

REVISIONS		
REV.	DATE	DESCRIPTION
1.	4.29.24	ADDED STOCK PILE NOTE (SH.2)

PROJECT NO.	24-100
DESIGNED BY	SMB
REVIEWED BY	MAL
DATE	03/29/24
CAD FILE	BUELL_176 Podunk...w/Drainage.dwg

176 PODUNK ROAD
N/F THOMAS J. & PATRICIA L. BUELL
DEED 32552-14

WETLAND TAKEN FROM MASSGIS (FOR REFERENCE ONLY)

BORDERING VEGETATED WETLAND

EXISTING SHOP/GARAGE

EXISTING HOUSE

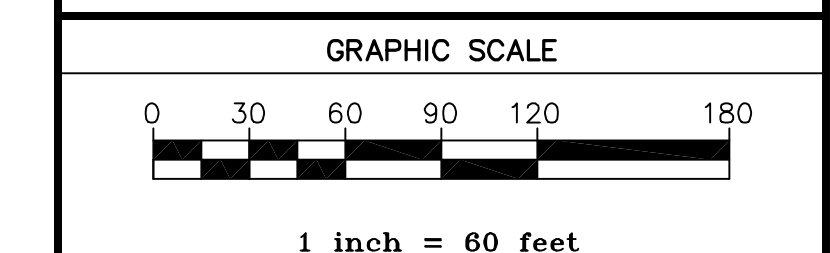
EXISTING GRAVELED DRIVEWAY

PROPOSED GARAGE

PROPOSED GRAVEL/STONE DRIVEWAY

ALL SITE DETAILS WEST OF THE WETLAND DELINEATION ARE TAKEN FROM PLANS PREPARED BY JALBERT ENGINEERING, INC. DATED JULY 11, 2002, PROJECT #02566 AND DECEMBER 14, 2009, PROJECT #09357.

PROPERTY NOTE:
LOCUS PROPERTY DESCRIPTION PLOTTED FROM RECORD DEED.



PREPARED BY:
TAUPER LAND SURVEY INC.
710 MAIN STREET,
NORTH OXFORD, MA 01537
TEL. 508-987-8713

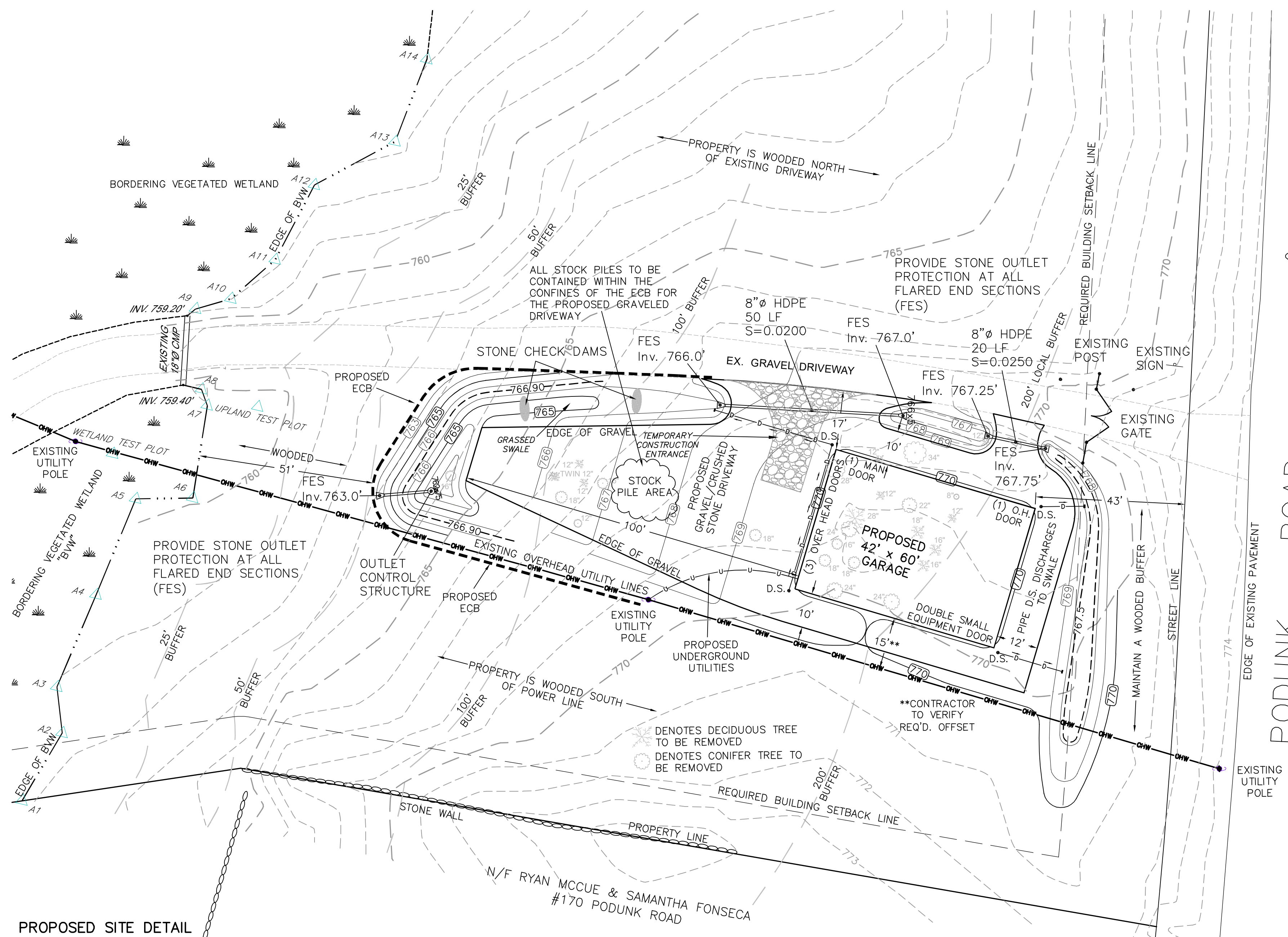
PROPOSED SITE PLAN
176 Podunk Road
Sturbridge, Massachusetts

PREPARED FOR: OWNER/APPLICANT
THOMAS J. & PATRICIA L. BUELL
176 PODUNK ROAD
STURBRIDGE, MA 01566

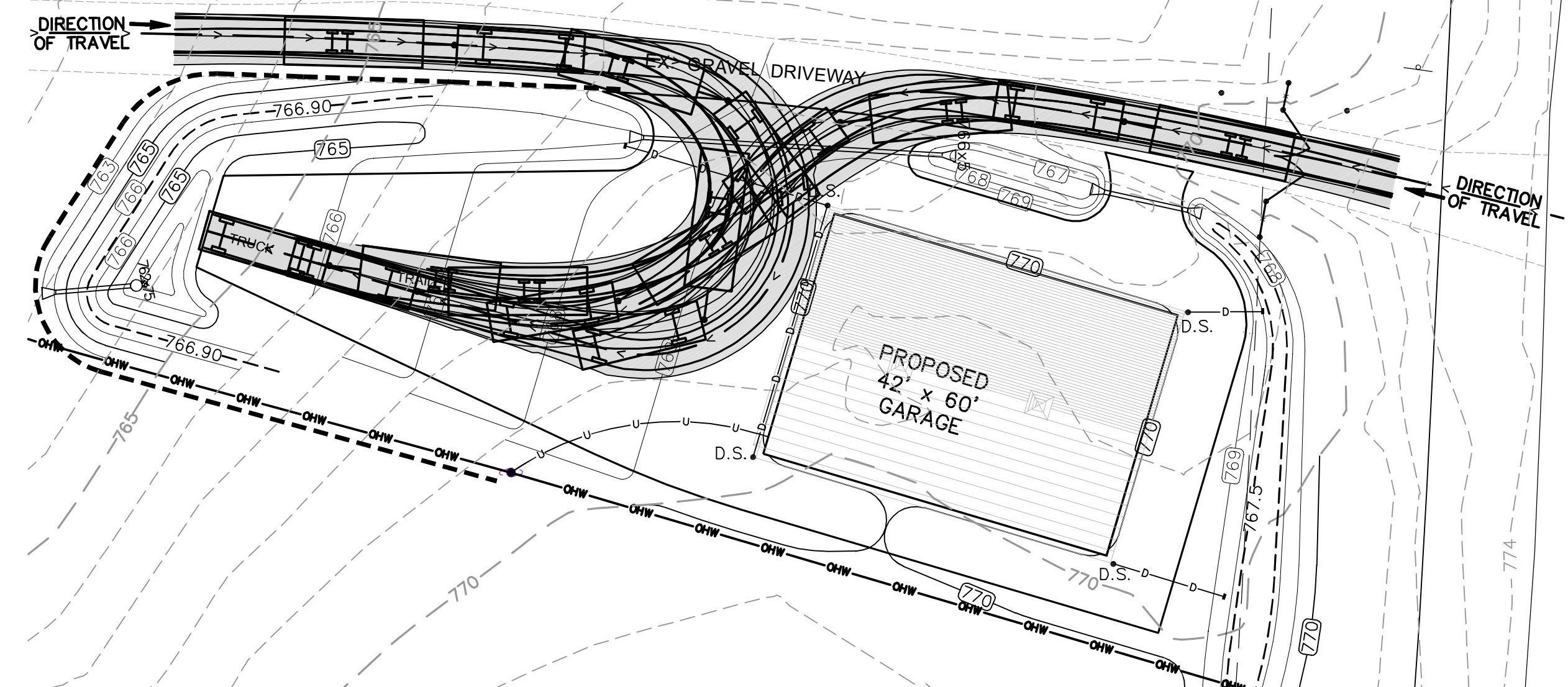
LEGAL
WORCESTER DISTRICT REGISTRY (SOUTH)
DEED BOOK 32552, PAGE 14
ASSESSORS: 520-00841-176

SHEET TITLE
OVERVIEW PLAN
MARCH 29, 2024 SHEET 1 OF 2

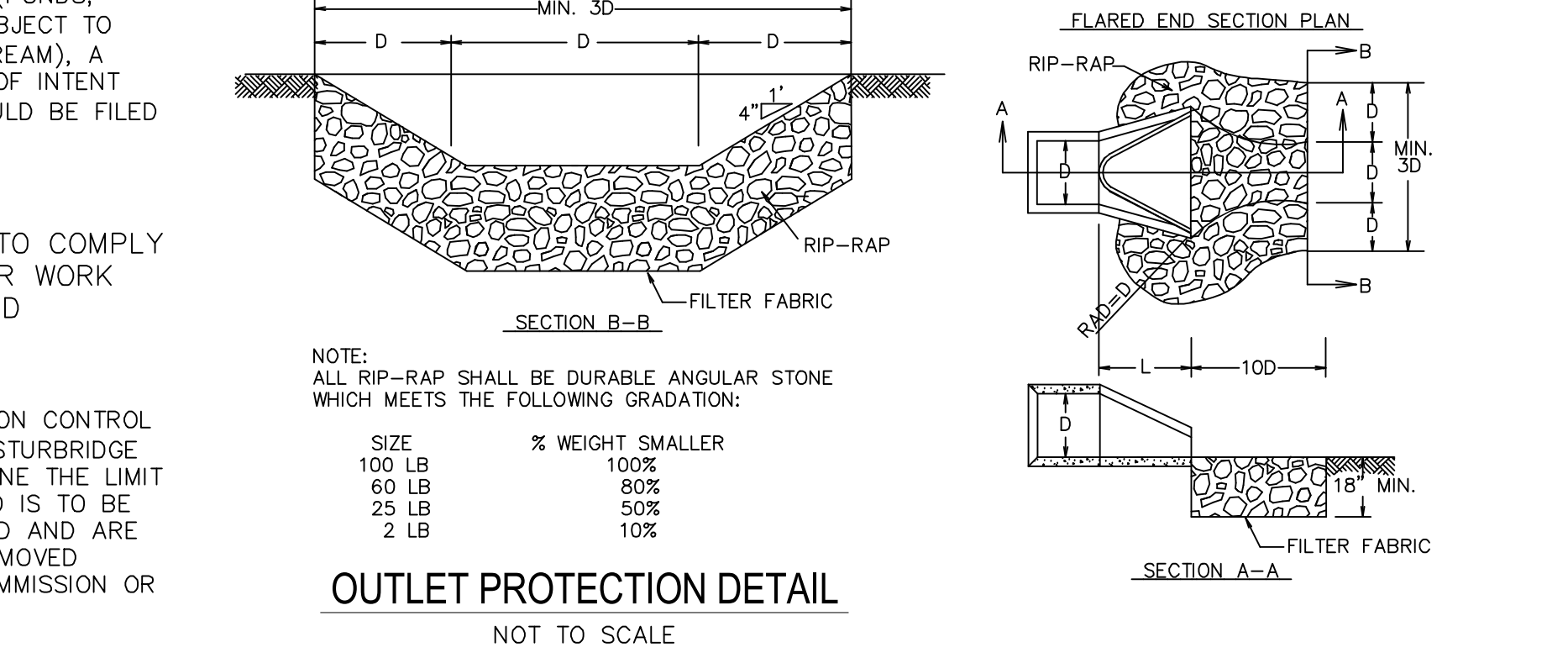
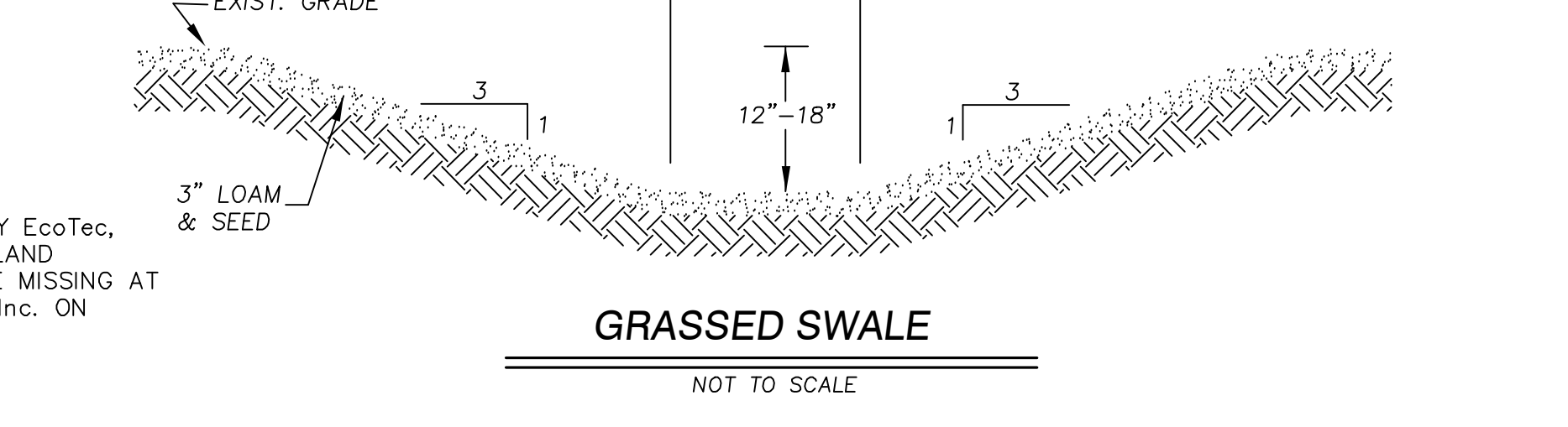
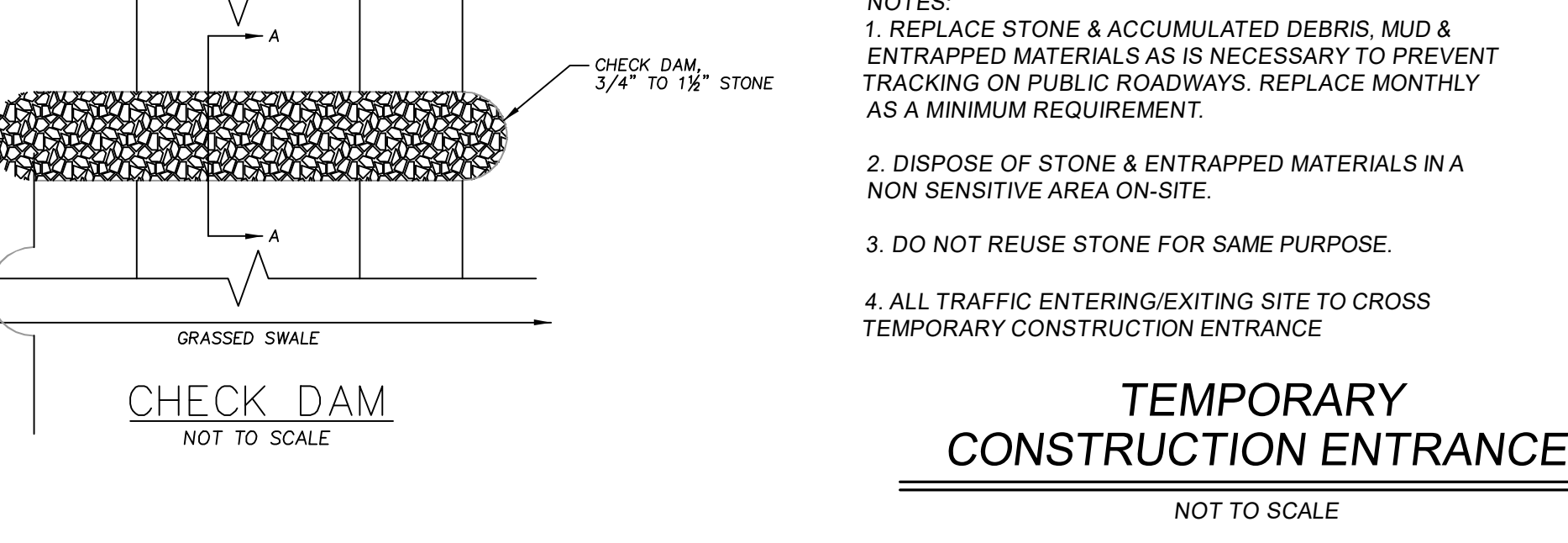
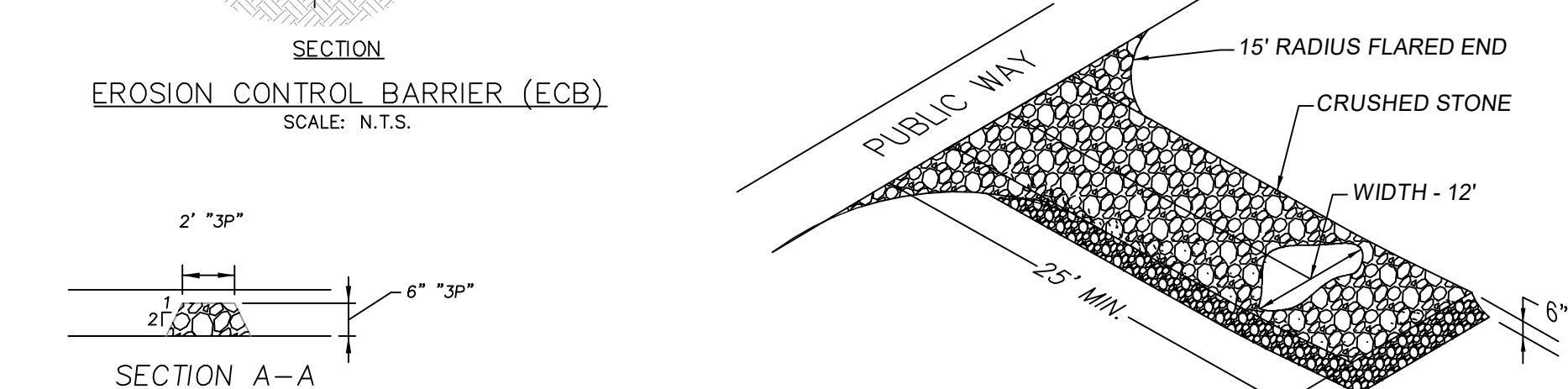
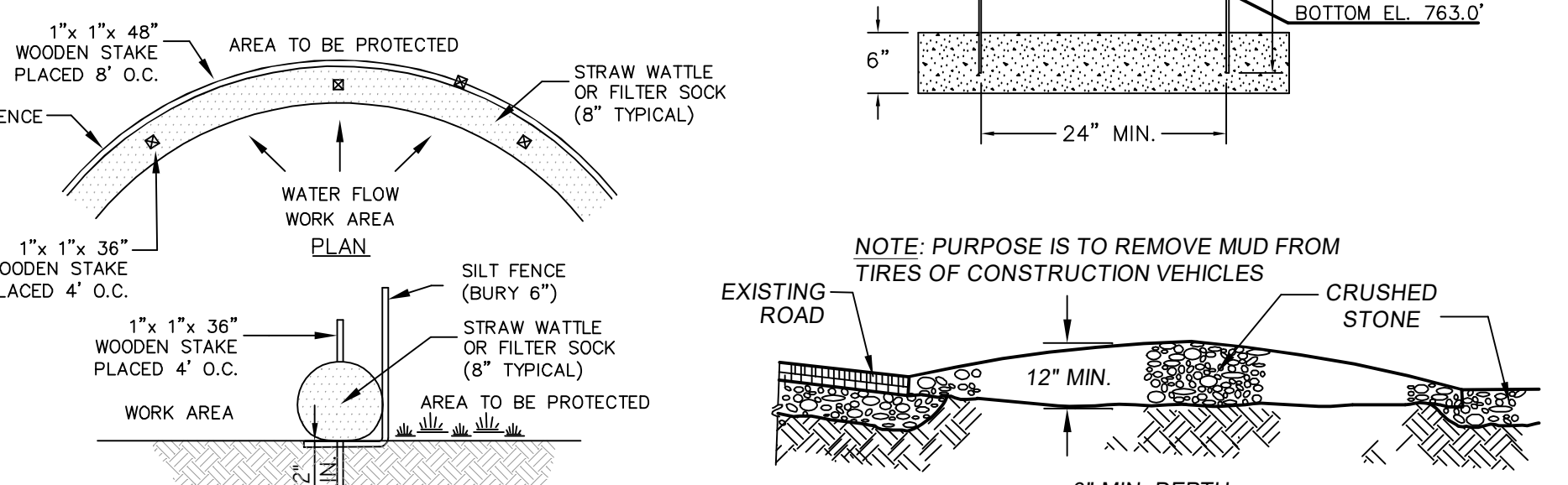
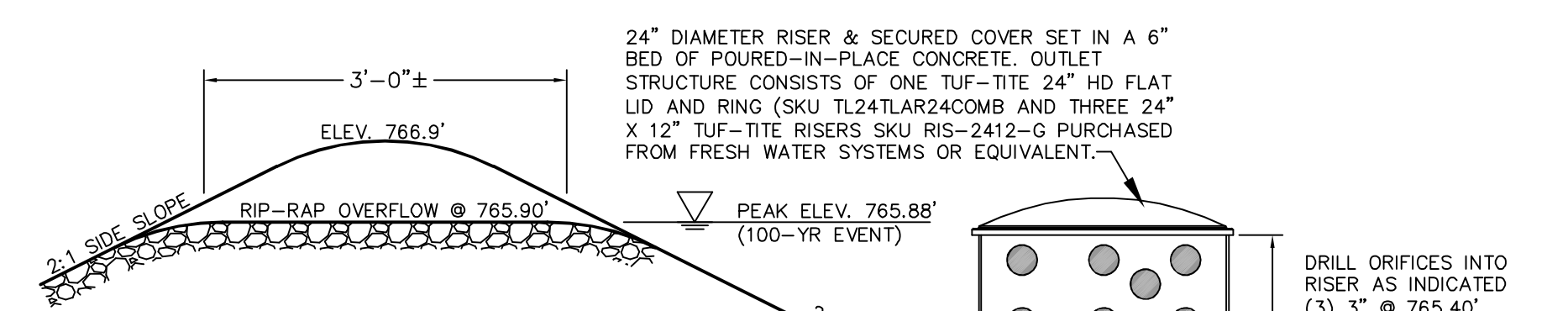
SHEET NO.
C-1.0



PROPOSED SITE DETAIL



MANEUVERABILITY PLAN
 SWEEP PATH TRACKING ASSUMPTIONS WAS A AN F-250 EXTENDED CAB PICKUP TOWING AN 8' WIDE BY 28' LONG TRAILER. OVERALL VEHICLE TRACKING IS THE SHADED AREAS WHEN APPROACHING FROM EACH DIRECTION.



WETLAND DELINEATION NOTE
 WETLAND DELINEATION (FLAGS A-1 THRU A-14) PERFORMED BY EcoTec, Inc. ON NOVEMBER 17, 2023 AND FIELD LOCATED BY TAUPER LAND SURVEY, INC. ON JANUARY 17, 2024. FLAGS A-5 & A-6 WERE MISSING AT THE TIME OF SURVEY AND WERE RE-ESTABLISHED BY EcoTec, Inc. ON MARCH 29, 2024.

WETLAND PROTECTION ACT (C131 S40)
 PRIOR TO INITIATING ANY ALTERATIONS (REMOVAL OF VEGETATION, EXCAVATIONS, GRADING, ETC.) WITHIN 100 FEET OF WETLANDS (PONDS, BROOKS, SWAMPS, ETC.) OR WITHIN 200 FEET OF AN AREA SUBJECT TO THE RIVER'S ACT (PERENNIALY FLOWING RIVER, BROOK OR STREAM), A REQUEST FOR DETERMINATION OF APPLICABILITY OR A NOTICE OF INTENT UNDER THE WETLANDS PROTECTION ACT (310 CMR 10.00) SHOULD BE FILED WITH THE TOWN'S CONSERVATION COMMISSION.

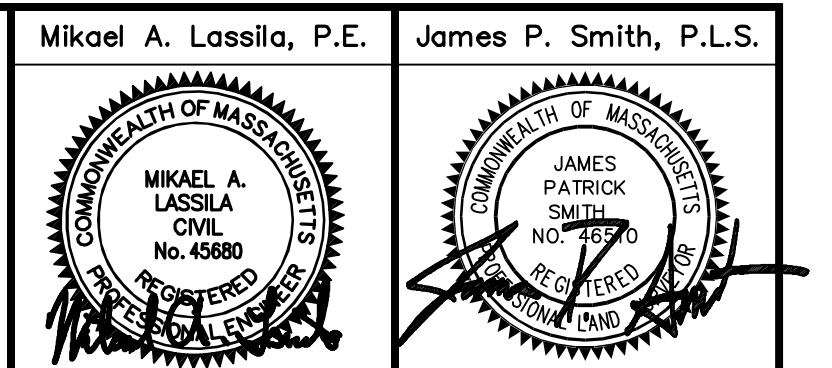
WETLAND NOTE
 APPLICANTS MUST BE AWARE OF THEIR OBLIGATION TO COMPLY WITH THE TOWN OF STURBRIDGE WETLAND BYLAW FOR WORK TO BE CONDUCTED WITHIN 200 FEET OF A PROTECTED WETLAND RESOURCE AREA.

ECB NOTE
 NO WORK ON THE SITE IS TO BE PERFORMED UNTIL THE EROSION CONTROL BARRIER (ECB) HAS BEEN INSTALLED AND APPROVED BY THE STURBRIDGE CONSERVATION COMMISSION OR ITS AGENT. THE ECB SHALL DEFINE THE LIMIT OF WORK ADJACENT TO THE PROTECTED RESOURCE AREAS AND IS TO BE MAINTAINED UNTIL ALL DISTURBED SOILS HAVE BEEN VEGETATED AND ARE STABILIZED. UNDER NO CIRCUMSTANCES SHALL THE ECB BE REMOVED WITHOUT THE CONSENT OF THE STURBRIDGE CONSERVATION COMMISSION OR ITS AGENT.

- CONSTRUCTION SEQUENCE**
1. MOBILIZE TO SITE. LAY DOWN EROSION CONTROL BARRIER WHERE MARKED.
 2. REMOVE REMAINING TREES WITHIN THE LIMIT OF WORK AREA. CLEAR STUMPS AND GRUB. ROUGH GRADE DRIVEWAY.
 3. CONSTRUCT SHALLOW TEMPORARY SEDIMENTS TRAPS IN THE VICINITY OF THE SEDIMENT BASINS. INSTALL DRIVEWAY CROSS CULVERTS.
 4. EXCAVATE AND POUR FOUNDATION.
 5. CONSTRUCT STORMWATER BMP's.
 6. MAINTAIN ALL EROSION CONTROL MEASURES DURING CONSTRUCTION.
 7. ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED PER THE PROPOSED SITE PLAN.



UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 1(888)DIG-SAFE.
 EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.



REVISIONS

REV.	DATE	DESCRIPTION
1.	4.29.24	ADDED STOCK PILE NOTE

GENERAL PROJECT NOTES

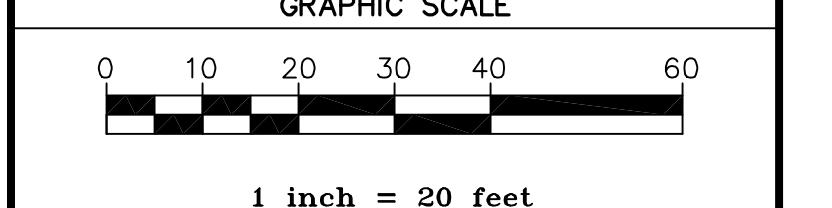
1. TAUPER LAND SURVEY, Inc. (TLS) HAS PERFORMED HYDROLOGIC AND HYDRAULIC CALCULATIONS TO ANALYZE EXISTING AND PROPOSED STORM DRAINAGE CONDITIONS DATED MARCH 29, 2024.
2. THE TOPOGRAPHY SHOWN HEREON IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY TLS ON JANUARY 17, 2024. ELEVATIONS ARE REFERENCED TO NGVD 1988.
3. THERE ARE NO WATER OR SEWER SERVICES PROPOSED IN CONNECTION WITH THIS PROJECT.

LEGEND

— 300 —	EXISTING CONTOUR
(300)	PROPOSED CONTOUR
○	EXISTING SIGN
— OHW —	OVERHEAD WIRES
— D —	DRAIN LINE
— U —	UNDERGROUND UTILITY
— · · · —	EDGE OF WETLANDS

ZONING: RURAL RESIDENTIAL

MINIMUM AREA:	1 ACRE
MINIMUM FRONTAGE:	150'
MINIMUM SET BACK	
FRONT:	30'
SIDE:	20'
REAR:	20'
MAXIMUM LOT WIDTH	150'
MAXIMUM LOT COVERAGE	15%
MAXIMUM HEIGHT:	35'



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SHEET TITLE
 SITE PLAN
 MARCH 29, 2024 SHEET 2 OF 2

SHEET NO.
 C-2.0