

# Permitting Documents

March 9, 2022

Rev.: March 24, 2022

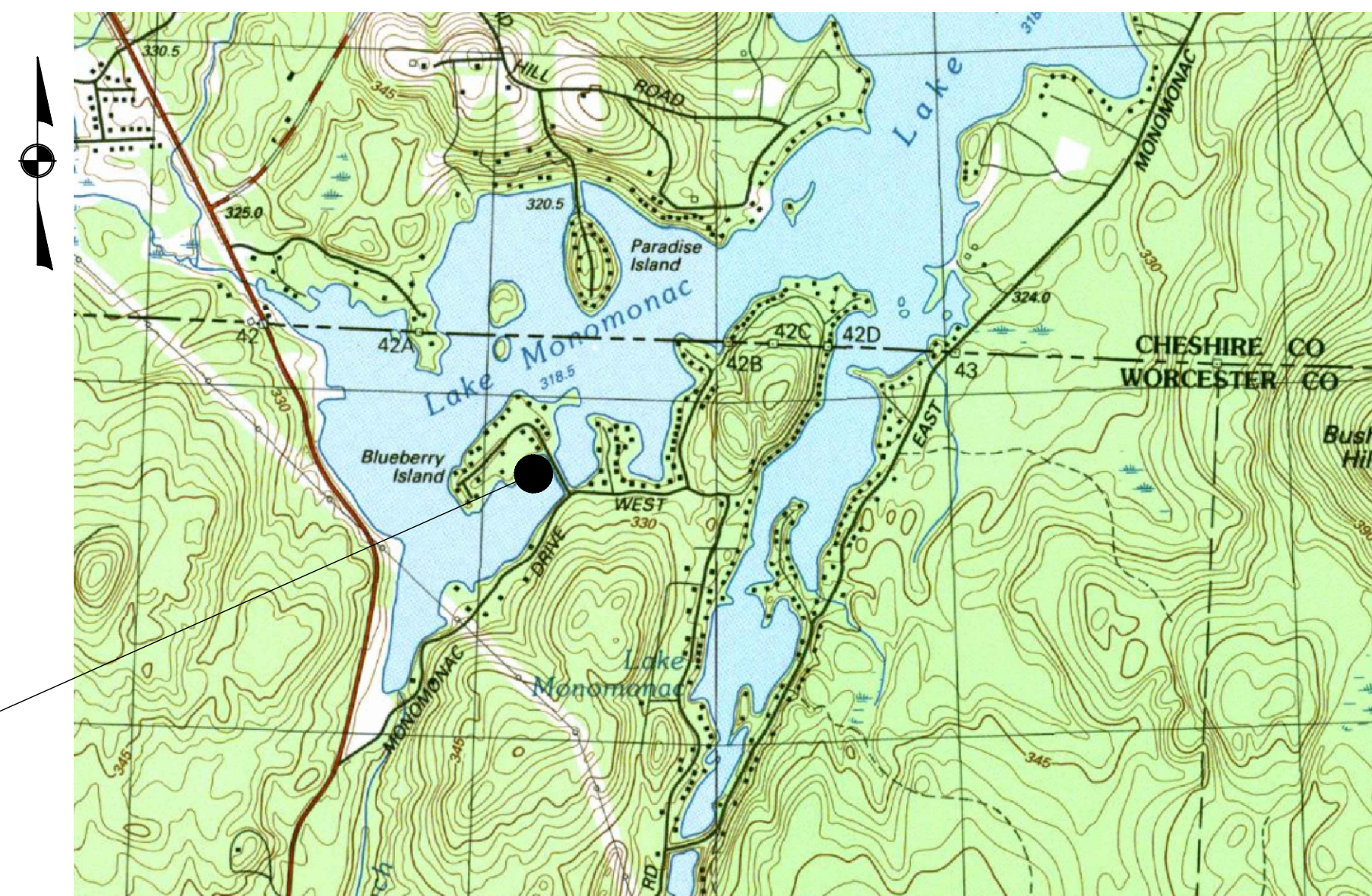
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## Site Improvements

6 Island Drive

Winchendon, Massachusetts

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PROJECT SITE

**Owner:**  
Cindy Fitch  
6 Island Drive  
Winchendon, MA 01475

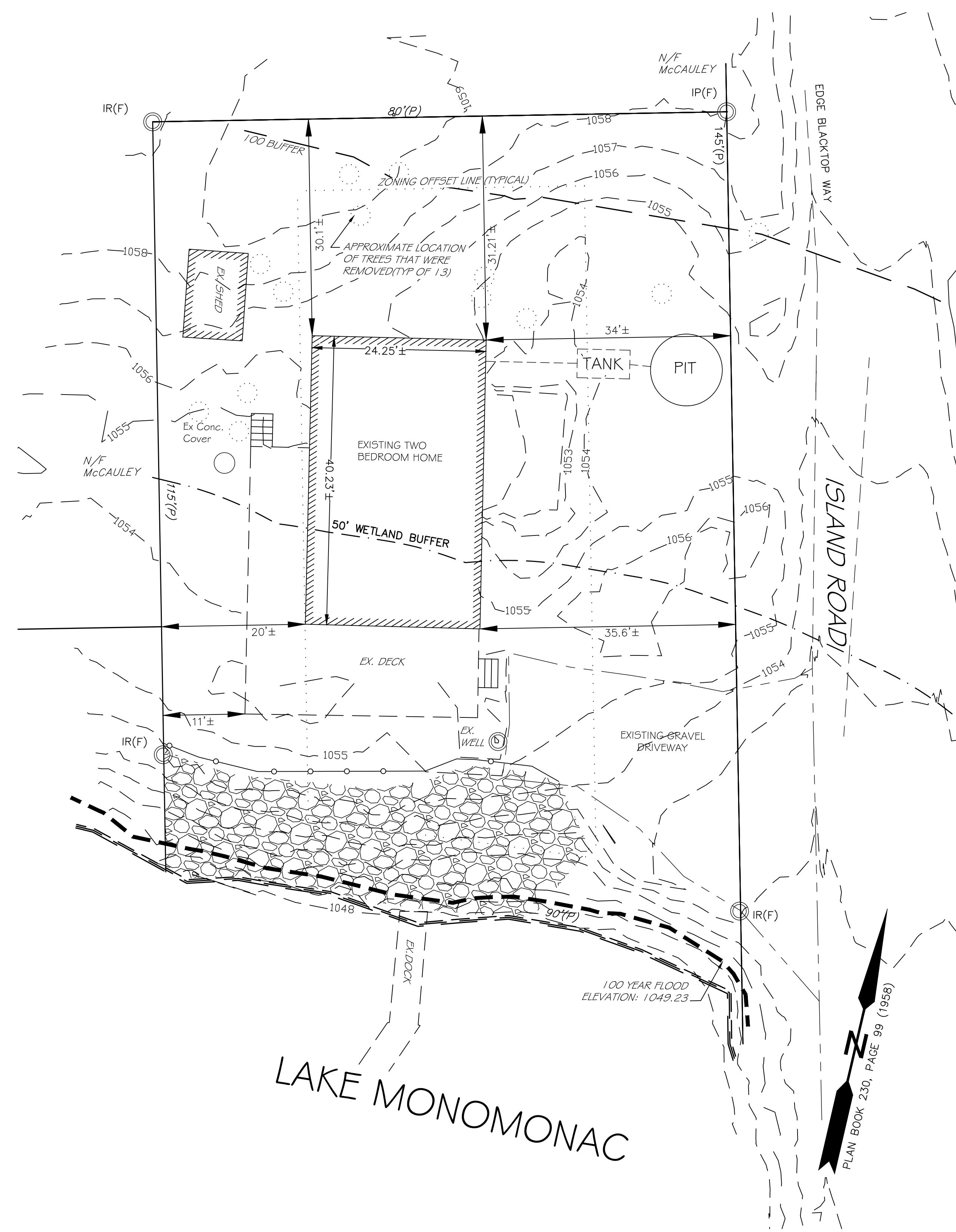
**Surveyor:**  
Pera Land Surveying, LLC.  
24 Lovewell Street  
Gardner, MA  
781-279-0180

**Applicant:**  
Cindy Fitch  
6 Island Drive  
Winchendon, MA 01475

**Civil Engineer-Landscape Architect:**  
McCarty Engineering, Inc.  
42 Tucker Drive  
Leominster, MA 01453  
(978) 534-1318

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<u>Sheet No.</u>	<u>Sheet Title</u>
	Cover Sheet
1	Existing Conditions Plan
2	Existing Condition & Demolition Plan
3	Site Plan
4	Landscape Plan



Lot Locus

**ZONING SUMMARY:**

DISTRICT: 'R40-SUBURBAN RESIDENTIAL DISTRICT'  
 'RA1-ZONING DISTRICT'  
 'LAKE MONOMONAC OVERLAY DISTRICT'

DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MINIMUM LOT AREA	40,000 S.F	10,700 S.F	N*
MINIMUM LOT FRONTAGE	150 FEET	137 FEET±	N*
MINIMUM FRONT SETBACK	20 FEET	34 FEET Y	
MINIMUM SIDE SETBACK	10 FEET	30.1 FEET Y	
MINIMUM REAR SETBACK	20 FEET	20 FEET Y (EXISTING HOUSE) 11 FEET N*(EXISTING DECK)	

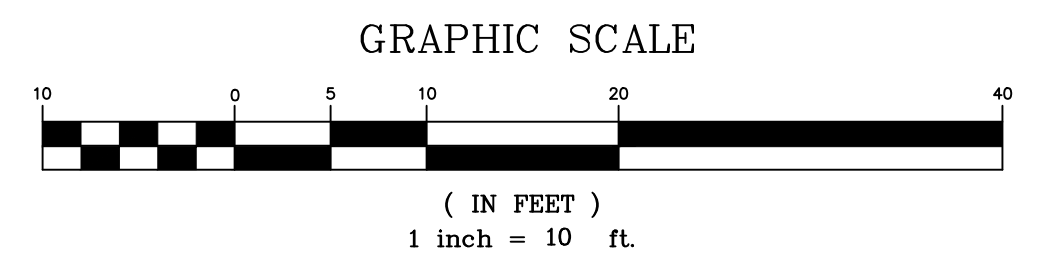
\* EXISTING LOT IS NON CONFORMING

**AREA CALCULATIONS:**

EXISTING HOME: 977.9SF±  
 EXISTING DECK: 607.2 SF±  
 EXISTING SHED: 101.1 SF±  
 EXISTING DRIVEWAY: 694.5 SF±  
 EXISTING IMPERVIOUS LOT COVERAGE: 2,380.7SF±  
 TOTAL LOT AREA: 10,700SF  
 EXISTING LOT COVERAGE: 22.2%

**PLAN NOTES:**

- 1.) THE EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY PERA LAND SURVEYING. DISTANCES AND AREA SHOWN ARE TAKEN FROM RECORD INFORMATION. FIELD SURVEY PERFORMED ON MAY 28, 2020 & NOVEMBER 12, 2021' LOT LINES BASED ON EXISTING FOUND MONUMENTATION AND RECORD DEED AND PLAN
- 2.) THIS PLAN DEPICTS ONLY THOSE FEATURES THAT WERE VISUALLY APPARENT AT THE TIME OF THE SURVEY. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. IS NOT INTENDED OR IMPLIED.
- 3.) THE LOCATION OF THE LEACHING PIT IS TAKEN FROM A PLAN FROM NORTHLAND ENGINEERING, DATED 5/6/21, REVISED 10/17/21.
- 4.) THE ASSESSORS PARCEL ID FOR THIS PROPERTY IS. M6-0-9.
- 5.) THE DEED REFERENCE FOR THE PROPERTY IS BOOK 59558, PAGE 168.
- 6.) THE PROPERTY PLAN REFERENCE IS "PLAN OF SUBDIVISION IN WINCHENDON MASS. OWNED AND DEVELOPED BY MONOMONAC LAKE SHORES, INC., DATED FEBRUARY 25, 1958-BOOK 230, PLAN 99.
- 7.) PORTIONS OF THE SUBJECT PREMISED ALONG LAKE MONOMONAC ARE SITUATED IN THE 100- YEAR FLOOD HAZARD ZONE, PER FLOOD INSURANCE RATE MAP 250348-0010B, REVISION DATED APRIL 25, 2001. FLOOD ELEVATION LINE SHOWN HEREON AND DETERMINED FROM FILED LEVEL OBSERVATIONS FROM THE PUBLISHED RM AT THE OUTLET DAM
- 8.) PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 1-888-344-7233 AND OBTAIN A DIG-SAFE NUMBER AT LEAST 72 HOURS PRIOR TO INITIATING WORK.



NOT FOR CONSTRUCTION  
 THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

No.	Date	Revision
1.	03/24/22	Town Comments

Drawn By: lcg  
 Designed By: lcg  
 Checked By: lcg

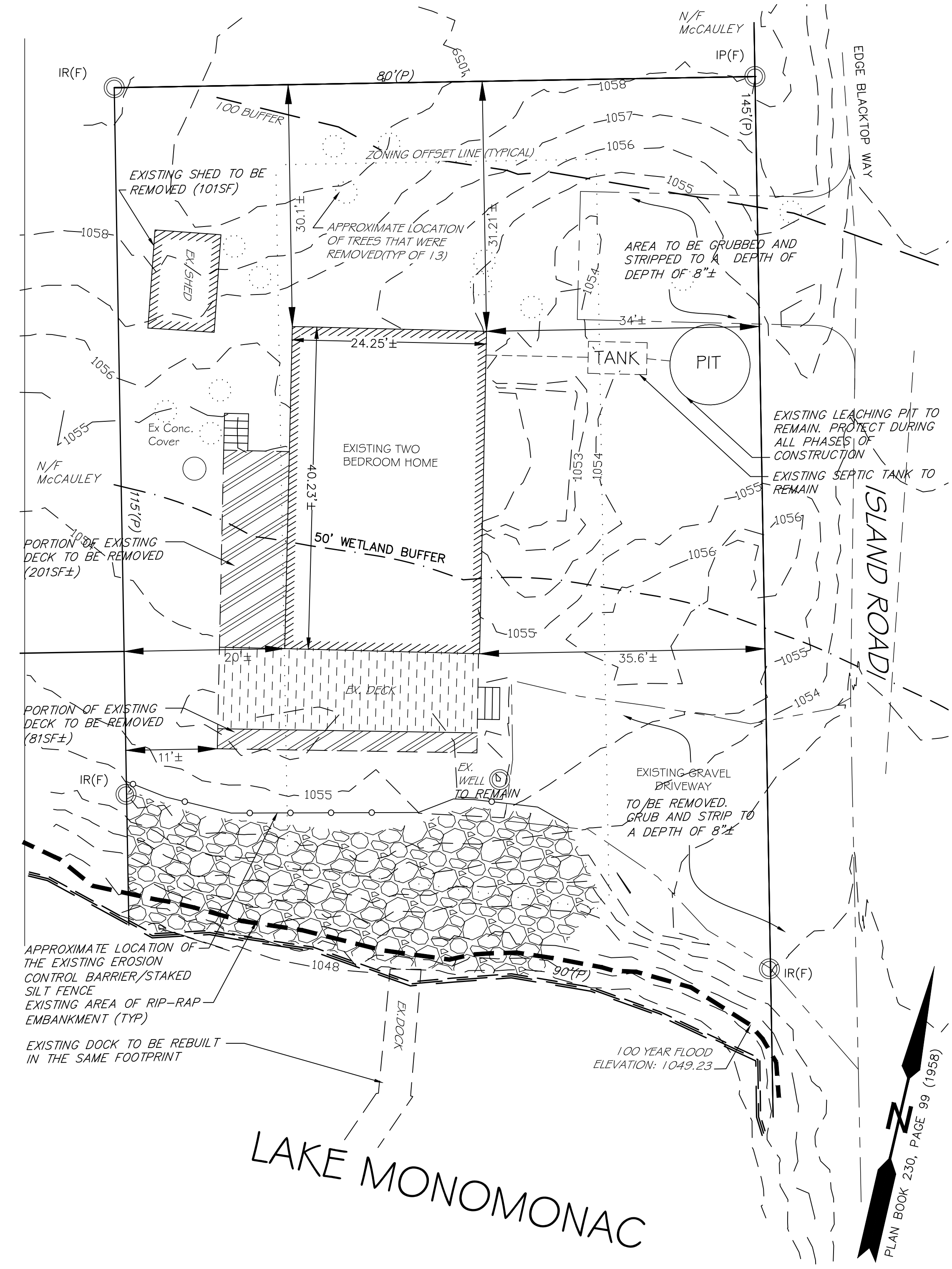
McCarty Engineering, Inc.  
 Civil Engineers  
 42 Tucker Drive, Leominster, MA 01453  
 phone:(978) 534-1318 fax: (978) 840-6907  
 www.mccartyengineering.com

Project Name  
 Cindy Fitch  
 6 Island Drive  
 Winchendon, MA

Sheet Title  
 Existing Conditions  
 Plan

Job No: 121.03.002  
 File Name: 121.03.00  
 Date: March 9, 2022  
 Scale: 1"=10'

Sheet No.  
**1**



Lot Locus

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MINIMUM LOT FRONTAGE	150 FEET	137 FEET±	N*
MINIMUM FRONT SETBACK	20 FEET	21 FEET Y	
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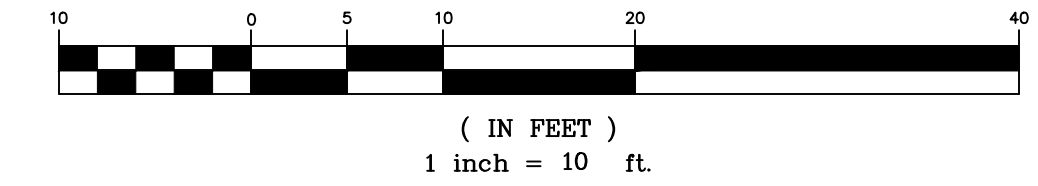
**AREA CALCULATIONS:**

EXISTING HOME TO BE REMOVED: 977.9SF±  
 PORTION OF EXISTING DECK TO BE REMOVED: 282.2 SF±  
 EXISTING DRIVEWAY TO BE REMOVED: 694.5 SF±  
 TOTAL AREA OF DEMOLITION: 2,055.7 SF±  
 TOTAL LOT AREA: 10,700SF

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**GRAPHIC SCALE**



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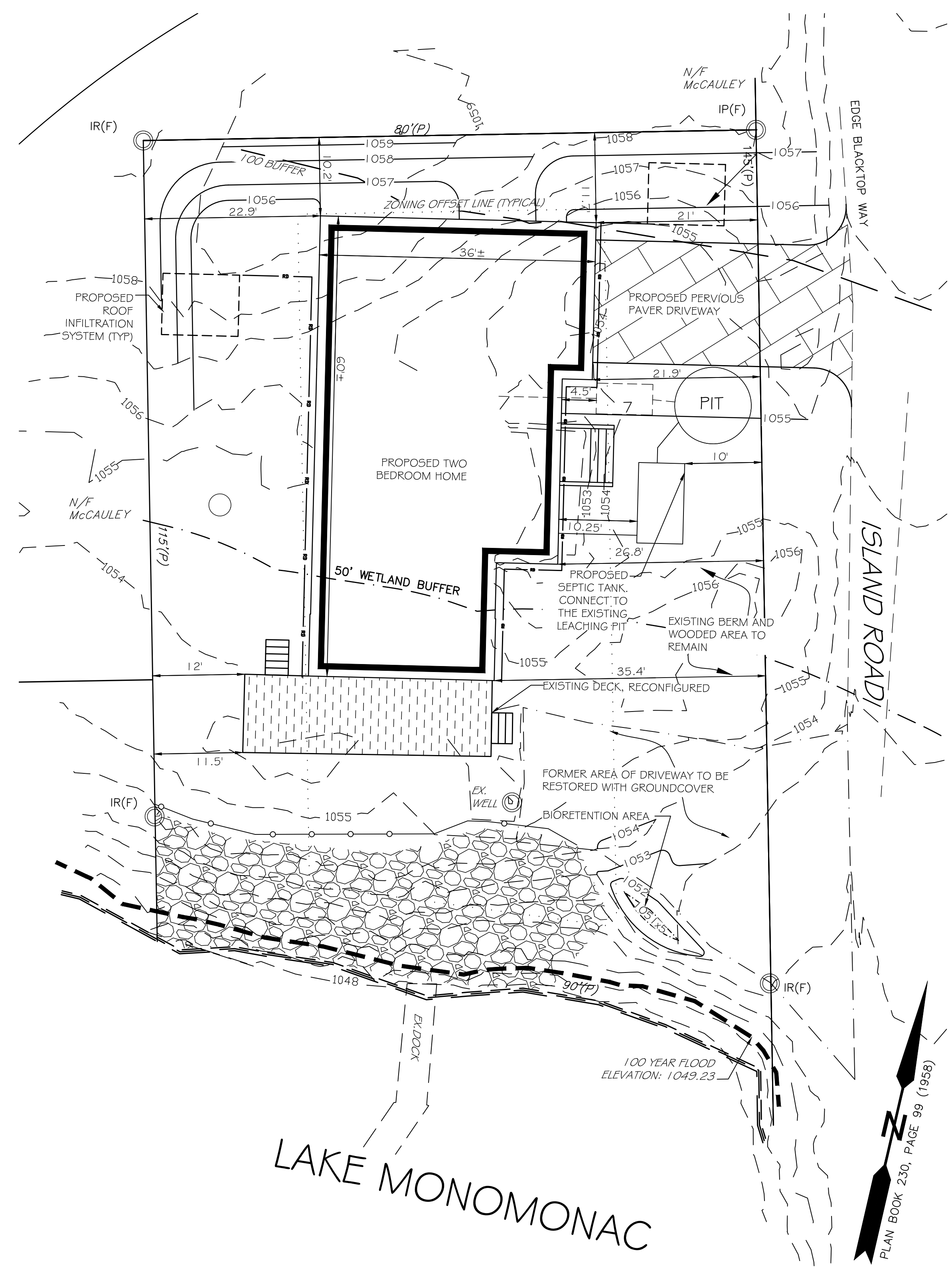
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Project Name  
**Cindy Fitch**  
 6 Island Drive  
 Winchendon, MA

Sheet Title  
**Existing Conditions & Demolition Plan**

Job No: 121.03.002    Sheet No.  
 File Name: 121.03.002  
 Date: March 9, 2022  
 Scale: 1"=10'    **2**



Lot Locus

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MINIMUM FRONT SETBACK	20 FEET	21 FEET	Y
MINIMUM SIDE SETBACK	10 FEET	10.2 FEET	Y
MINIMUM REAR SETBACK	20 FEET	20.3 FEET (HOUSE)	Y
		11.5 FEET (DECK)	N* 11 FEET (EXISTING DECK)

\* EXISTING LOT IS NON CONFORMING

**AREA CALCULATIONS:**

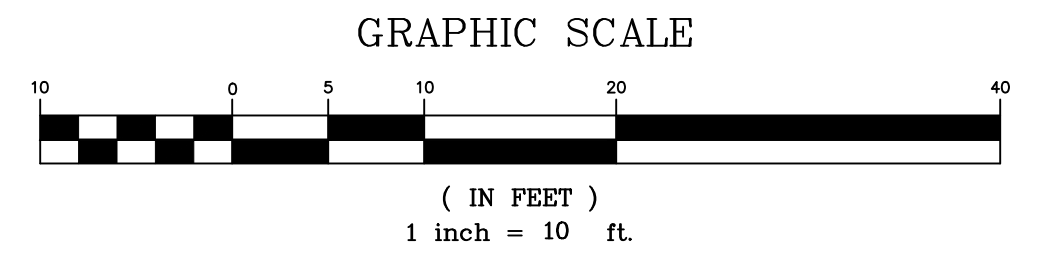
PROPOSED HOUSE: 1,888.2 SF±  
 PROPOSED DECK: 325.2 SF±  
 PROPOSED DRIVEWAY: 344.4 SF± (90% IMPERVIOUS-34.4SF)

TOTAL AREA OF LOT COVERAGE: 2,247.8 SF±  
 TOTAL LOT AREA: 10,700SF  
 PROPOSED IMPERVIOUS LOT COVERAGE: 21%  
 A DECREASE IN LOT COVERAGE FROM THE EXISTING CONDITION BY 132.4SF OR 1.2%

SITE IMPROVEMENTS INCLUDE THE RESTORATION OF 694SF, THE INSTALLATION OF A BIO-RETENTION CELL, AND THE PLANTING NATIVE TREES AND SHRUBS

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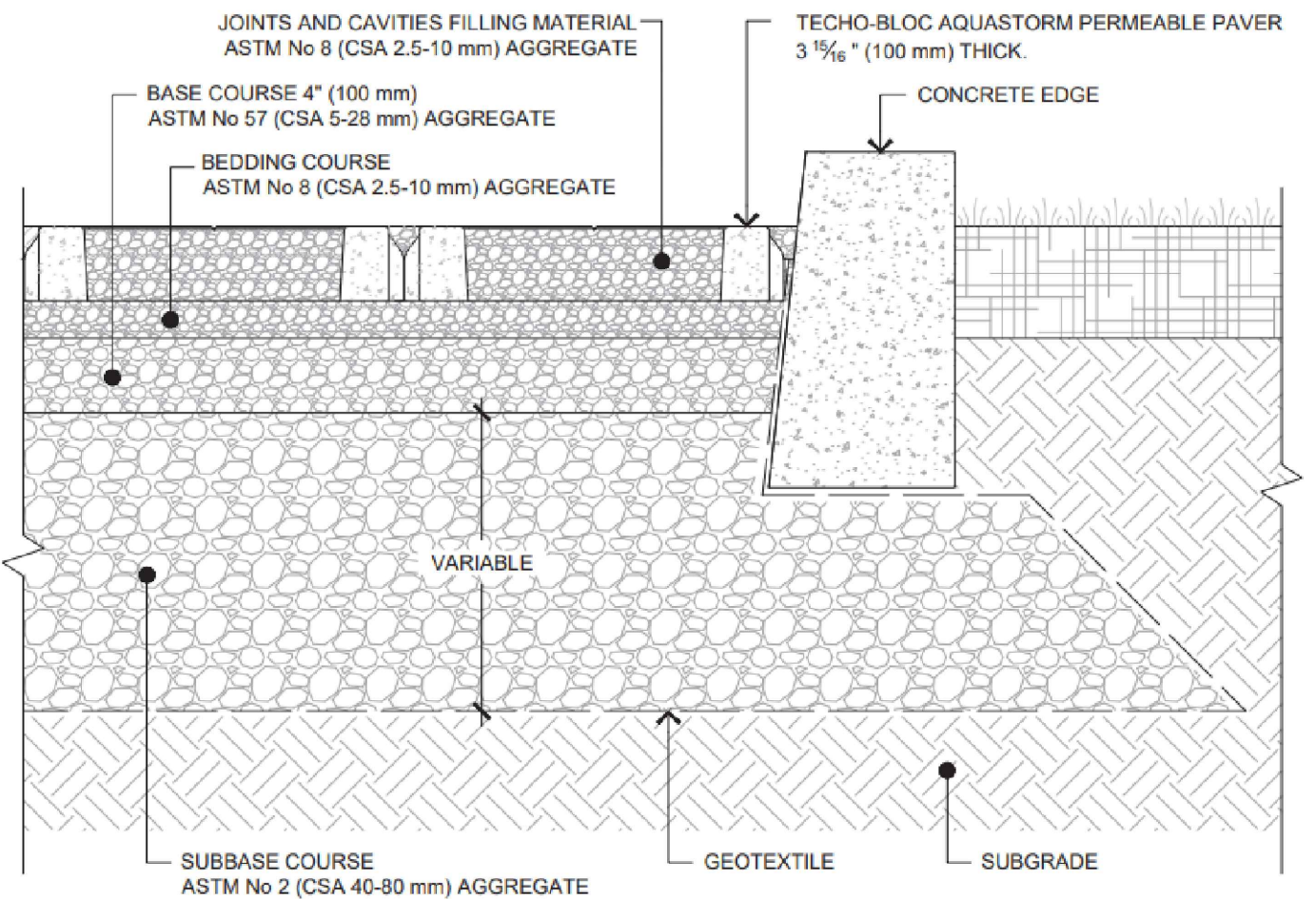
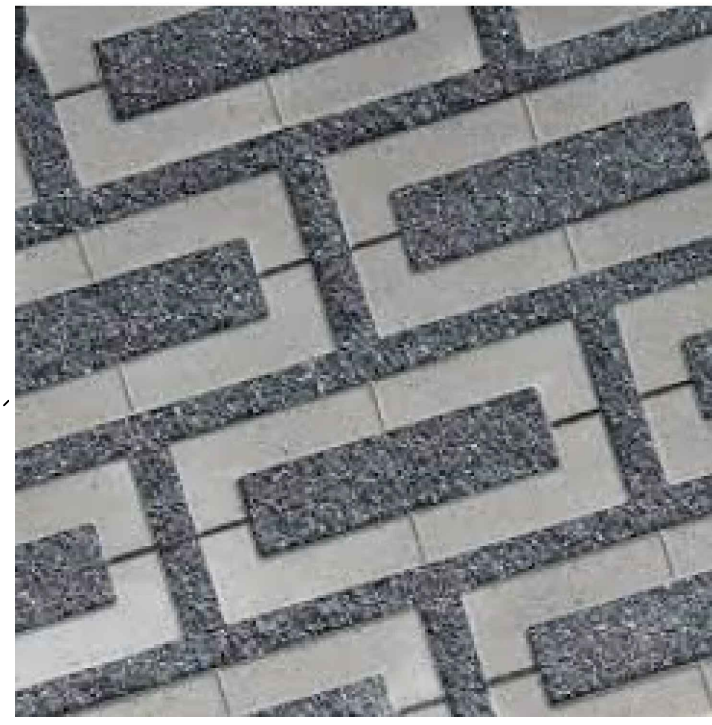
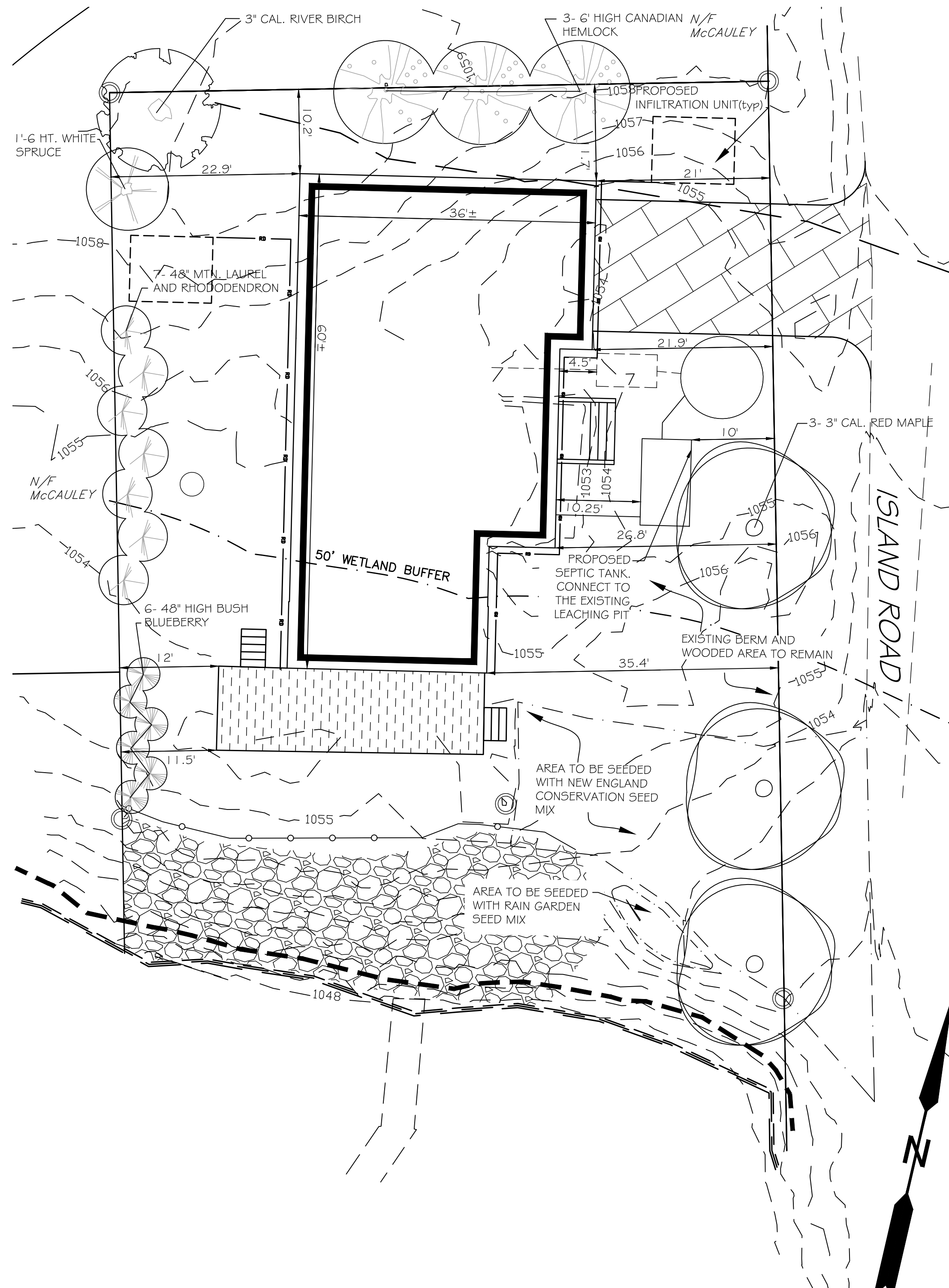
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Project Name  
**Cindy Fitch**  
**6 Island Drive**  
**Winchendon, MA**

Sheet Title  
**Site Plan**



**AQUASTORM TECHNO-BLOC-IMPERVIOUS PAVER**  
NOT TO SCALE

- LANDSCAPING NOTES**
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
  2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
  3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
  4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
  5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
  6. ALL CONTAINER GROWN STOS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
  7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
  8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
  9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 1/2" ABOVE THE ROOTBALL.
  10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
  11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
  12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED.
  13. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
  14. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
  15. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS; ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IS RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
  13. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
  14. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.
  15. ALL TREE AND VEGETATION REMOVAL SHALL BE IN COORDINATION WITH THE PROJECT LANDSCAPE ARCHITECT.



**Lot Locus**

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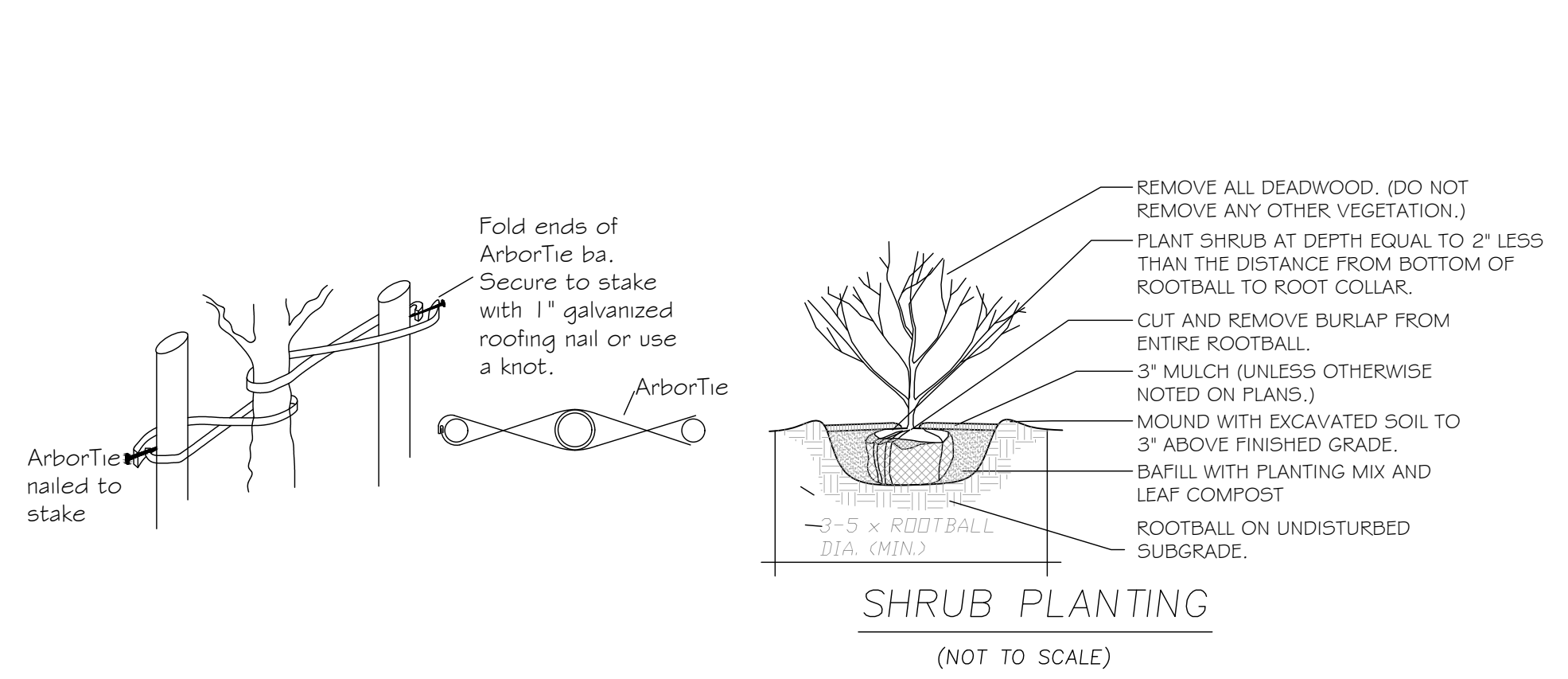
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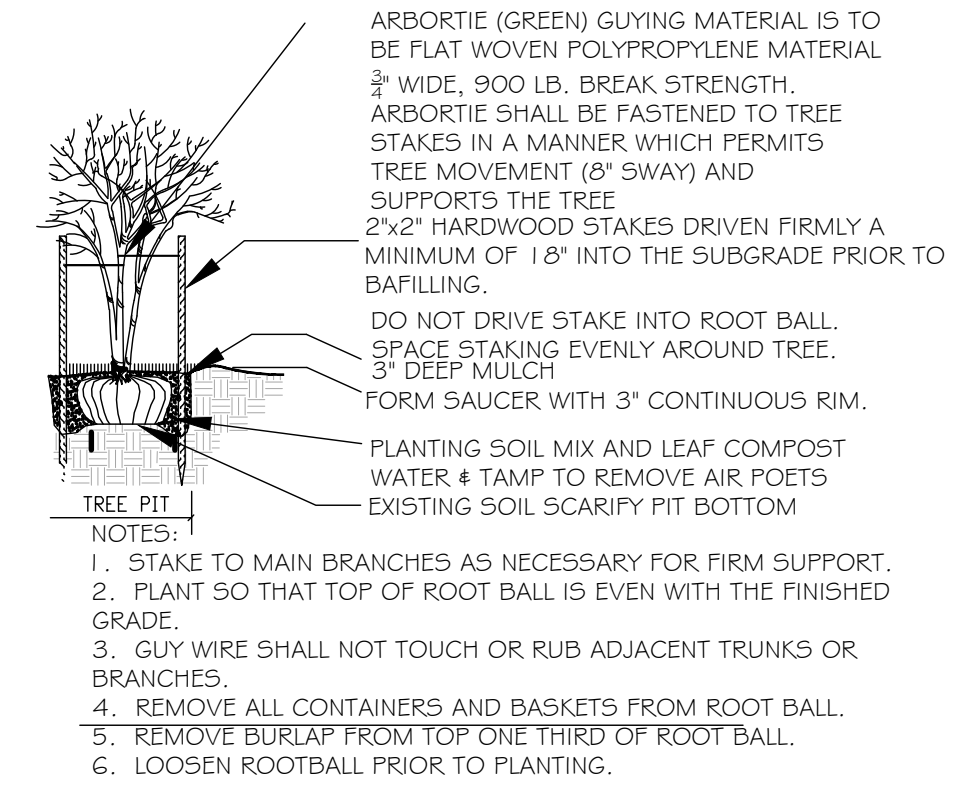
\*PROPOSING 8 TREES AND 13 SHRUBS PER NORTHLAND ENGINEERING-13 TREES HAVE BEEN REMOVED

**PLAN NOTES:**

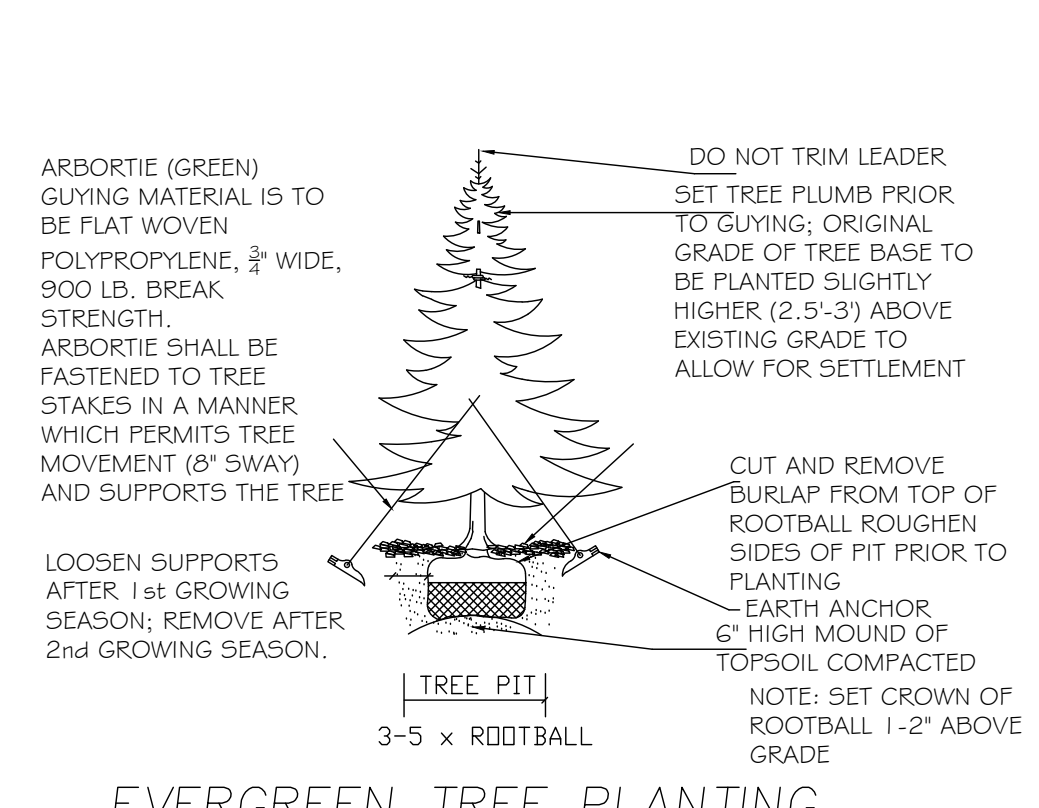
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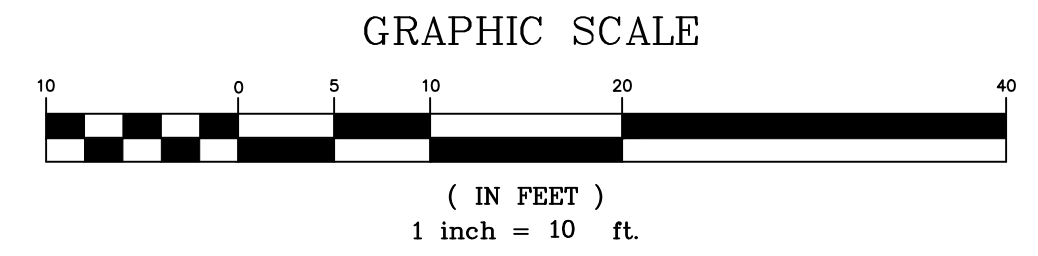
**SHRUB PLANTING**  
(NOT TO SCALE)



**DECIDUOUS TREE PLANTING**  
NOT TO SCALE



**EVERGREEN TREE PLANTING**  
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