

**CONSTRUCTION SEQUENCE**

1. THE APPLICANT SHALL ADHERE TO ALL ORDER OF CONDITION REQUIREMENTS AS WELL AS OTHER APPLICABLE PERMITS ISSUED BY THE STATE OR TOWN. THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLETING ALL PRE-CONSTRUCTION CONDITIONS (MASS DEP FILE # SIGN, PRECONSTRUCTION SITE MEETING, RECORD OOC IN REGISTRY OF DEEDS, ETC.) PRIOR TO INITIATING WORK. THE APPLICANT SHALL ALSO BE RESPONSIBLE FOR OBTAINING APPROVAL FROM THE BOARD OF HEALTH FOR SEWER AND WELL SERVICE.
2. THE LIMIT OF WORK AS APPROVED ON THIS PLAN SHALL BE STAKED OUT BY THE DESIGNER/SURVEYOR.
3. TREE TRIMMING/VEGETATION REMOVAL AS SHOWN WILL BE CONDUCTED FIRST TO IMPROVE EQUIPMENT ACCESSIBILITY TO AND ON THE PROPERTY. TREES SHALL BE CUT FLUSH TO GRADE AND STUMPS LEFT IN PLACE WHERE POSSIBLE.
4. THE EXISTING HOUSE, SHED, AND ASSOCIATED INFRASTRUCTURE IS TO BE DEMOLISHED AND REMOVED OFF-SITE. CARE SHALL BE TAKEN THAT NO MATERIALS GET INTO THE WETLAND RESOURCE AREAS.
5. ONCE DEMOLISHING IS COMPLETE, EROSION CONTROLS ARE TO BE INSTALLED ALONG THE APPROVED LIMIT OF WORK AS SHOWN. THE APPLICANT SHALL NOTIFY THE TOWN CONSERVATION AGENT WHEN EROSION CONTROLS HAVE BEEN INSTALLED FOR INSPECTION PRIOR TO PROCEEDING WITH EARTH WORK.
6. THE FORMER HOUSE FOUNDATION AREA IS TO BE EVALUATED TO ASSESS METHOD FOR CONSTRUCTING THE NEW HOUSE/FOUNDATION.
7. NEXT, THE HOUSE FOUNDATION IS TO BE INSTALLED.
8. FRAMING OF THE HOUSE AND CONNECTION OF ELECTRIC, SEWER, AND WATER UTILITIES.
9. FINAL SITE GRADING, GRAVEL AMENDMENTS TO THE DRIVEWAY, AND SITE LANDSCAPING - ALL DISTURBED SOIL AREAS SHALL BE LOADED AND SEEDED AS QUICKLY AS POSSIBLE. PROPOSED PLANTINGS SHALL BE PROPERLY INSTALLED DURING THE GROWING SEASON AND ADEQUATELY WATERED AND CARED FOR.

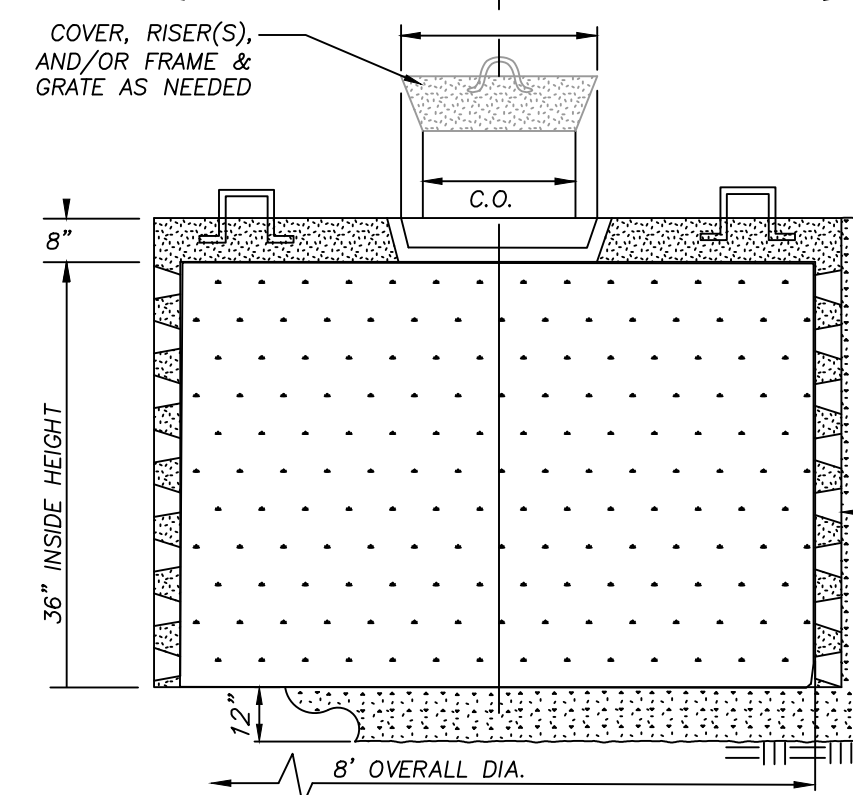
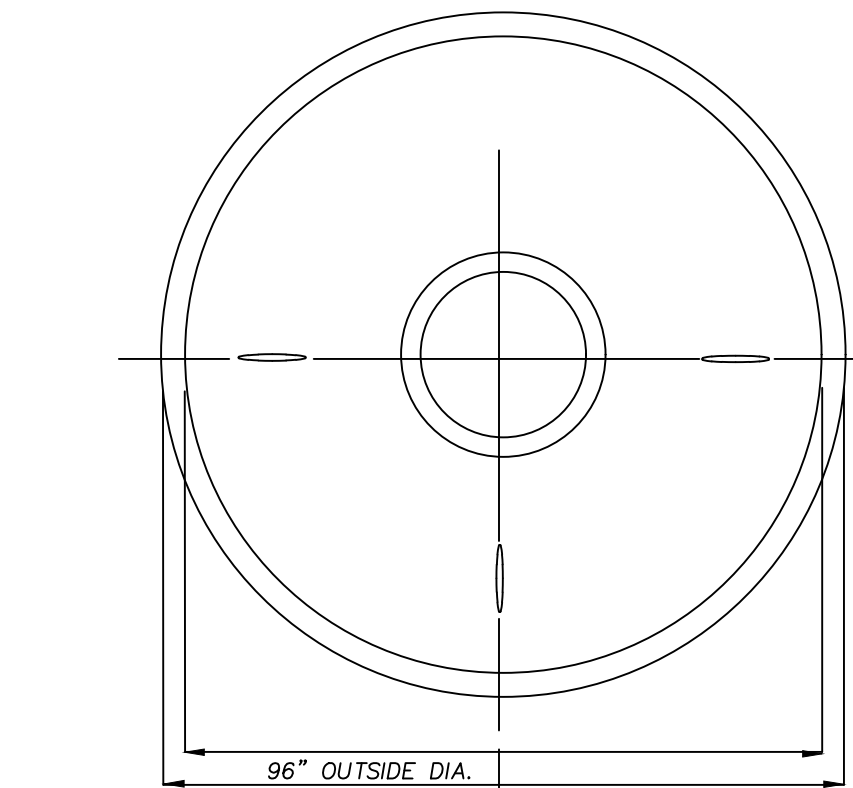
**ZONING REVIEW - Suburban Residential (SR)**

TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	32,670 FT <sup>2</sup>	26,695 FT <sup>2</sup>	26,695 FT <sup>2</sup>
FRONTAGE	125 FT	N/A	N/A
FRONT YARD	30 FT	140 ± FT	129.6 ± FT
SIDE YARD	15 FT	*14.3 ± FT	24.3 ± FT
REAR YARD	15 FT	*12.7 ± FT	26.3 ± FT
HEIGHT (MAX)	35 FT (2 STORIES) (MAX)	1 STORY	2 STORIES
BUILDING COVERAGE (MAX)	15% (MAX)	4.2%	4.0%

\*PRE-EXISTING NON-CONFORMING BUILDING. SEE § 300-15.2 NONCONFORMING USES AND STRUCTURE IN STURBRIDGE, MA ZONING ORDINANCE.

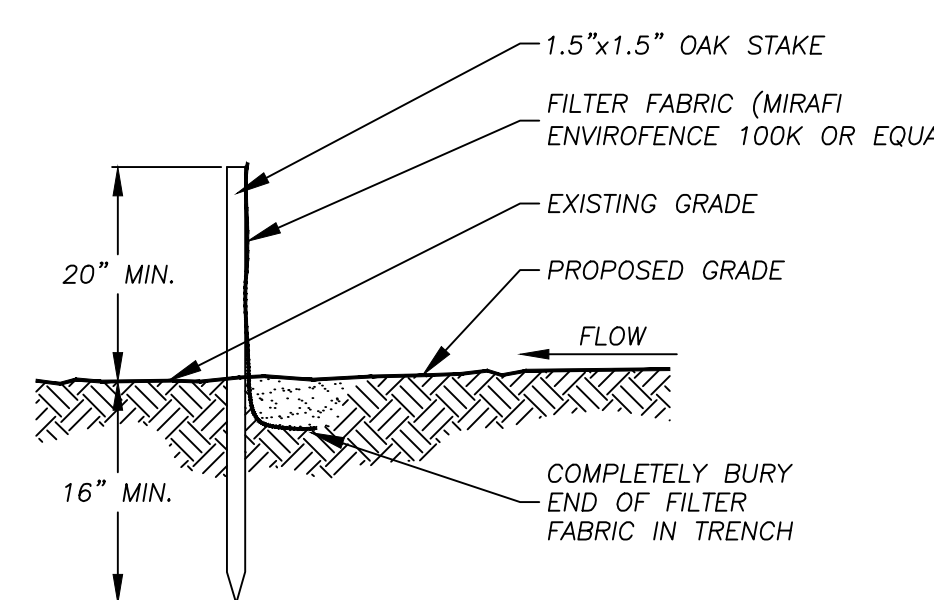
**NOTES**

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS NANETTE DUBIN. SEE WORCESTER COUNTY REGISTRY OF DEEDS BOOK 67435 PAGE 54.
2. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ADJUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
3. THIS PLAN HAS BEEN PREPARED FOR SINGLE-FAMILY HOME PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCEL CONTAINS 26,695 +/- SQ. FT. ACCORDING TO TOWN OF STURBRIDGE MUNICIPAL GIS.
5. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
6. WETLAND RESOURCE AREAS WERE DELINEATED BY R. LEVESQUE ASSOCIATES ON 09/13/2022.
7. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R. LEVESQUE ASSOCIATES, INC ON 09/13/2022.
8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF STURBRIDGE MUNICIPAL GIS WEBSITE.
9. SUBJECT PARCEL IS ZONED SUBURBAN RESIDENTIAL ACCORDING TO THE TOWN OF STURBRIDGE ZONING MAP.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25027C0763E - EFFECTIVE DATE 07/04/2011.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

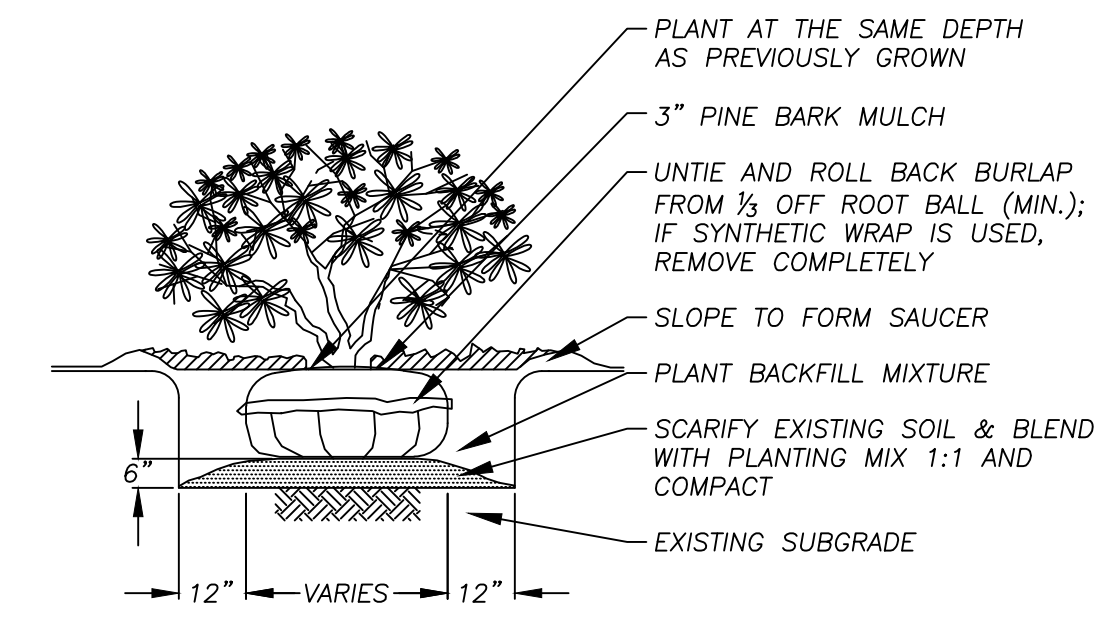


**PRECAST CONCRETE DRYWELL DETAIL**  
NO SCALE

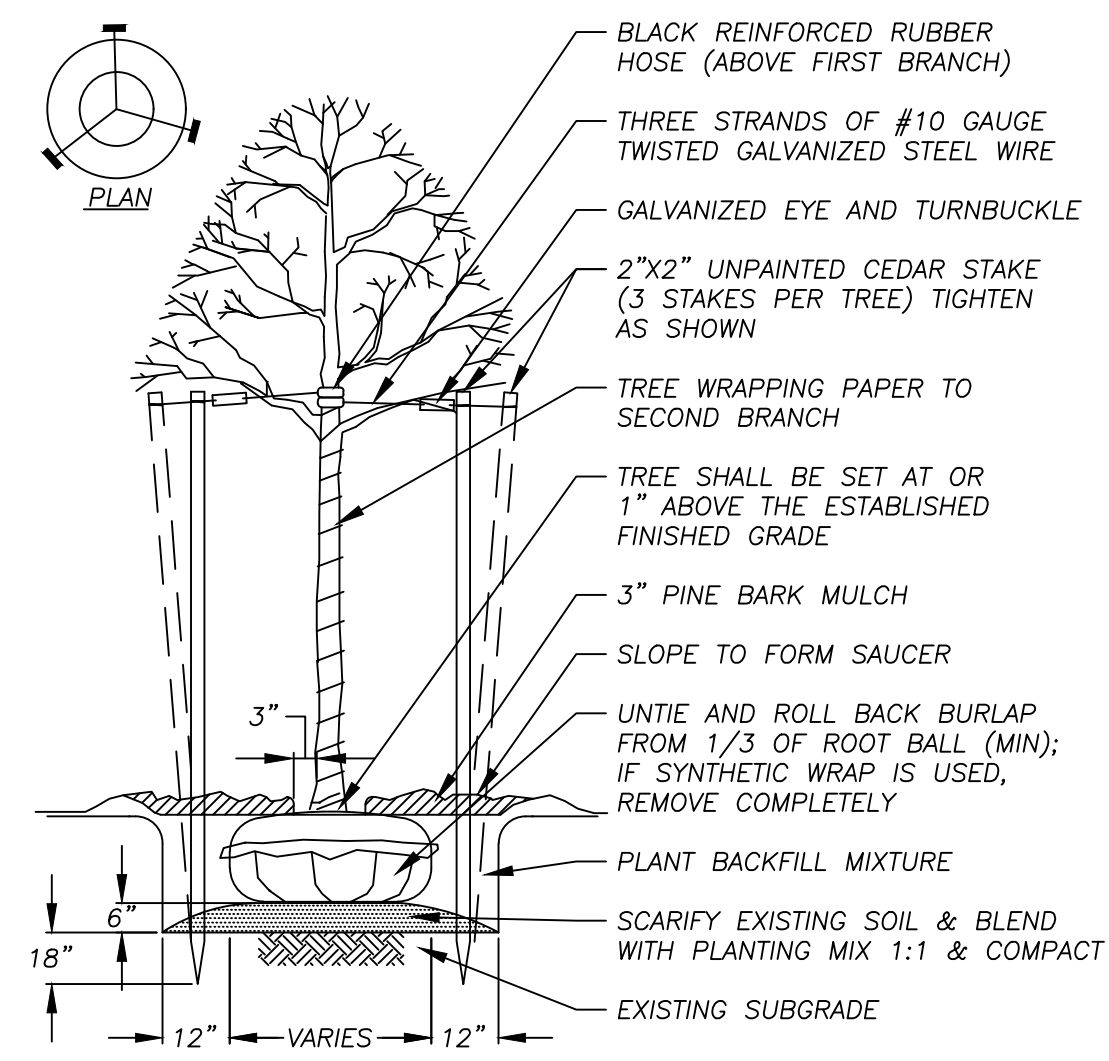
DRYWELL STRUCTURE TYPE AND SIZE SHOWN SCHEMATICALLY AND SUBJECT TO CHANGE BASED ON PRODUCT AVAILABILITY. CONTRACTOR TO PROVIDE DRYWELLS FOR ADEQUATE STORAGE OF 1-INCH RAINFALL FROM ROOF AREA.



**SILT FENCE DETAIL**  
NO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE



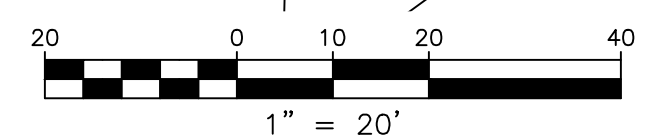
**TREE PLANTING DETAIL**  
NO SCALE

**BUFFER ZONE IMPACT SUMMARY**

TYPE (MINIMUM)	EXISTING	PROPOSED
IMPERVIOUS AREA WITHIN 25' BUFFER	360 ± FT <sup>2</sup>	0 FT <sup>2</sup>
TOTAL IMPERVIOUS AREA ON PROPERTY	1,140 ± FT <sup>2</sup>	1,082 ± FT <sup>2</sup>

**PLANT LIST**

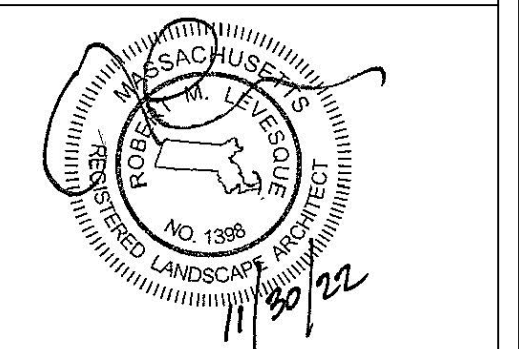
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
IV	3	ILEX VERTICILLATA	WINTERBERRY	2'-3" HT. (> 5 GAL. CONTAINER)
AR	1	ACER RUBRUM	RED MAPLE	2.5-3" CAL.



**RLA**  
**R LEVESQUE ASSOCIATES INC.**  
Landscape Architects  
Civil Engineers - Land Surveyors  
Environmental Consultants  
ph: 413.568.0985 fax: 413.568.0986

40 School Street  
Westfield, MA 01085  
rlaland.com

**PROPOSED SINGLE-FAMILY HOME RECONSTRUCTION**  
126 Lake Road  
Sturbridge, MA.  
Parcel ID: 380-00927-126



PREPARED FOR:  
Mr. Daniel Howard  
Pioneer Builders  
17 Laurie Lane  
Charlton, MA. 01507

ISSUANCE DATE:	November 17, 2022
REVISIONS:	DATE:
A. ConCom Site Visit Comments	11/30/22

DRAFTED BY: I.G.S.  
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SCALE: As Noted  
RLA PROJ. NUMBER: 220615  
DRAWING# **W-1** REV. **A**