

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

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #: 1617840
 City/Town: STURBRIDGE

State 67.50
 18681
 by law
 18682
 152.00

OCT 11 2023

CONSERVATION

A. General Information

1. Project Location:

a. Street Address	74 PARADISE LANE	c. Zip Code	01566
b. City/Town	STURBRIDGE	e. Longitude	72.12398W
d. Latitude	42.14696N	g. Parcel/Lot #	PARCEL 74
f. Map/Plat #	MAP 9E		

2. Applicant:

Individual Organization

a. First Name	SCOTT M. & LISA G.	b. Last Name	SANDERSON
c. Organization			
d. Mailing Address	74 PARADISE LANE		
e. City/Town	STURBRIDGE	f. State	MA
h. Phone Number	508-688-9887	g. Zip Code	01566
		i. Fax	
		j. Email	lsander5042@aol.com

3. Property Owner:

more than one owner

a. First Name	SCOTT M. & LISA G.	b. Last Name	SANDERSON
c. Organization			
d. Mailing Address	74 PARADISE LANE		
e. City/Town	STURBRIDGE	f. State	MA
h. Phone Number	508-688-9887	g. Zip Code	01566
		i. Fax	
		j. Email	lsander5042@aol.com

4. Representative:

a. First Name	MARK	b. Last Name	FARRELL
c. Organization	GREEN HILL ENGINEERING		
d. Mailing Address	10 MAIN STREET		
e. City/Town	STURBRIDGE	f. State	MA
h. Phone Number	508-347-5226	g. Zip Code	01566
	i. Fax 508-347-9857	j. Email	mark@greenhillengineering.com

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

a. Total Fee Paid	110.00	b. State Fee Paid	42.50	c. City/Town Fee Paid	67.50
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6. General Project Description:

PROPOSED DRIVEWAY

7a. Project Type:

- | | |
|---------------------------------------------------------------|----------------------------------------------------------------------|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

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



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1. Yes No If yes, describe which limited project applies to this project:

2. Limited Project

8. Property recorded at the Registry of Deeds for:

a. County:	b. Certificate:	c. Book:	d. Page:
WORCESTER		15864	334

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

2. Inland Resource Areas: (See 310 CMR 10.54 - 10.58, if not applicable, go to Section B.3. Coastal Resource Areas)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
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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	2. square feet
------------------------------------------------------------------	----------------	----------------

	3. cubic yards dredged	
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d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
----------------------------------------------------------------	----------------	----------------

	3. cubic feet of flood storage lost	4. cubic feet replaced
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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 any)	
2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
	<input type="checkbox"/> 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



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a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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

b. Date of map:FROM MAP VIEWER

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

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.



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* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

- 2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?
 - a. Not applicable - project is in inland resource area only

b. Yes No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930

If yes, it 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.

- 3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

- 4. 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

- 5. 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

- 6. 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:

- 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, Explain why the project is exempt:

- 1. Single Family Home
 -
- 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)



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housing project) with no discharge to Critical Areas.

D. Additional Information

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 by regular mail delivery.

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.
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.

a. Plan Title:	b. Plan Prepared By:	c. Plan Signed/Stamped By:	d. Revised Final Date:	e. Scale:
PROPOSED PERMEABEL PAVER DRIVEWAY - PROJECT #2023-076	MARK FARRELL		October 11, 2023	
AFFIDAVIT OF SERVICE	MARK FARRELL	MARK FARRELL	October 10, 2023	
NOTIFICATION TO ABUTTERS	MARK FARRELL	MARK FARRELL	October 10, 2023	
ABUTTERS LIST	ANN P. MURPHY	ANN P. MURPHY	August 4, 2023	
NOI CHECKS - COPY	MARK FARRELL	MARK FARRELL	October 10, 2023	

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.



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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:

2. Municipal Check Number	3. Check date
4. State Check Number	5. Check date
6. Payer name on check: First Name	7. Payer name on check: Last Name

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.

Scott Sanderson	10/11/2023
1. Signature of Applicant	2. Date
Scott Sanderson	10/11/2023
3. Signature of Property Owner (if different)	4. Date
Mark Farrell	10/11/2023
5. Signature of Representative (if any)	6. Date

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 Section C, Items 1-3, 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.



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WPA Form 3 - Notice of Wetland Fee Transmittal
Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1617840
 City/Town:STURBRIDGE

A. Applicant Information

1. Applicant:

a. First Name	SCOTT M. & LISA G.	b. Last Name	SANDERSON
c. Organization			
d. Mailing Address	74 PARADISE LANE		
e. City/Town	STURBRIDGE	f. State	MA
g. Zip Code	01566		
h. Phone Number	5086889887	i. Fax	
j. Email	lsander5042@aol.com		

2. Property Owner:(if different)

a. First Name	SCOTT M. & LISA G.	b. Last Name	SANDERSON
c. Organization			
d. Mailing Address	74 PARADISE LANE		
e. City/Town	STURBRIDGE	f. State	MA
g. Zip Code	01566		
h. Phone Number	5086889887	i. Fax	
j. Email	lsander5042@aol.com		

3. Project Location:

a. Street Address	74 PARADISE LANE	b. City/Town	STURBRIDGE
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

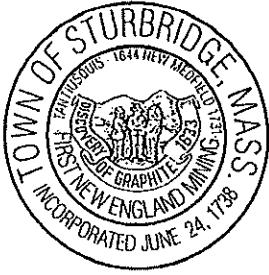
Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) SITE, WORK WITHOUT A HOUSE;	1	110.00		110.00
		City/Town share of filling fee	State share of filing fee	Total Project Fee
		\$67.50	\$42.50	\$110.00



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: Conservation

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

Property Owner: Scott & Lisa Sanderson

Property Location: 74 Paradise Ln Fiskdale MA

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

Wendy MacGregor
Finance Department

Date 10/10/23



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, Mark Farrell, hereby certify under the pains and penalties of perjury that on (date) October 12, 2023, 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 Scott + Lisa Sanderson with the Sturbridge Conservation Commission

on (date) 10/10/23 for the property located at

74 Paradise Lane

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

Mark Farrell for Scott + Lisa Sanderson
(signature of applicant) (date)

Mark Farrell for Scott + Lisa Sanderson
(name of applicant-printed or typed)



Town of Sturbridge

Conservation Commission

Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaw, 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: Scott + Lisa Sanderson
- B. The address of the lot(s) where the activity is proposed is: 74 Paradise Lane
- C. The nature of the activity proposed includes: Proposed driveway
- 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
 - 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-_____

The Public Hearing for this application will be held in person and remotely via GoTo Meeting
at the Center Office Building, 301 Main Street, 2nd Floor

Date and Time of Hearing: TBD

Public Hearing can be accessed remotely:

- From your computer using: _____ or
- From your phone: +1 872 240 3212, followed by the access code _____

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. Please note that meetings can also be watched either online via the Town's on demand video broadcast or on cable television on channel 191, however, there is no public participation through these options.

PLEASE NOTE: Copies of the application and related materials including agendas and staff notes can be found here:

- <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

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 application process or the Wetlands Protection Act.

Below is the plan for us to maintain the driveway, feel free to embellish it as you see fit. I have also attached the paver specs. We are installing BLU80MM pavers with Gator Nitro Sand Joint.

Pavers Operation and Maintenance Plan for 74 Paradise Lane

- (1) **Regular Cleaning:** Sweep the surface regularly to remove debris, leaves, and dirt. Use a pressure washer or hose with a spray nozzle to clean off more stubborn stains and dirt on the stones.
- (2) **Weed Control:** Keep an eye out for weeds or grass growing between the pavers and remove them promptly to prevent them from interfering with drainage.
- (3) **Sealants:** Use a permeable paver sealant to help lock the pavers in place and maintain their permeability.
- (4) **Prevent Oil and Chemical Spills:** Avoid oil, grease, or chemical spills on the driveway, as these can clog the permeable surface. Clean up any spills promptly.
- (5) **Routine Inspections:** Regularly inspect the driveway for any damage or displacement of pavers. Repair or replace any damaged pavers to ensure water can flow freely.
- (6) **Professional Maintenance:** If needed, consult a professional paver installer for guidance and maintenance services.

By following these steps, we will maintain the permeability of our paver driveway and ensure it continues to function effectively over time.

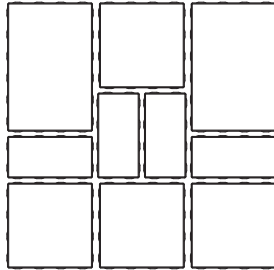




BLU 80 mm

DESCRIPTION: Paver **TEXTURE:** Slate and HD² Slate

PALLET OVERVIEW



NOTES

See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

See page 30 for more information about applications.

*Sandlewood HD² Slate is only available in Eastern States. See page 18 for list of Eastern and Midwestern States.

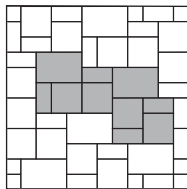
**HD² Slate is only available in USA.

JOINT WIDTH: 9/32" (7 mm)
% OF SURFACE OPENING: 3.0 %
INFILTRATION RATE: 570 in./hr (14 475 mm/hr)

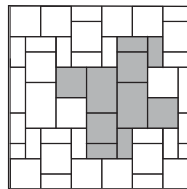
Specifications per pallet	Imperial	Metric
Cubing	84.96 ft²	7.90 m ²
Approx. Weight	3 246 lbs	1 472 kg
Number of rows	8	
Coverage per row	10.62 ft ²	0.99 m ²
Linear coverage per row	9.75 lin. ft	2.97 lin. m

	Unit dimensions	in	mm	Units/pallet
A		Height: 3 1/8 Width: 13 Length: 6 1/2	80 330 165	32 units
B		Height: 3 1/8 Width: 13 Length: 13	80 330 330	32 units
C		Height: 3 1/8 Width: 13 Length: 19 1/2	80 330 495	16 units

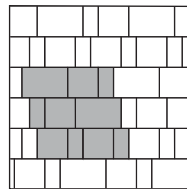
01 | Modular pattern



02 | Modular pattern



03 | Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

Chestnut Brown	Sandlewood*	Champlain Grey	Shale Grey
HD ² Slate** Slate	HD ² Slate** Slate	HD ² Slate** Slate	HD ² Slate** Slate

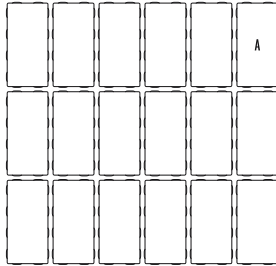




BLU 80 mm (6"×13")

DESCRIPTION: Paver **TEXTURE:** Slate, HD² Slate

PALLET OVERVIEW



NOTES

See page 62 to 64 for more technical information. When used in a permeable pavement application, see page 33 and 101 for more technical information.

See page 30 for more information about applications.

*HD² Slate is only available in USA.

JOINT WIDTH: 9/32" (7 mm)

% OF SURFACE OPENING: 4.6%

INFILTRATION RATE: 570 in./hr (14 475 mm/hr)

Specifications per pallet		Imperial	Metric
Cubing		84.40 ft²	7.84 m ²
Approx. Weight		3 133 lbs	1 421 kg
Number of rows		8	
Coverage per row		10.55 ft ²	0.98 m ²
Linear coverage per row	Depth	19.49 lin. ft	5.94 lin. m
	Length	9.74 lin. ft	2.97 lin. m

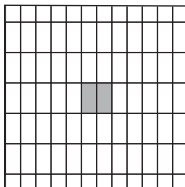
Unit dimensions	in	mm	Units/pallet
	Height	3 1/8	80
Width	13	330	
Length	6 1/2	165	



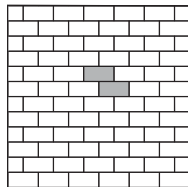
A



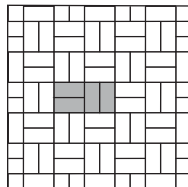
08 | Linear pattern



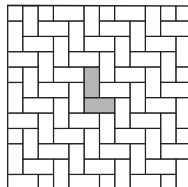
09 | Linear pattern



10 | Parquet pattern



11 | Herringbone pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

Chocolate Brown

Slate



Chestnut Brown

HD² Slate*
Slate



Champlain Grey

HD² Slate*
Slate



Shale Grey

HD² Slate*
Slate



Onyx Black

HD² Slate*
Slate

