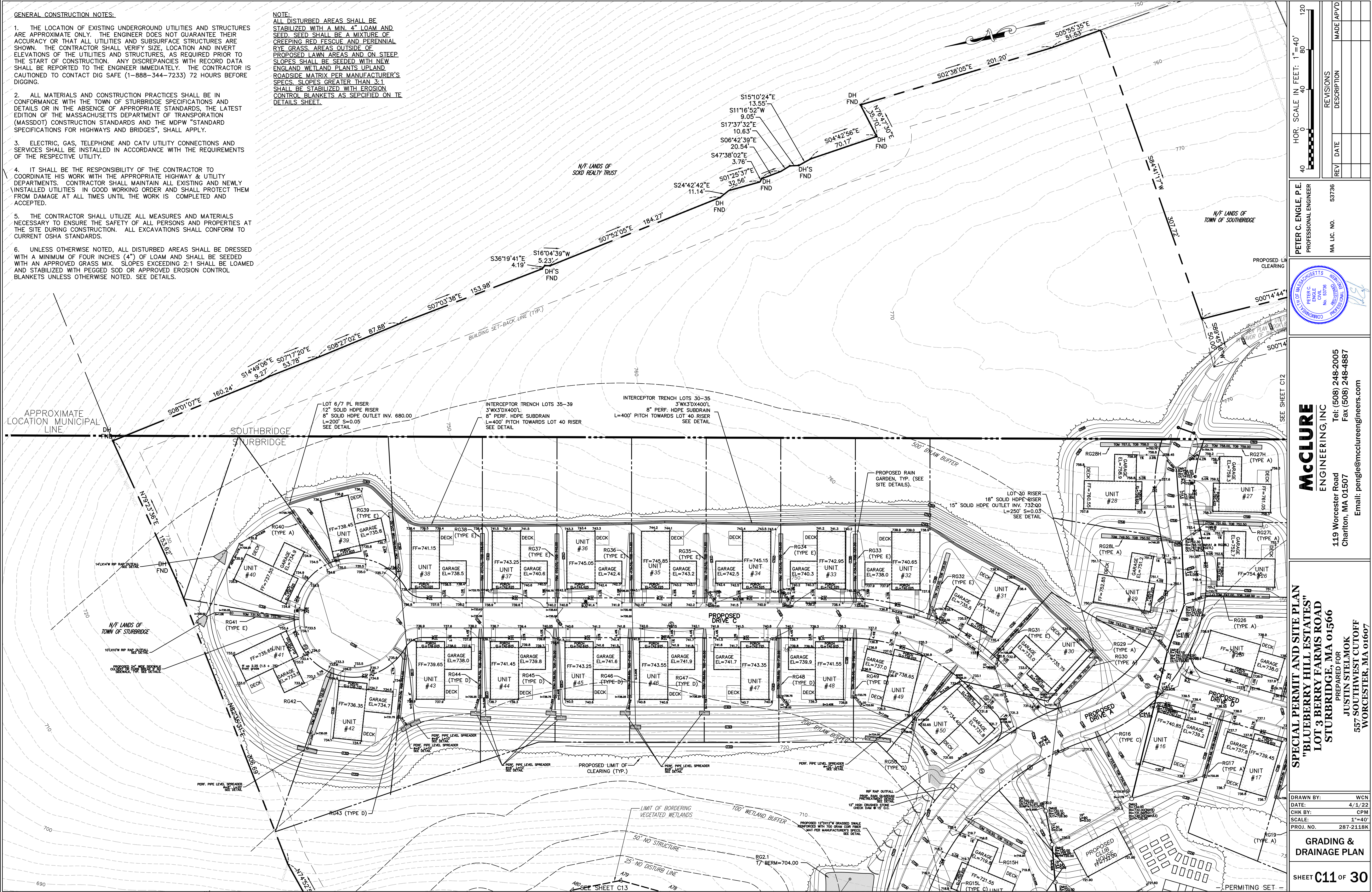
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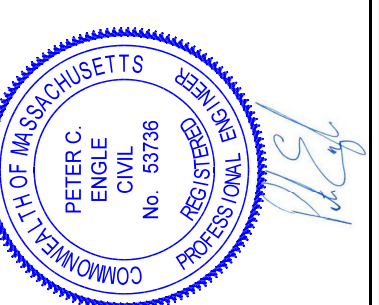
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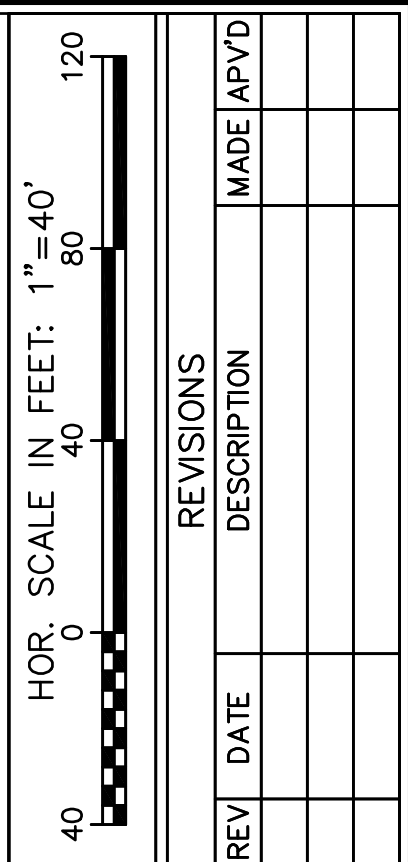
DRAWN BY: WCN  
DATE: 4/1/22  
CHK BY: JPM  
SCALE: 1"=40'  
PROJ. NO. 287-2118K

**GRADING & DRAINAGE PLAN**

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



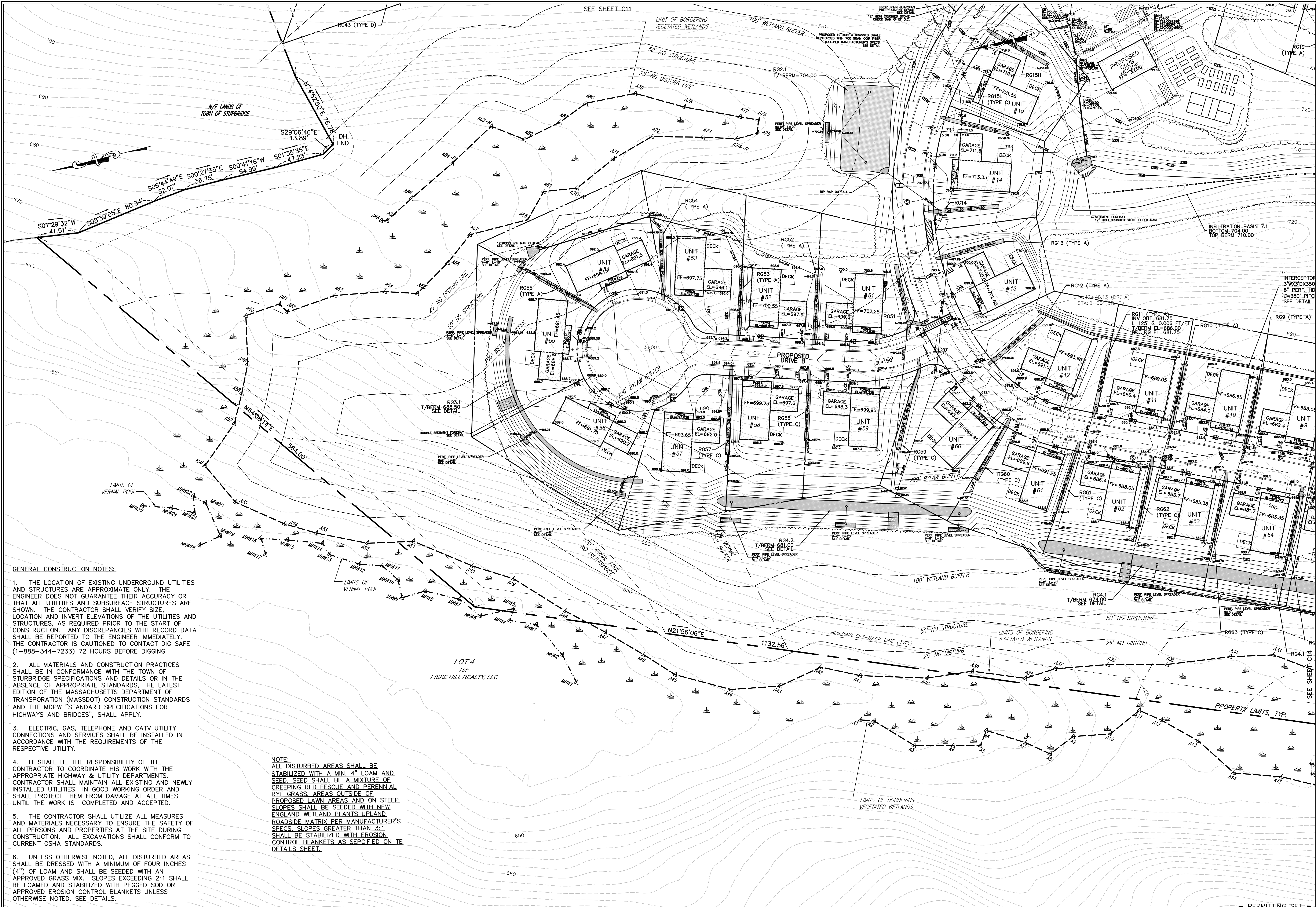
**McCLURE**  
ENGINEERING, INC.  
119 Worcester Road  
Charlton, MA 01507  
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DRAWN BY: WCN  
DATE: 4/1/22  
CHK BY: GPM  
SCALE: 1"=40'  
PROJ. NO.: 287-2118K

**GRADING & DRAINAGE PLAN**

SHEET **C12** OF **30**



GENERAL CONSTRUCTION NOTES:

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120

80

40

0

HOR. SCALE IN FEET: 1"=40'

REVISIONS

REV	DATE	DESCRIPTION

PETER C. ENGLE, P.E.

PROFESSIONAL ENGINEER

MA LIC. NO. 53736

MASSACHUSETTS

PETER C. ENGLE

No. 53736

REGISTERED PROFESSIONAL ENGINEER

**McCLURE**

ENGINEERING, INC.

119 Worcester Road

Charlton, MA 01507

Tel: (508) 248-2005

Fax (508) 248-4887

Email: pengle@mcclureengineers.com

**SPECIAL PERMIT AND SITE PLAN**

**"BLUEBERRY HILL ESTATES"**

**LOT 3 BERRY FARMS ROAD**

**STURBRIDGE, MA 01566**

PREPARED FOR

**JUSTIN STELMOK**

**557 SOUTHWEST CUTOFF**

**WORCESTER, MA 01607**

DRAWN BY: WCN

DATE: 4/1/22

CHK BY: GPN

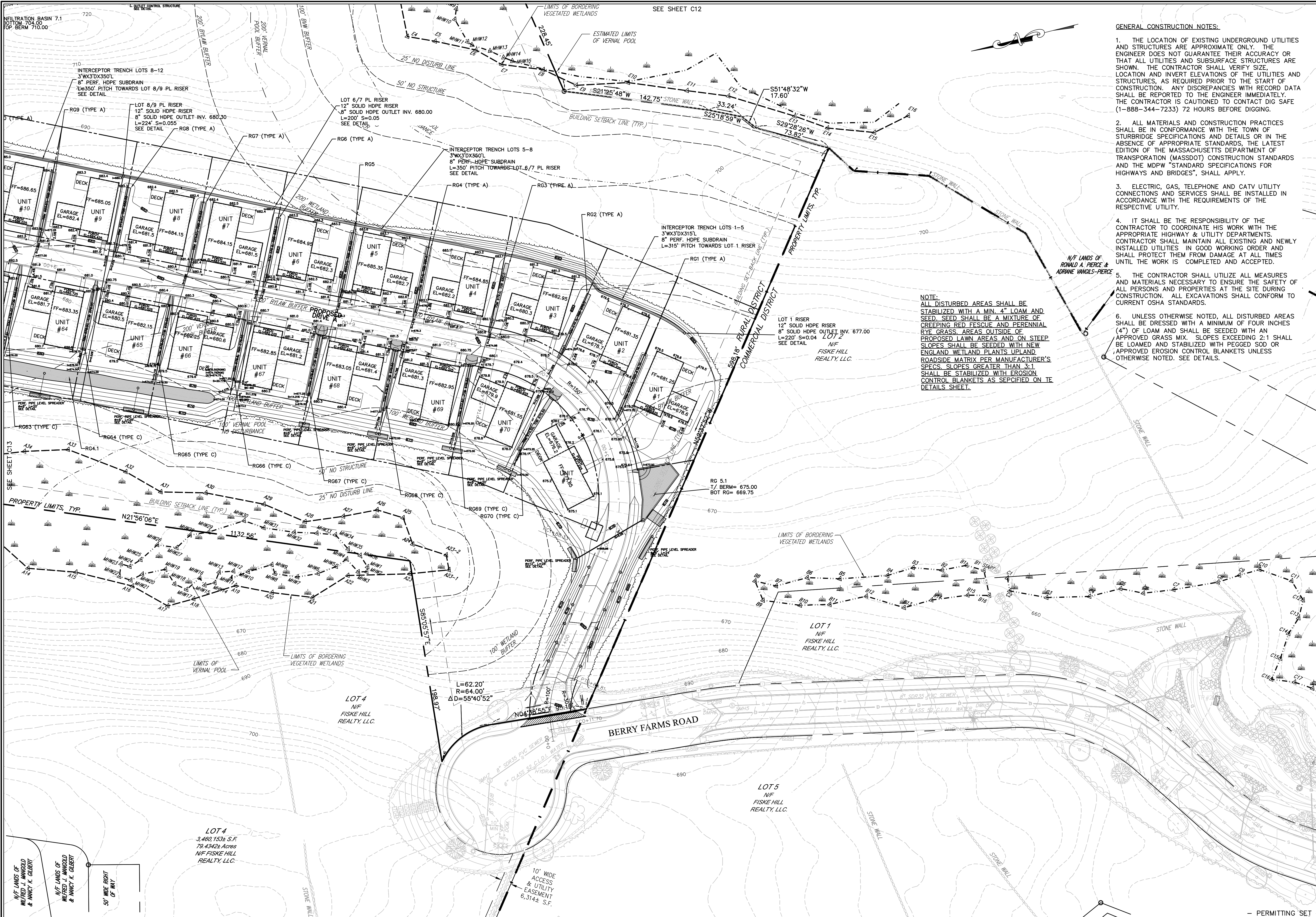
SCALE: 1"=40'

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**GRADING & DRAINAGE PLAN**

SHEET **C13** OF **30**

— PERMITTING SET —



- GENERAL CONSTRUCTION NOTES:**
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120  
80  
40  
0  
40

HOR. SCALE IN FEET: 1"=40'

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PETER C. ENGLE, P.E.  
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**GRADING & DRAINAGE PLAN**

SHEET **C14** OF **30**

- 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.

ACREAGE SUMMARY IN ACRES	
SEEDED AREA	10.0 AC±
TOTAL DISTURBED	17.3 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 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.

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 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.
- 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 CONROL 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 ABUTTING 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 SAID MATERIAL TO THE SITE. CONTRACTOR TO REFER TO CONSERVATION ORDER OF CONDITIONS FOR SPECIFIC SOIL TESTING AND REVIEW REQUIREMENTS FOR ALL OUTSIDE FILL SOURCES.
- DEP SIGN: A SIGN SHALL BE DISPLAYED AT THE SITE NOT LESS THAN TWO (2) SQUARE FEET (S.F.) OR MORE THAN THREE (3) S.F. IN SIZE, BEARING THE WORDS "MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION" OR "MA DEP", FOLLOWED BY THE DEP FILE NUMBER AS DEPICTED ON THE ISSUED ORDER OF CONDITIONS.

CONSTRUCTION SCHEDULE AND EROSION & SEDIMENTATION CONTROL CHECKLIST

WORK DESCRIPTION

SEQUENCE OF CONSTRUCTION

THE FOLLOWING NARRATIVE DESCRIBES THE PLANNED CONSTRUCTION SEQUENCE WITH AN EMPHASIS ON THE TIMING AND SEQUENCE OF EROSION/SEDIMENTATION CONTROL MEASURES:

THE FOLLOWING CONSTRUCTION SEQUENCE WILL BE REQUIRED TO INSURE THE EFFECTIVENESS OF THE EROSION/SEDIMENT CONTROL MEASURES IS OPTIMIZED.

- INSTALL STABILIZED CONSTRUCTION EXIT(S), SWPPP ENTRANCE SIGN, AND DEP SIGN.
- INSTALL EROSION CONTROL BARRIERS ON THE ENTIRE SITE (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL SILT FENCE AND HAYBALES.)
- CONSERVATION INSPECTION WILL BE CONDUCTED AFTER INSTALLATION OF EROSION CONTROL BARRIERS ARE INSTALLED.
- PREPARE TEMPORARY PARKING AND STORAGE AREA UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: PARKING, LAY DOWN, PORTA POTT, MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- CLEAR AND GRUB AREA FOR SEDIMENT BASINS. CONSTRUCT AND STABILIZE SEDIMENT BASINS. HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMP'S. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.
- BEGIN CLEARING AND GRUBBING THE SITE.
- INSTALL TEMPORARY DIVERSION DITCHES AND CHECK DAMS.
- BEGIN GRADING THE SITE AS NEEDED.
- START INSTALLATION OF DRAINAGE AND SITE WORK.
- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 15 DAYS OR MORE. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE COMPLETED.

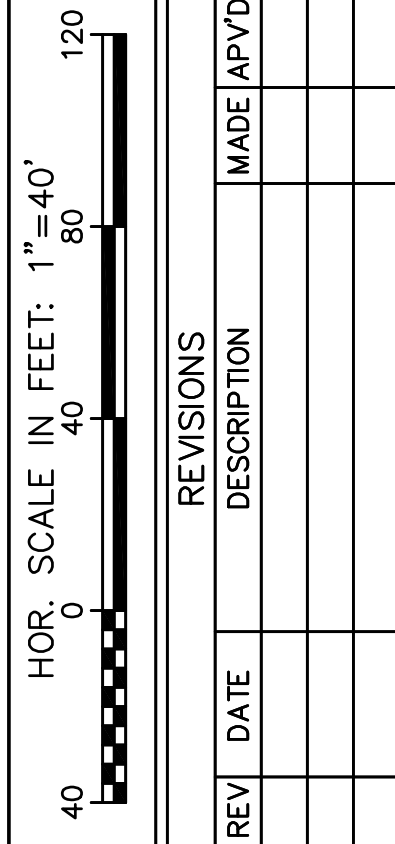
FINAL PHASE

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

NOTES:

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

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



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



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

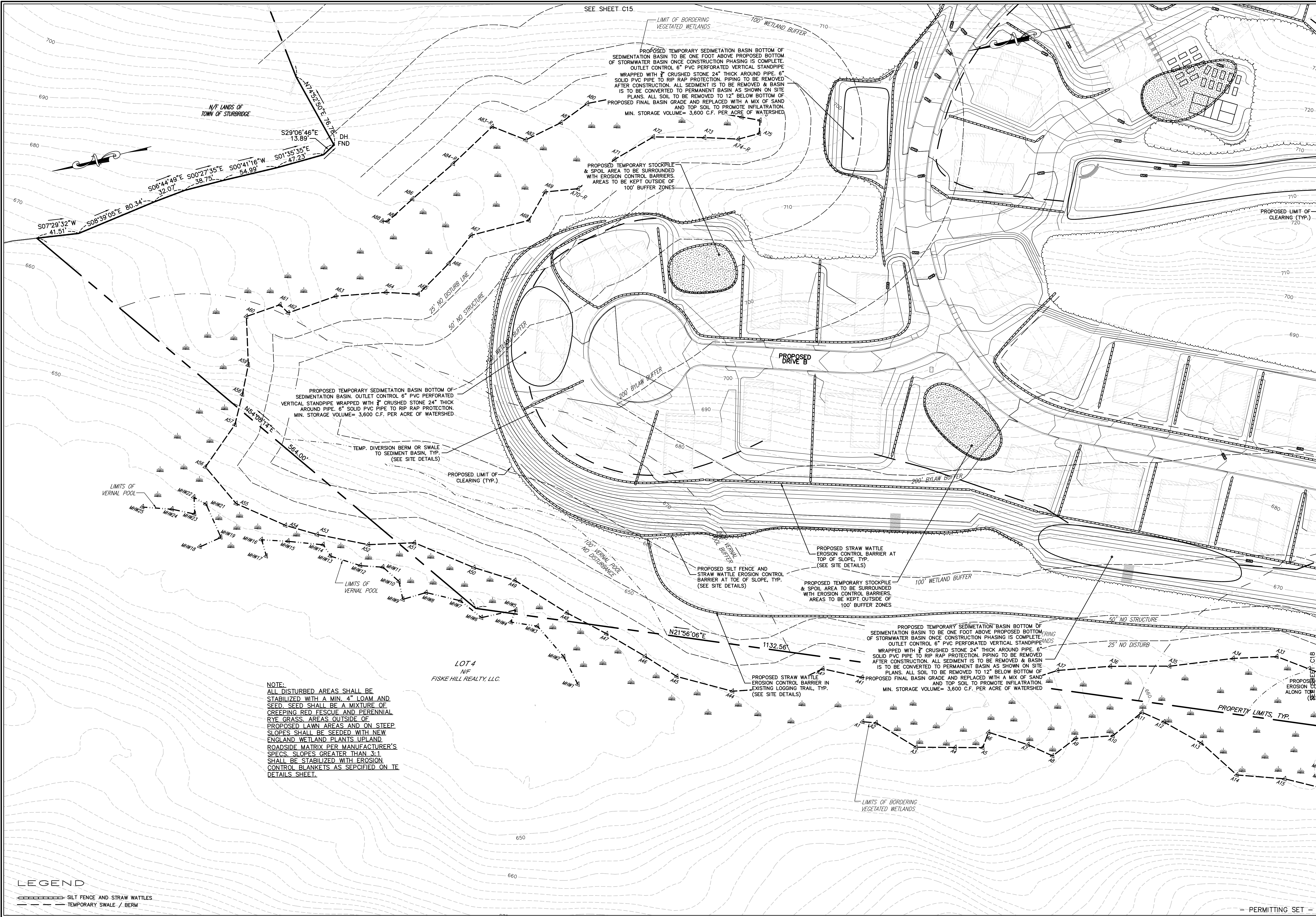
SPECIAL PERMIT AND SITE PLAN  
"BLUEBERRY HILL ESTATES"  
LOT 3 BERRY FARMS ROAD  
STURBRIDGE, MA 01566  
PREPARED FOR  
JUSTIN STELMOK  
557 SOUTHWEST CUTOFF  
WORCESTER, MA 01607

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

EROSION & SEDIMENT CONTROL PLAN

SHEET C15 OF 30





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.

LEGEND  
SILT FENCE AND STRAW WATTLES  
TEMPORARY SWALE / BERM

120

80

40

0

40

0

HOR. SCALE IN FEET: 1"=40'

REV	DATE	DESCRIPTION	MADE APVD

PETER C. ENGLE, P.E.

PROFESSIONAL ENGINEER

MA LIC. NO.

53736

COMMONWEALTH OF MASSACHUSETTS

PETER C. ENGLE

REGISTERED PROFESSIONAL ENGINEER

NO. 53736

EXPIRATION DATE 12/31/2025

**McCLURE**

ENGINEERING, INC.

119 Worcester Road

Charlton, MA 01507

Tel: (508) 248-2005

Fax (508) 248-4887

Email: pengle@mcclureengineers.com

**SPECIAL PERMIT AND SITE PLAN**

**"BLUEBERRY HILL ESTATES"**

**LOT 3 BERRY FARMS ROAD**

**STURBRIDGE, MA 01566**

PREPARED FOR

**JUSTIN STELMOK**

**557 SOUTHWEST CUTOFF**

**WORCESTER, MA 01607**

DRAWN BY:

WCN

DATE:

4/1/22

CHK BY:

CPM

SCALE:

1"=40'

PROJ. NO.

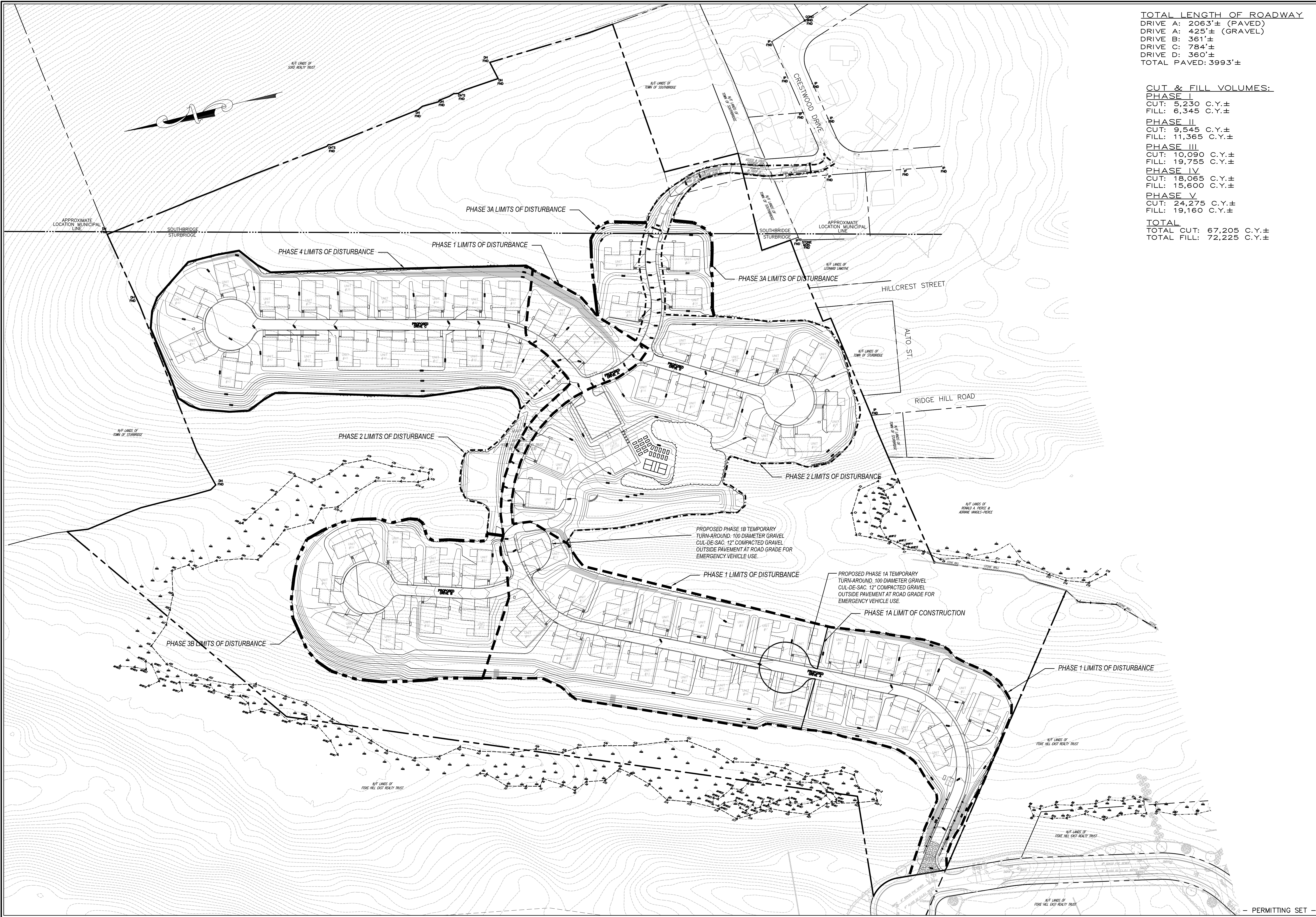
287-2118K

**EROSION & SEDIMENT CONTROL PLAN**

SHEET **C17** OF **30**

- PERMITTING SET -

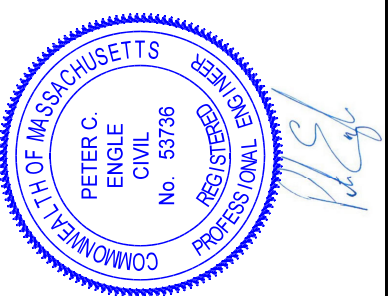




TOTAL LENGTH OF ROADWAY	
DRIVE A:	2063'± (PAVED)
DRIVE A:	425'± (GRAVEL)
DRIVE B:	361'±
DRIVE C:	784'±
DRIVE D:	360'±
TOTAL PAVED:	3993'±
CUT & FILL VOLUMES:	
PHASE I	
CUT:	5,230 C.Y.±
FILL:	6,345 C.Y.±
PHASE II	
CUT:	9,545 C.Y.±
FILL:	11,365 C.Y.±
PHASE III	
CUT:	10,090 C.Y.±
FILL:	19,755 C.Y.±
PHASE IV	
CUT:	18,065 C.Y.±
FILL:	15,600 C.Y.±
PHASE V	
CUT:	24,275 C.Y.±
FILL:	19,160 C.Y.±
TOTAL	
TOTAL CUT:	67,205 C.Y.±
TOTAL FILL:	72,225 C.Y.±

HOR. SCALE IN FEET: 1"=80'	
80	160
0	240
REV. DATE DESCRIPTION MADE APVD	

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

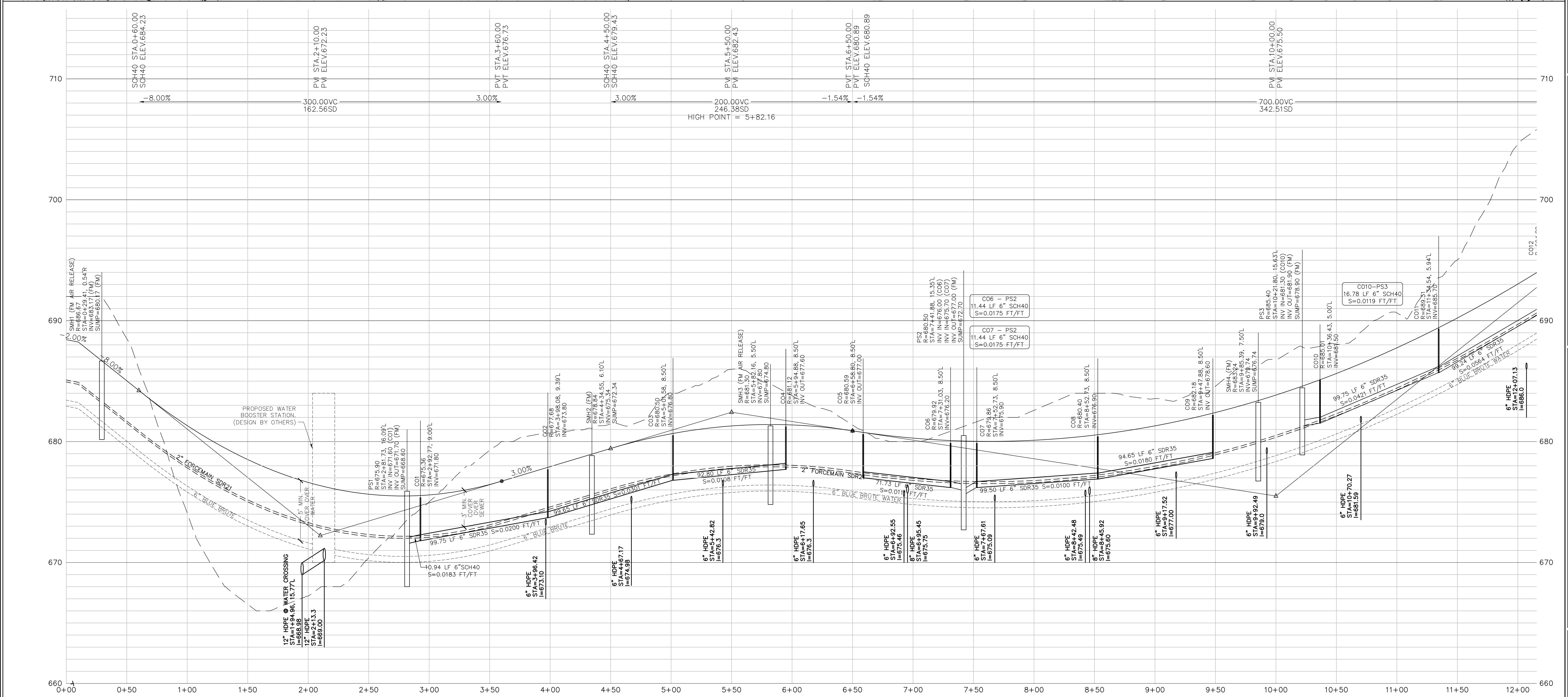
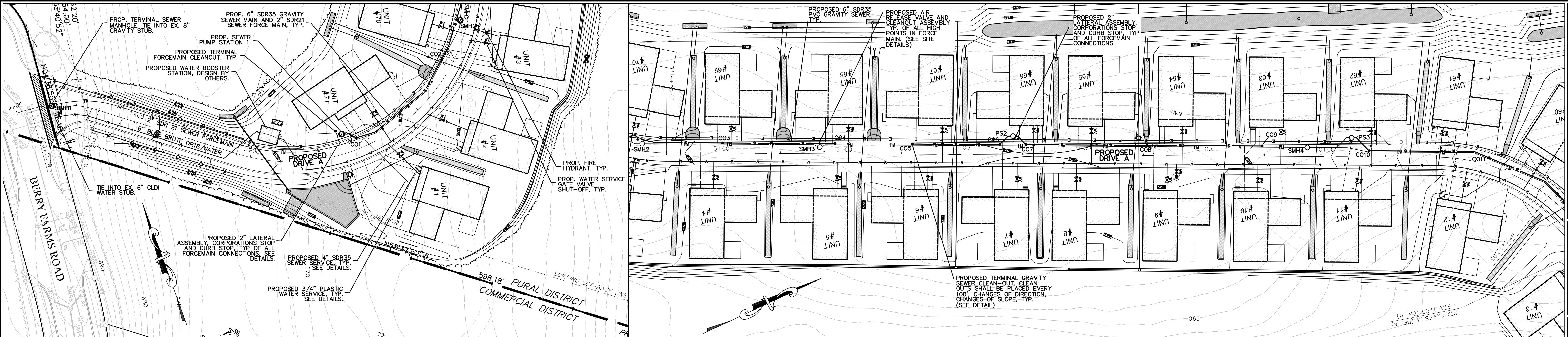


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SPECIAL PERMIT AND SITE PLAN  
"BLUEBERRY HILL ESTATES"  
LOT 3 BERRY FARMS ROAD  
STURBRIDGE, MA 01566  
PREPARED FOR  
JUSTIN STELMOK  
557 SOUTHWEST CUTOFF  
WORCESTER, MA 01607

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

PHASING  
PLAN



REV	DATE	DESCRIPTION	MADE APVD

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

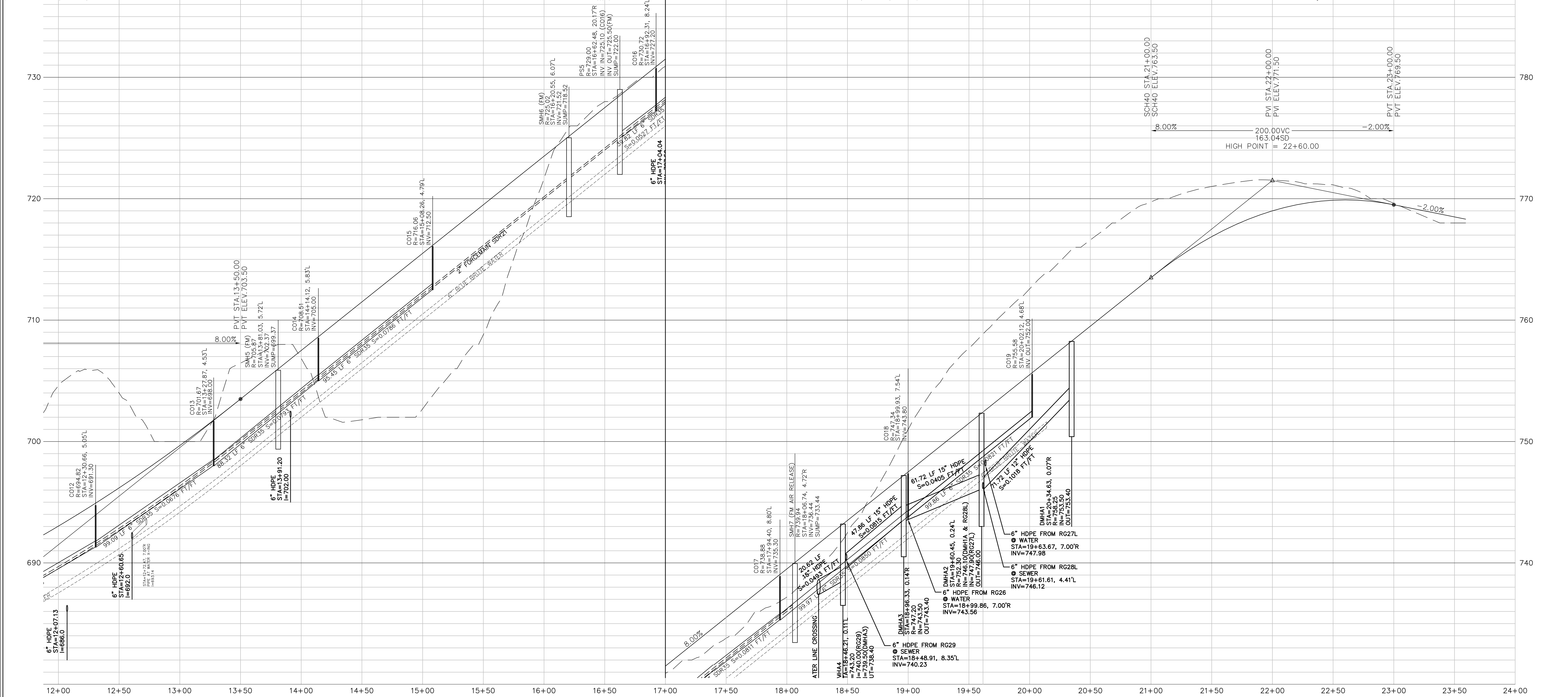
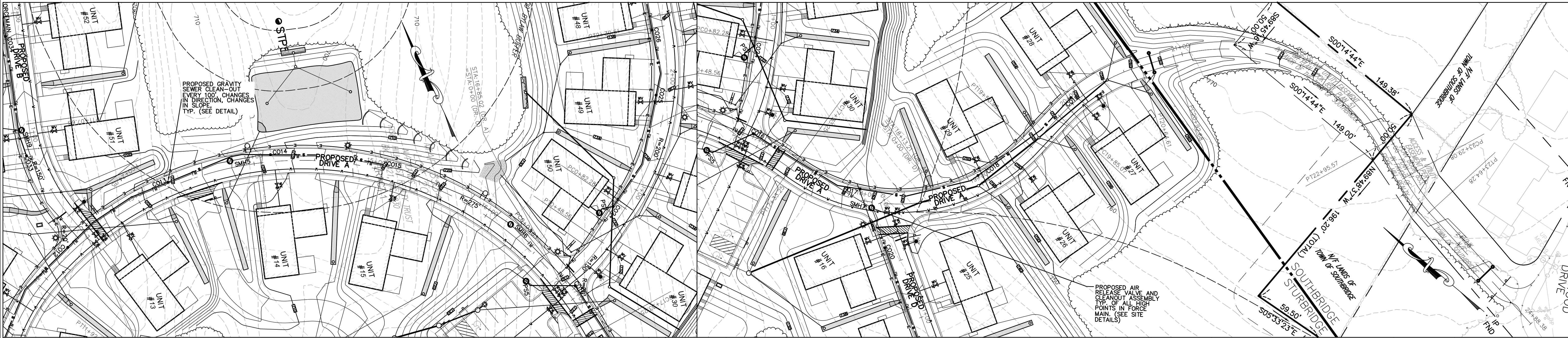


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**LOT 3 BERRY FARMS ROAD**  
**STURBRIDGE, MA 01566**  
PREPARED FOR  
**JUSTIN STELFLOK**  
**557 SOUTHWEST CUTOFF**  
**WORCESTER, MA 01607**

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

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



HOR. SCALE IN FEET: 1"=40'		0	40	80	120
REV	DATE	REVISIONS	DESCRIPTION	MADE	APVD

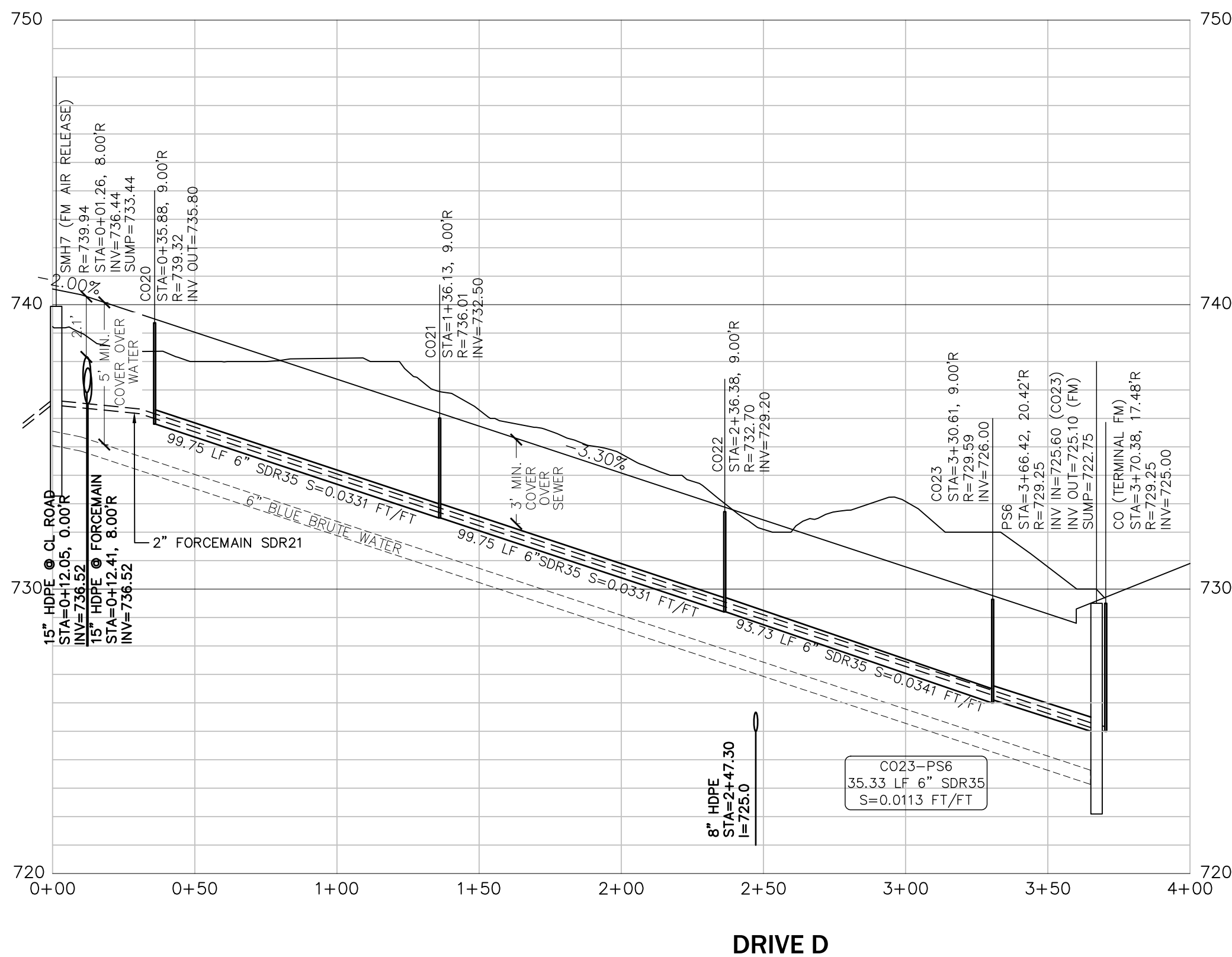
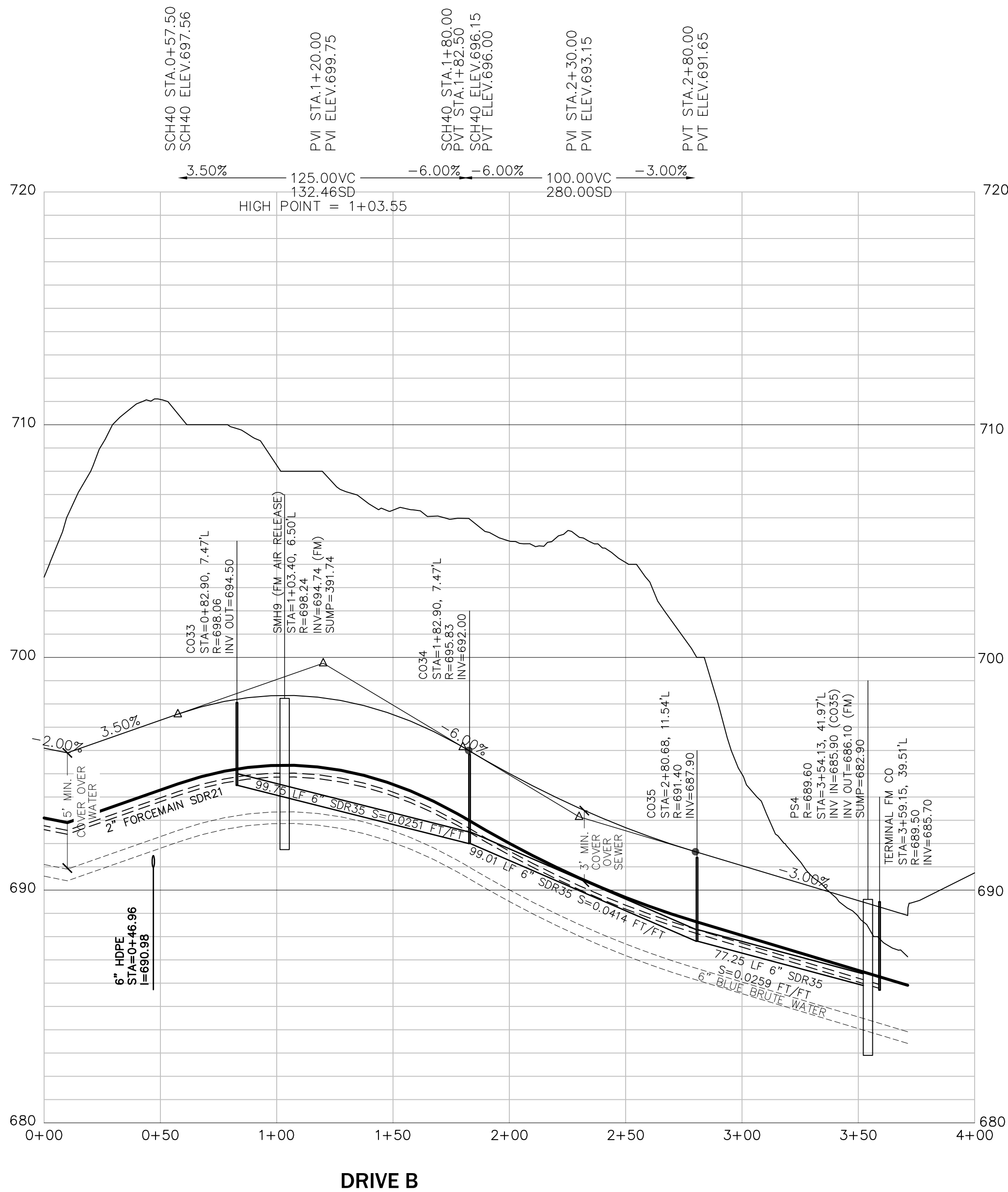
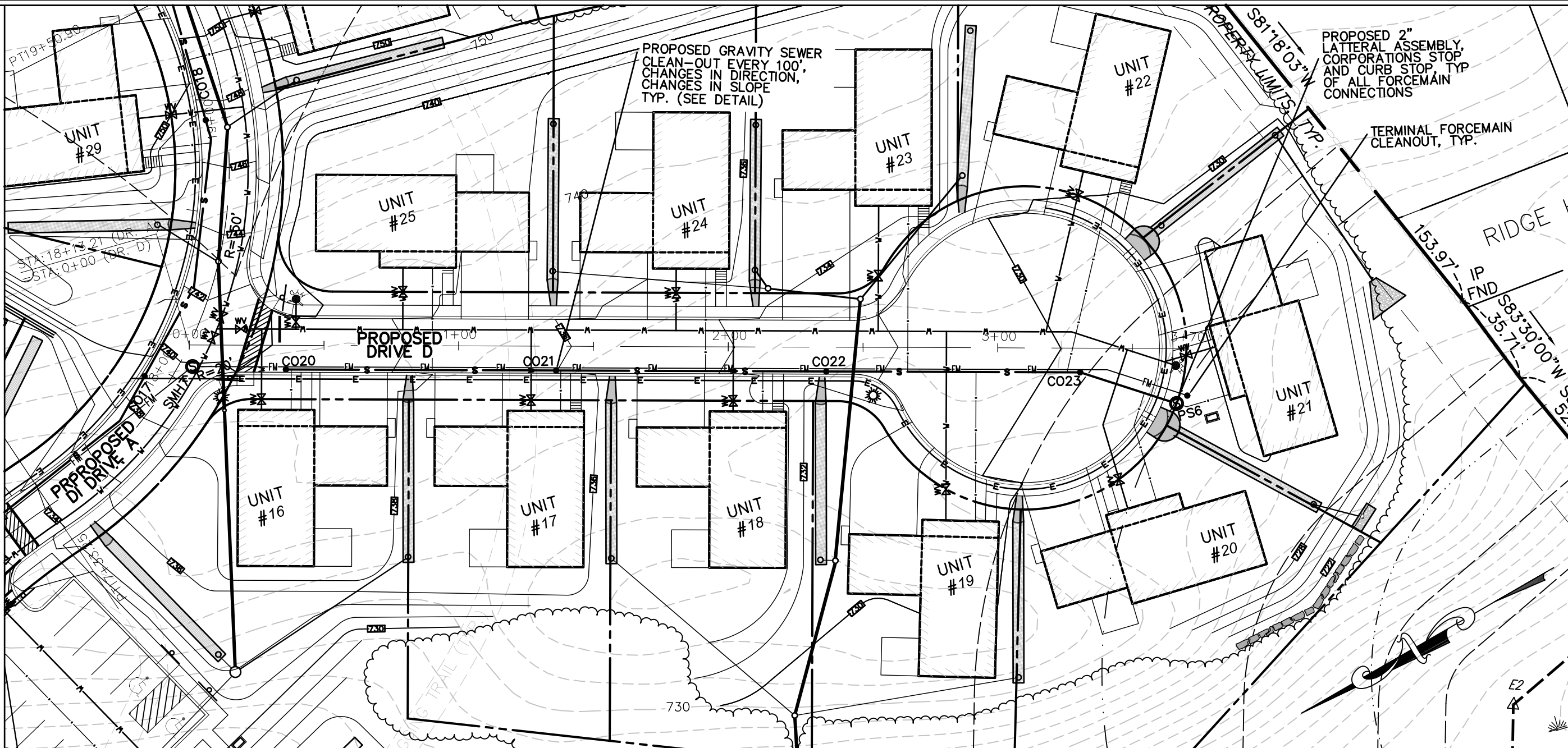
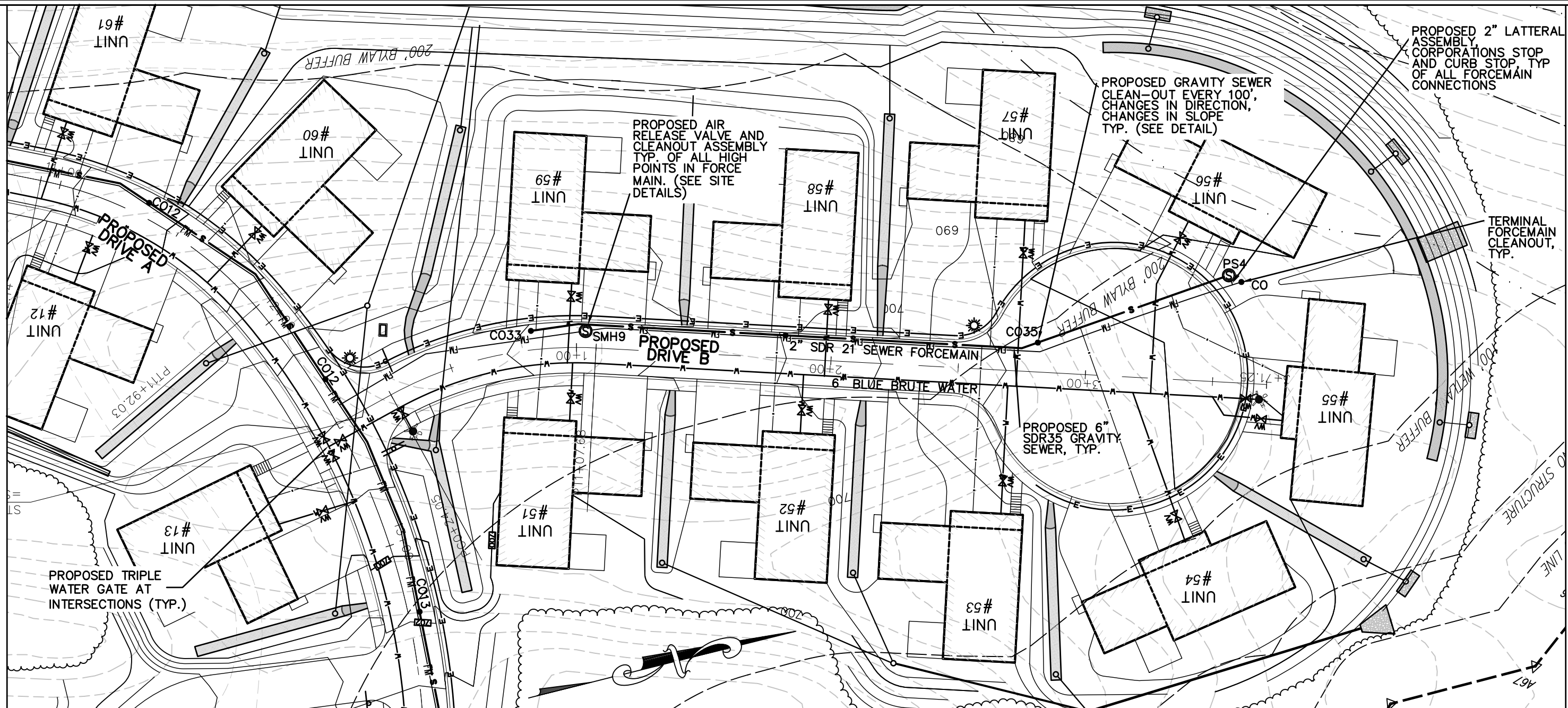
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DRAWN BY: WCN  
DATE: 4/1/22  
CHK BY: PPE  
SCALE: 1"=40' (HORIZONTAL)  
PROJ. NO.: 287-2118-K  
SCALE: 1"=4' (VERTICAL)  
PLAN & PROFILE  
DRIVE A  
STATIONS 12+00 TO 24+00

SHEET **C21** OF **30**



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

REVISIONS  
REV DATE DESCRIPTION

MADE APVD

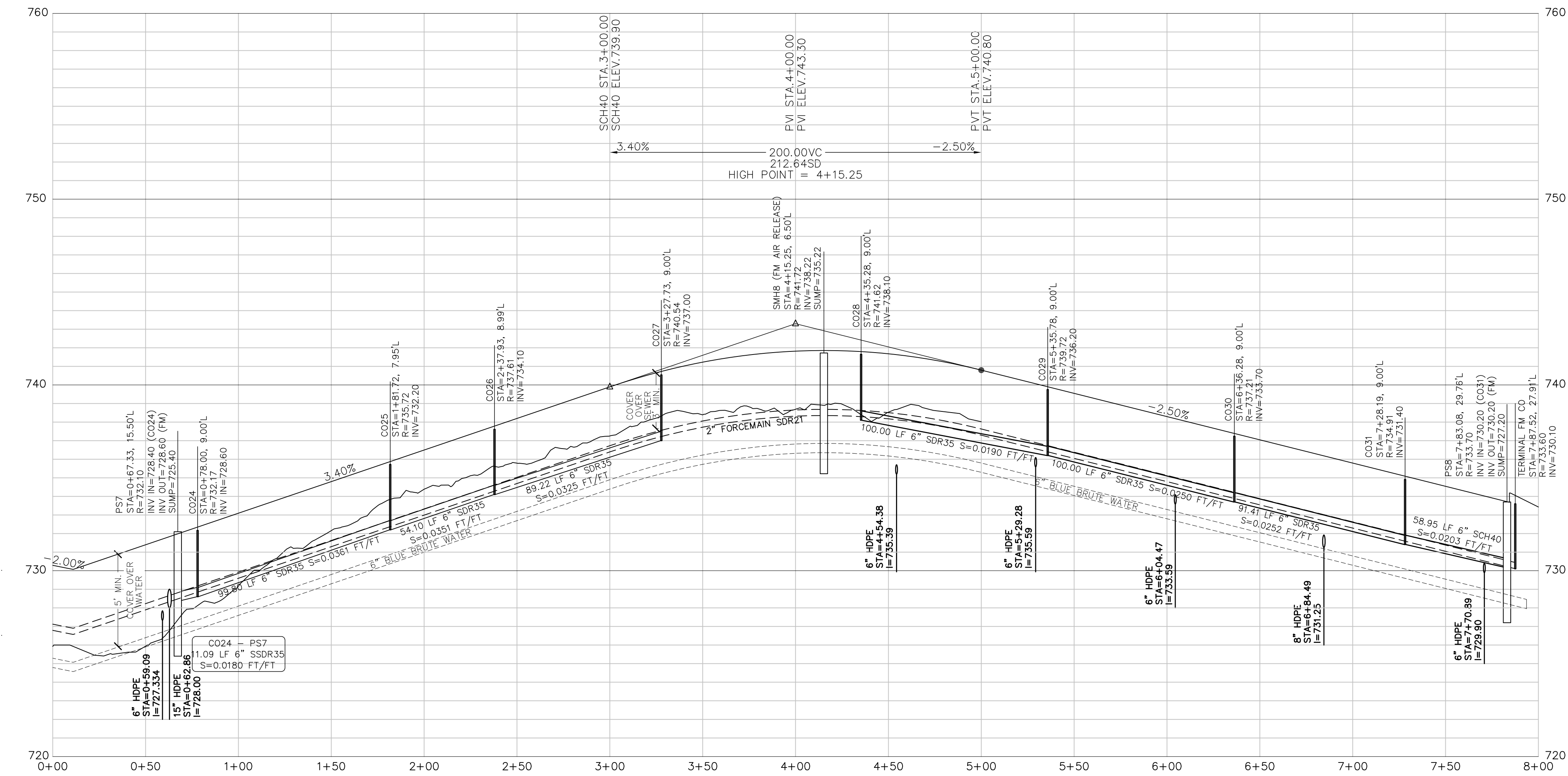
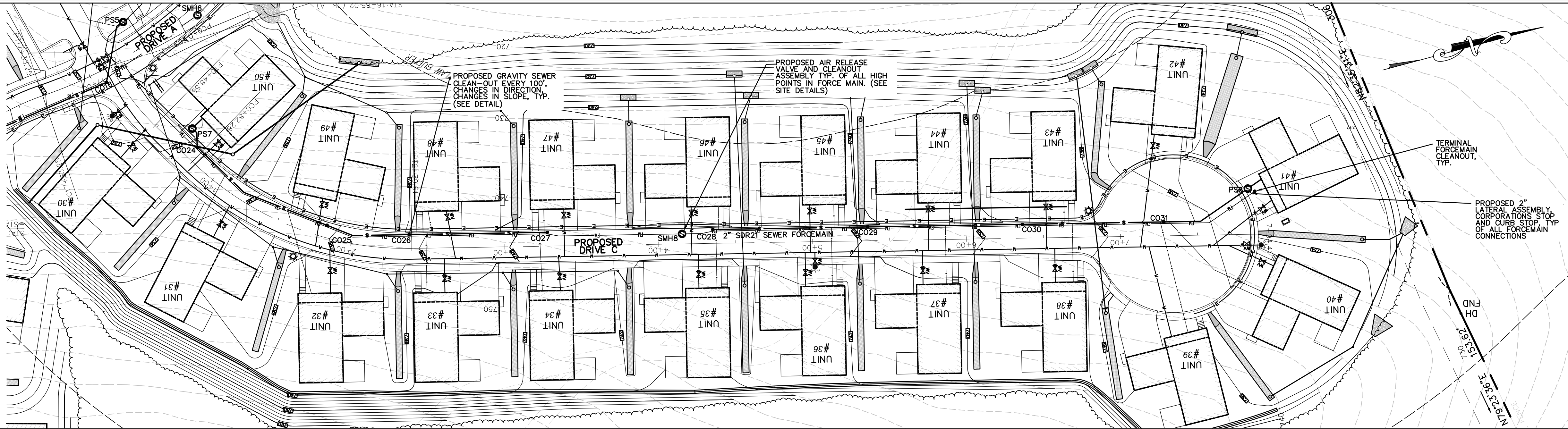
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JUSTIN STELMOK  
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DRAWN BY: WCN  
DATE: 4/1/22  
CHK BY: P.E.  
SCALE: 1"=40' (HORIZONTAL)  
PROJ. NO. 287-2118-K  
SCALE: 1"=4' (VERTICAL)

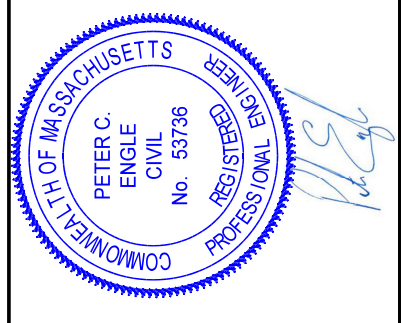
PLAN & PROFILE  
DRIVES B & D

SHEET **C22** OF **30**



REVISIONS		MADE APVD	
REV	DATE	DESCRIPTION	

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

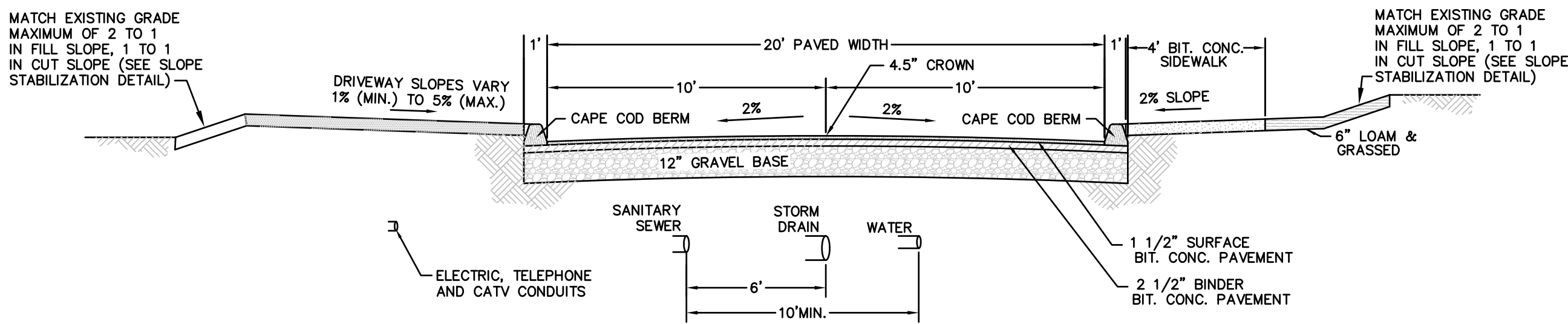


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PREPARED FOR  
JUSTIN STELMOK  
557 SOUTHWEST CUTOFF  
WORCESTER, MA 01607

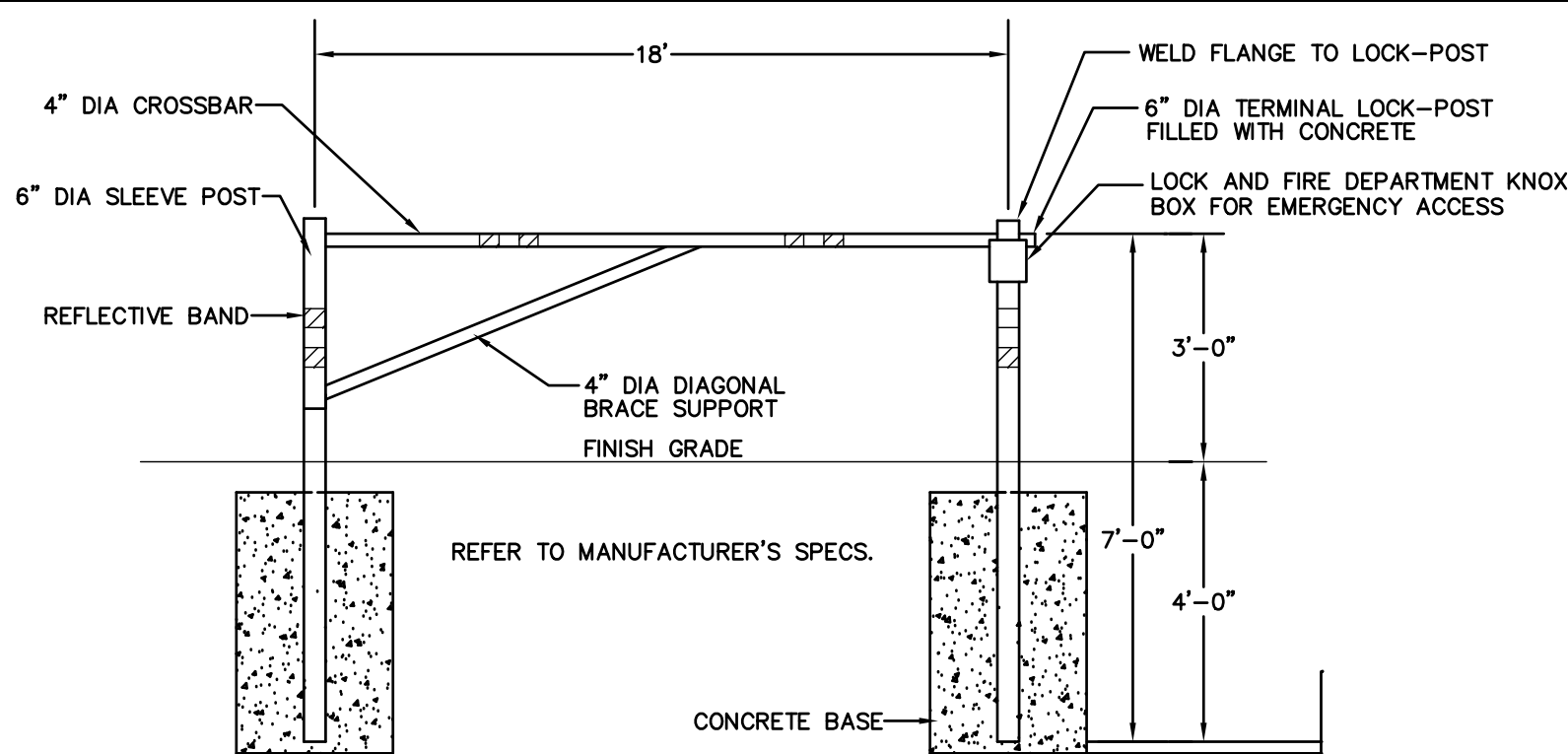
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DATE: 4/1/22  
CHK BY: P.E.  
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PROJ. NO. 287-2118-K  
SCALE: 1"=4' (VERTICAL)

PLAN & PROFILE  
DRIVE C



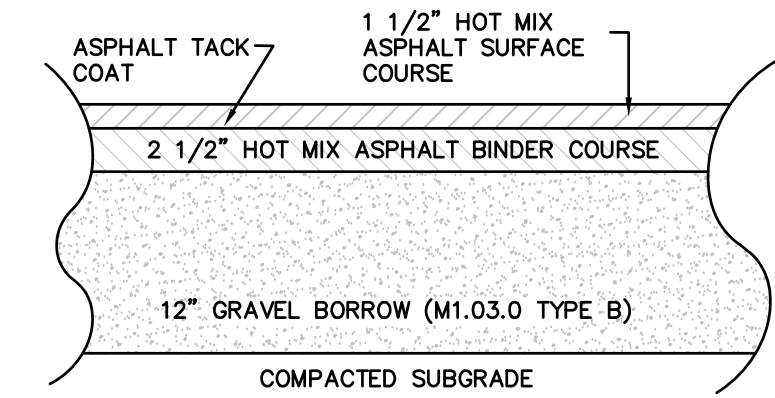
TYPICAL ROADWAY SECTION

NOT TO SCALE



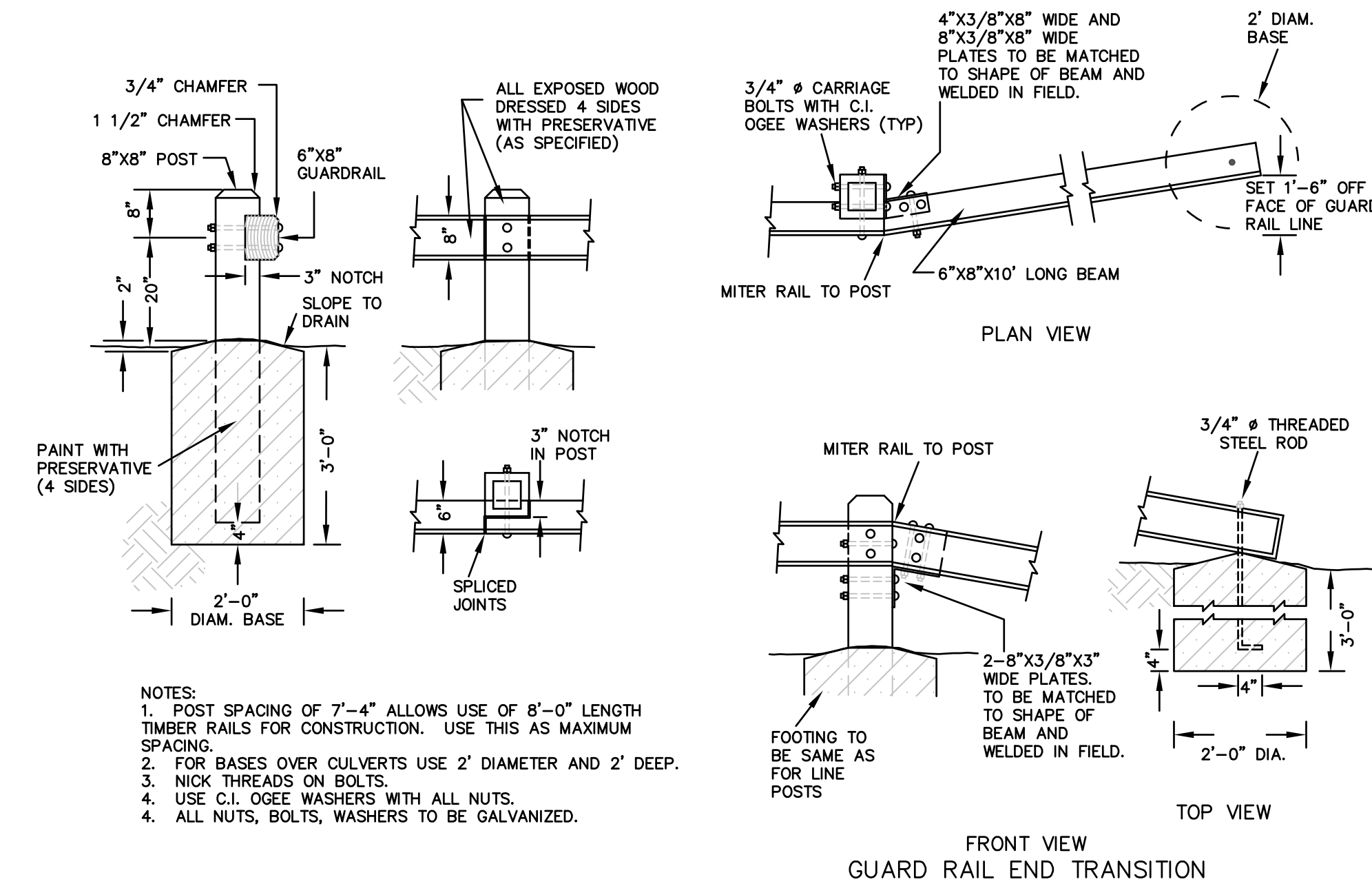
BAR GATE DETAIL

NOT TO SCALE



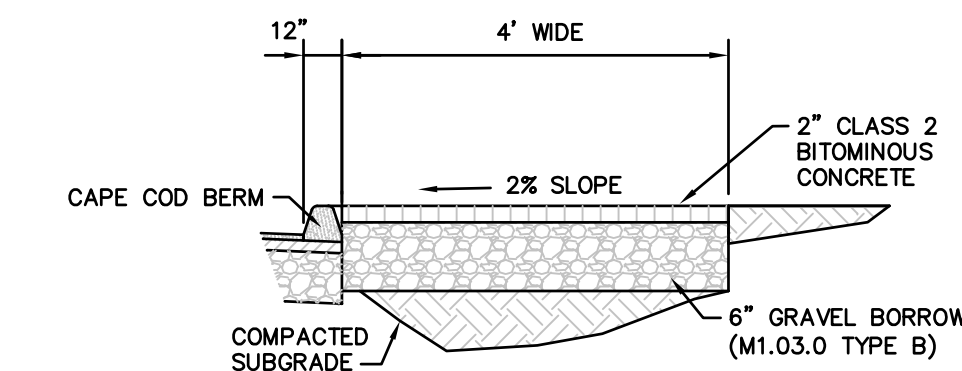
ROADWAY BIT. CONC. PAVEMENT DETAIL

NOT TO SCALE



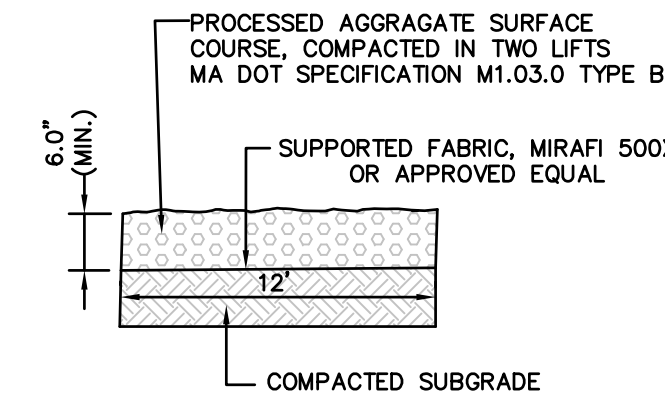
WOODEN GUARD RAIL DETAIL

NOT TO SCALE



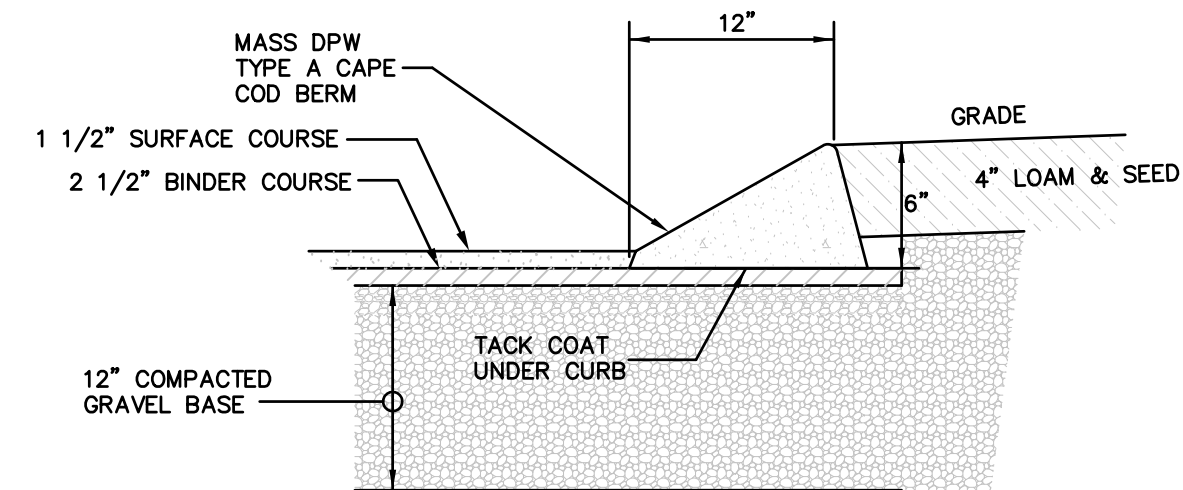
BITUMINOUS CONCRETE SIDEWALK & DRIVEWAY DETAIL

NOT TO SCALE



EMERGENCY ACCESS GRAVEL ROAD DETAIL

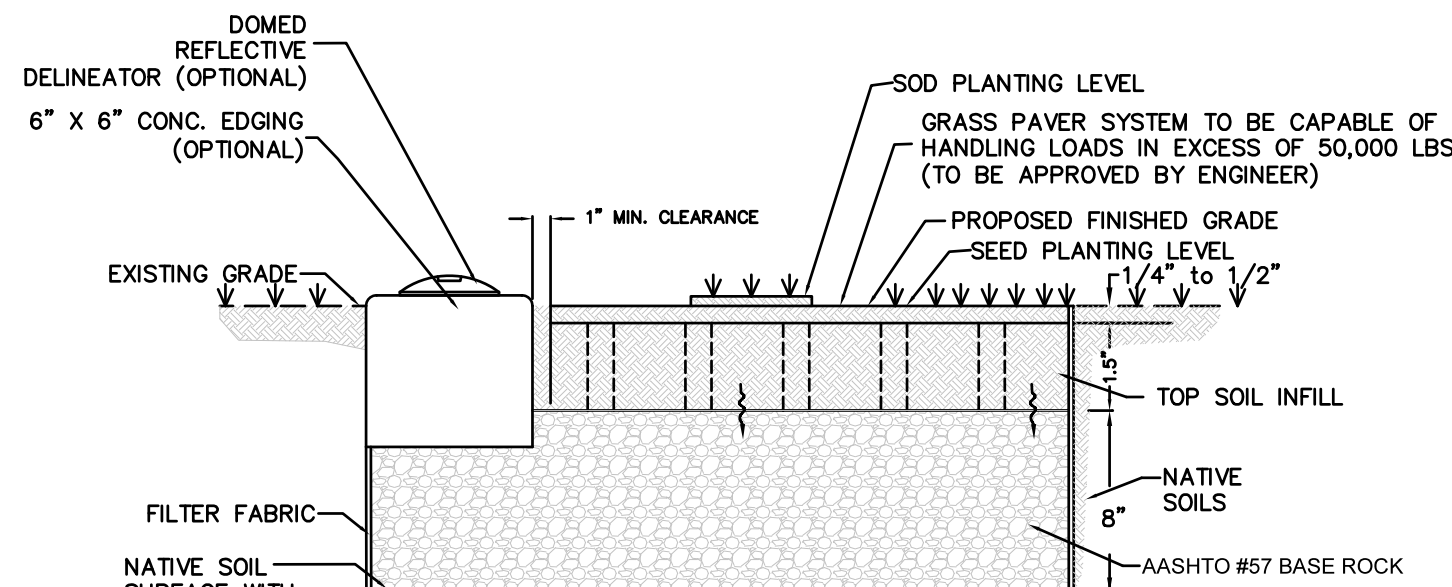
NOT TO SCALE



CAPE COD BERM CURB DETAIL

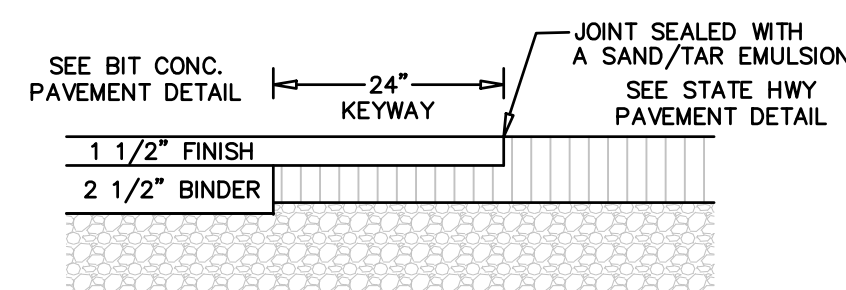
NOT TO SCALE

- NOTES:
1. EXTEND TOP SOIL INSIDE PAVEN AN ADDITIONAL 1/4 TO 1/2 INCH ABOVE PAVEN SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVEN AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVEN.
  2. 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.
  3. 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.
  4. FILTER FABRIC SHALL BE USED 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.



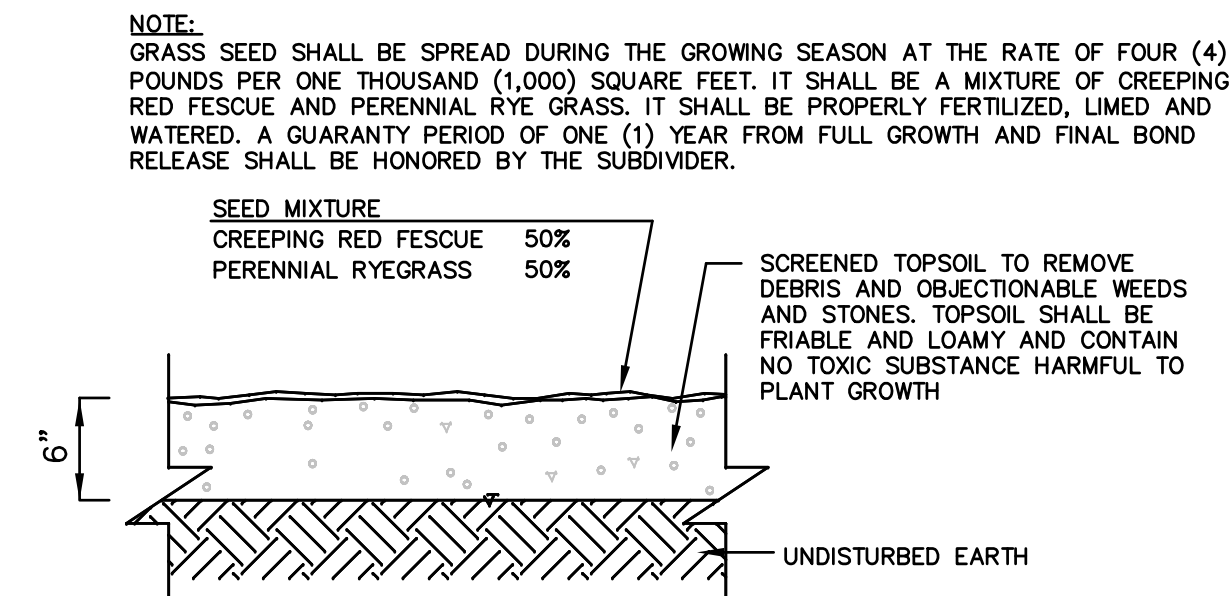
GRASS PAVER ACCESS ROAD DETAIL

NOT TO SCALE



PAVEMENT BLEND DETAIL

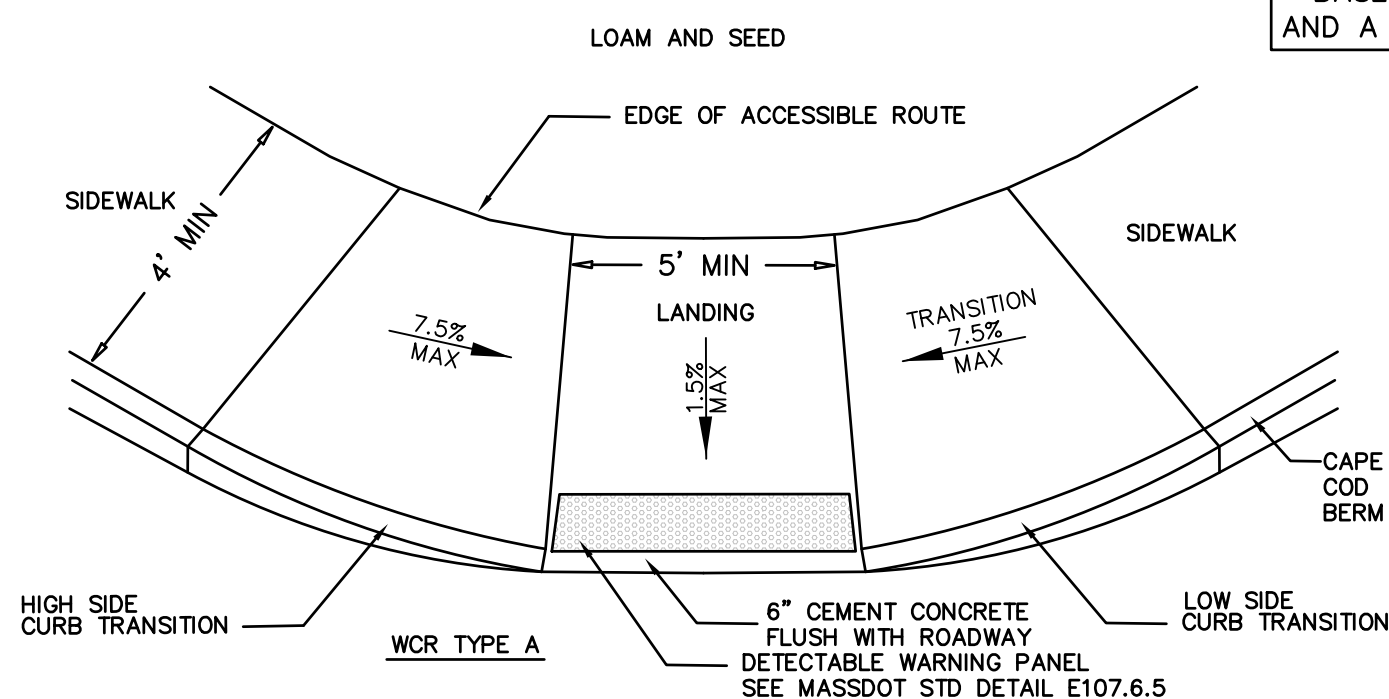
NOT TO SCALE



LOAM & SEED DETAIL

NOT TO SCALE

- NOTES:
1. MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5% (7.5% FOR CURB RAMPS).
  2. A MINIMUM OF 3'-3" CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE.
  3. CURB TREATMENT VARIES, SEE PLANS.
  4. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
  5. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY.
  7. DETECTABLE WARNING PANELS ARE REQUIRED ON ALL OF THE PROPOSED WHEELCHAIR RAMPS AND ARE TO BE INSTALLED IN ACCORDANCE WITH CONSTRUCTION STANDARD E107.6.5 (AUGUST 2010).
  8. WHEELCHAIR RAMP SLOPES AND CROSS SLOPES SHALL HAVE A CONSTRUCTION TOLERANCE OF ±0.5%.



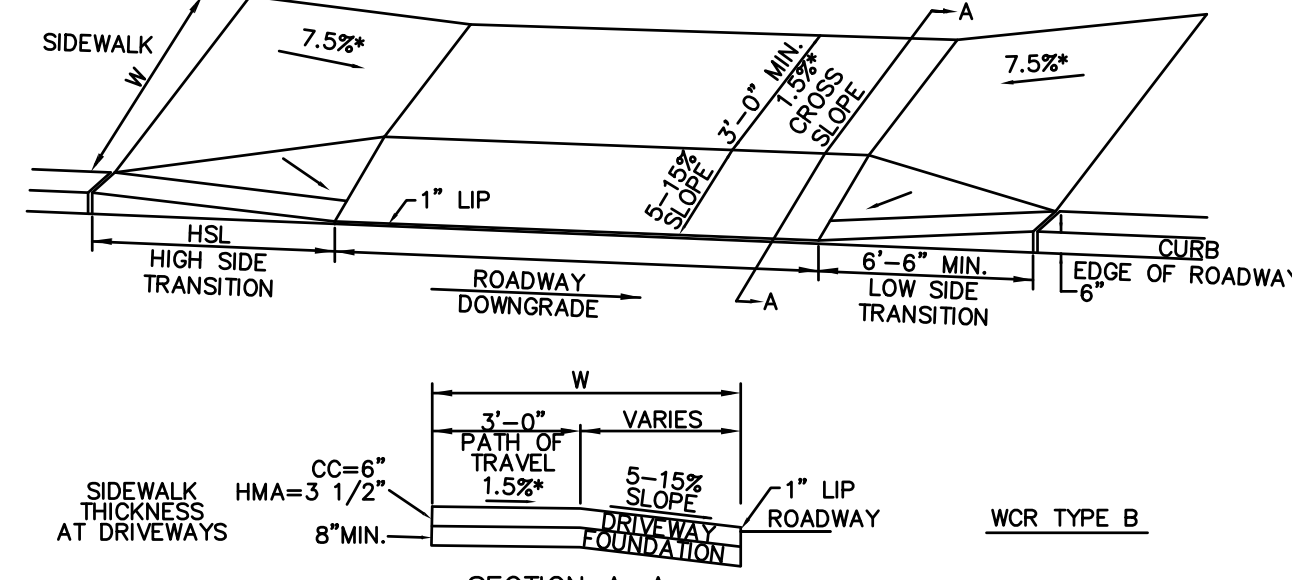
ADA SIDEWALK RAMP

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"

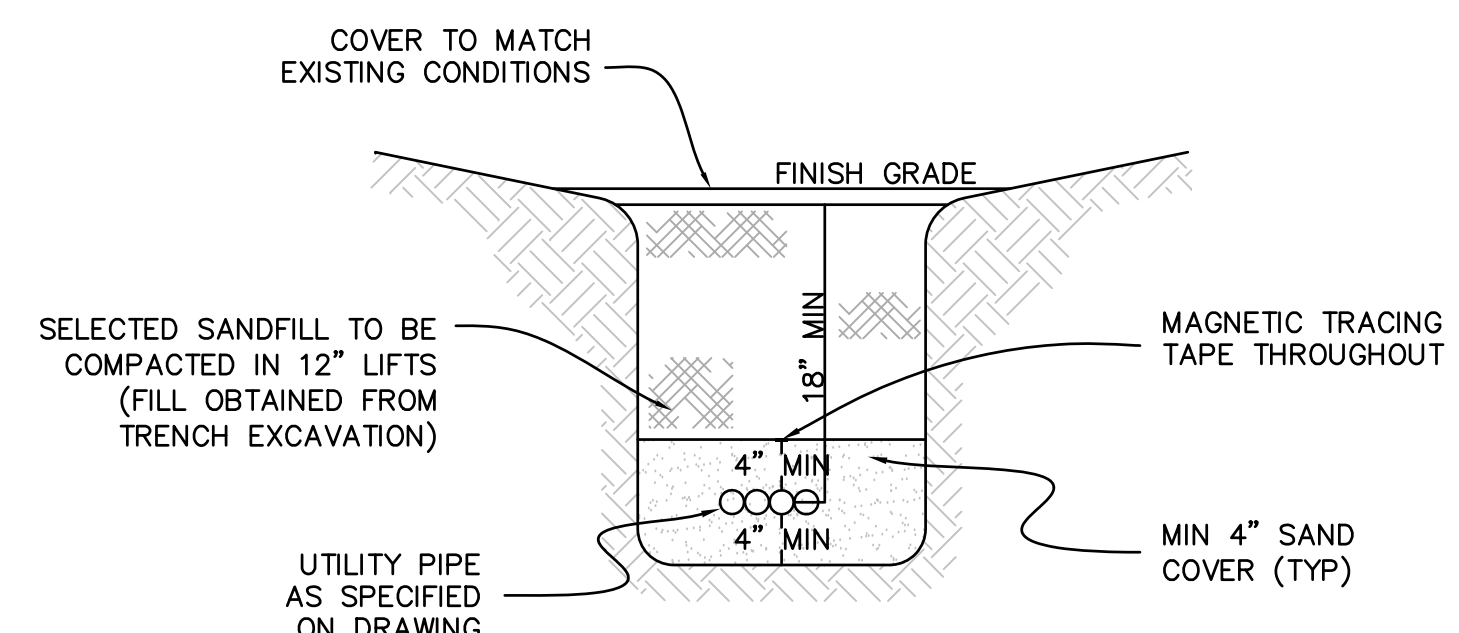
#### LEGEND

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



SECTION A-A

NOT TO SCALE



- NOTES:
- 1) TRENCH DEWATERING SHALL NOT BE DISCHARGED INTO RESOURCE AREAS. ALL DEWATERING DISCHARGE SHALL BE TO TEMPORARY SEDIMENTATION BASINS. (20'x20'x1' DEEP MINIMUM)

COMMUNICATIONS/ELEC TRENCH DETAIL

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE	APVD

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

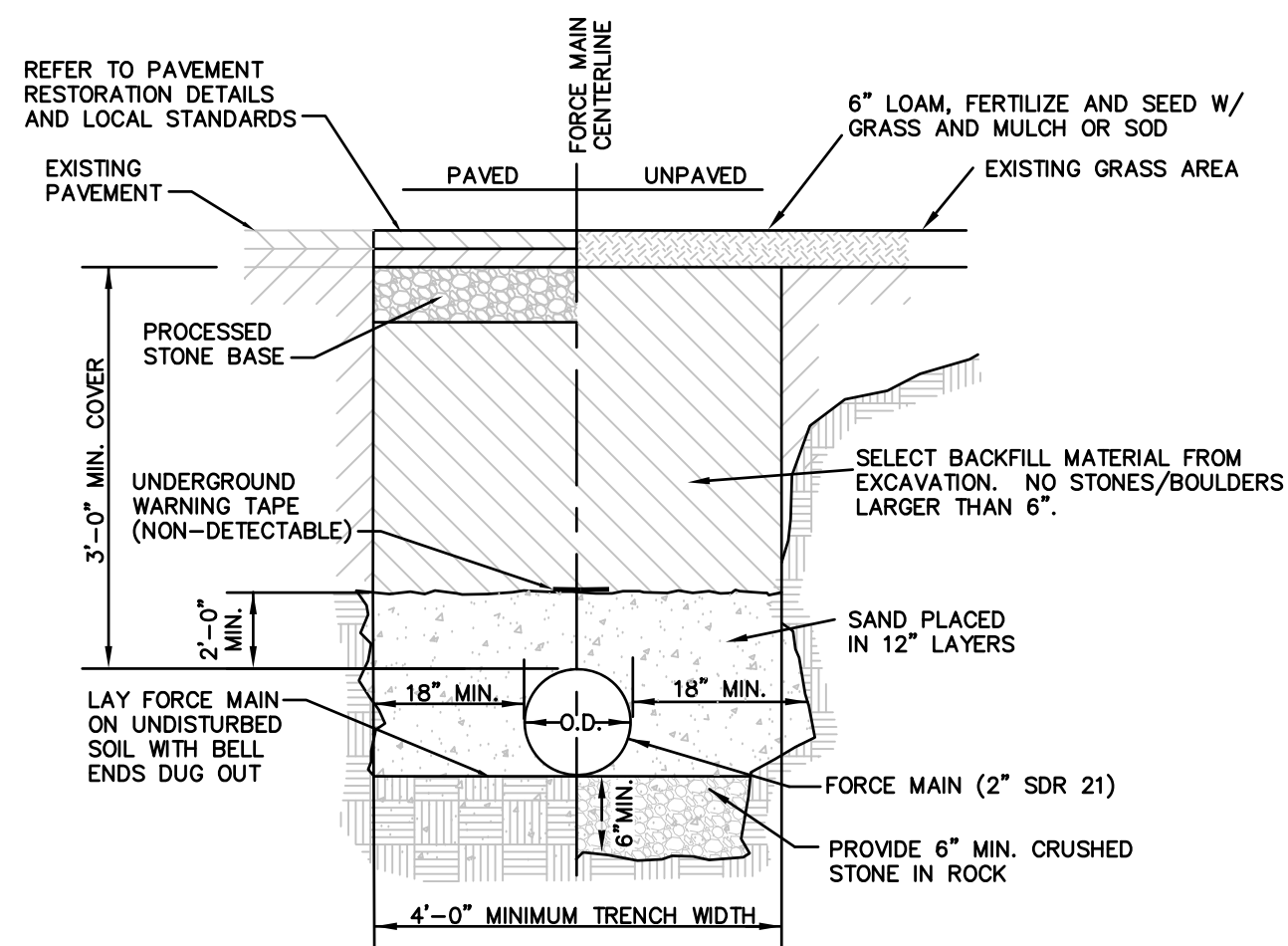


**McCLURE**  
ENGINEERING, INC.  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: pengle@mcclureengineers.com

SPECIAL PERMIT AND SITE PLAN  
"BLUEBERRY HILL ESTATES"  
LOT 3 BERRY FARMS ROAD  
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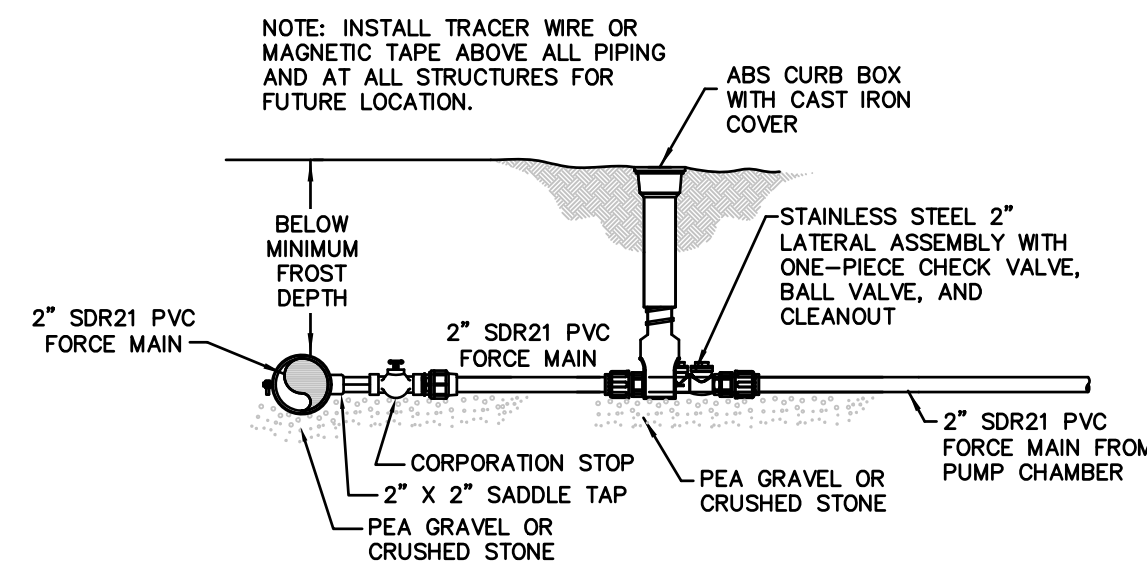
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DATE: 4/13/22  
CHK BY: JPC  
SCALE: N.T.S.  
PROJ. NO. 287-2118K

#### SITE DETAILS

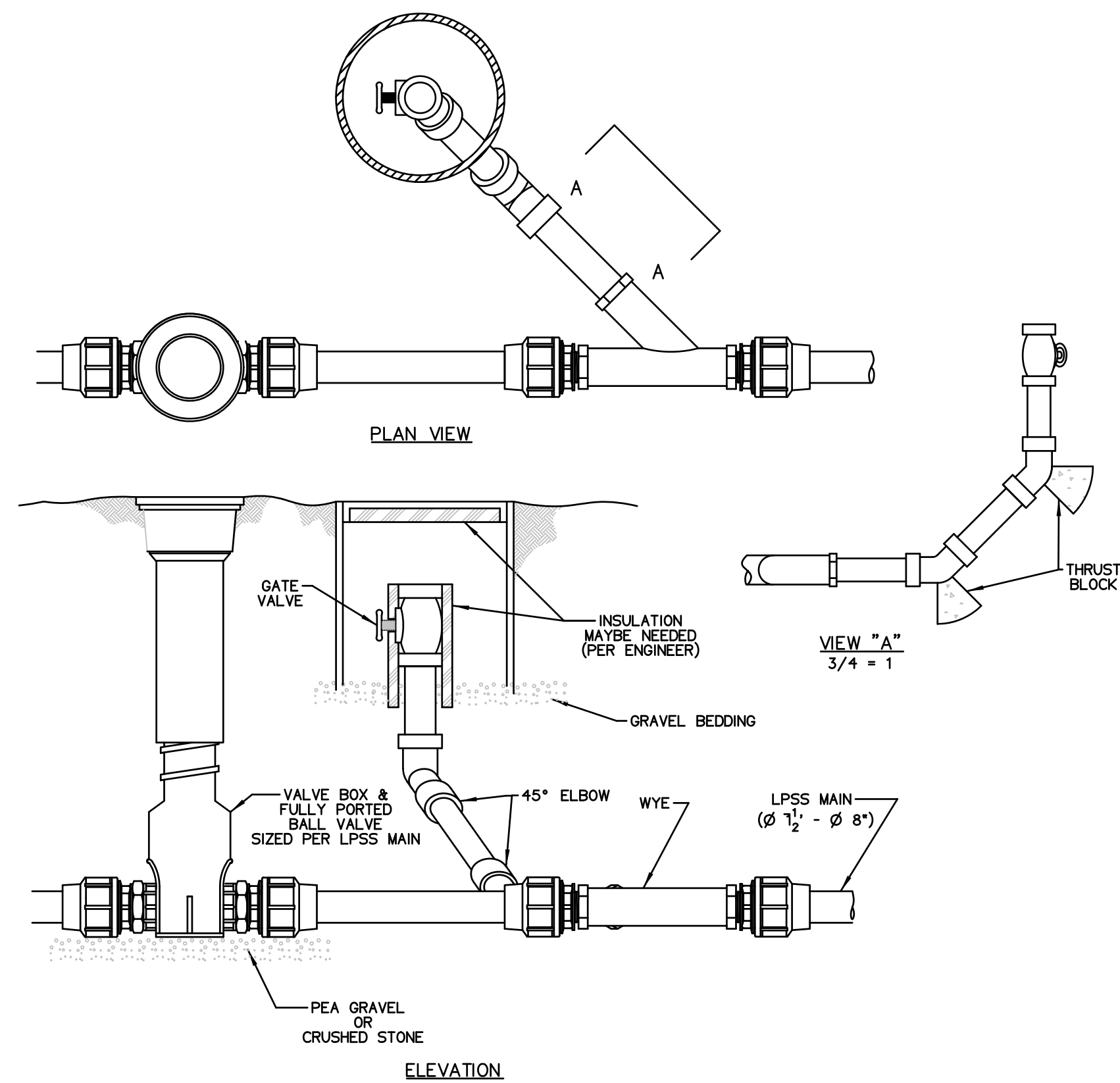


NOTES:  
1. MAINTAIN MIN. 18" HORIZONTAL SEPARATION BETWEEN FORCE MAIN AND EXISTING PARALLEL UTILITIES (OUTSIDE WALL TO OUTSIDE WALL).

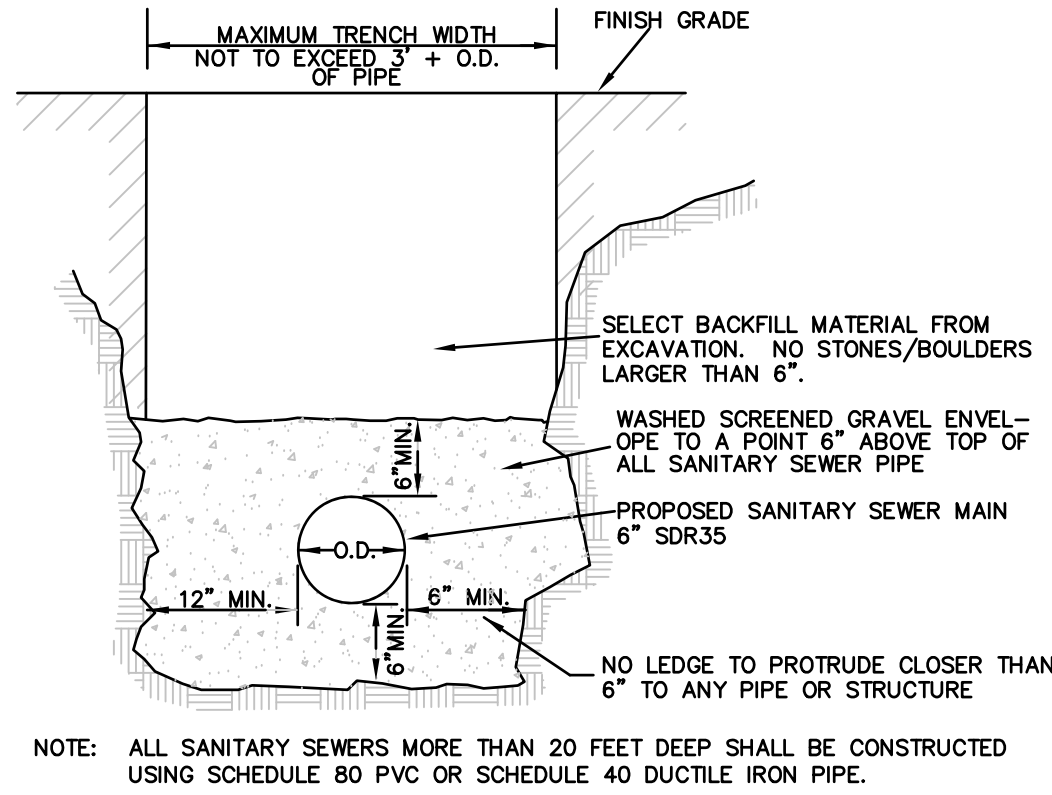
TYP. SEWER FORCE MAIN TRENCH SECTION  
NOT TO SCALE



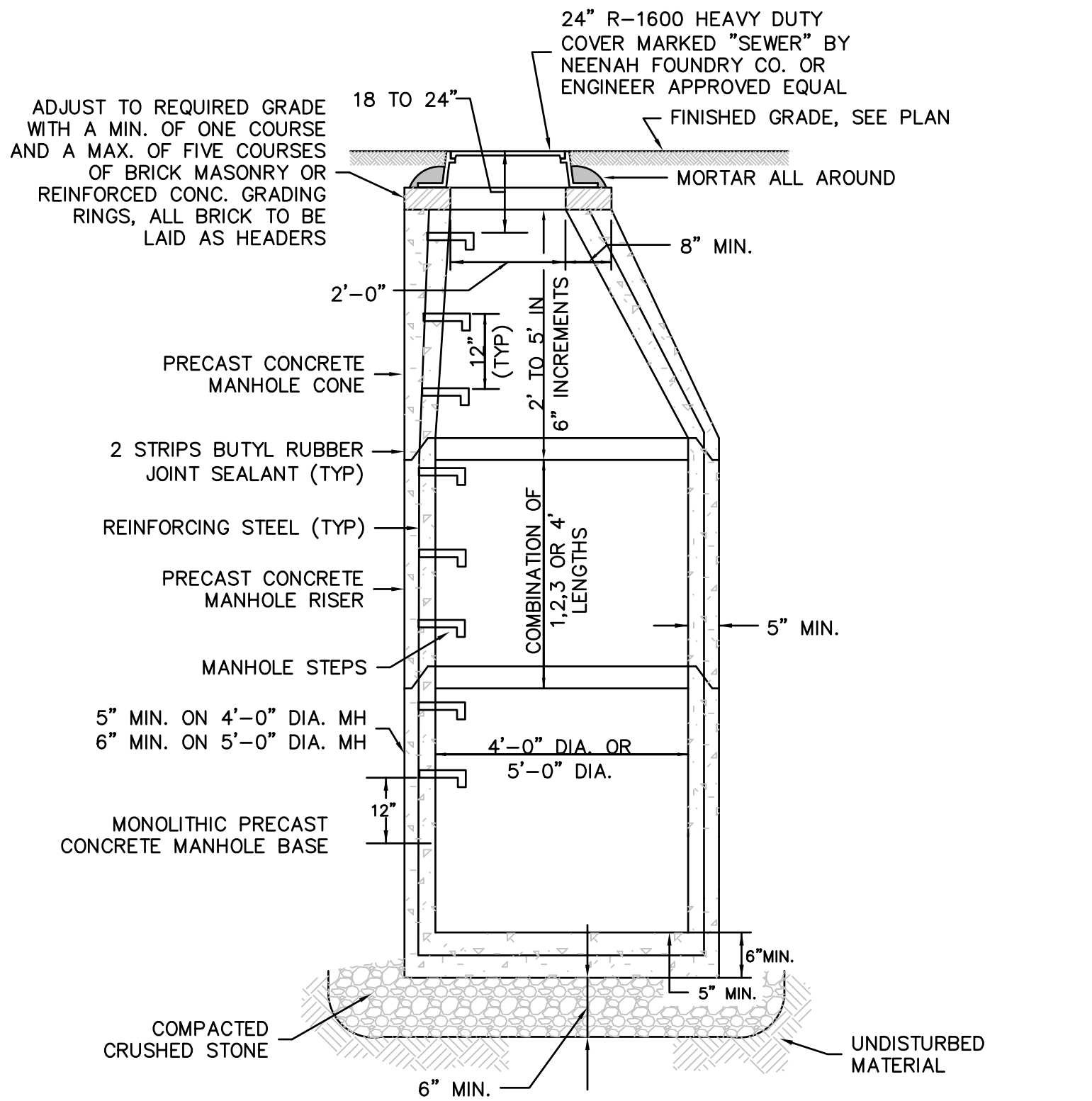
FORCE MAIN CONNECTION DETAIL  
NOT TO SCALE



TYPICAL FLUSHING CONNECTION ON LPSS MAIN  
NOT TO SCALE

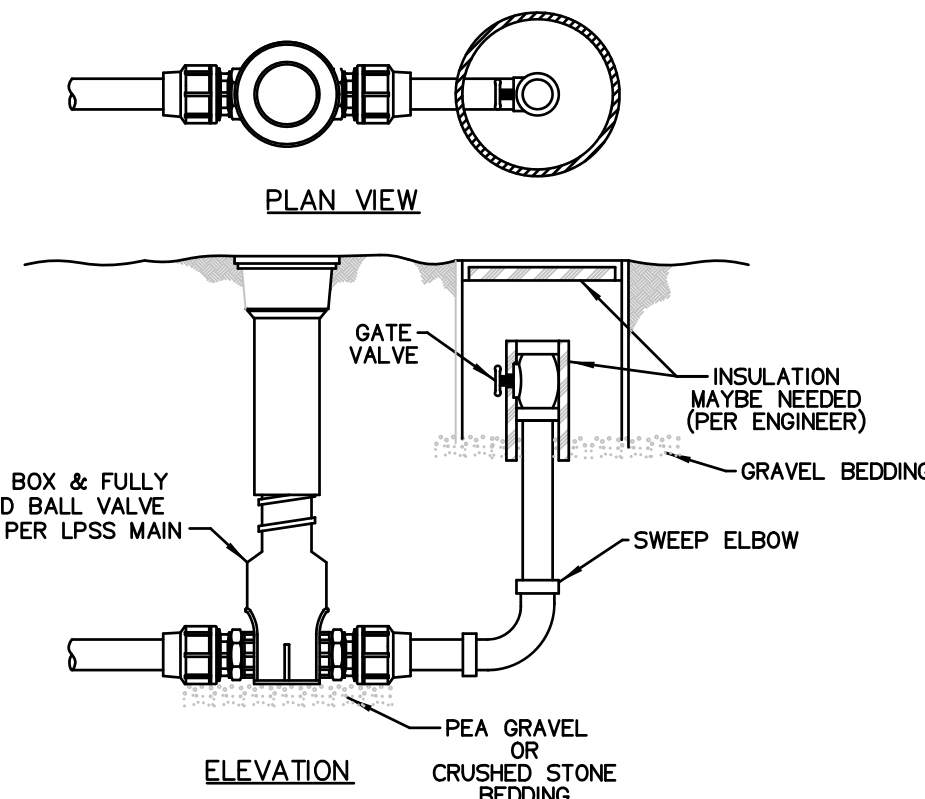


TYP. GRAVITY SEWER MAIN TRENCH SECTION  
NOT TO SCALE

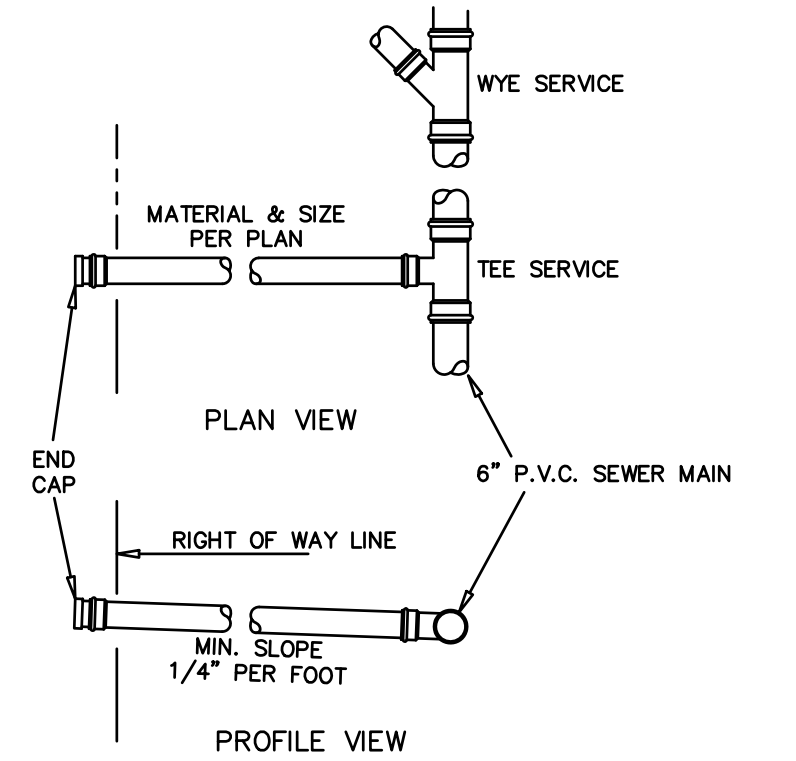


NOTE:  
1) CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.  
2) REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.  
3) H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."  
4) BUTYL 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.

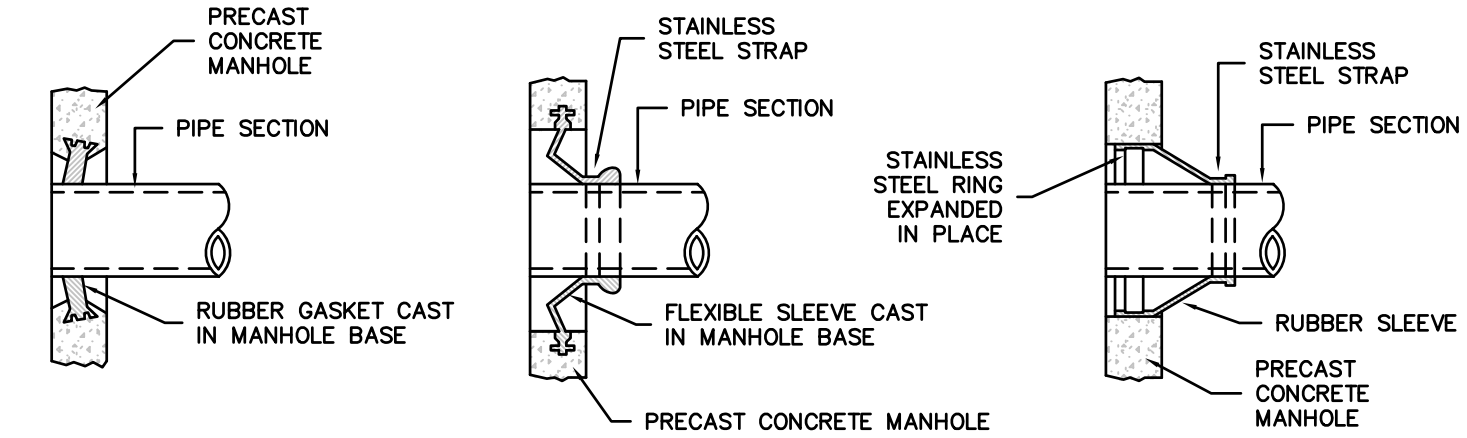
TYPICAL MANHOLE  
NOT TO SCALE



FORCE MAIN TYPICAL TERMINAL FLUSHING CONNECTION  
NOT TO SCALE

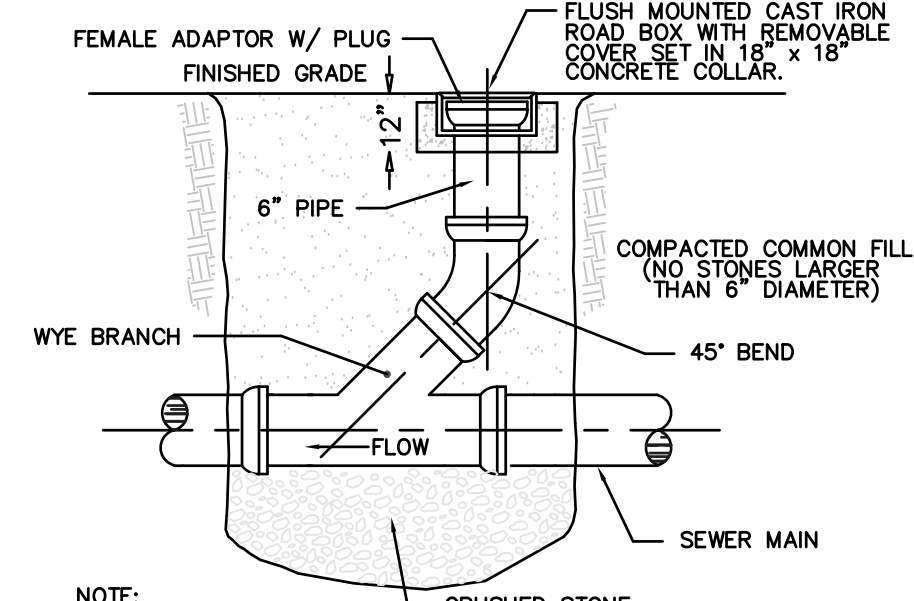


TYPICAL SERVICE CONNECTION (SEWER)  
NOT TO SCALE

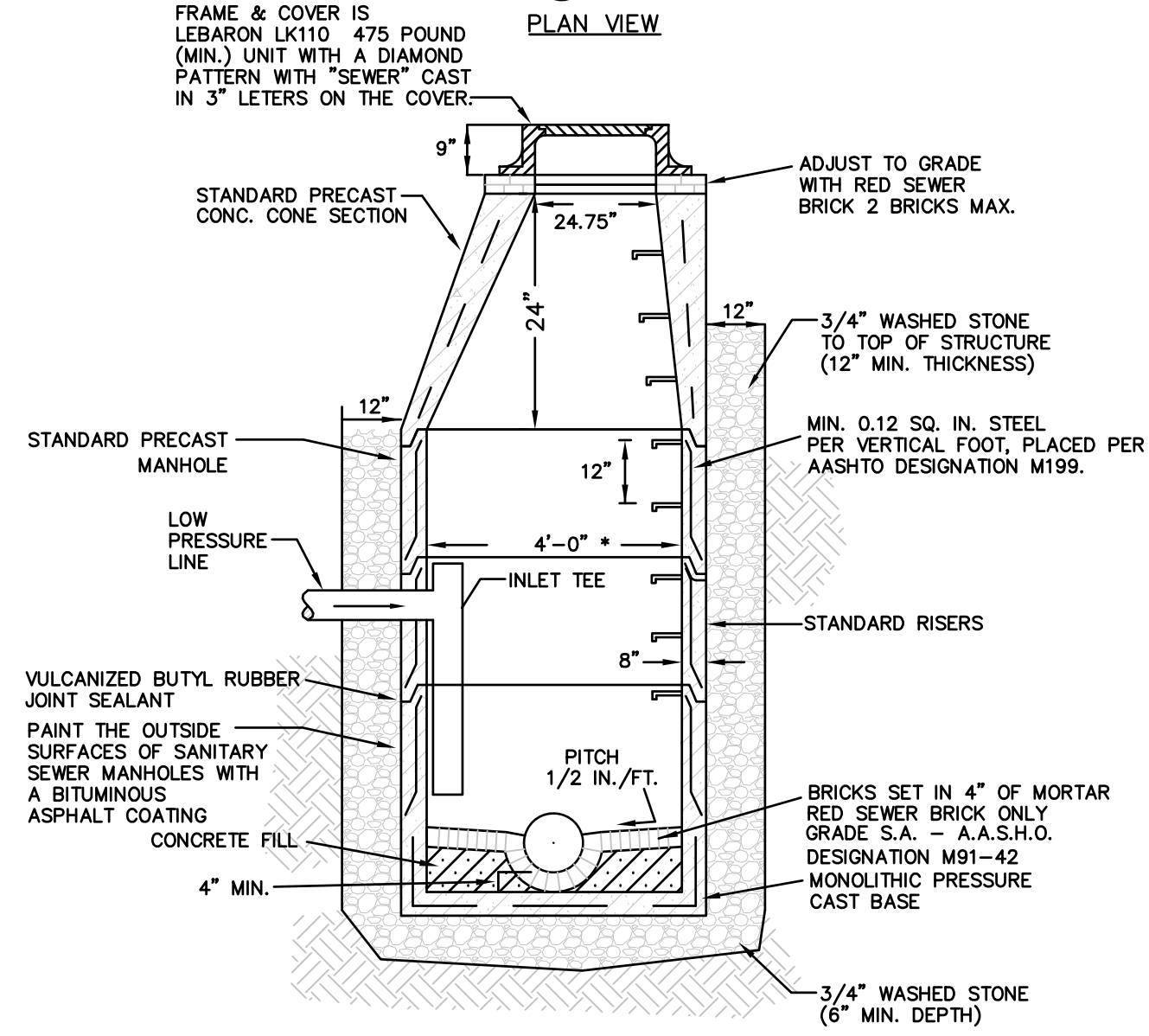
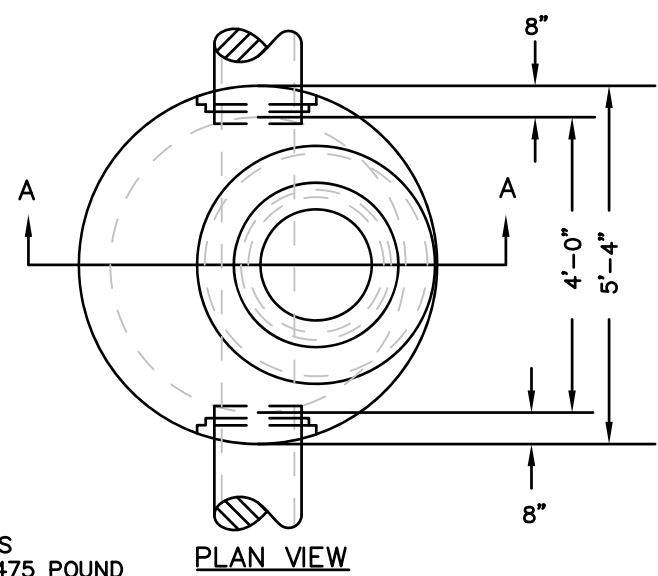


NOTE:  
1) CONTRACTOR SHALL BE REQUIRED TO MAKE ALL PIPE PENETRATIONS WATER TIGHT.  
2) THE PIPE TO MANHOLE CONNECTION SHALL BE A FLEXIBLE RUBBER PIPE SLEEVE EITHER CAST IN PRECAST MANHOLE SECTION OR HELD IN PLACE BY STAINLESS STEEL RINGS EXPANDED IN PLACE TO MEET SPECIFICATIONS OF ASTM C923.

MANHOLE SEAL DETAILS  
NOT TO SCALE



TYPICAL GRAVITY SEWER CLEANOUT DETAIL  
NOT TO SCALE

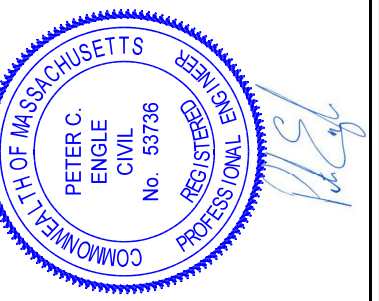


NOTES:  
ALL SEWER PIPING AND/OR STRUCTURES CROSSING UNDER OR WITHIN 100 FEET OF ANY SURFACE WATER BODY, STORM WATER IMPONDMENT OR WETLAND SHALL BE BUILT USING WATERTIGHT CONSTRUCTION METHODS AND MATERIALS.  
SANITARY SEWER SHALL BE INSTALLED WITH A MINIMUM HORIZONTAL SEPARATION OF 10 FEET TO ALL WATER SUPPLY LINES. WHEN A 10' HORIZONTAL SEARATION 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

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

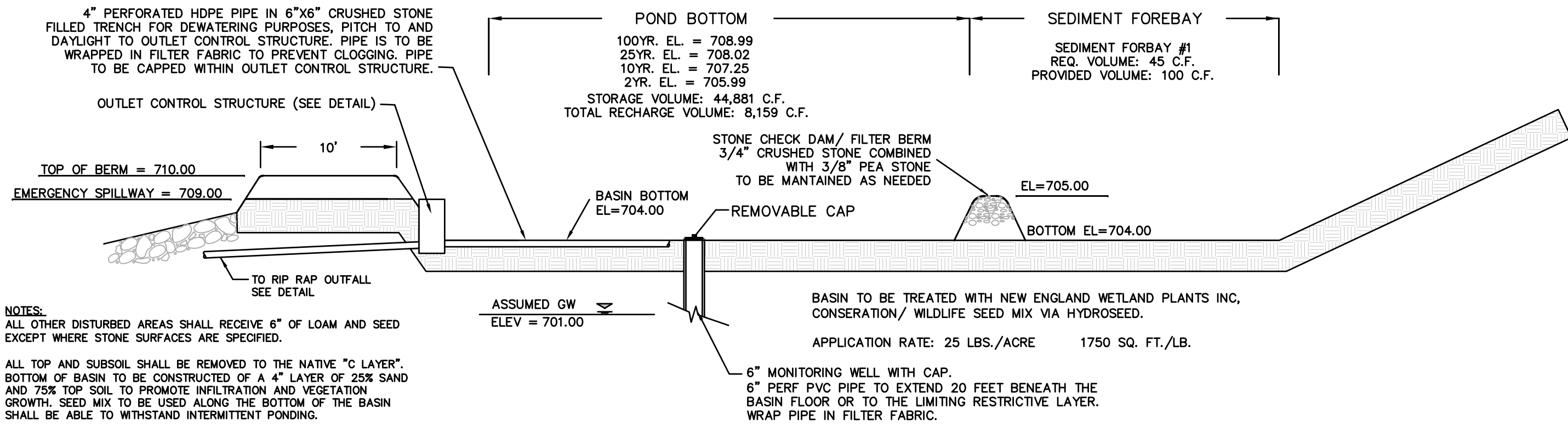


**McCLURE**  
ENGINEERING, INC.  
119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax (508) 248-4887  
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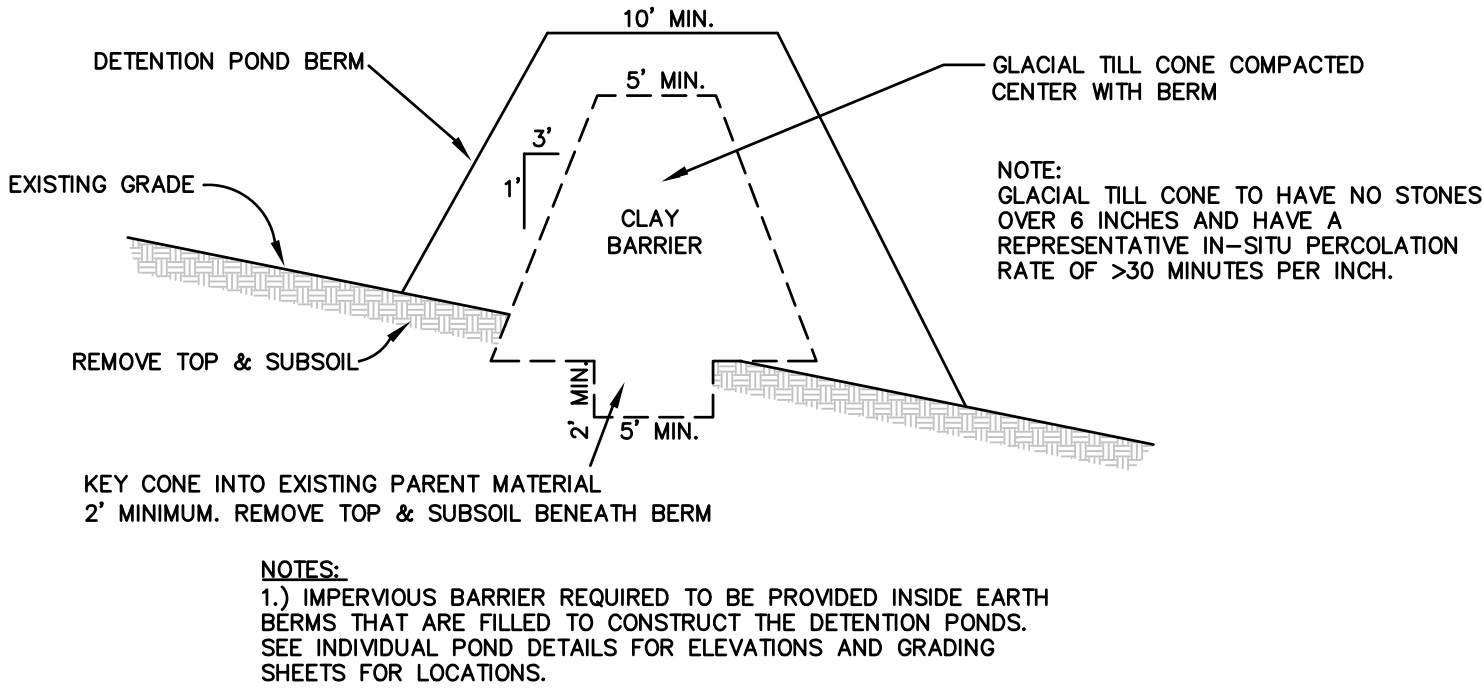
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PROJ. NO. 287-2118K

SITE DETAILS



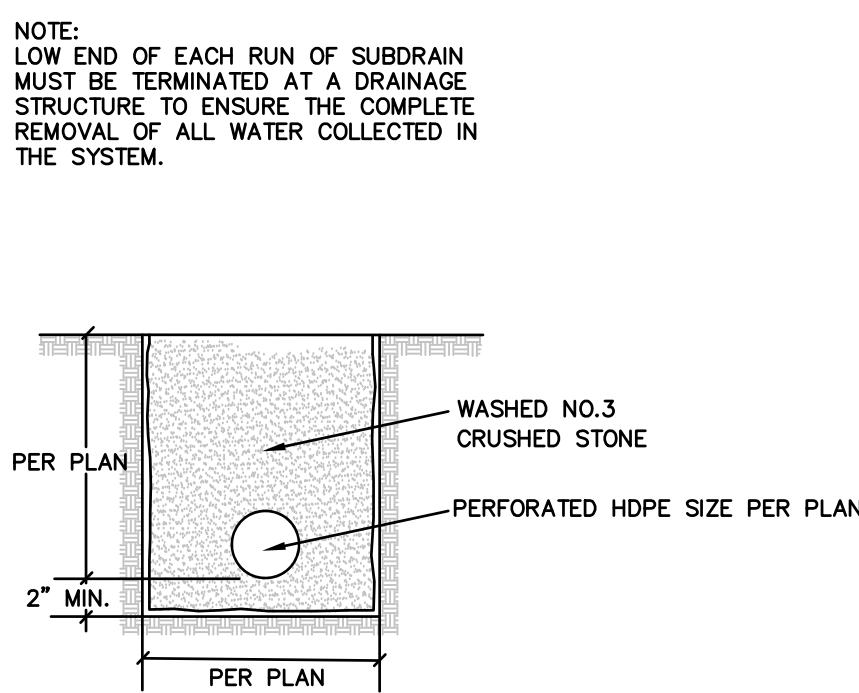
INFILTRATION BASIN 7.1

NOT TO SCALE



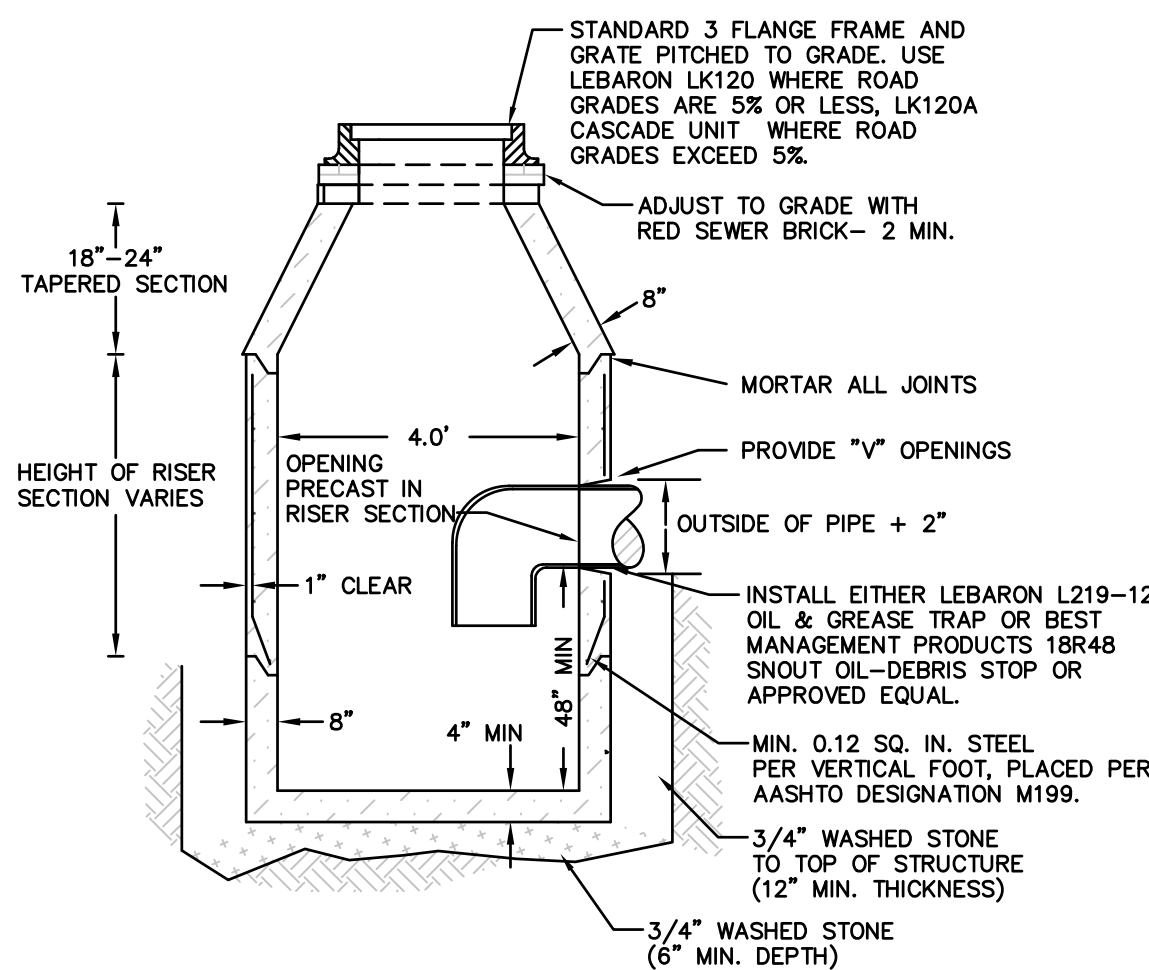
IMPERVIOUS BARRIER DETAIL

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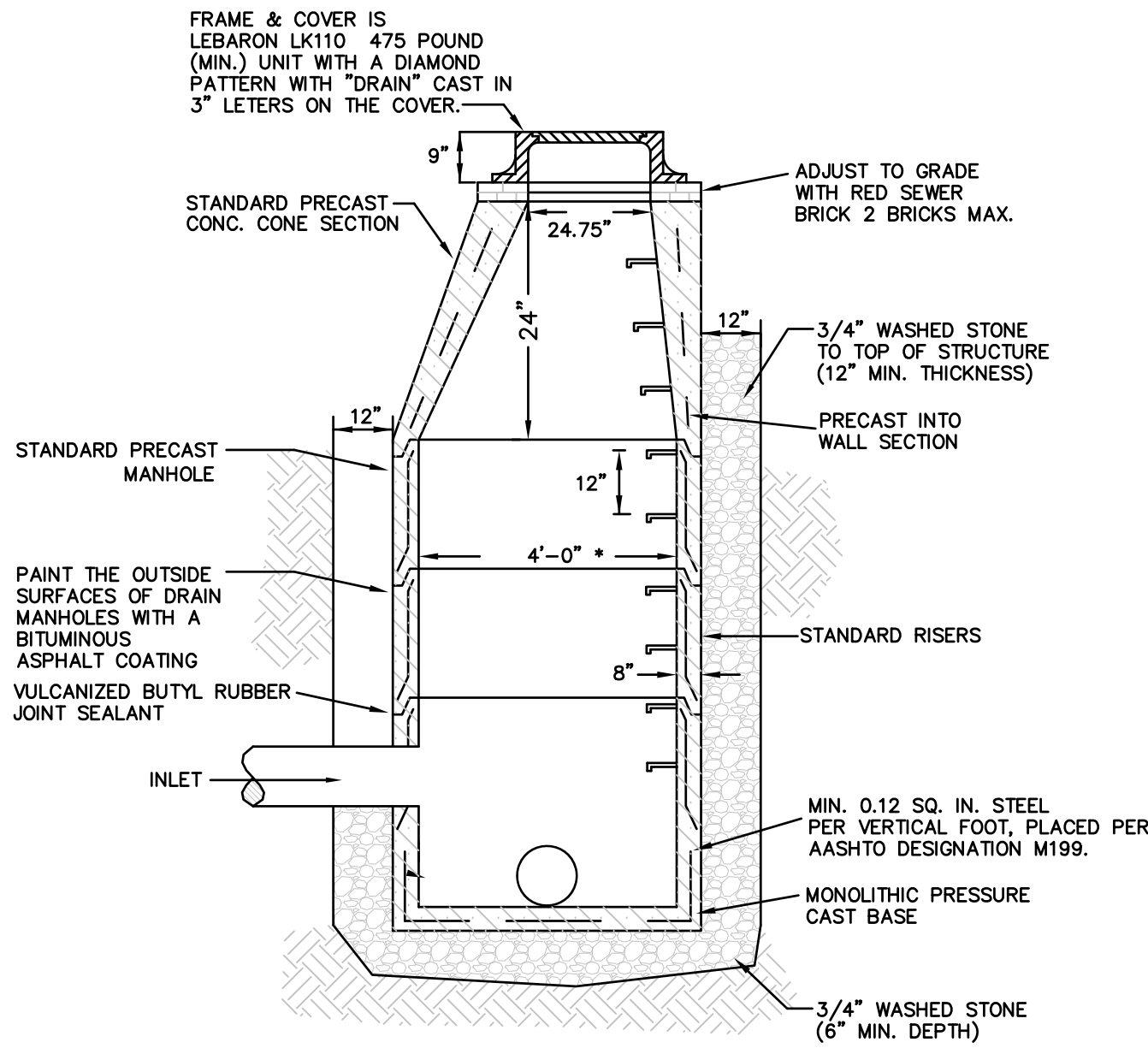
INTERCEPTOR TRENCH DETAIL

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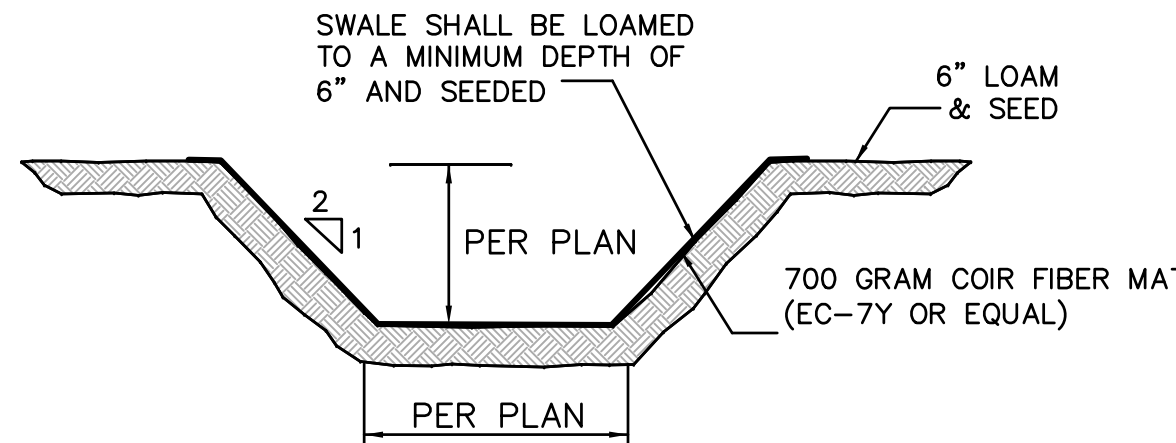
TYPICAL PRECAST CATCHBASIN

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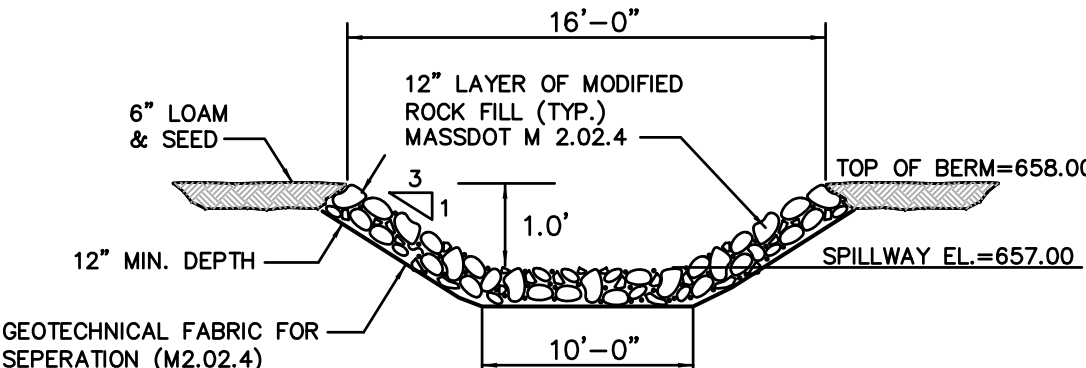
TYPICAL PRE-CAST DRAIN MANHOLE

NOT TO SCALE



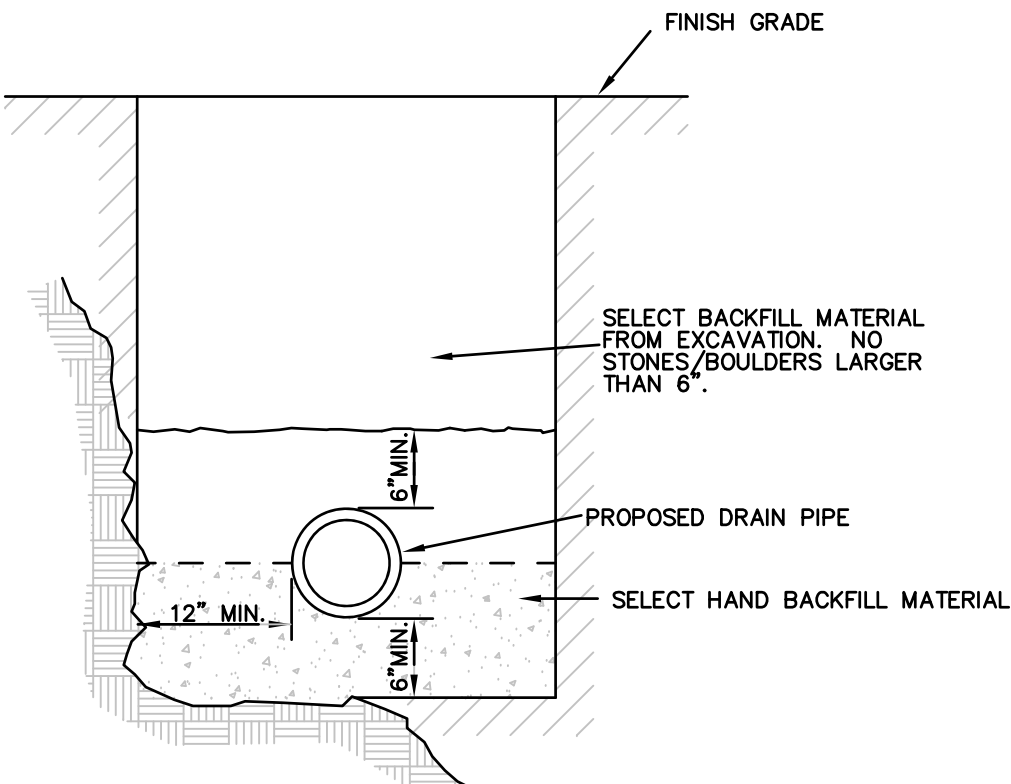
GRASS LINED SWALE DETAIL

NOT TO SCALE



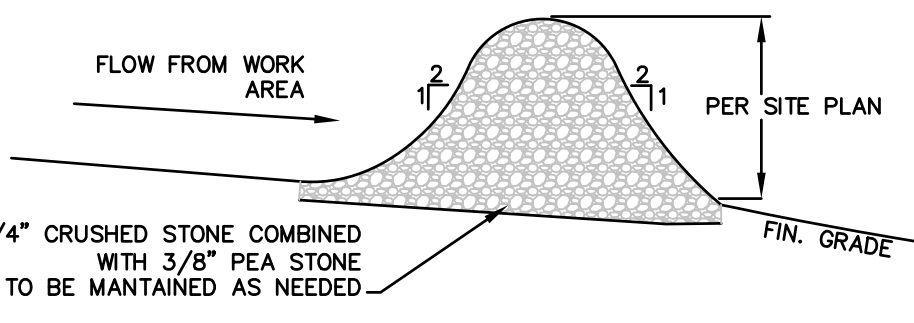
EMERGENCY SPILLWAY DETAIL

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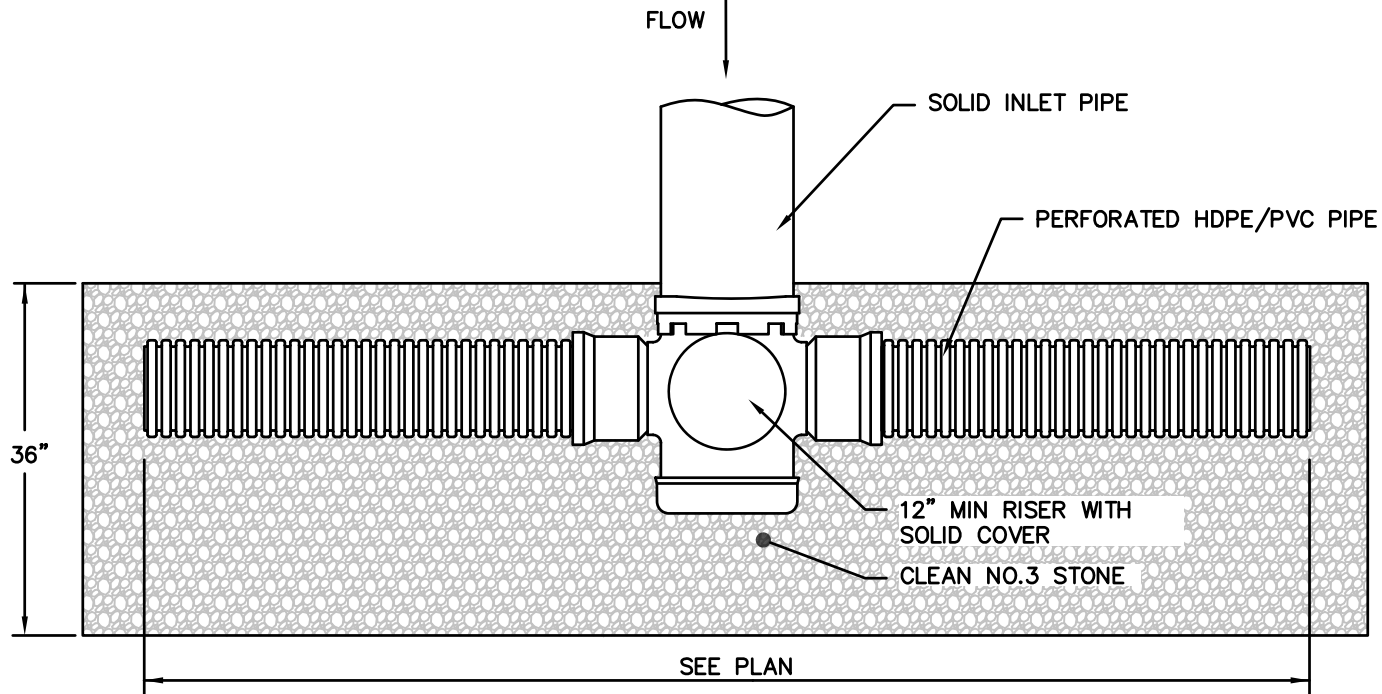
TYP. STORM DRAIN TRENCH SECTION

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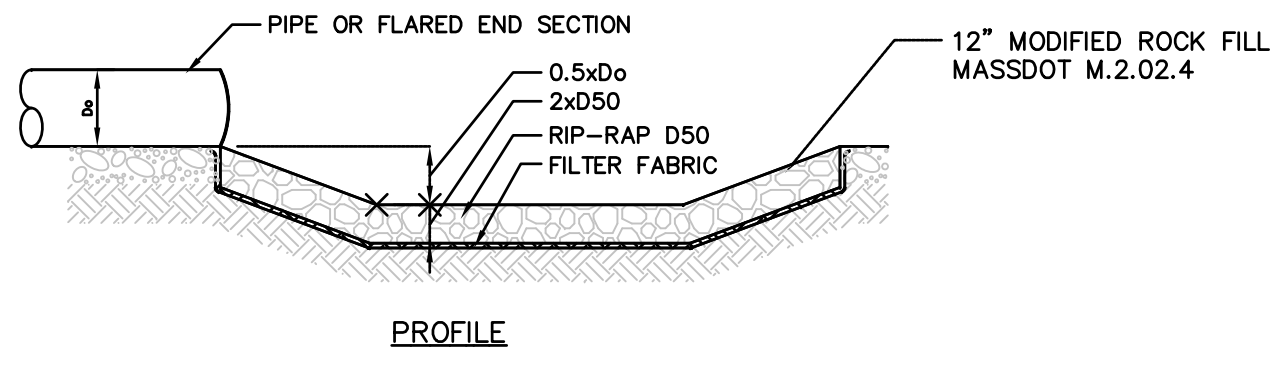
STONE CHECK DAM DETAIL

NOT TO SCALE



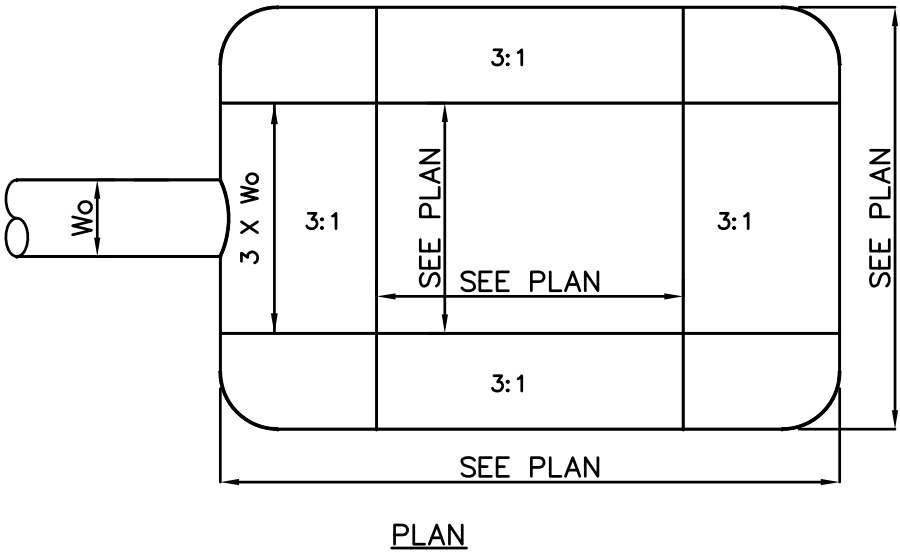
PERF. PIPE LEVEL SPREADER

NOT TO SCALE



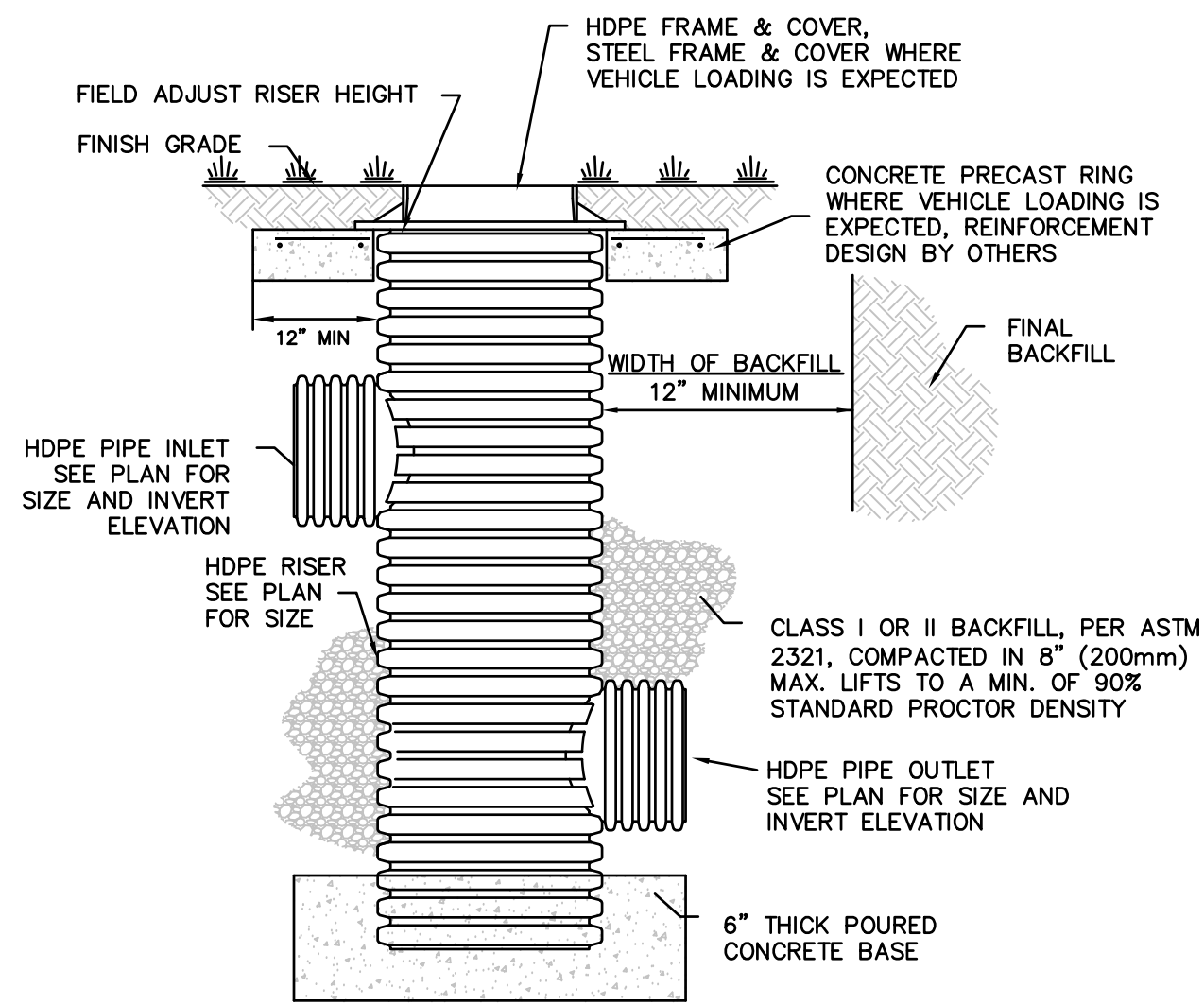
TYPICAL RIP-RAP OUTLET

NOT TO SCALE



PRECAST CONCRETE OUTLET CONTROL STRUCTURE

NOT TO SCALE



HDPE RISER DETAIL

NOT TO SCALE

REV	DATE	DESCRIPTION	MADE	APVD

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PROFESSIONAL ENGINEER  
MA LIC. NO. 53736



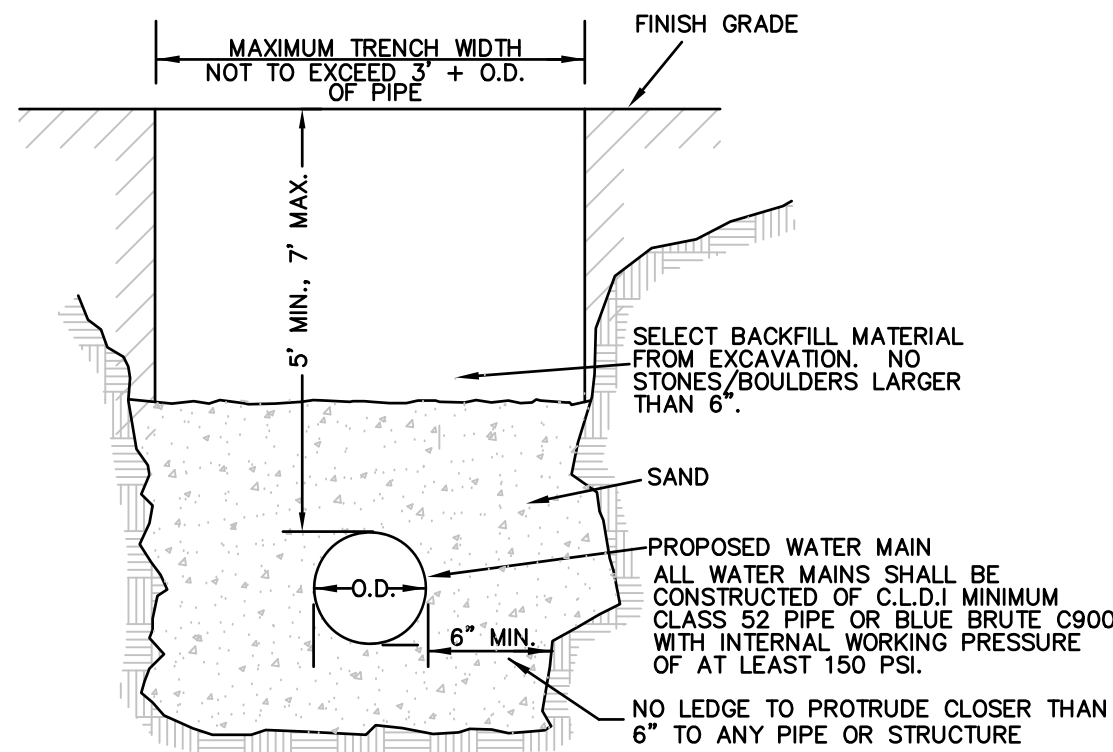
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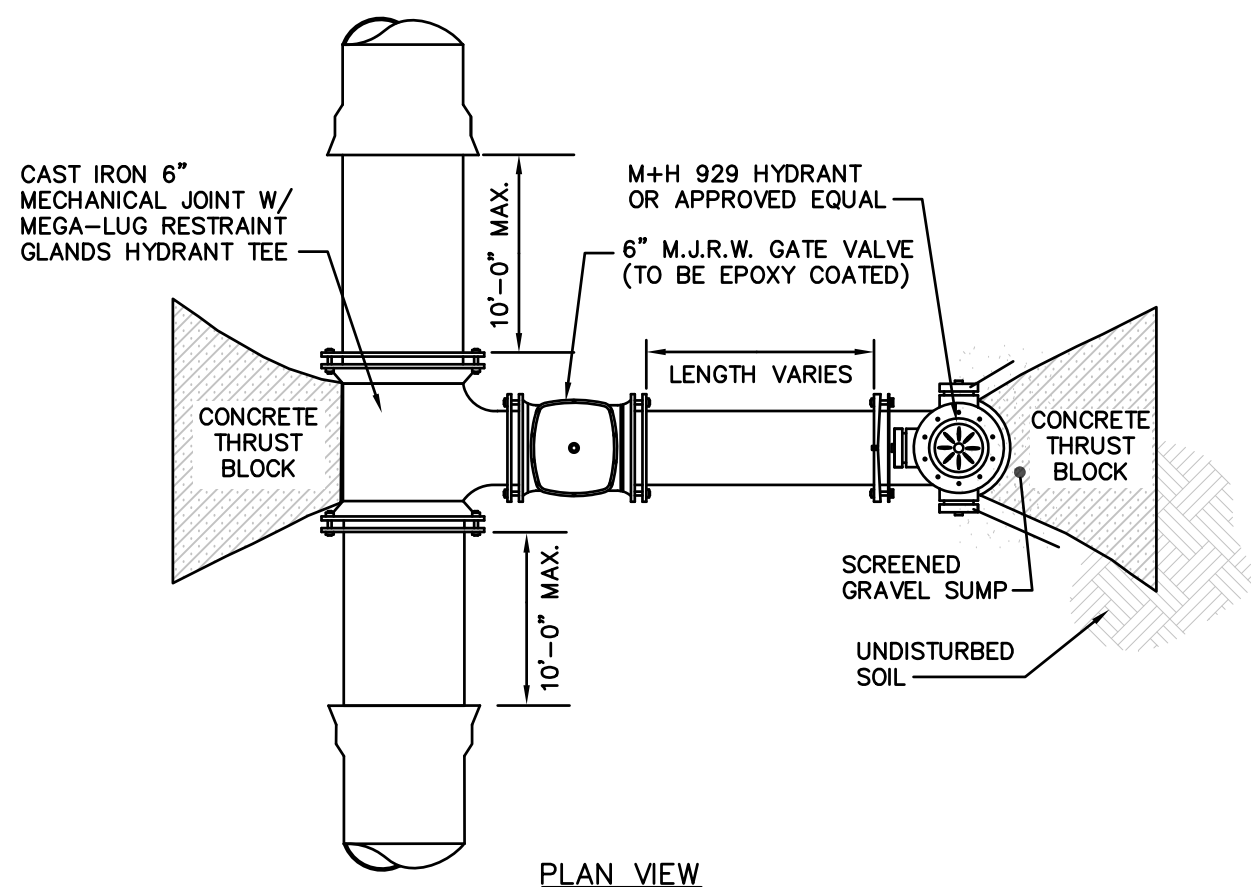
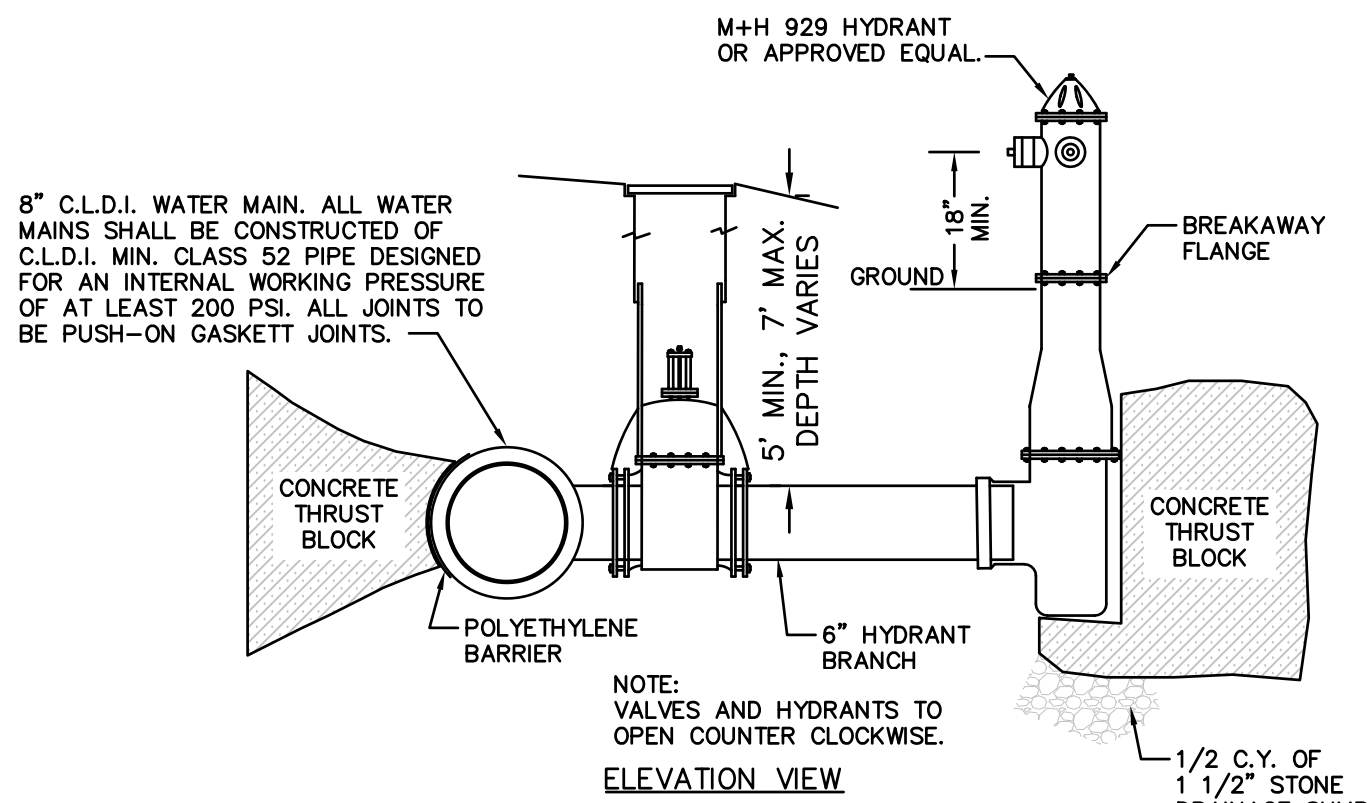
NOTE: WHERE THE WATER MAIN IS PROPOSED CROSS COUNTRY TO FISKE HILL RD, THE FINISHED GRADE IS TO MATCH EXISTING GRADE. DISTURBED SOILS ARE TO BE STABILIZED WITH BIODEGRADABLE JUTE NETTING, LOAM AND SEED.



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

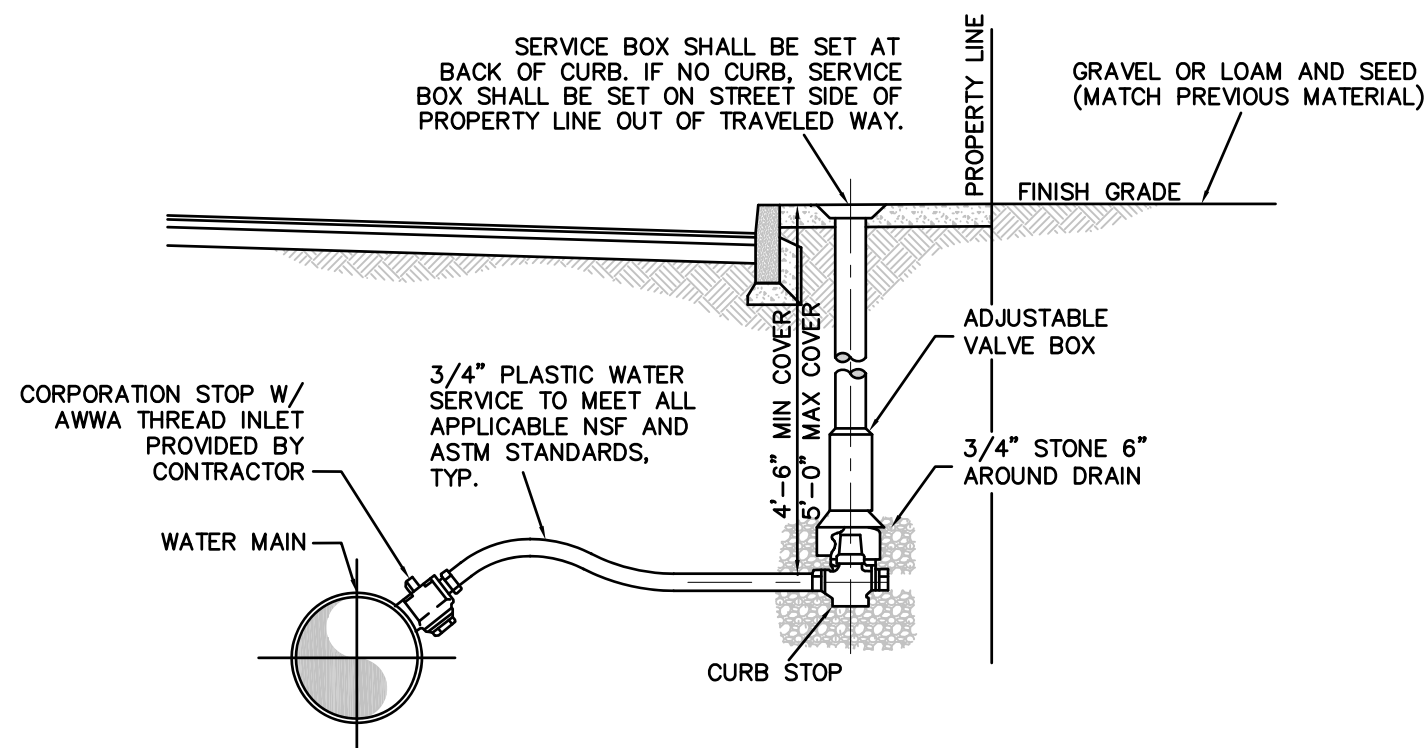
TYP. WATER MAIN TRENCH SECTION

NOT TO SCALE



TYPICAL HYDRANT W/GATE

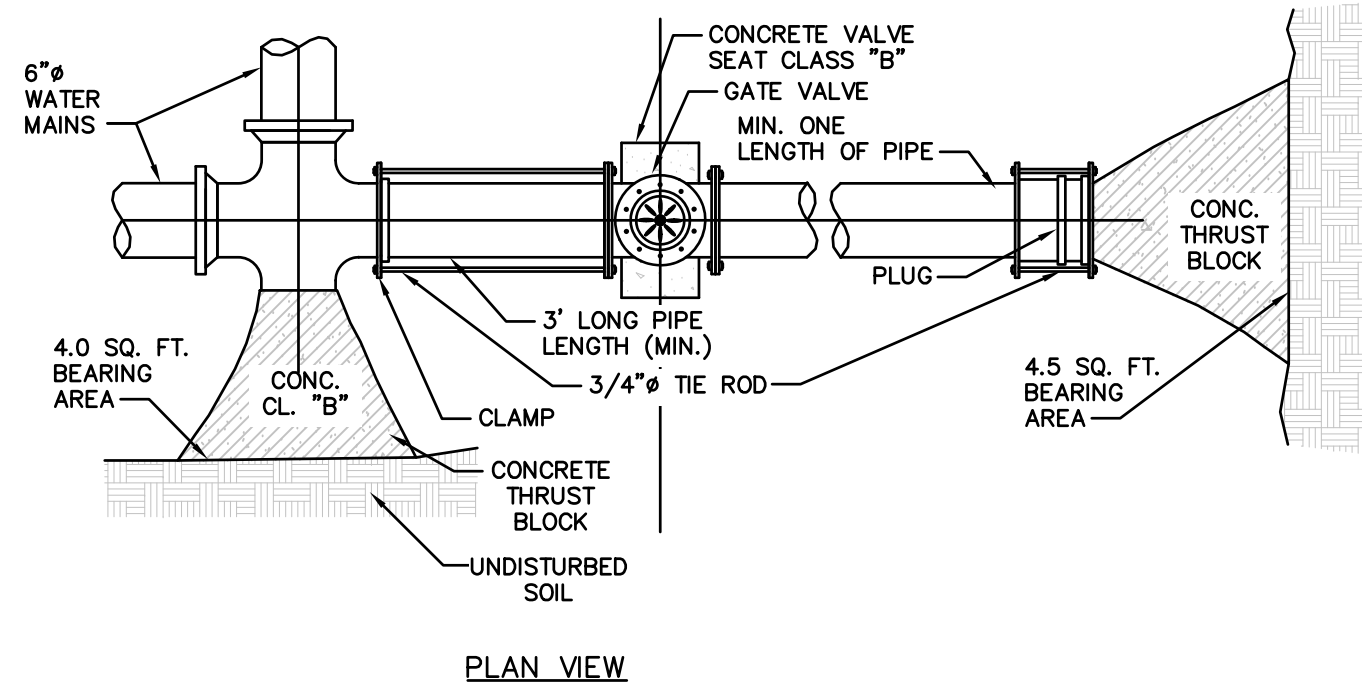
NOT TO SCALE



- 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.

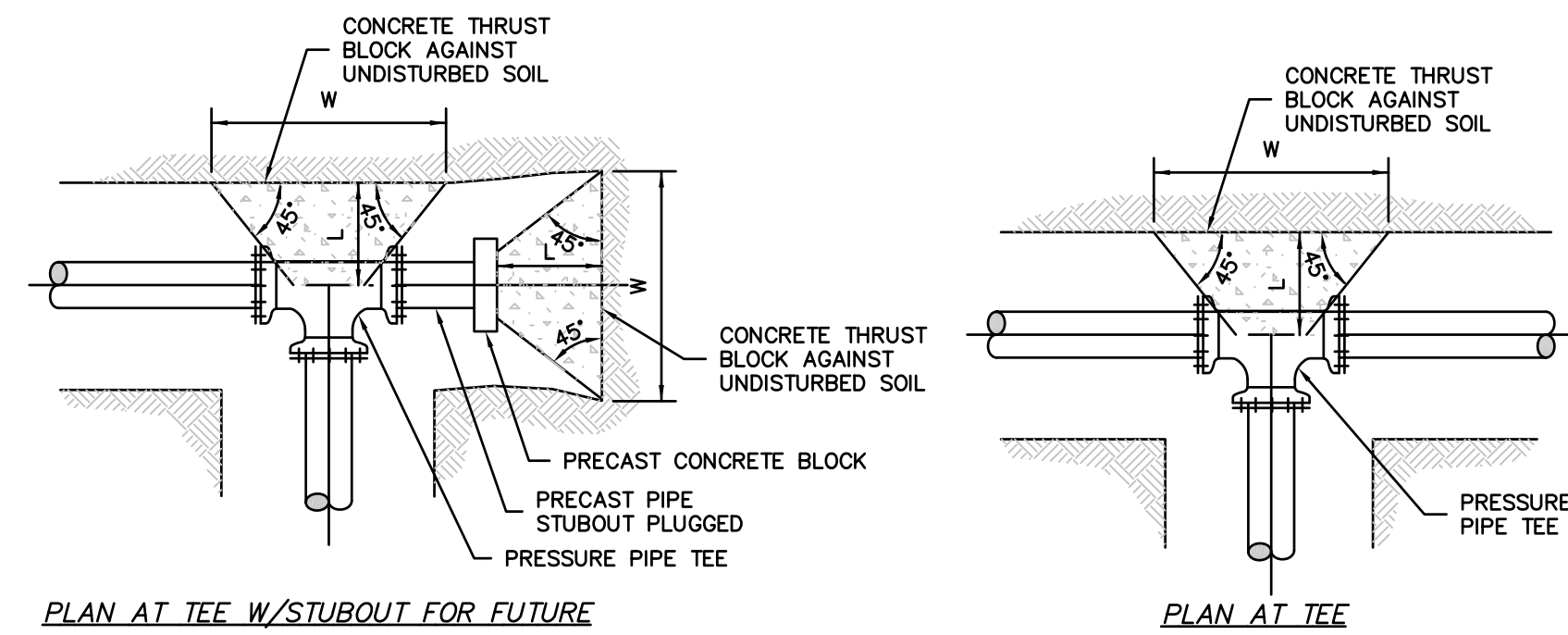
TYPICAL DOMESTIC SERVICE CONNECTION

NOT TO SCALE



TYPICAL STUB FOR FUTURE CONNECTION

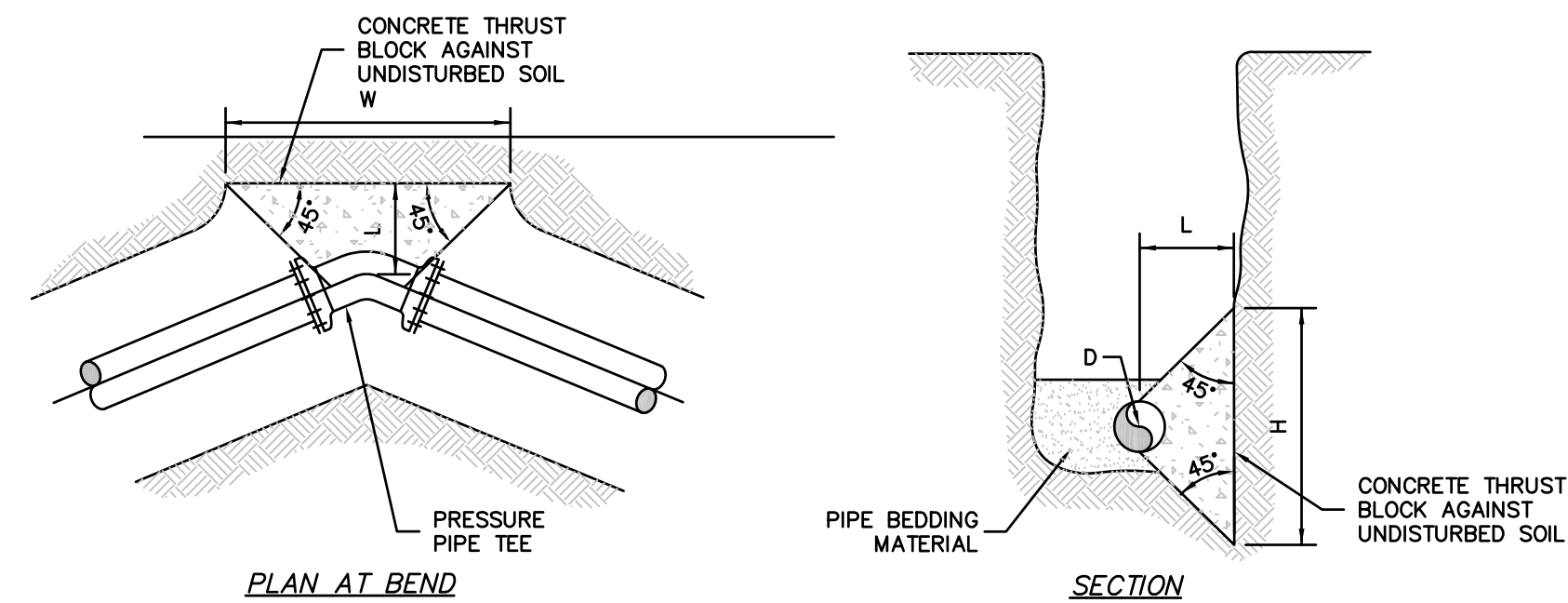
NOT TO SCALE



PLAN AT TEE W/STUBOUT FOR FUTURE

PLAN AT TEE

CONCRETE THRUST BLOCK																
22 1/2" BEND				45° BEND				90° BEND				TEE / CAP				
D	BEARING AREA (S.F.)	"L"	"H"	"W"	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'	3.0	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

REVISIONS		MADE APVD	
REV	DATE	DESCRIPTION	

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



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

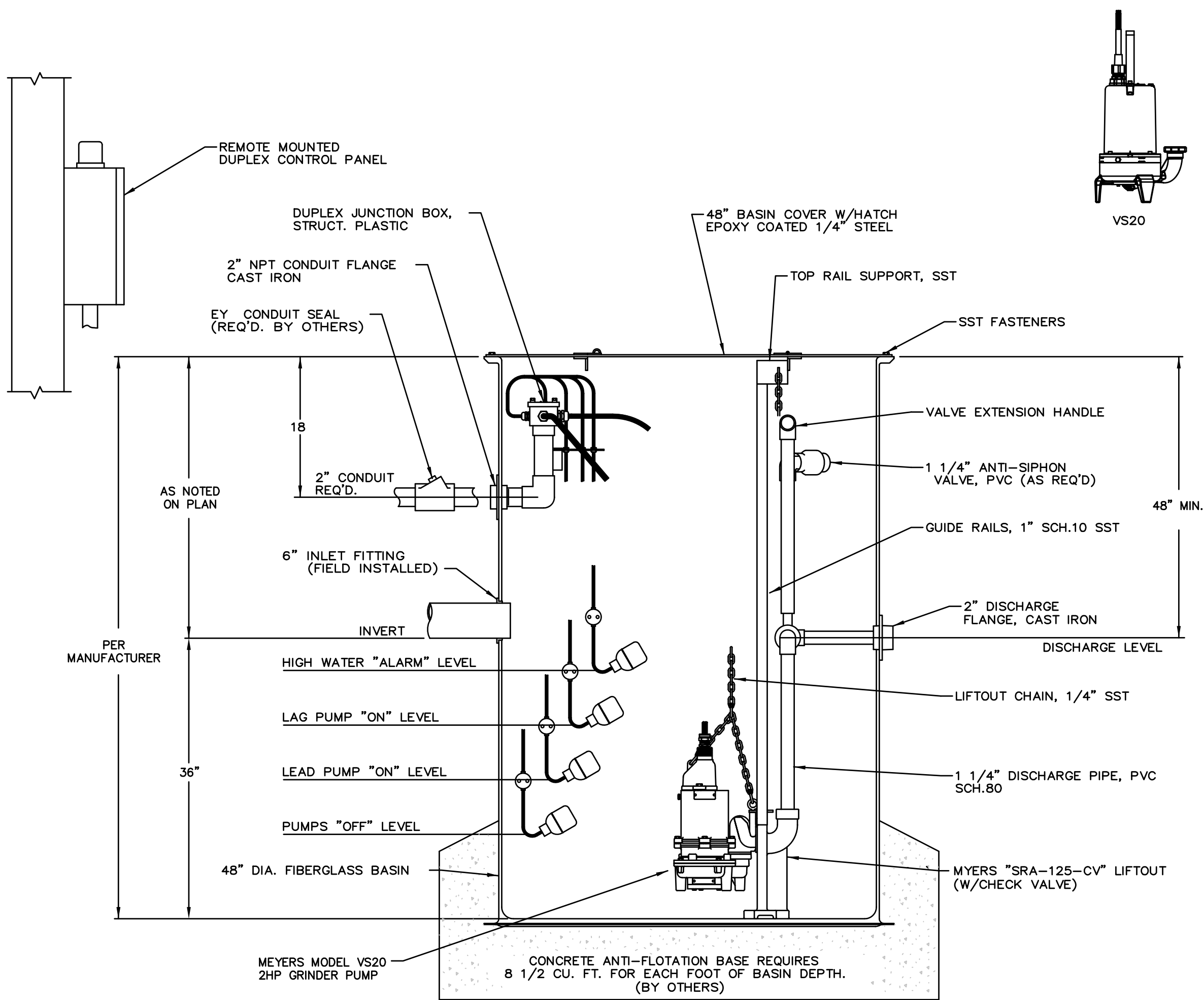
SPECIAL PERMIT AND SITE PLAN  
"BLUEBERRY HILL ESTATES"  
LOT 3 BERRY FARMS ROAD  
STURBRIDGE, MA 01566  
PREPARED FOR  
JUSTIN STELMOK  
557 SOUTHWEST CUTOFF  
WORCESTER, MA 01607

DRAWN BY: WCN  
DATE: 4/1/22  
CHK BY: POE  
SCALE: N.T.S.  
PROJ. NO. 287-2118K

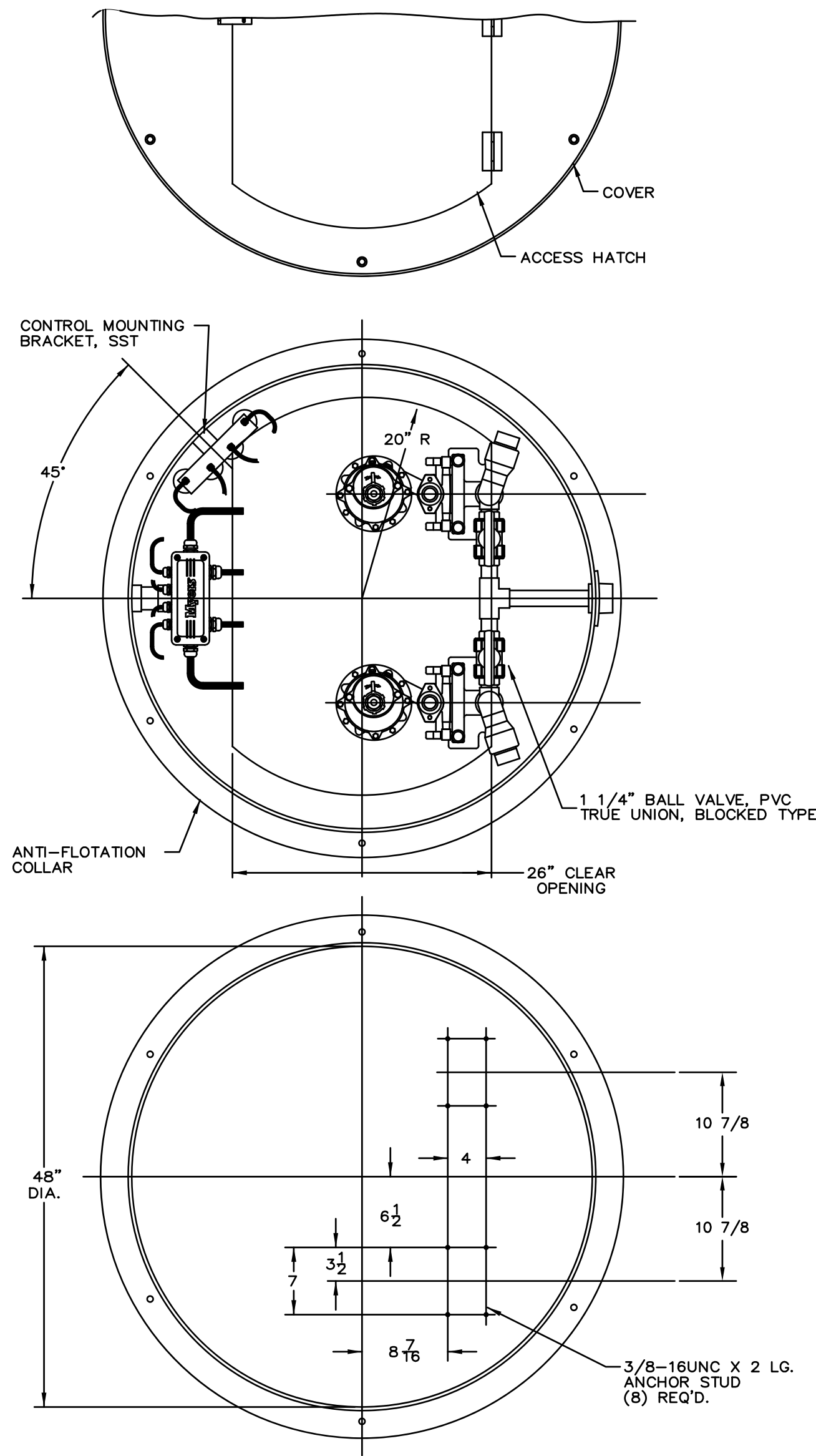
SITE DETAILS

SHEET 027 OF 30





TYPICAL SEWER PUMP CHAMBER DETAIL



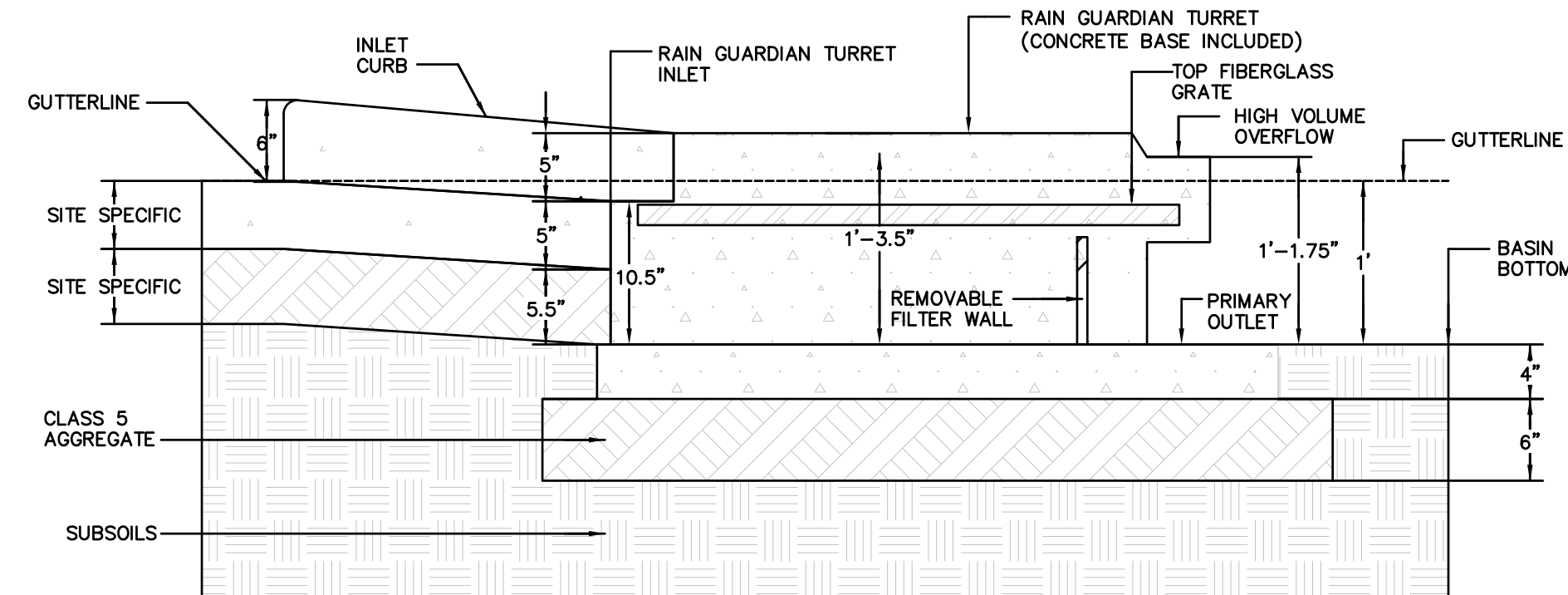
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SPECIFICATIONS

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 ENTRAINED (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.

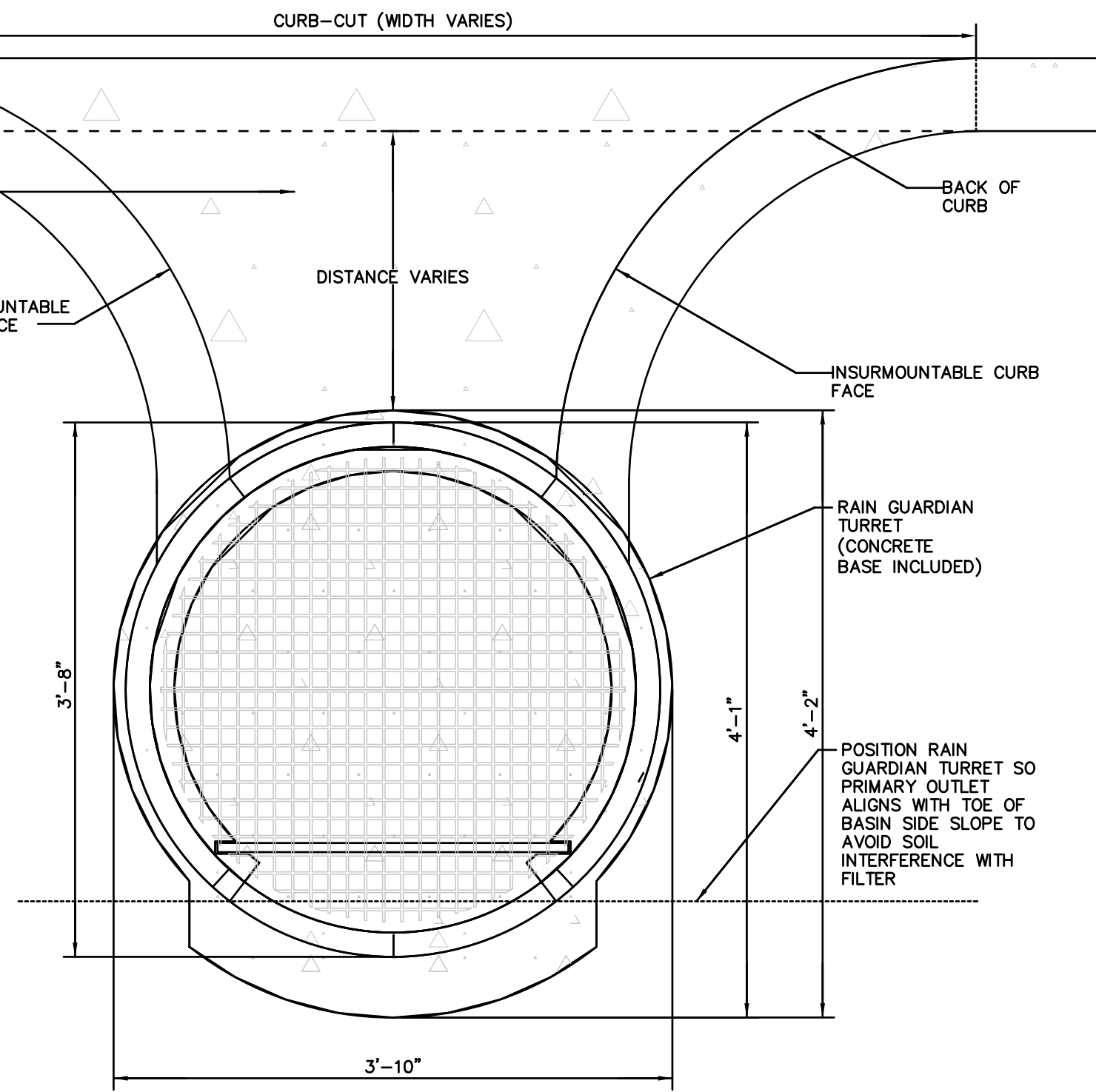


CROSS-SECTION  
U.S. PATENT  
8,501,016

RAIN GUARDIAN TURRET DETAIL

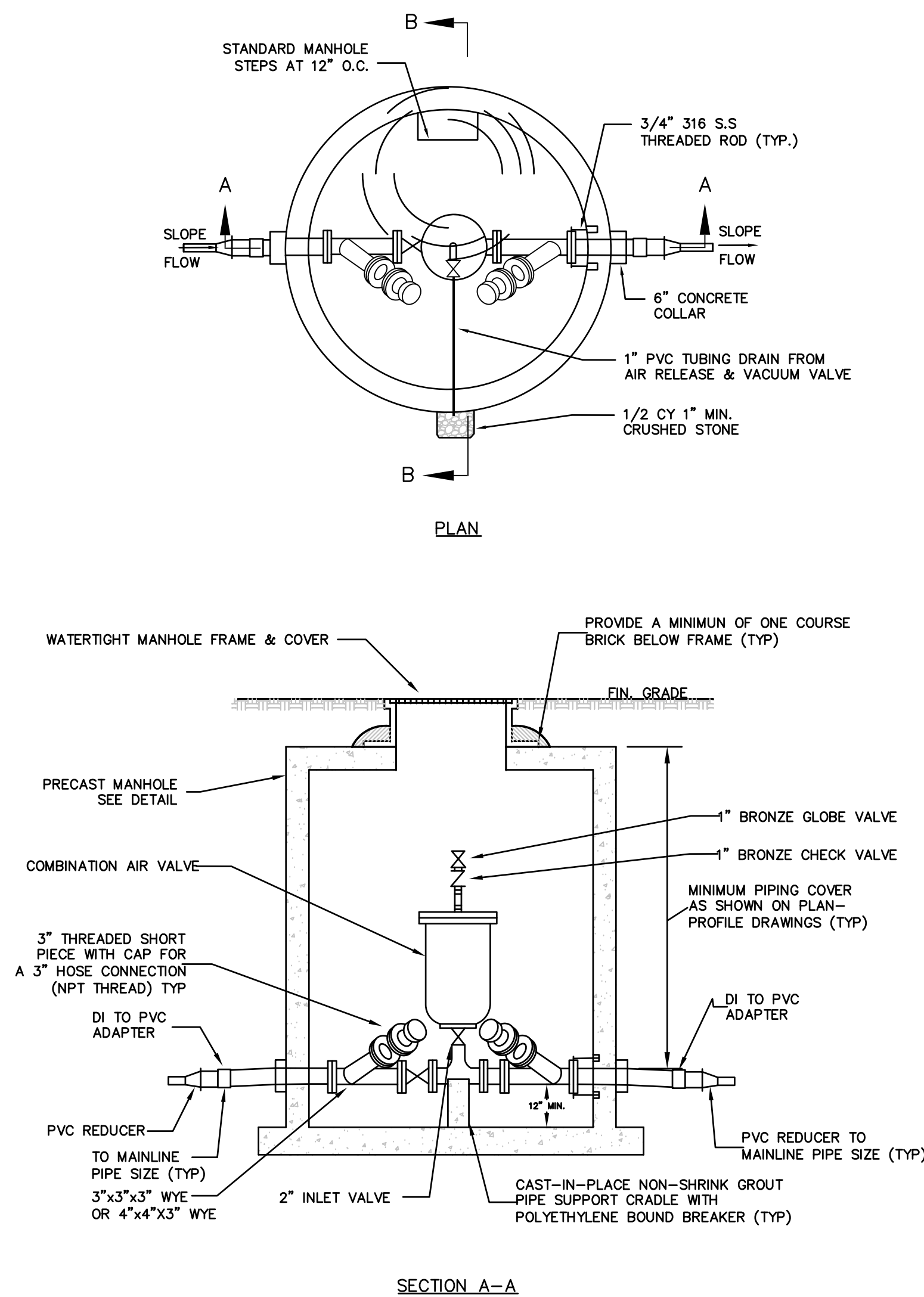
PLAN VIEW NOTES

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.

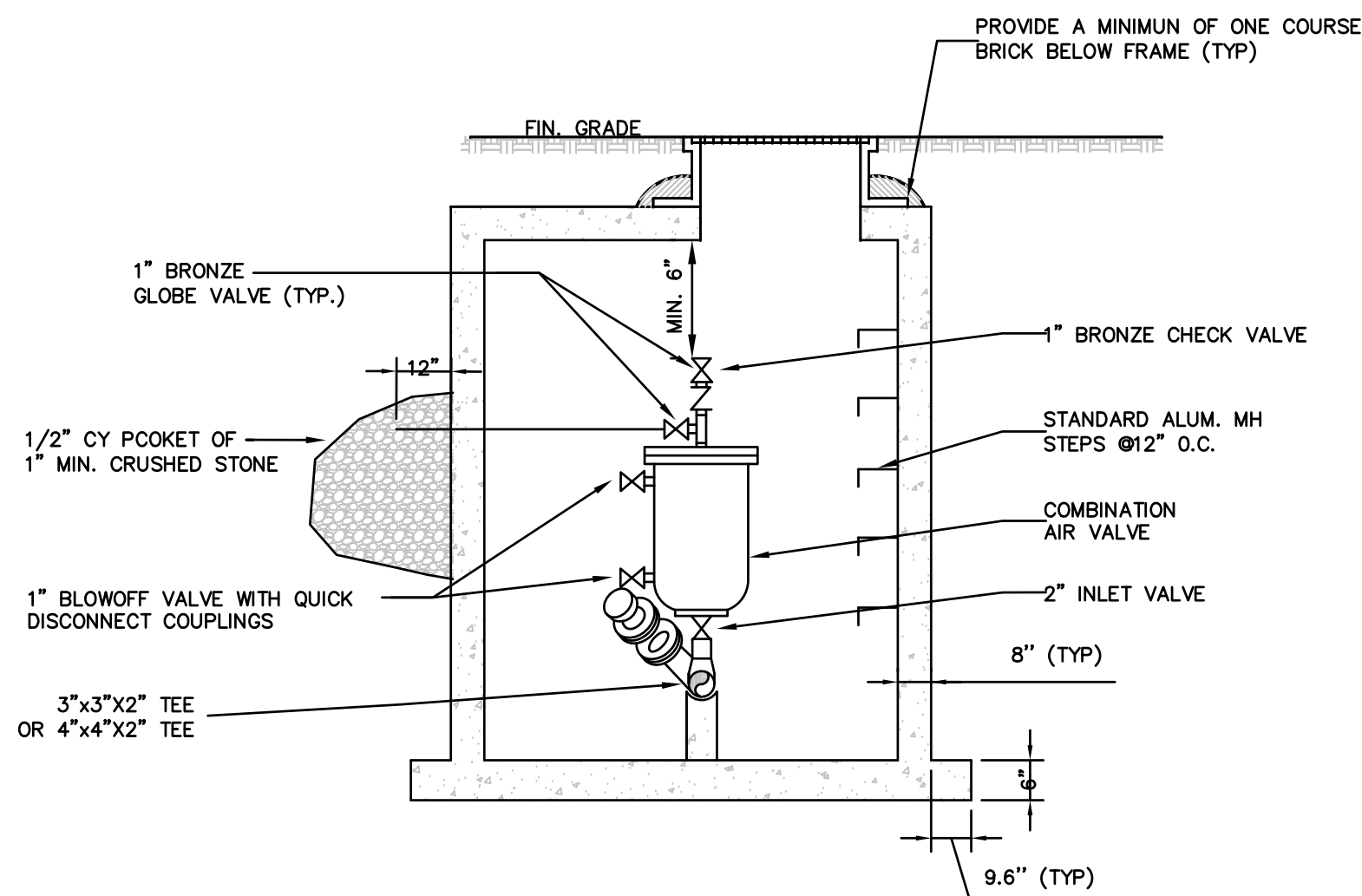


PLAN VIEW  
U.S. PATENT  
8,501,016

NOT TO SCALE



SECTION A-A



SECTION B-B

NOTE:

1. AIR VALVE TO BE SUPPORTED INDEPENDENTLY FROM PIPE.
2. 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	APVD

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



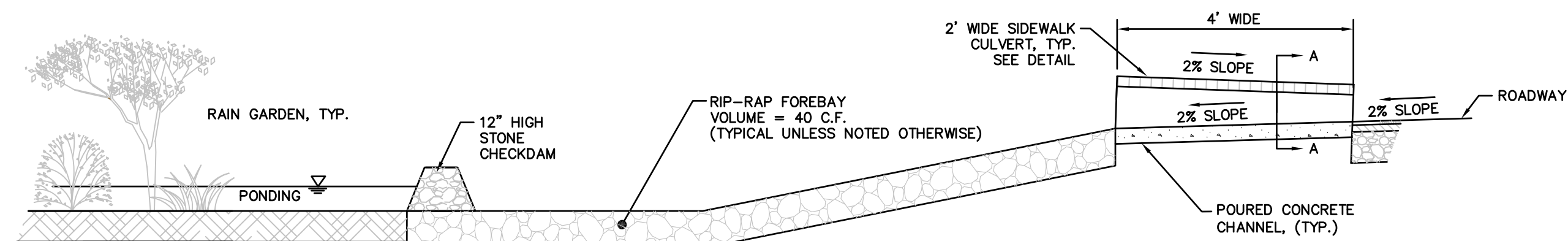
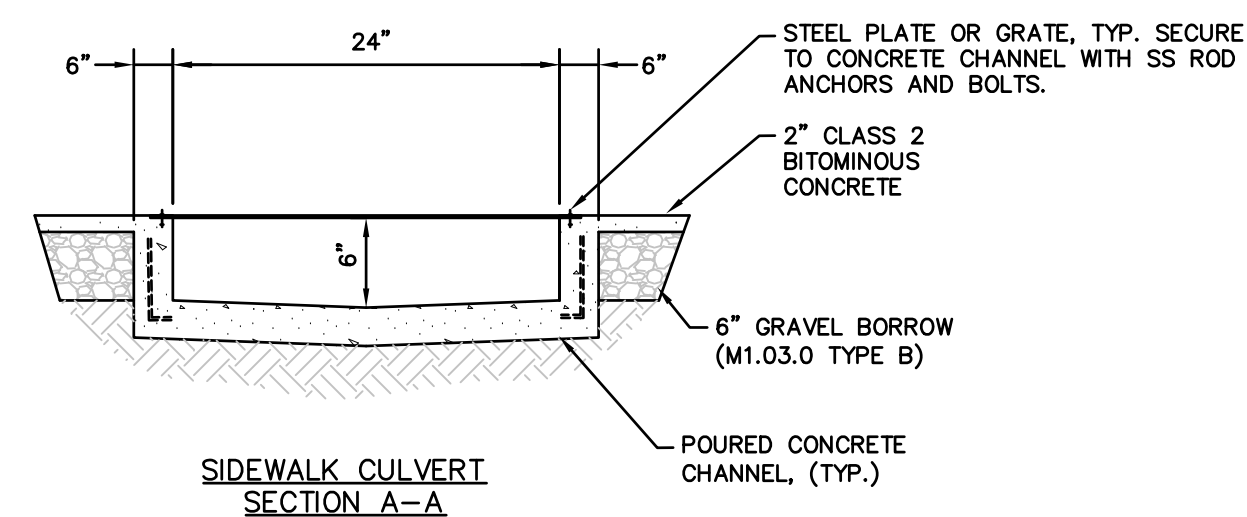
**McCLURE**  
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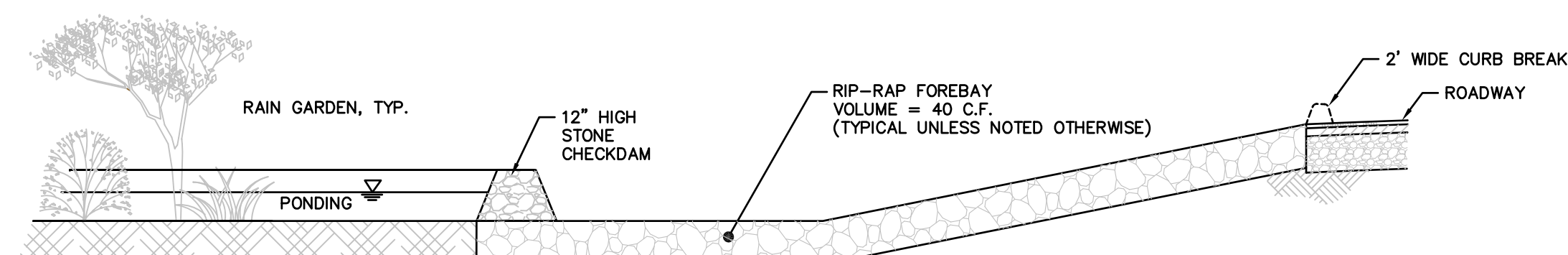
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SCALE: N.T.S.  
PROJ. NO. 287-2118K

SITE DETAILS

SHEET **C29** OF **30**

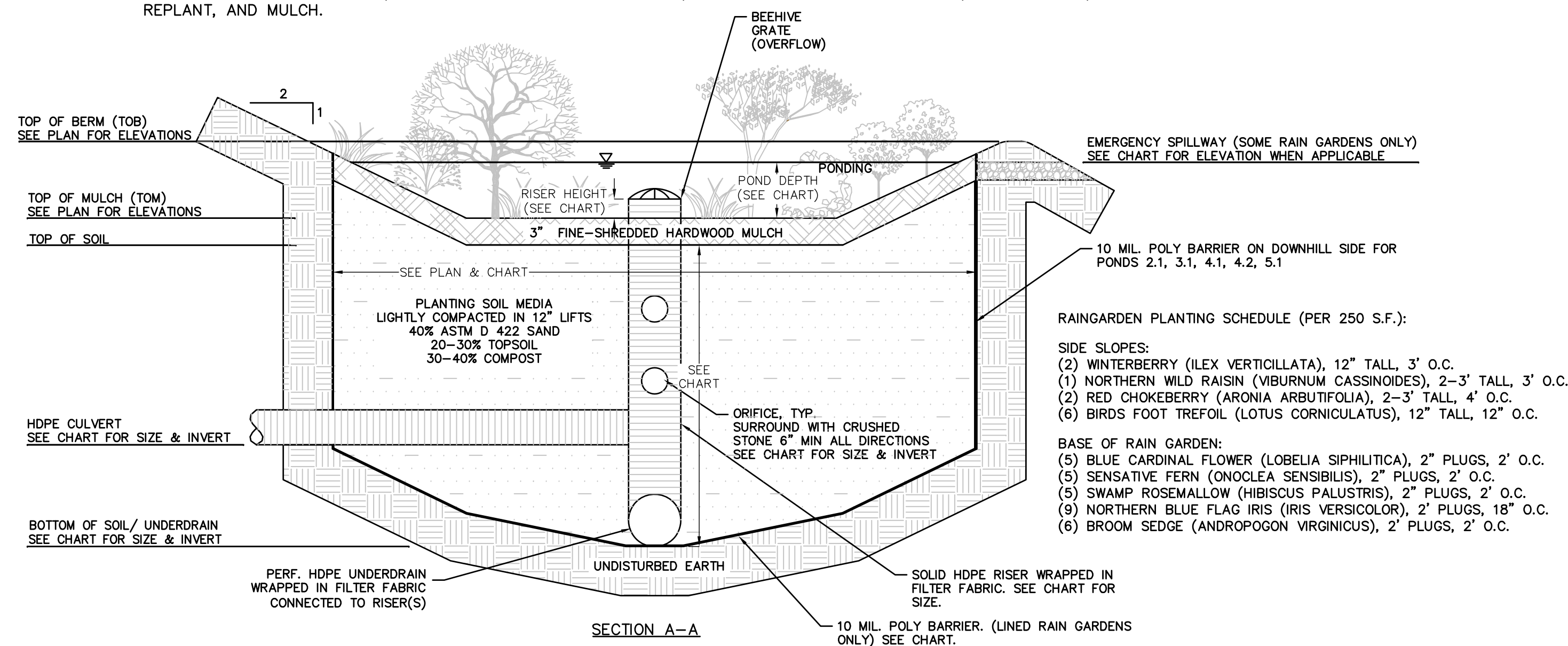


RAIN GARDEN INLET  
SECTION THROUGH SIDEWALK



RAIN GARDEN INLET  
SECTION THROUGH CURB

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



RAIN GARDEN TYPICAL CROSS SECTION (BIORETENTION AREA)

*NOT TO SCALE*

SCHEDULE OF RAIN GARDEN DATA

TYPE A  
LINED 60' LONG X 4' WIDE  
36" SOIL DEPTH, 3" MULCH  
6" SOLID HDPE OUTLET @ BOTTOM  
(1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE MULCH  
(1) 2" ORIFICE @ BOTTOM  
(1) 4" ORIFICE 27" ABOVE BOTTOM  
12" PERFORATED UNDERDRAIN  
12" 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) 3" 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  
 (1) SOLID OUTLET 24" ABOVE BOTTOM  
 (6) 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

TYPE D  
NOT 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 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 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  
 12" PERFORATED UNDERDRAIN  
 12" POND DEPTH

RAIN GARDEN 28 HIGH (RG28H)  
 LINED 60' LONG X 4' WIDE  
 36" SOIL DEPTH, 3" MULCH  
 8" SOLID OUTLET @ BOTTOM  
 (2) 6" RISERS WITH BEEHIVE GRATES 6" ABOVE MULCH  
 (1) 3" ORIFICE @ BOTTOM FOR EACH RISER (2 TOTAL)  
 (1) 4" ORIFICE 30" ABOVE BOTTOM FOR EACH RISER (2 TOTAL)  
 12" PERFORATED UNDERDRAIN  
 12" POND DEPTH

RAIN GARDEN 14 (RG14)  
 LINED 60' LONG X 4' WIDE  
 27" SOIL DEPTH, 3" MULCH  
 6" SOLID HDPE OUTLET @ BOTTOM  
 (1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE MULCH  
 (1) 2" ORIFICE @ BOTTOM  
 (1) 4" ORIFICE 21" ABOVE BOTTOM  
 12" PERFORATED UNDERDRAIN  
 12" POND DEPTH

RAIN GARDEN 15' HIGH (RG15H)  
NOT LINED 60" LONG X 4' WIDE  
 36" SOIL DEPTH, 3" MULCH  
 8" SOLID HDPE OUTLET 24" ABOVE BOTTOM  
 (1) 8" 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 HOPE OUTLET 24" ABOVE BOTTOM  
 (1) 6" SOLID RISER WITH BEEHIVE GRATE 6" ABOVE MULCH  
 (1) 3" ORIFICE 24" ABOVE BOTTOM  
 (1) 3" ORIFICE 33" ABOVE BOTTOM  
 12" PERFORATED UNDERDRAIN  
 12" POND DEPTH  
 FOREBAY VOLUME = 70 C.F.

RAIN GARDENS 21.22.67-70  
DOUBLE FOREBAY VOLUME = 40 C.F. EACH

RAIN GARDEN 2.1 (RG2.1)  
LINED 85' LONG X 50" WIDE  
36" SOIL DEPTH, 3" MULCH  
12" SOLID OUTLET 27" ABOVE BOTTOM  
(2) 10" RISERS WITH BEEHIVE GRATES 12" ABOVE MULCH  
(2) 2" ORIFICE 27" ABOVE BOTTOM (PER RISER, 2 TOTAL)  
(1) 3" ORIFICE 33" ABOVE BOTTOM (PER RISER, 2 TOTAL)  
12" PERFORATED UNDERDRAIN  
24" POND DEPTH  
NO FOREBAY.

RAIN GARDEN 31 (RG31)  
LONG LINED 235' LONG X 6' WIDE  
36" SOIL DEPTH, 3" MULCH  
(3) 6" SOLID OUTLETS 12" ABOVE BOTTOM  
(3) 6" RISERS WITH BEEHIVE GRATES 12" ABOVE MULCH  
(1) 0.5" ORIFICE 12" ABOVE BOTTOM (PER RISER, 3 TOTAL)  
(3) 3" ORIFICE 39" ABOVE BOTTOM (PER RISER, 3 TOTAL)  
(12") PERFORATED UNDERDRAIN  
18" POND DEPTH  
10' WIDE EMERGENCY SPILLWAY 15' ABOVE MULCH  
DOUBLE FORERAYS, VOLUME = 150 C.F./A.CH.

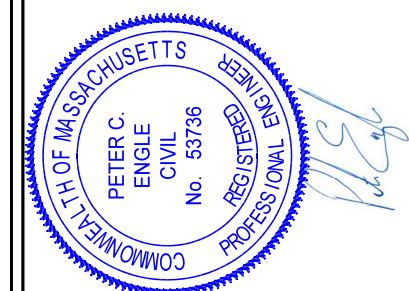
RAIN GARDEN 4.1 (RG4.1)  
NOT LINED 360" LONG X 12" WIDE  
36" SOIL DEPTH, 3" MULCH  
(4) 8" SOLID OUTLETS 24" ABOVE BOTTOM (1 PER RISER)  
(2) 8" RISERS WITH BEEHIVE GRATES 15" ABOVE MULCH  
(2) 6" RISERS WITH BEEHIVE GRATES 15" ABOVE MULCH  
(1) 3" ORIFICE 24" ABOVE BOTTOM (PER RISER, 4 TOTAL)  
(1) 4" ORIFICE 30" ABOVE BOTTOM (PER RISER, 4 TOTAL)  
NO UNDERDRAIN  
24" POND DEPTH  
10" WIDE EMERGENCY SPILLWAY 21" ABOVE MULCH  
NO FOREBAY

RAIN GARDEN 4.2 (RG4.2)  
NOT LINED 240' LONG X 10' WIDE  
36" SOIL DEPTH, 3" MULCH  
(3) 6" SOLID OUTLETS 24" ABOVE BOTTOM (1 PER RISER)  
(3) 6" RISERS WITH BEEHIVE GRATES 18" ABOVE MULCH  
(2) 2" ORIFICE 24" ABOVE BOTTOM (PER RISER, 3 TOTAL)  
(1) 5" ORIFICE 30" ABOVE BOTTOM (PER RISER, 3 TOTAL)  
NO UNDERDRAIN  
24" FOND DEPTH  
10" WIDE EMERGENCY SPILLWAY 21" ABOVE MULCH  
NO FOREBAY

RAIN GARDEN 5.1 (RG5.1)  
 NOT LINED 64"± LONG X 35"± WIDE (1,200 S.F.±)  
 36" SOIL DEPTH, 3" MULCH  
 (1) 12" SOLID OUTLETS 24" ABOVE BOTTOM  
 (1) 10" RISER WITH BEEHIVE GRATE 12" ABOVE MULCH  
 (1) 3" ORIFICE 24" ABOVE BOTTOM  
 (1) 3" ORIFICE 33" ABOVE BOTTOM  
 12" UNDERDRAIN  
 24" POND DEPTH  
 10' WIDE EMERGENCY SPILLWAY 21" ABOVE MULCH  
 DOUBLE FOREBAY VOLUME = 120 C.F. EACH

REVISIONS				
REV	DATE	DESCRIPTION	MADE	APVD

<b>PETER C. ENGLE, P.E.</b>	
<b>PROFESSIONAL ENGINEER</b>	
<b>MA LIC. NO.</b>	<b>53736</b>



**McCLURE**  
ENGINEERING, INC.  
1119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: [pengfe@mcclureengineers.com](mailto:pengfe@mcclureengineers.com)

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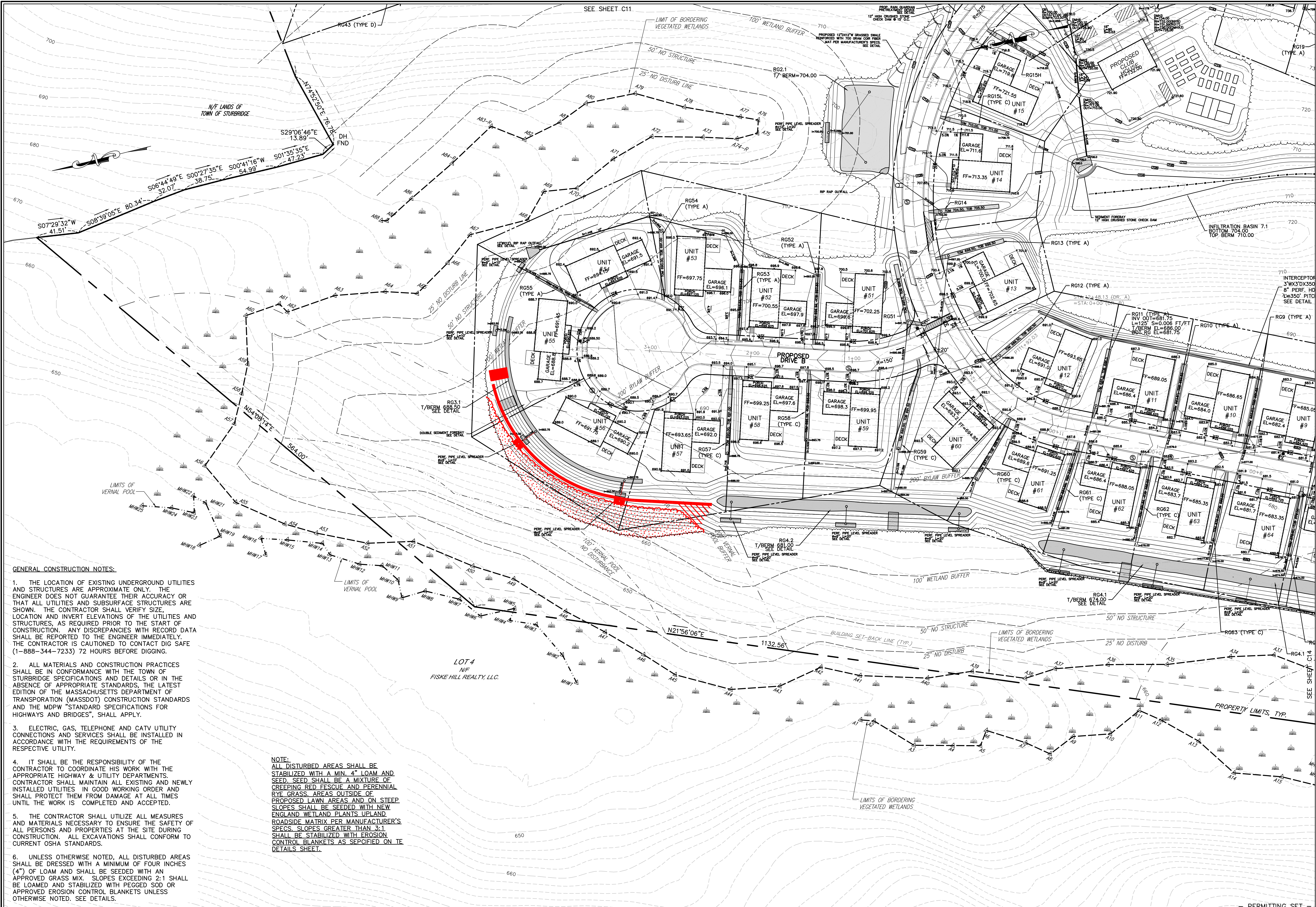
## SITE DETAILS

SHEET **C30** OF **30**

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## **Appendix D**

Revised Sheets C13 & C14 (Draft)



GENERAL CONSTRUCTION NOTES:

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

NOTE:  
ALL DISTURBED AREAS SHALL BE STABILIZED WITH A MIN. 4" LOAM AND SEED. SEED SHALL BE A MIXTURE OF CREEPING RED FESCUE AND PERENNIAL RYE GRASS. AREAS OUTSIDE OF PROPOSED LAWN AREAS AND ON STEEP SLOPES SHALL BE SEEDDED WITH NEW ENGLAND WETLAND PLANTS 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.

LOT 4  
N/F  
FISKE HILL REALTY, LLC.

120

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HOR. SCALE IN FEET: 1"=40'

REVISIONS

REV	DATE	DESCRIPTION

PETER C. ENGLE, P.E.

PROFESSIONAL ENGINEER

MA LIC. NO.

53736

MADE

APVD

**McCLURE**

ENGINEERING, INC.

119 Worcester Road

Charlton, MA 01507

Tel: (508) 248-2005

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**WORCESTER, MA 01607**

DRAWN BY:

WCN

DATE:

4/1/22

CHK BY:

OPN

SCALE:

1"=40'

PROJ. NO.

287-2118K

**GRADING & DRAINAGE PLAN**

SHEET **C13** OF **30**

- PERMITTING SET -

