

NOTES:

PROPERTY INFORMATION:
 OWNER: FRANS & MARY JANE CRAMER
 ADDRESS: 44 PINE POINT ROAD
 ASSESSORS REF. UOI-0120
 DEED REF. BOOK 56791 PAGE 316

THERE ARE NO RESOURCE AREAS WITHIN 50' OF THE PROPOSED SYSTEM.

THE SITE DOES NOT LIE WITHIN AN AREA OF OUTSTANDING RESOURCE WATER.

THE SITE DOES NOT LIE WITHIN A ZONE A SURFACE WATER PROTECTION AREA.

THE PROPERTY DOES NOT FALL WITHIN A FLOOD HAZARD ZONE AS INDICATED IN NFIP FIRM COMMUNITY PANEL 2501703042F.

NO PORTION OF THE SITE FALLS WITHIN A MAPPED ESTIMATED HABITAT OF RARE WILDLIFE AND WITHIN A PRIORITY HABITAT OF RARE SPECIES.

THE SITE IS NOT LOCATED WITHIN A MAPPED PRIMARY OR SECONDARY ZONE SUBJECT TO JURISDICTION UNDER THE MASSACHUSETTS WATERSHED PROTECTION ACT (SEE 350 CMR 11.00 ET SEQ.)

RETAINING WALL DESIGN BY OTHERS. DESIGN SHALL CONFORM WITH MA STATE BUILDING CODE

STRUCTURAL AND STABILITY DESIGN ANALYSIS OF PROPOSED RETAINING WALLS BY SHEA CONCRETE PRODUCTS, OF WILMINGTON, MA

ANY DISTURBED SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S150BN BLANKET INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

ENVIRONMENTAL SITE ANALYSIS BY EcoTEC, INC. 2019

CONTRACTOR SHALL MAINTAIN PROPERLY STOCKED SPILL KIT THROUGHOUT THE PROJECT

THE PROPERTY SURVEY PROVIDED TO QUINN ENGINEERING DID NOT IDENTIFY ANY EASEMENTS OR RIGHTS OF WAY OVER PROPERTY

** INDICATES INFORMATION NOT LOCATED BY GROUND SURVEY. INFORMATION HAS BEEN SOURCED FROM AVAILABLE RECORDS AND/OR OTHER MAPPING TOOLS. LOCATIONS OF ABUTTER'S SEPTIC COMPONENTS HAVE BEEN PLOTTED FROM RECORD AS-BUILT PLANS ON FILE WITH THE STOW GOA.

CONSTRUCTION SEQUENCE:

1. STAKE AND INSTALL EROSION CONTROLS AND TURBIDITY CURTAIN.
2. REQUEST INSPECTION BY STOW CONSERVATION COMMISSION.
3. CLEAR AND GRUB SITE TO ACCOMMODATE CONSTRUCTION.
4. ANY NON-NATIVE, INVASIVE PLANT SPECIES PRESENT WITHIN THE 100-FOOT BUFFER ZONE, SUCH AS JAPANESE KNOTWEED (*POLYGONUM CUSPIDATUM*), WILL BE REMOVED BY EXTRACTING THE STEMS AND ROOTS, BAGGING AND DISPOSING OF THEM IN THE SANITARY WASTE STREAM. DURING THE PERIOD WHILE THE ORDER OF CONDITIONS IS IN FORCE, FUTURE OCCURRENCES OF INVASIVE SPECIES WILL BE ADDRESSED BY HAND-PULLING, BAGGING AND DISPOSING IN THE SANITARY WASTE STREAM.
5. COMMENCE DEMOLITION OF EXISTING HOUSE AND SITE.
6. GRADE TO CREATE RAMP AND WORK PLATFORM FOR EXCAVATION EQUIPMENT.
7. INSTALL EROSION CONTROLS ON EQUIPMENT PLATFORM.
8. DURING DRAWDOWN OF LAKE BOON, DEMOLISH EXISTING STONE RETAINING WALLS AT LAKE. CONSTRUCT NEW RETAINING WALL.
9. THE FOLLOWING MAY TAKE PLACE IN ANY SEQUENCE HEREAFTER:
 - A) SITE GRADING
 - B) CONSTRUCT HOME, INCLUDING EXTERIOR STEPS, PATIO ETC
 - C) INSTALL SEPTIC TANK, AND PUMP STATION
 - D) INSTALL UTILITIES
 - E) CONSTRUCT WELL SUMP(S), DRILL WELL
10. UNSTABILIZED SURFACES MUST BE FINISHED (LOAM AND SEED, PLANTINGS, HARDSCAPE) AS SOON AS GRADING IS, OR CAN BE, COMPLETED.
11. THE FOLLOWING MAY TAKE PLACE AT ANY TIME
 - A) SEPTIC SYSTEM INSTALLATION
 - B) GARAGE CONSTRUCTION
 - C) DRIVEWAY CONSTRUCTION

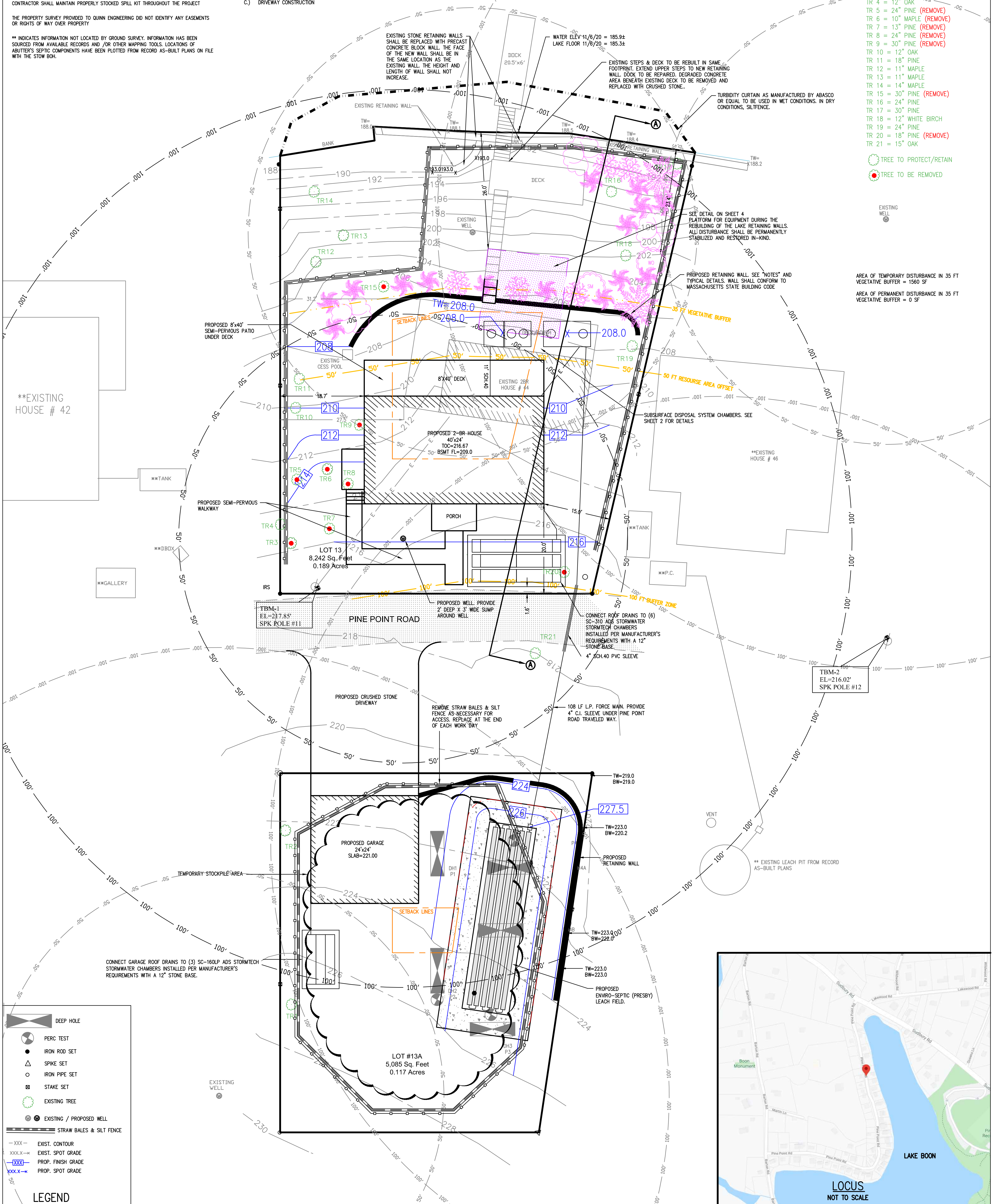
LAKE BOON SHORELINE STABILIZATION GUIDANCE NOTES:

1. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE EROSION CONTROL LINE AND THE PROPERTY LINES, EXCEPT WHERE WORK IS TO OCCUR ON THE EXISTING RETAINING WALL AND RELOCATION OF THE DOCK.
2. THE EARTHWORK LOCATIONS AND DEPTHS ARE DEPICTED BY THE PROPOSED GRADES SHOWN HEREIN. SEE SOIL LOSS FOR RESULTS OF SOIL TESTING CONDUCTED ON-SITE.
3. ALL PROPOSED FILL SHALL BE GENERAL BORROW, FREE FROM ANY DELETERIOUS MATERIAL. STUMPS AND BOULDERS SHALL NOT BE BURIED ON SITE, THEY SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER.
4. ALL DISTURBED AREAS SHALL BE FINISHED WITH 4" MIN LOAM & SEED, AND TACKIFIER OR STRAW MULCH (HAY MULCH IS NOT ALLOWED), UNLESS OTHERWISE SPECIFIED BY A DIFFERENT STABILIZATION METHOD.
5. ANY DISTURBED SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S150BN BLANKET INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

- PROPOSED TREES & SHRUBS**
- RED CEDAR - 2 (*AMERIPUS VIRGINIANA*)
 - ALTERNATE LEAVED DOGWOOD - 3 (*CORNUS ALTERNIFLORA*)
 - MOUNTAIN LAUREL - 5 (*KALMIA LATIFOLIA*)
 - SWEET FERN - 14 (*COMPTONIA PERGRINA*)
 - SUGAR MAPLE - 1 (*ACER SACCHARINUM*)
 - WHITE OAK - 1 (*QUERCUS ALBA*)

- EXISTING TREES**
- TR 1 = 15" OAK
 - TR 2 = 10" ASH
 - TR 3 = 10" OAK (REMOVE)
 - TR 4 = 12" OAK
 - TR 5 = 24" PINE (REMOVE)
 - TR 6 = 10" MAPLE (REMOVE)
 - TR 7 = 13" PINE (REMOVE)
 - TR 8 = 24" PINE (REMOVE)
 - TR 9 = 30" PINE (REMOVE)
 - TR 10 = 12" OAK
 - TR 11 = 18" PINE
 - TR 12 = 11" MAPLE
 - TR 13 = 11" MAPLE
 - TR 14 = 14" MAPLE
 - TR 15 = 30" PINE (REMOVE)
 - TR 16 = 24" PINE
 - TR 17 = 30" PINE
 - TR 18 = 12" WHITE BIRCH
 - TR 19 = 24" PINE
 - TR 20 = 18" PINE (REMOVE)
 - TR 21 = 15" OAK
- TREE TO PROTECT/RETAIN
 ● TREE TO BE REMOVED

LAKE BOON



DATE: SEPTEMBER 29, 2020

PROPOSED SITE PLAN

44 POINT POINT ROAD

SHEET 1 OF 5

QUINN ENGINEERING, INC.

P.O. Box 107
 Paxton, Massachusetts 01612
 (508)753-7999 Fax:(508)795-0939

PROPOSED SITE PLAN IN STOW, MA
 44 PINE POINT ROAD

OWNER:
 FRANS & MARY JANE CRAMER
 52 FLINT DRIVE
 MARLBORO MA, 01752

APPLICANT:
 FRANS & MARY JANE CRAMER
 52 FLINT DRIVE
 MARLBORO MA, 01752

SCALE: 1" = 10'

PROFESSIONAL ENGINEER
 KEVIN J. QUINN
 REG. NO. 33922-G

NO.	REVISION	DATE
3	REVISED PER CON COM & BOH	11/17/20
2	REVISED PER CON COM & BOH	11/12/20
1	REVISED PER BOH & ZBA	8/24/20

