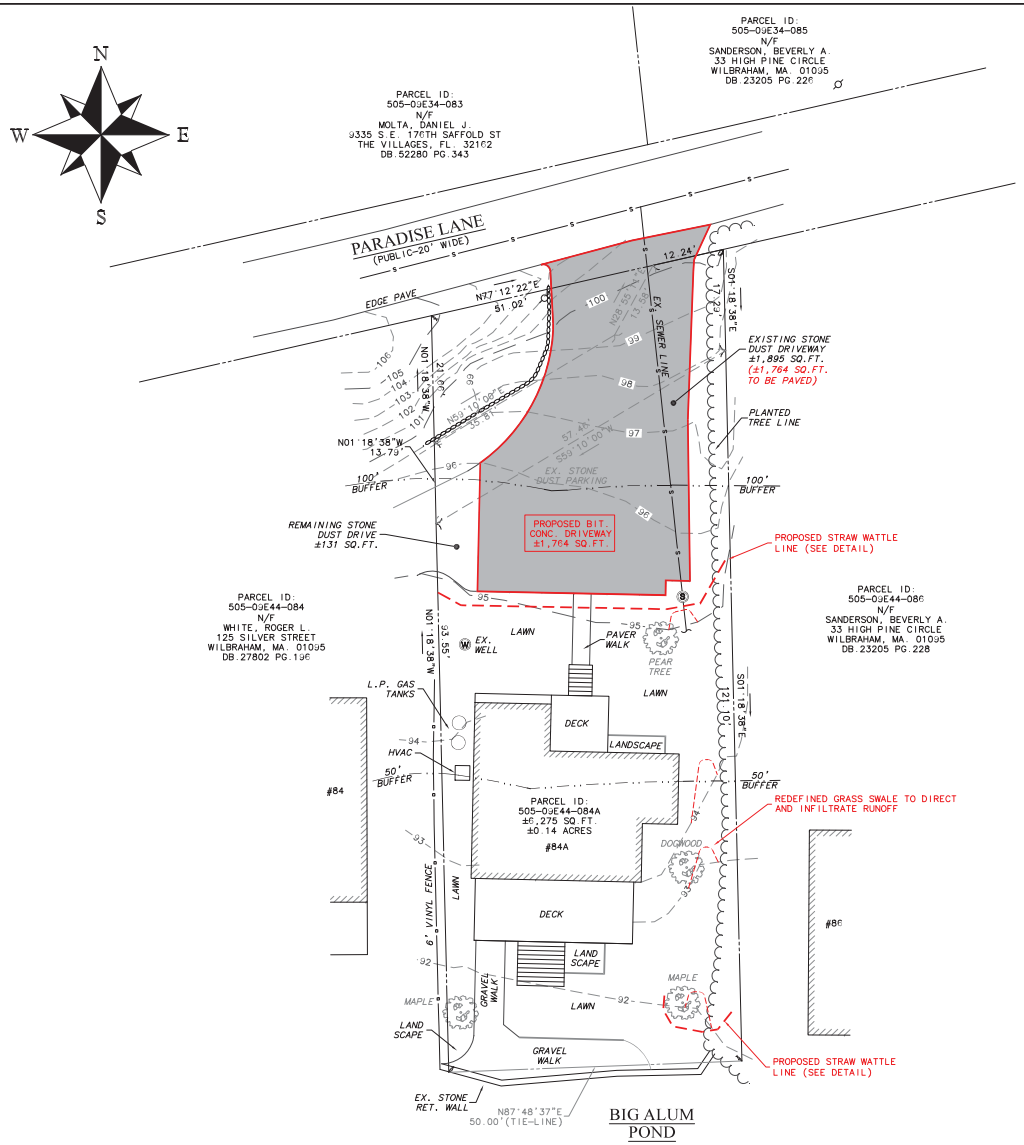


IMPERVIOUS AREA CALCULATIONS:

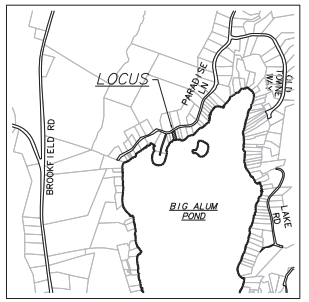
PROPOSED ASPHALT DRIVEWAY RUNOFF FLOW CALCULATED FOR TYPICAL 0.5-INCH WATER QUALITY STORM EVENT.

EXISTING STONE DUST DRIVEWAY:
±1,895 SQ. FT. CN=0.96 (GRAVEL PARKING)
RUNOFF Q=0.02 CFS (SEE HYDROCAD CALCULATIONS REPORT)

PROPOSED ASPHALT DRIVEWAY:
±1,764 SQ.FT. CN=0.98 (PAVED SURFACE)
±131 SQ.FT. CN=0.96 (GRAVEL PARKING)
RUNOFF Q=0.02 CFS (SEE HYDROCAD CALCULATIONS REPORT)

NO NET INCREASE IN FLOW OFFSITE FROM PROPOSED ASPHALT SURFACE. SAME WITH ALL OTHER TYPICAL STORM EVENTS.

*NO NEW IMPERVIOUS MATERIALS PROPOSED ON SITE OTHER THAN IS CURRENTLY SHOWN.



LOCUS PLAN
1" = 1,000'±

GENERAL NOTES

1. RECORD OWNERS
MOONEY, JOSEPH S.
& LISA ANNE BYAM-MOONEY
84A PARADISE LANE
STURBRIDGE, MASSACHUSETTS 01518
DEED BOOK 22121 PAGE 233

2. PROPERTY IS SHOWN AS PARCEL 505-09E44-84A APPEARS TO LIE WITHIN THE SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.

3. PROPERTY LINES SHOWN ARE APPROXIMATE ONLY AND BASED UPON PREVIOUS PLANS PREPARED FOR THE CLIENT. A FULL PROPERTY LINE SURVEY HAS NOT BEEN CONDUCTED BY EXISTING GRADE FOR THE PREPARATION OF THIS PLAN.

4. PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND ZONE SPECIAL X (0.2% ANNUAL CHANCE FLOOD HAZARD) PER FIRM MAP 25027C0763E PANEL 763 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.

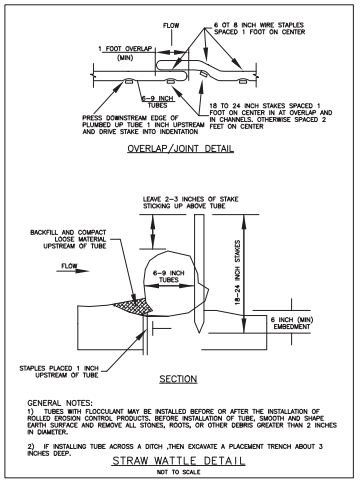
5. EXISTING CONDITIONS SHOWN HEREON COMPILED FROM PLAN ENTITLED "PROPOSED SITE PLAN 84A PARADISE LANE" PREPARED FOR JOSEPH MOONEY AND LISA ANNE BYAM-MOONEY BY PARA LAND SURVEYING, 349 ASHLAND AVE, SOUTHBRIDGE MA. 01550, LAST REVISED SEPTEMBER 9, 2013. EXISTING GRADE PERFORMED A SITE WALK TO ENSURE CONFORMANCE OF SITE WITH PROPOSED DESIGN PLANS.

6. ORIGIN OF BEARINGS BASED UPON PLAN BOOK 495 PLAN 47 AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.

7. ORIGIN OF ELEVATIONS FROM PLAN PREPARED BY PARA LAND SURVEYING REFERENCED IN NOTE 5.

8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

9. GLENN KREVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC. CONFIRMED ON AUGUST 13, 2019 THE SHORE RETAINING WALL IS THE EDGE OF THE BANK AND LUWB AND THERE ARE NO BORDERING VEGETATED WETLANDS ON THE LOT.



ZONE SUBURBAN RESIDENTIAL (SR)

LOT AREA (REQ'D)	32,670 S.F.
FRONTAGE (REQ'D)	125'
FRONT YARD (REQ'D)	30'
SIDE YARD (REQ'D)	15'
REAR YARD (REQ'D)	15'
BUILDING HEIGHT (MAX)	35'

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

SCALE
SCALE 1" = 10'
0 5 10 20

NO.	DATE	BY	REVISIONS

CLIENT
JOSEPH MOONEY
84A PARADISE LANE
STURBRIDGE, MASSACHUSETTS 01518

PROPOSED PAVING PLAN
FOR
84A PARADISE LANE
STURBRIDGE, MASSACHUSETTS 01518

PROJECT NO. 1882
DATE: 10/29/19
SHEET NO. 1 OF 1

1882_PAVINGPLAN