

GENERAL NOTES

EXISTING CONDITIONS INFORMATION, PROPERTY LINES, UTILITY, EDGE OF PAVEMENT AND LOCATIONS OF EXISTING ABOVE GRADE STRUCTURES WERE TAKEN FROM SURVEY CONDUCTED BY SIERUTA ENGINEERING AND PLAN PROVIDED BY BLAKE EQUIPMENT. ALL PROPERTY LINES SHOULD BE VERIFIED IN THE FIELD BY CONTRACTOR

PRIOR TO ANY CONSTRUCTION A PRE-CONSTRUCTION MEETING CONFERENCE SHALL BE HELD AMONG THE DESIGN ENGINEER, THE OWNER, THE CONTRACTOR, THE TOWN ENGINEER, AND ANY OTHER IMPORTANT PROFESSIONALS INVOLVED IN THE DESIGN CONSTRUCTION AND PERMITTING TO REVIEW THE EROSIONS AND SEDIMENTATION CONTROL MEASURES TO BE IMPLEMENTED FOR THIS PROJECT.

VERIFY THE LOCATION OF THE WATER LINE IN FIELD. LOCATION OF DRAINAGE STRUCTURE 2 MAY BE RELOCATED IF CONFLICT WITH EXISTING WATER SERVICE

A CERTIFIED SOIL SCIENTIST OR A LICENSED ENGINEER REGISTERED IN THE STATE OF MASSACHUSETTS CONDUCTED A SOIL EVALUATION AND PERCOLATION TEST IN THE AREAS INDICATED ON THE PLAN. THESE WERE DONE IN THE ANTICIPATED AREAS OF THE PROPOSED STRUCTURES FOR THE SITE (PRELIMINARY)

DISTURBED AREAS AND AREAS USED FOR STORAGE MATERIALS THAT AREA EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES AREA EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.

BASED UPON THE RESULTS OF THE SOIL EVALUATION IT IS ANTICIPATED THAT THE PERCOLATION RATE FOR THE SITE IS LESS THAN 2 MINUTES PER INCH. THIS EQUATES TO A RAWLS INFILTRATION RATE OF 8.27 INCHES PER HOUR FOR SAND

ORIGINAL SURVEY NOTES:

ORIGINAL SURVEY WAS DONE BY UNKNOWN AND WAS IN THE FRANKLIN COUNTY REGISTRY OF DEEDS. THIS INCLUDES THE LOCATIONS AND AZIMUTHS RELATED TO THE PROPERTY LINES. NOTE: THE CONTRACTOR SHOULD VERIFY THE PROPERTY LINES OF THE SITE BEFORE THE INSTALLATION OF THE GRAVEL PAVED AREA. SIERUTA ENGINEERING ALSO CONDUCTED A FIELD SURVEY TO VERIFY GRADES AND CONFLICTS, INSPECT EXISTING UTILITIES AND TO INSPECT FIELDS CONDITIONS AND LOCATIONS OF SITE FEATURES. THIS HAS ALSO BEEN INCORPORATED INTO THE SURVEY AND EXISTING CONDITIONS PLAN.

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AND AVAILABLE RECORD DATA. THE LOCATIONS OF THESE UTILITIES ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH APPROPRIATE UTILITY COMPANY OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THESE UTILITIES

PROPOSED SITE PLAN FOR GARAGE / BUILDING

EXISTING CONDITIONS PLAN

221 MILLERS FALLS RD
MONTAGUE MASSACHUSETTS

SIERUTA ENGINEERING

REGISTERED CIVIL AND ENVIRONMENTAL ENGINEERS

18 DEPOT ROAD

LEVERETT MA 01054

413-548-6658 413-549-1817 413-627-7244

PREPARED BY : JONATHAN SIERUTA E.I.T.

APPROVED BY: WILLIAM J. SIERUTA P.E.

SIERUTAENGINEERING@YAHOO.COM

PROJECT: PROPOSED SITE PLAN
GARAGE / BUILDING
DATE: OCTOBER 31, 2023

SHEET:

C1.0

SCALE: 1"=20'



SITE INFORMATION:

ADDRESS: 221 MILLERS FALLS RD

LAT/ LONG COORDINATE: 42.5895 N 72.5317 W

PARCEL ID: Z AND K ESTATE INC

DEED BOOK 8175 PAGE 4

ASSESSORS MAP/PLAT NUMBER : TBD

I HEABY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS AND THE COMMONWEALTH OF MASSACHUSETTS

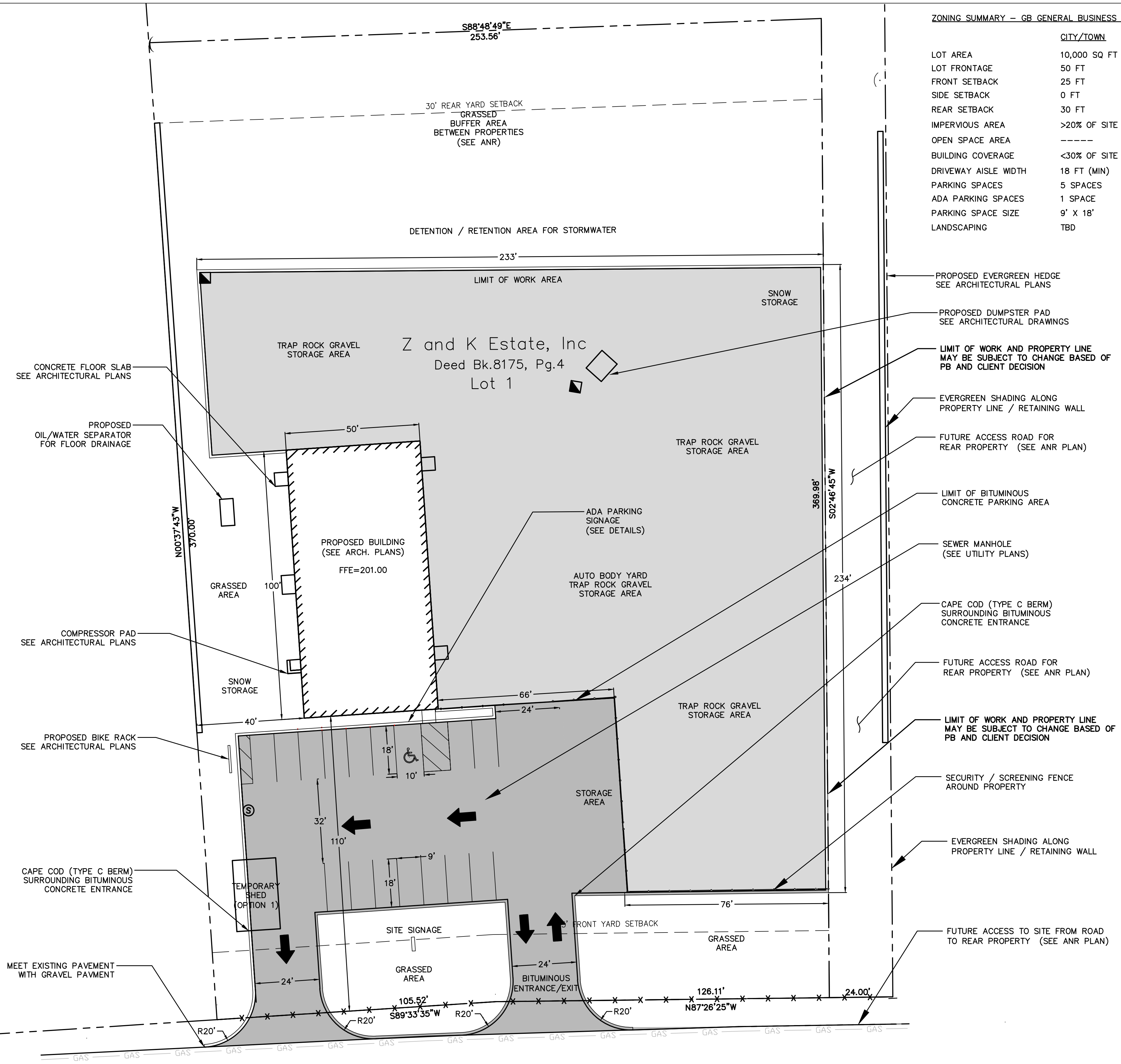
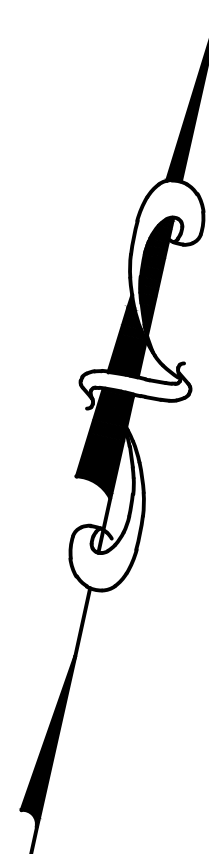
Daniel L. Warner

October 19, 2023

Professional Land Surveyor

Date

NOT FOR CONSTRUCTION - REVIEW SET



ZONING SUMMARY - GB GENERAL BUSINESS DISTRICT - MONTAGUE, MA			
	CITY/TOWN	COMMERCIAL	PROPOSED
LOT AREA	10,000 SQ FT	10,000 SQ FT	86,807 SQ FT
LOT FRONTAGE	50 FT	50 FT	231 FT
FRONT SETBACK	25 FT	25 FT	110 FT
SIDE SETBACK	0 FT	0 FT	40 FT
REAR SETBACK	30 FT	30 FT	152 FT (452 FT)
IMPERVIOUS AREA	>20% OF SITE	>20% OF SITE	16,140 SQ FT (18%)
OPEN SPACE AREA	-----	-----	34,860 SQ FT (40%)
BUILDING COVERAGE	<30% OF SITE	<30% OF SITE	5,000 SQ FT (5.8%)
DRIVEWAY AISLE WIDTH	18 FT (MIN)	24 FT (MIN)	24 FT
PARKING SPACES	5 SPACES	5 SPACES	16 SPACES
ADA PARKING SPACES	1 SPACE	1 SPACE	1 SPACE
PARKING SPACE SIZE	9' X 18'	9' X 18'	9' X 18'
LANDSCAPING	TBD	TBD	TBD

GENERAL NOTES

THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL AND STATE APPROVALS AND/OR PERMITS PRIOR TO THE BEGINNING OF ANY SITE IMPROVEMENTS. THE DEVELOPER/CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THE LOCAL AND STATE AGENCIES.

THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE BEST AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO BEGINNING ANY CONSTRUCTION THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AND HAVE ALL UTILITIES MARKED ON THE GROUND.

ALL LINES AND POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED. ALL DIMENSIONING ARE TAKEN TO BACK OF BERM FOR DRIVE ISLES & PARKING AREAS.

ALL DIMENSIONING WITHIN THE DRIVEWAYS AND BERMED ENTRANCE ILLUSTRATE THE WIDTH OF THE TRAVELED WAY FROM THE TOE OF THE BERM TO THE TOE OF THE BERM. NO DIMENSIONING ON THE SITE PLANS ARE INTENDED TO ILLUSTRATE THE BACK OF THE BERM DIMENSIONING. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER. ALL DISCREPANCIES SHALL BE VERIFIED IN WRITING PRIOR TO CONSTRUCTION.

ALL AREAS DISTURBED BY CONTRACTOR SHALL BE LOAMED AND SEEDED UNLESS OTHERWISE NOTE. ALL NEW SIDEWALKS AND SURFACES TO MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS LINE AND GRADE. ALL STORAGE FACILITY AND OFFICE AREA, BUILDINGS, FOOTINGS AND FOUNDATION DESIGNS ARE BY OTHERS. LANDSCAPING IS SHOWN FOR REFERENCE PURPOSES ONLY AND LANDSCAPING SHOULD BE DONE BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATION.

ALL SAW CUT PAVEMENT SHALL BE JOINTED AND SEALED. ALL AREAS WHERE THE EXISTING ROADWAY PAVEMENT WILL BE DISTURBED, SUCH AS WHERE GRANITE BERMING IS TO BE INSTALLED OR RESET, AT THE NEW DRIVEWAY ENTRANCES, AND AT ANY STRUCTURE MODIFICATIONS, THE PAVEMENT IS TO BE SAWCUT TO ITS FULL DEPTH BACK A MINIMUM OF 1-FOOT BEYOND THE EDGE OF DISTURBANCE, PARALLEL OR PERPENDICULAR.

THE SITE ENTRANCE HAS BEEN CONFIGURED FOR A WB-50 VEHICLE CONFIGURATION AND CAN SUCCESSFULLY BE NAVIGATED BY LAYING OUT THE PROPER TURNING RADIUS ON THE SITE. THE REVISED ENTRANCE IS CONFIGURED FOR TRUCKS AND OTHER LARGE VEHICLES.

TOTAL BUILDING AREA - 5,000 SQUARE FT
TOTAL TRG AREA - 34,496 SQUARE FT

PROPOSED SITE PLAN FOR
GARAGE / BUILDING
LAYOUT PLAN
221 MILLERS FALLS RD
MONTAGUE MASSACHUSETTS

SIERUTA ENGINEERING
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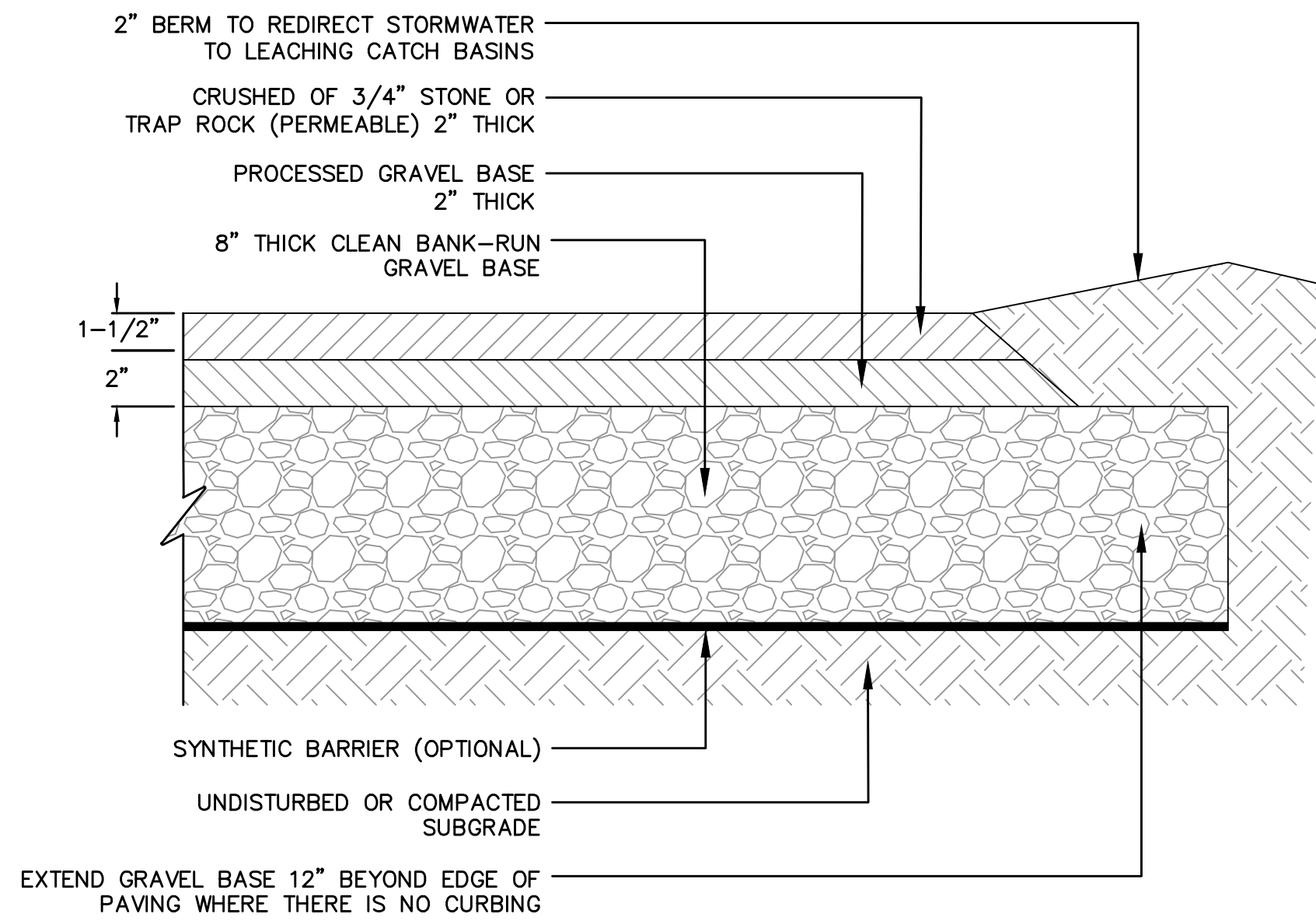
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GARAGE / BUILDING
DATE: OCTOBER 31, 2023

SHEET:
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SCALE: 1"=20'

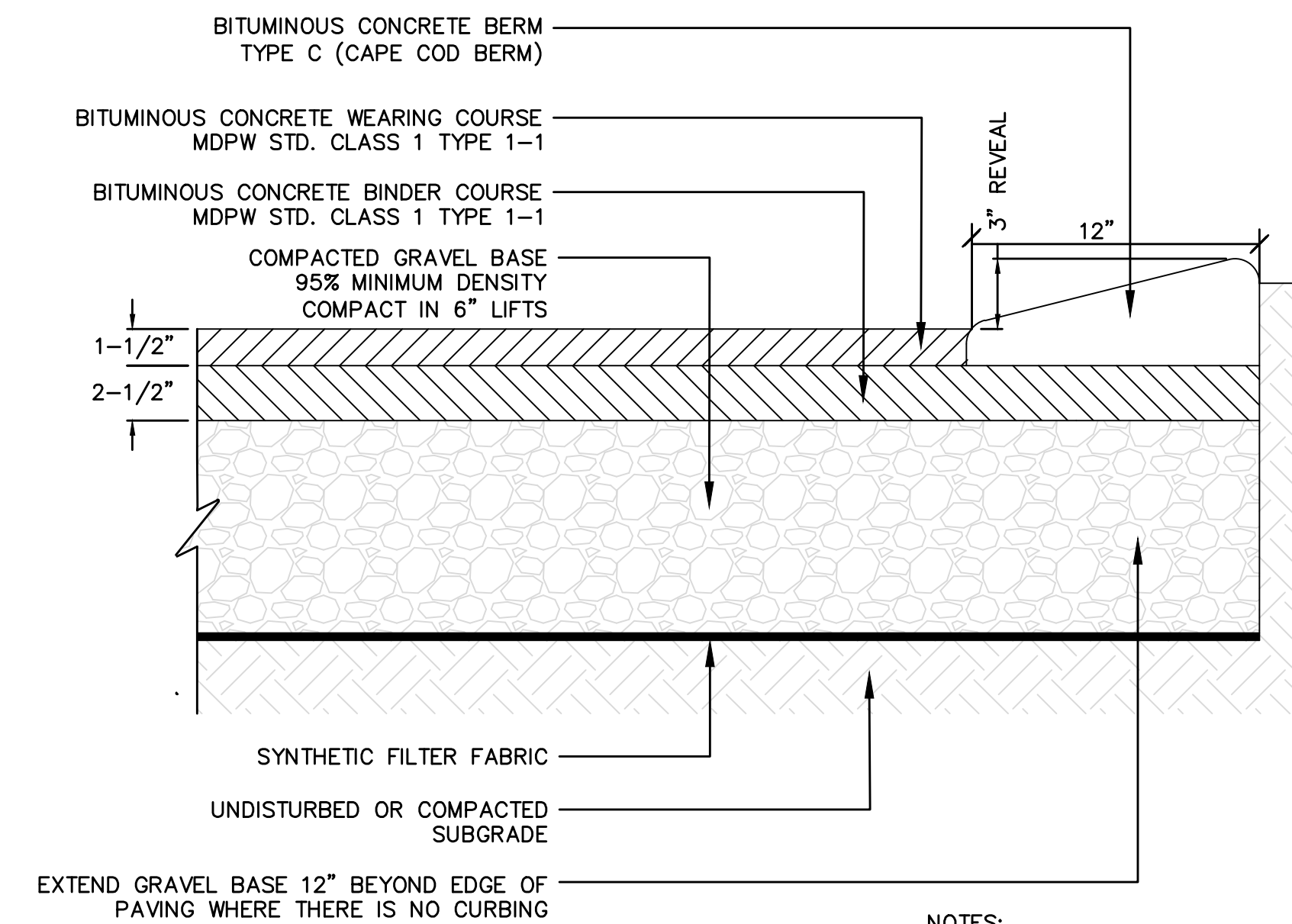
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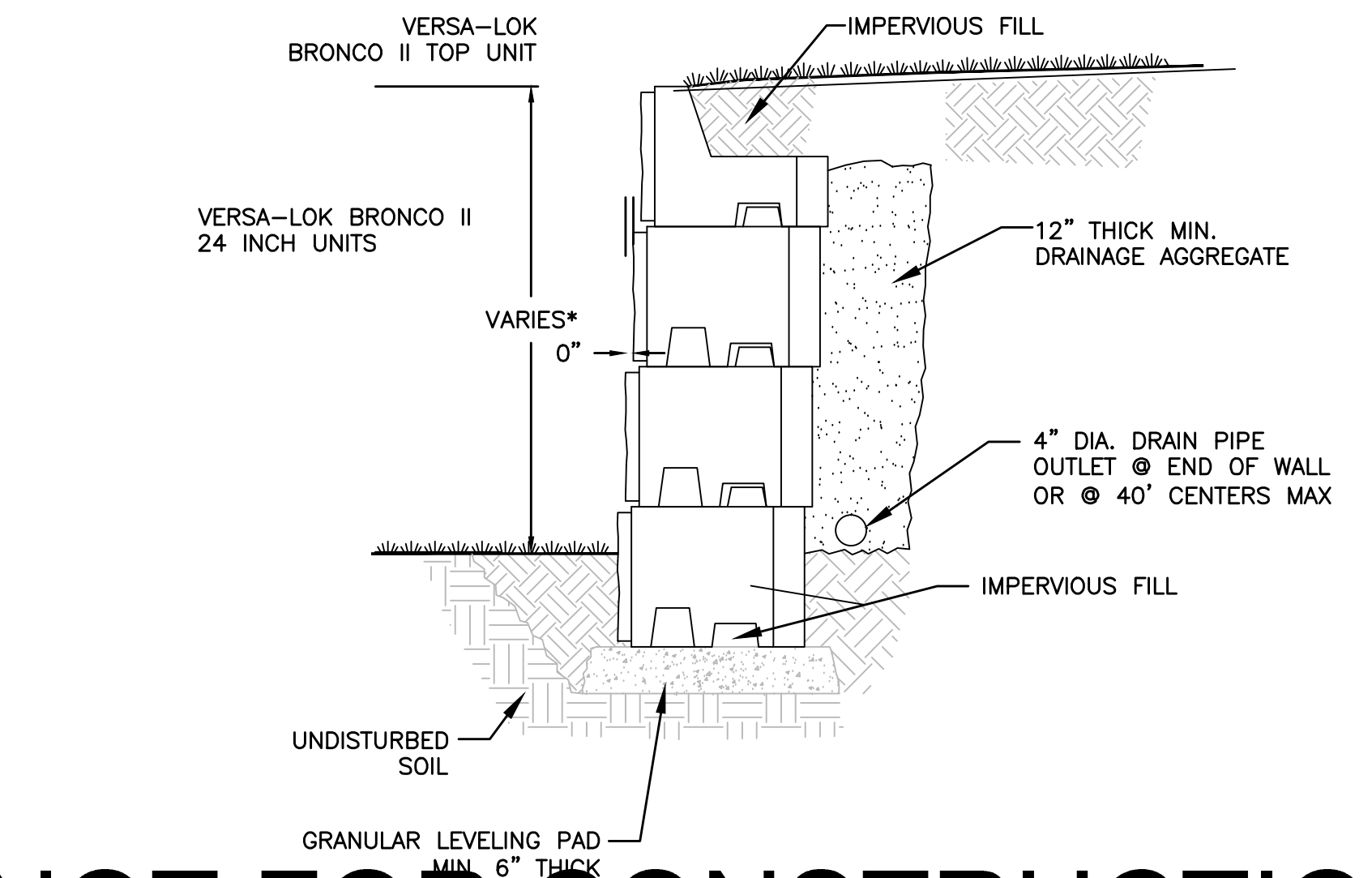
1 GRAVEL PARKING AND DRIVEWAY
(NOT TO SCALE)

NOTES:
DEPTH OF BASE MATERIAL MAY BE INCREASED IF UNSUITABLE OR UNSTABLE CONDITIONS ARE ENCOUNTERED IN THE FIELD

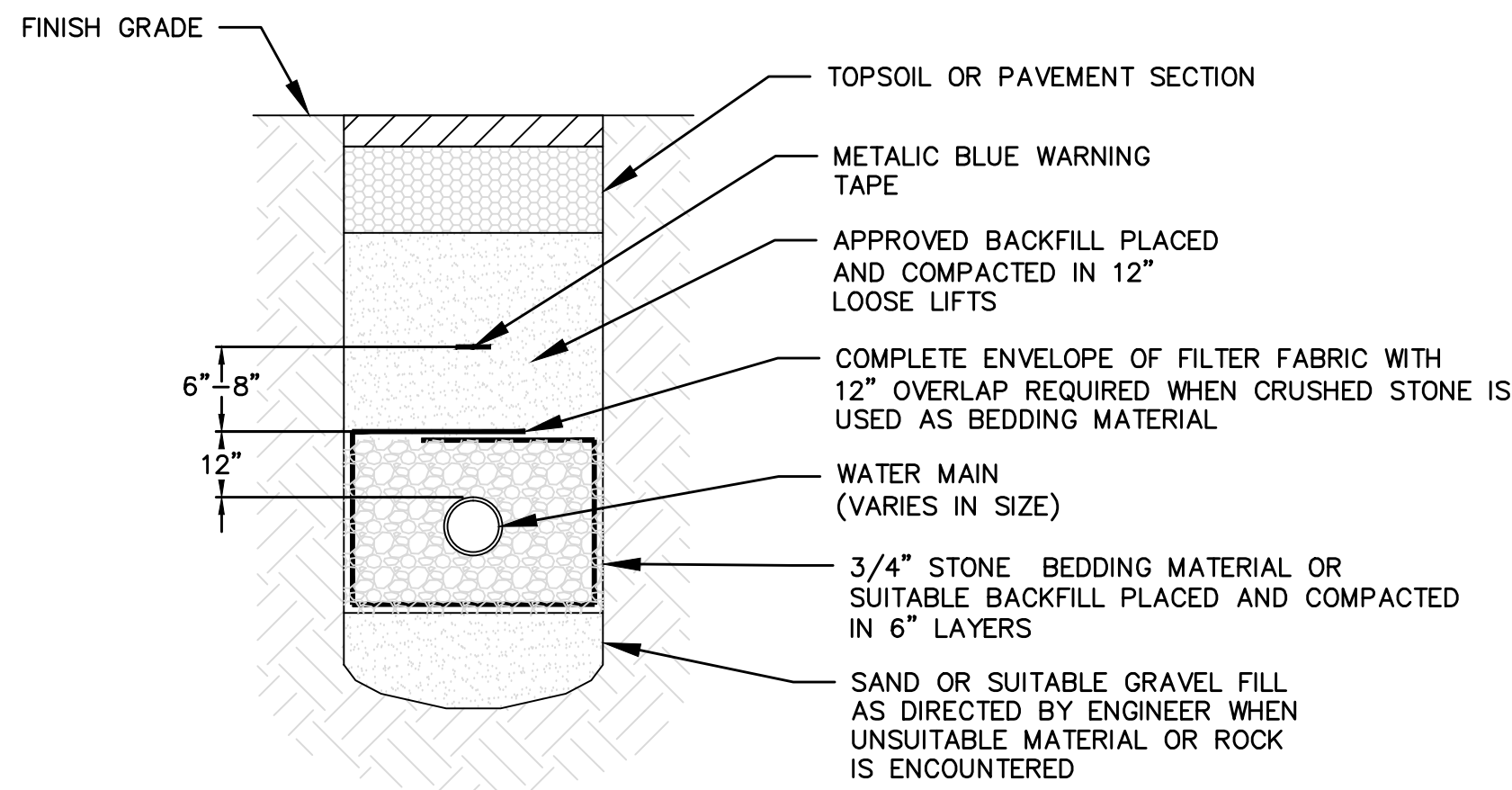


4 BITUMINOUS CONCRETE PAVING & CURB
(NOT TO SCALE)

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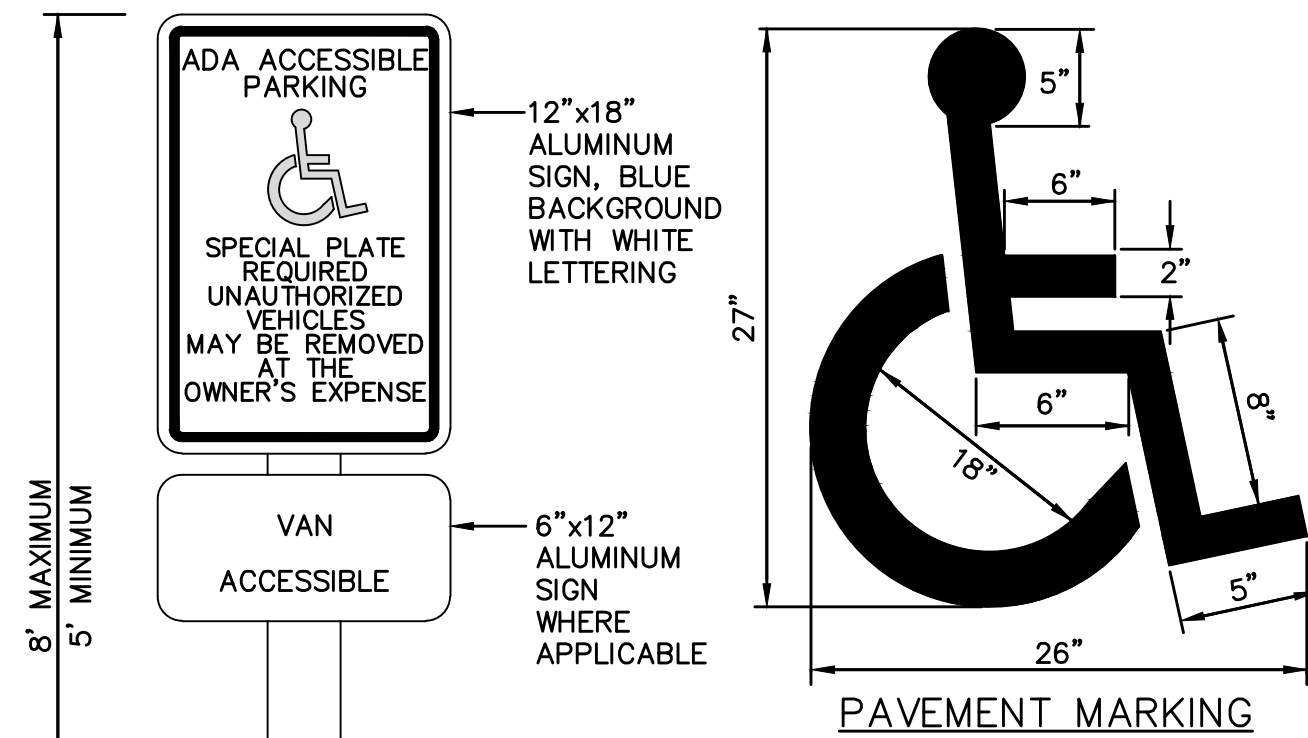


RETAINING WALL BLOCK DETAIL
(NOT TO SCALE)



NOTES:
DETAIL SHOW FOR ILLUSTRATIVE PURPOSES ONLY. INSTALLATION OF WATER MAINS SHALL BE COORDINATED WITH THE TOWN OF MONTAGUE WATER AND SEWER. ALL PIPE SHALL BE CLASS 52 PUSH JOINT DCL.

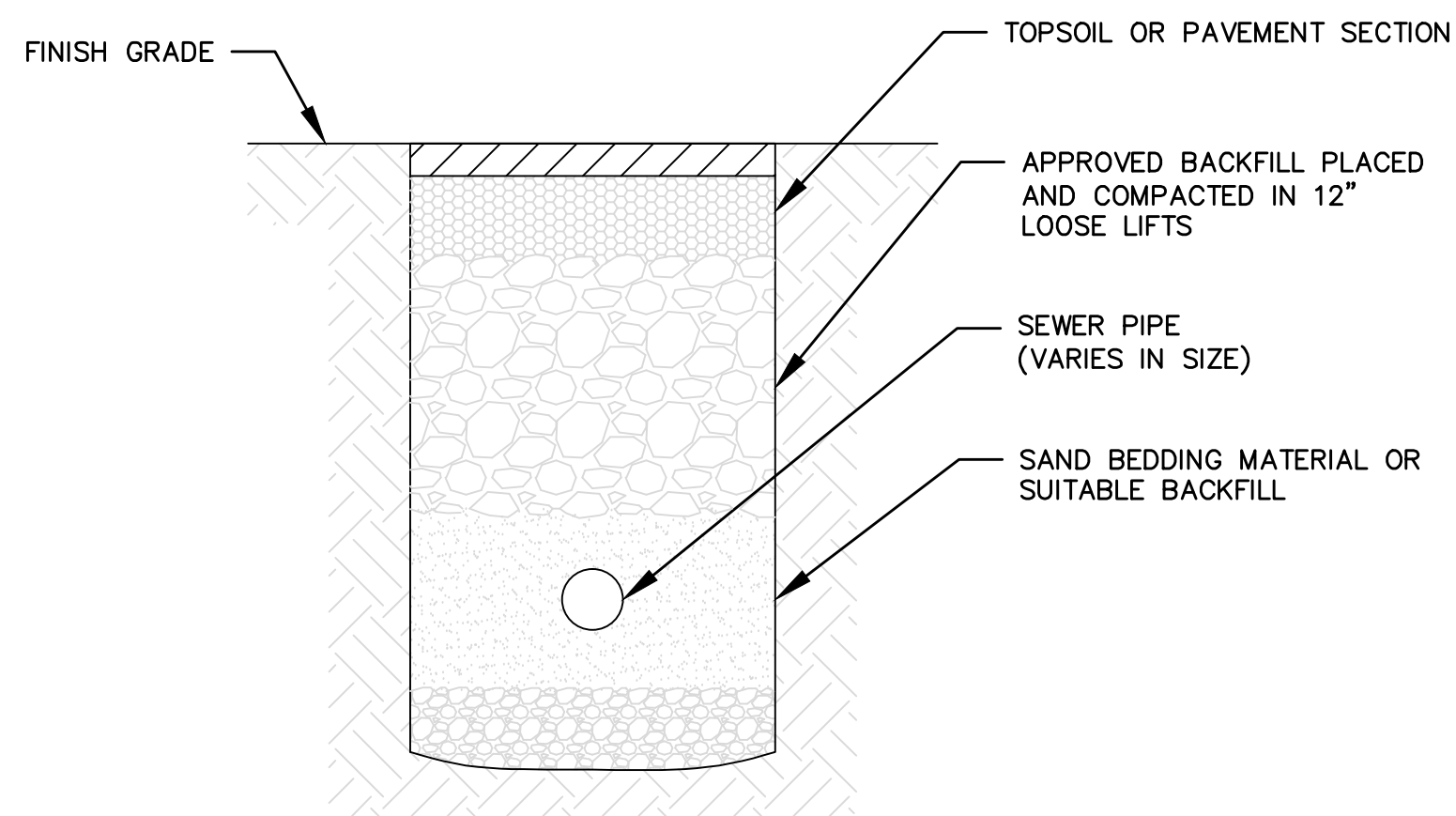
2 WATER LINE TRENCH DETAIL
(NOT TO SCALE)



NOTES:
ALL ADA ACCESSIBLE PARKING AND SIGNAGE SHALL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD. SIGNS SHALL BE LOCATED BY THE CONTRACTOR IN A LOCATIONS WHERE THEY CANNOT BE OBTAINED BY VEHICLE PARKED IN THE SPACE

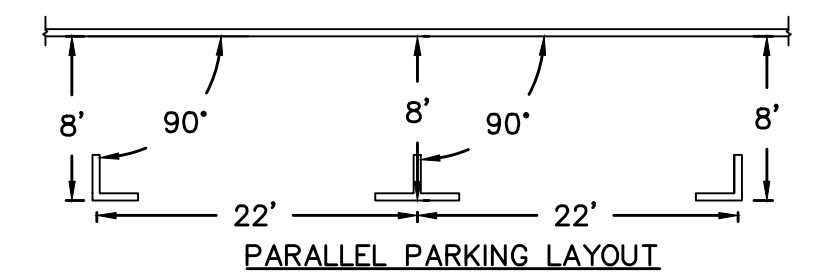
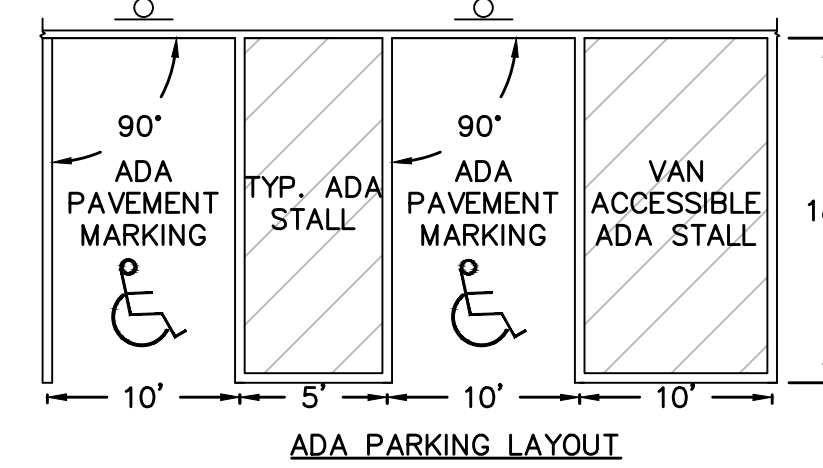
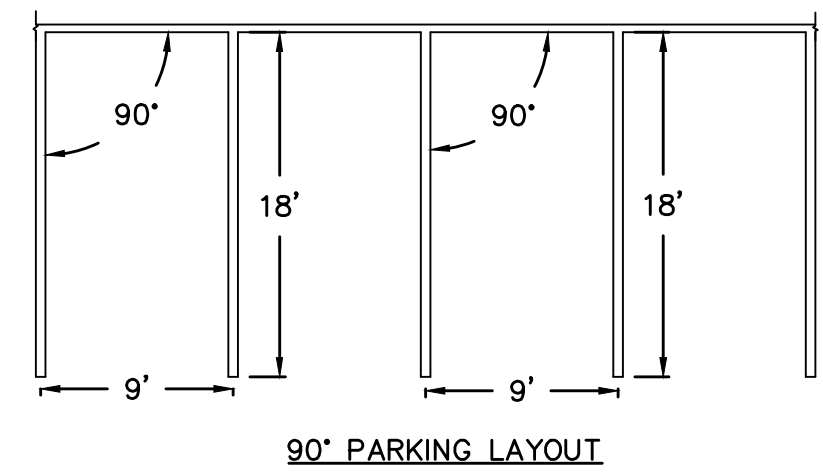
CONTRACTOR SHALL PROVIDE ALL STRIPING ON SITE. STRIPING SHOWN ON CIVIL PLANS IS FOR REFERENCE PURPOSES ONLY

5 ADA ACCESSIBLE PARKING SIGNAGE
(NOT TO SCALE)



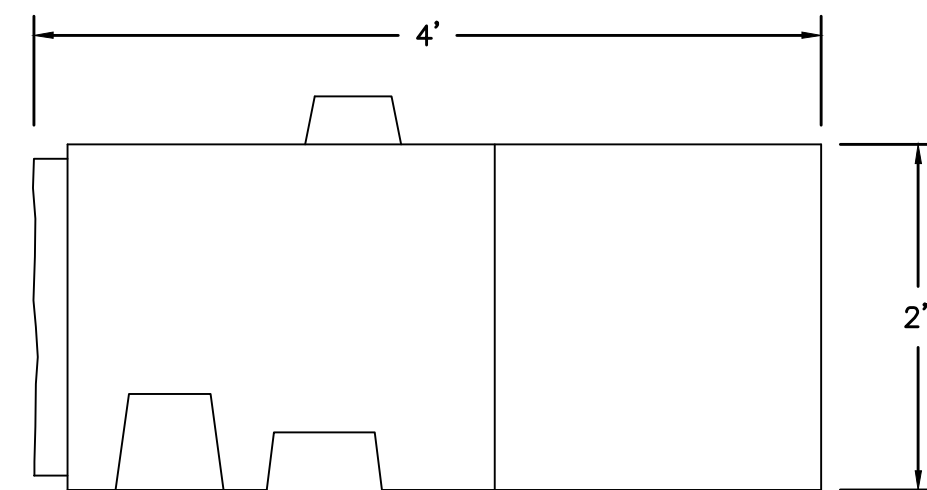
NOTES:
CONTRACTOR SHALL CONFORM TO MANUFACTURERS RECOMMENDATIONS DURING THE INSTALLATION OF UTILITY PIPE. DETAIL SHOW FOR ILLUSTRATIVE PURPOSES ONLY. INSTALLATION OF WATER MAINS SHALL BE COORDINATED WITH THE TOWN OF MONTAGUE WATER AND SEWER.

3 SEWER LINE TRENCH DETAIL
(NOT TO SCALE)



NOTES:
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6 VARIOUS PARKING STALL LAYOUTS
(NOT TO SCALE)



BRONCO II 41 INCH UNIT
UNIT VOLUME = 15.4 ft³
UNIT WEIGHT = 2240 lbs
(OR EQUIVALENT)

GENERAL NOTES

EROSION AND SEDIMENTATION CONTROL BARRIER SHOWN HERE-ON IS PER THE RECOMMENDATION OF THE ENGINEER BASED OFF THE AVAILABLE RESOURCES GIVEN TO THE ENGINEER. THE FINAL EROSION AND SEDIMENTATION CONTROL BARRIER SHOULD BE LOCATED AND DETERMINED BY THE CONTRACTOR AND/OR OWNER

THE CONTRACTOR WILL USE AN EROSION CONTROL BARRIER AT THE LIMIT OF WORK, AND ONLY IF CONSTRUCTION ACTIVITIES ARE UP GRADIENT (UP-HILL) OF THE PROPOSED PROTECTED AREA (UPHILL OF AREA TO BE PROTECTED). EITHER STRAW WADDLES OR AN EROSION CONTROL BARRIER CAN BE USED AND SHOULD BE INSTALLED PER THE CIVIL PLAN SET AT THE LIMIT OF WORK AND UPHILL OF ANY PROTECTED AREAS AND DOWNHILL OF ANY CONSTRUCTION AREAS PER THE CIVIL PLAN SET

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.

ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY. ALL STOCKPILE AREAS SHALL BE STABILIZED TO PREVENT EROSION.

ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF-SITE.

PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION. PROTECT ALL EXISTING UTILITY LINES NEAR SITE DURING CONST.

SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.

ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE.

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ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING

DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED TO ENSURE THAT DUST.

SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

INLET PROTECTION SHALL BE PROVIDED AROUND ALL DRAIN INLETS PRIOR TO CONSTRUCTION ACTIVITIES AND AROUND ALL DRAIN INLETS PRIOR TO PERMANENT PAVEMENT TO CONTROL SILTATION.

AN EROSION CONTROL BARRIER SHALL BE INSTALLED AT THE COMMENCEMENT OF CONSTRUCTION OPERATIONS

PROPOSED SITE PLAN FOR
GARAGE / BUILDING
CONSTRUCTION DETAILS
221 MILLERS FALLS RD
MONTAGUE MASSACHUSETTS

SIERUTA ENGINEERING

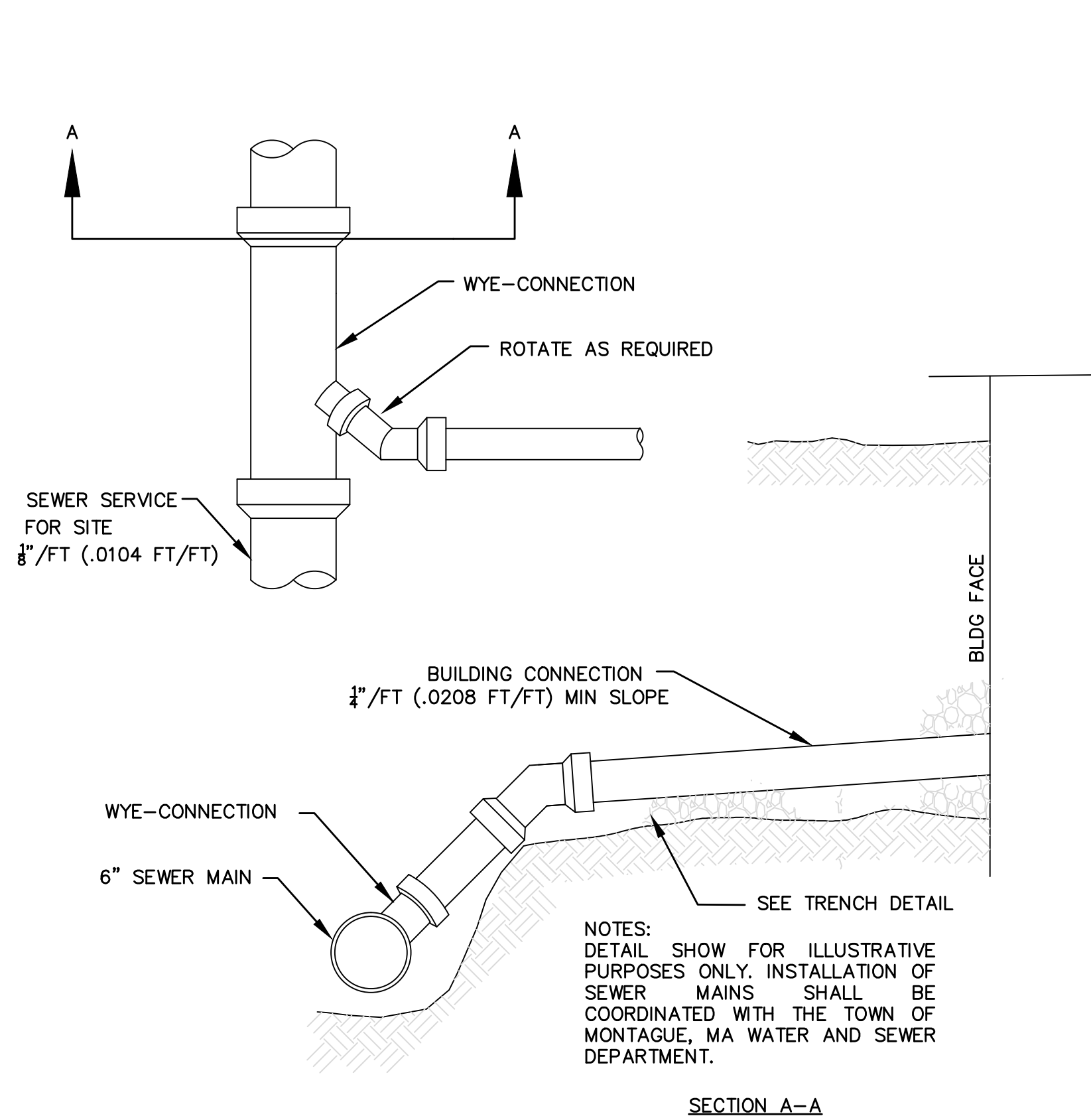
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GARAGE / BUILDING
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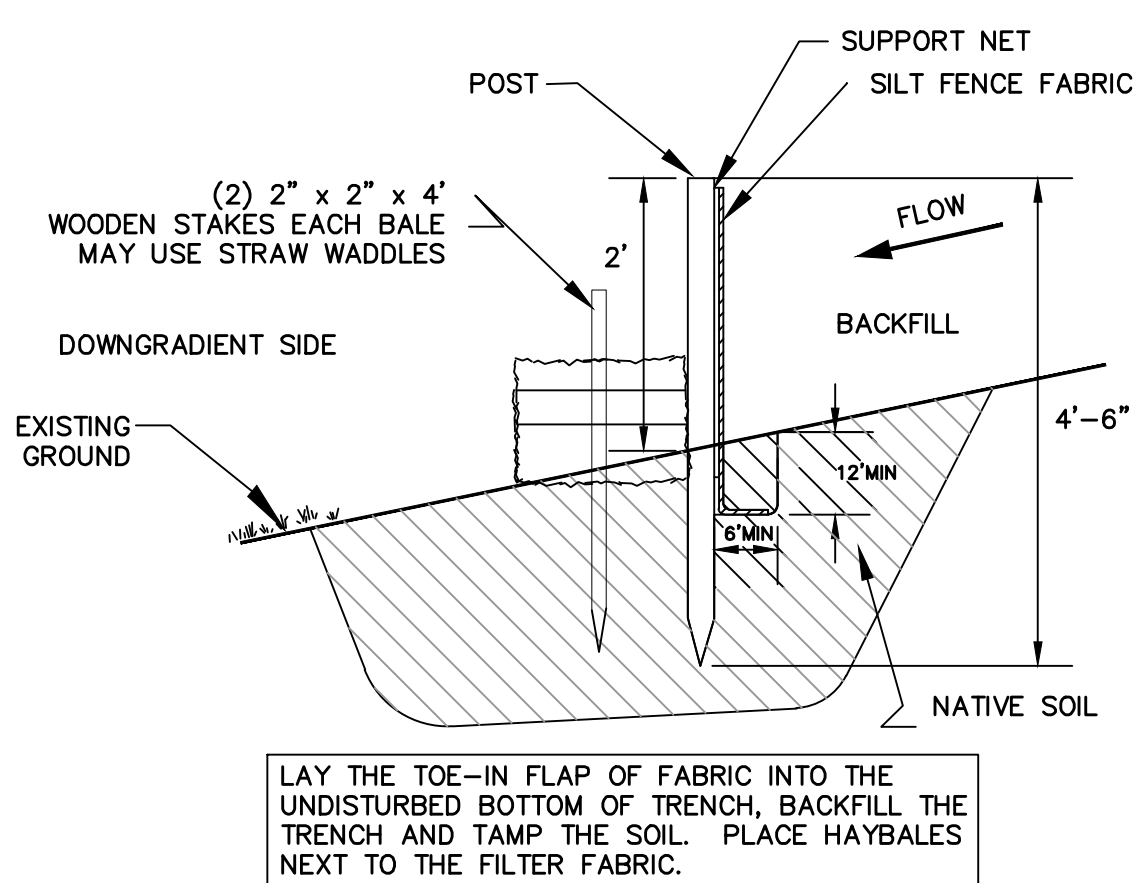
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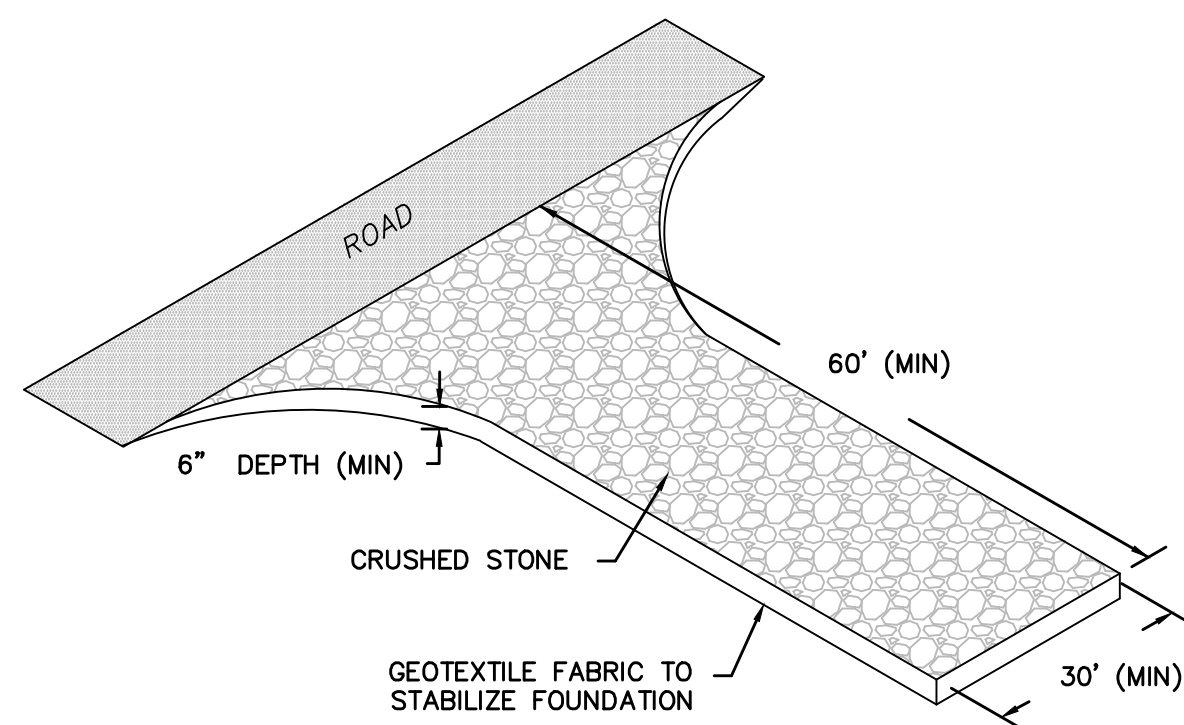
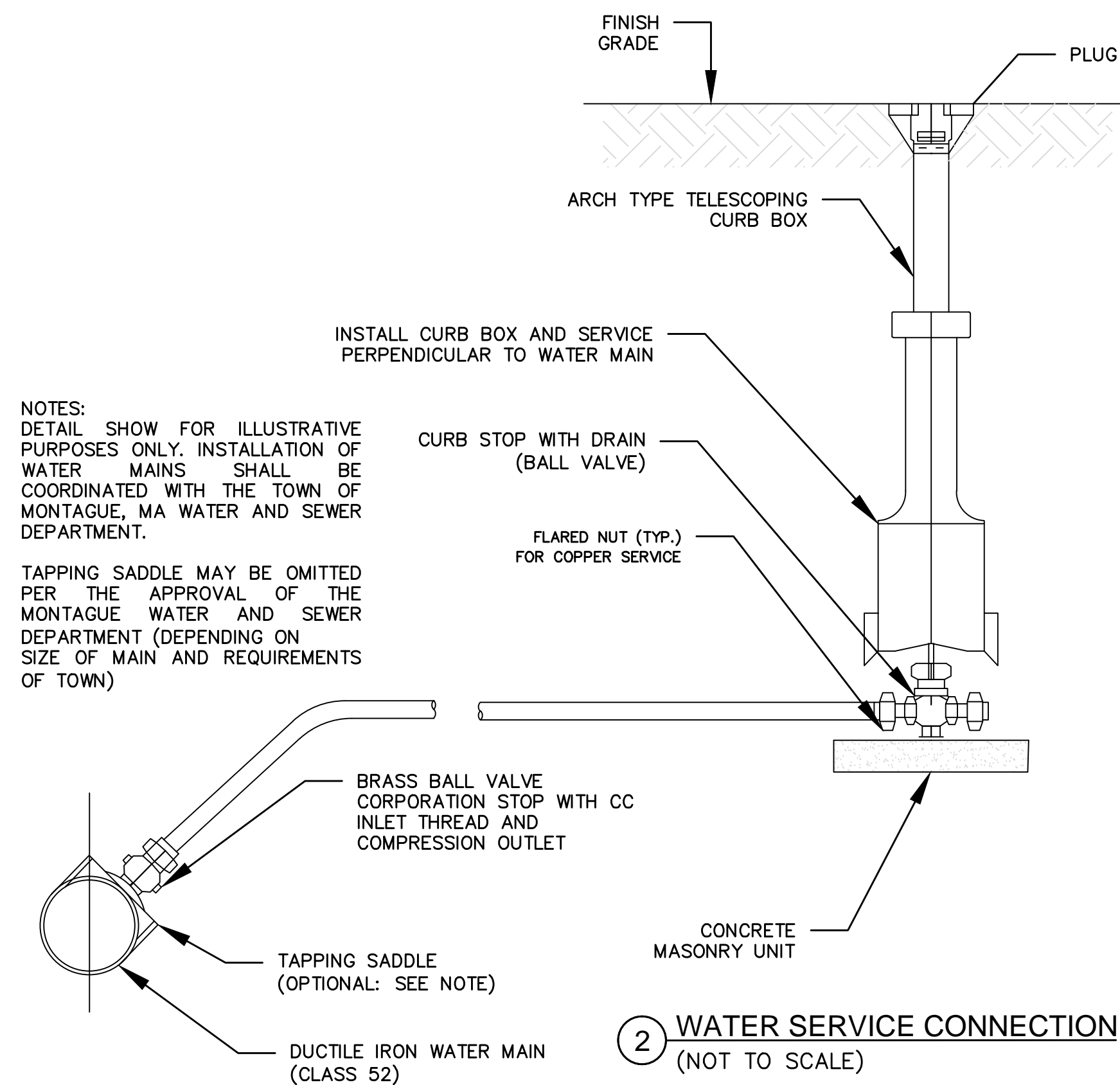
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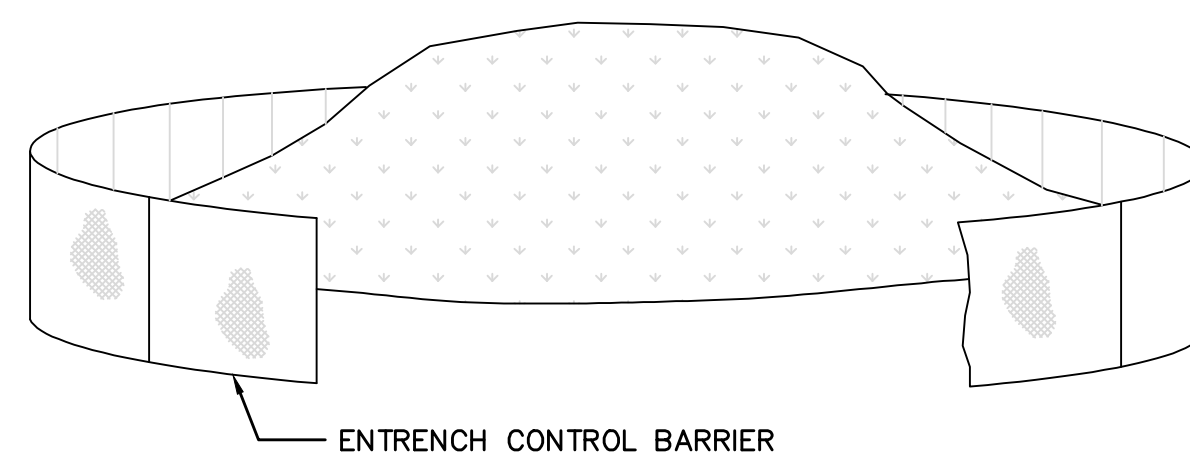
1 SEWER SERVICE CONNECTION
(NOT TO SCALE)



4 EROSION CONTROL BARRIER - HAYBALE/SILTFENCE
(NOT TO SCALE)



5 CONSTRUCTION ENTRANCE / EXIT PAD
(NOT TO SCALE)

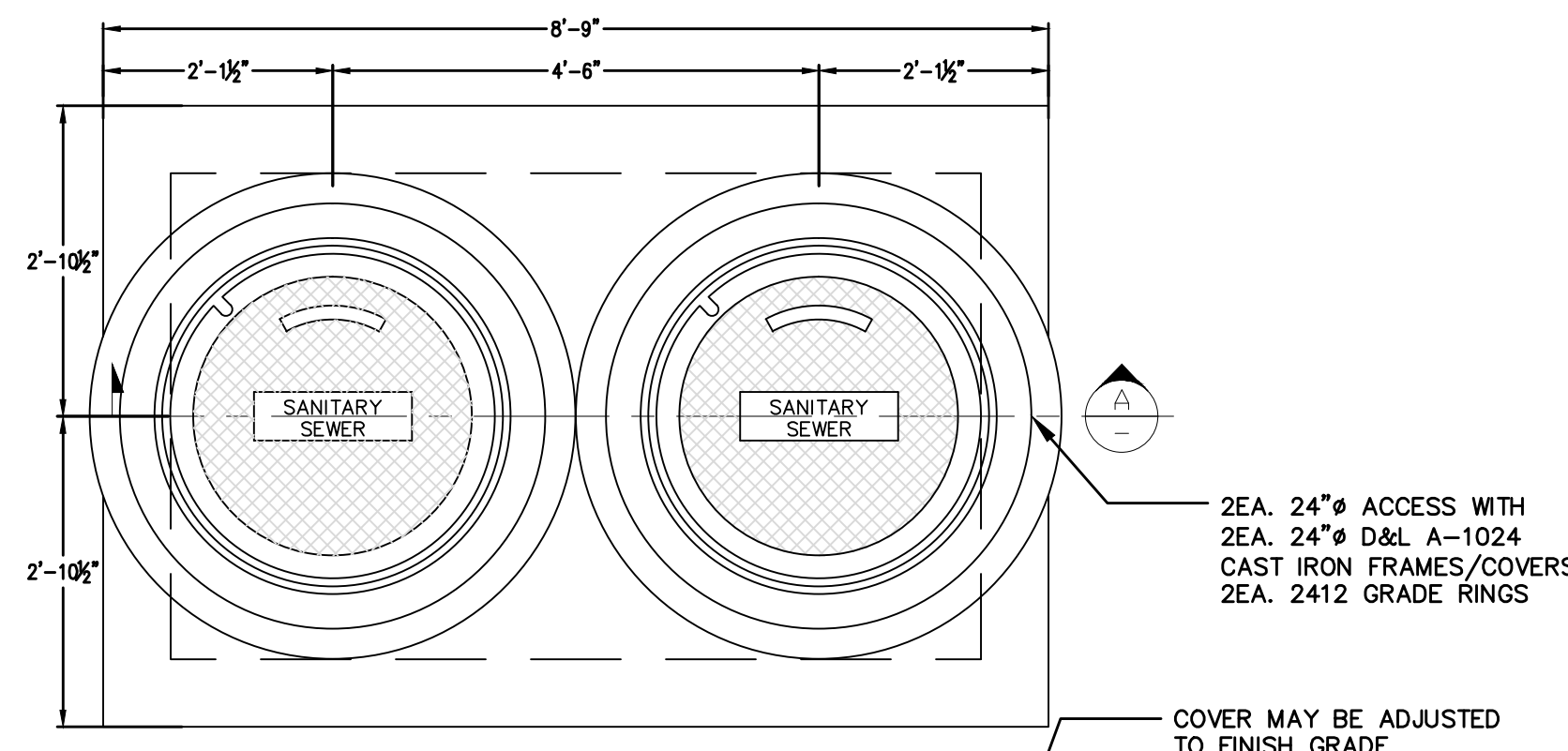
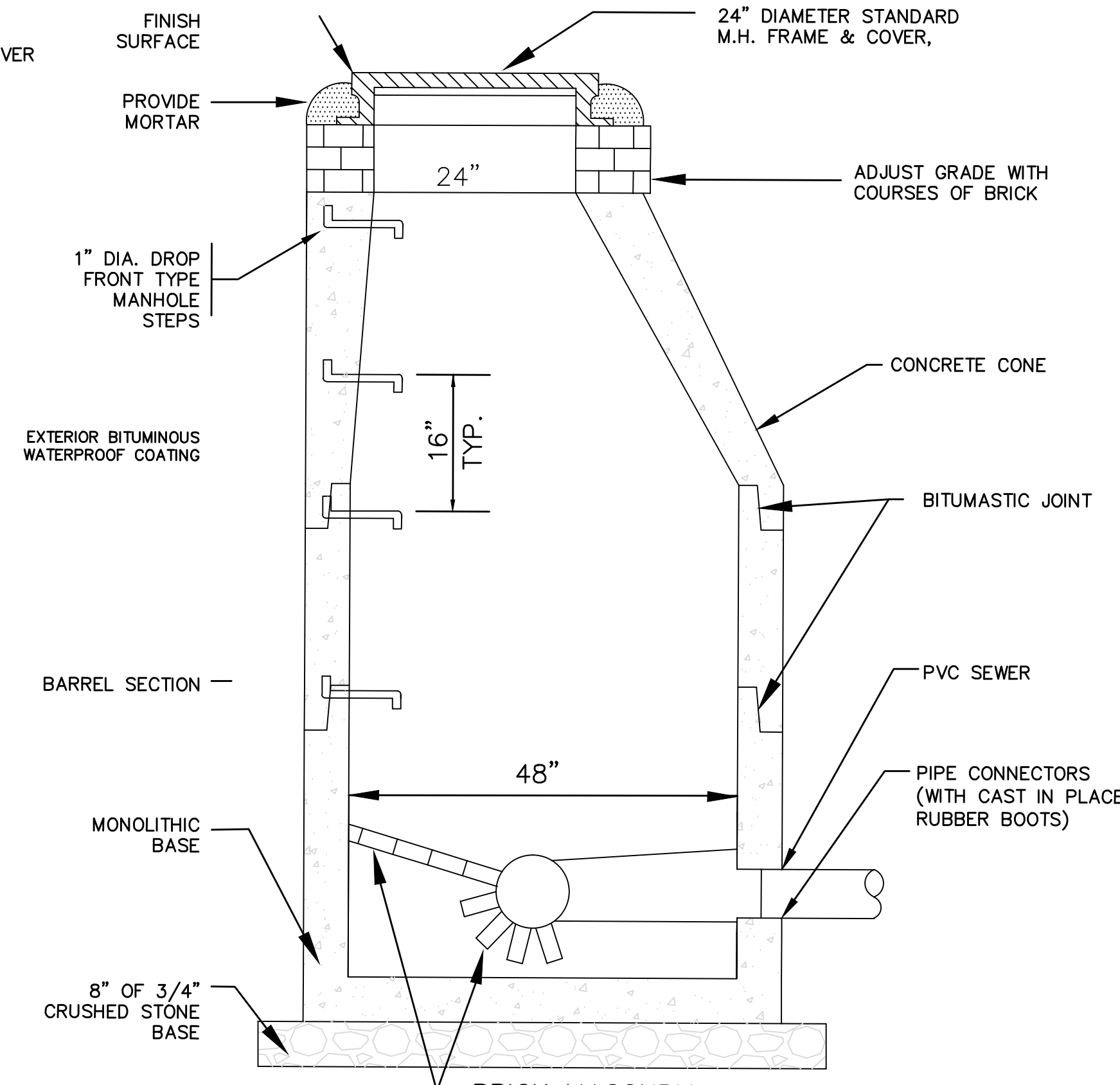


NOTES:

LOCATE STOCKPILE IN A DRY AND STABLE AREA OUTSIDE OF 100' WETLAND BUFFER ZONE.

STABILIZE STOCKPILE WITH ANNUAL RYEGRASS, MULCH OR EROSION CONTROL BLANKETS.

6 SOIL STOCKPILE
(NOT TO SCALE)



4 OIL WATER SEPARATOR (300 GALLON CAP)
(NOT TO SCALE)

300 TOTAL GALLON OIL/WATER SEPARATOR-PIPES SHOWN FOR ILLUSTRATIVE PURPOSES ONLY OR APPROVED EQUAL (VERIFY WITH PLUMBER)

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GARAGE / BUILDING

CONSTRUCTION DETAILS

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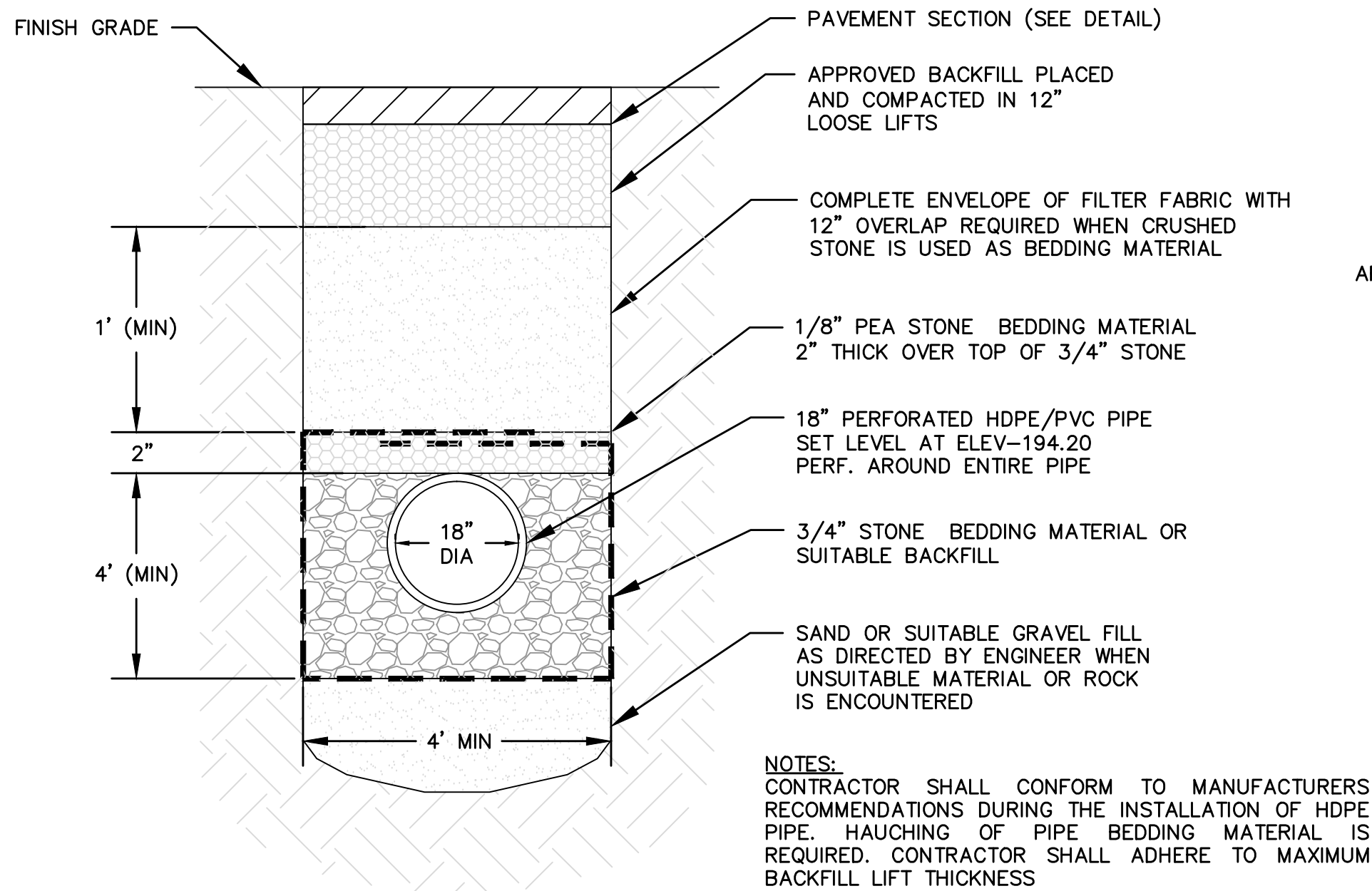
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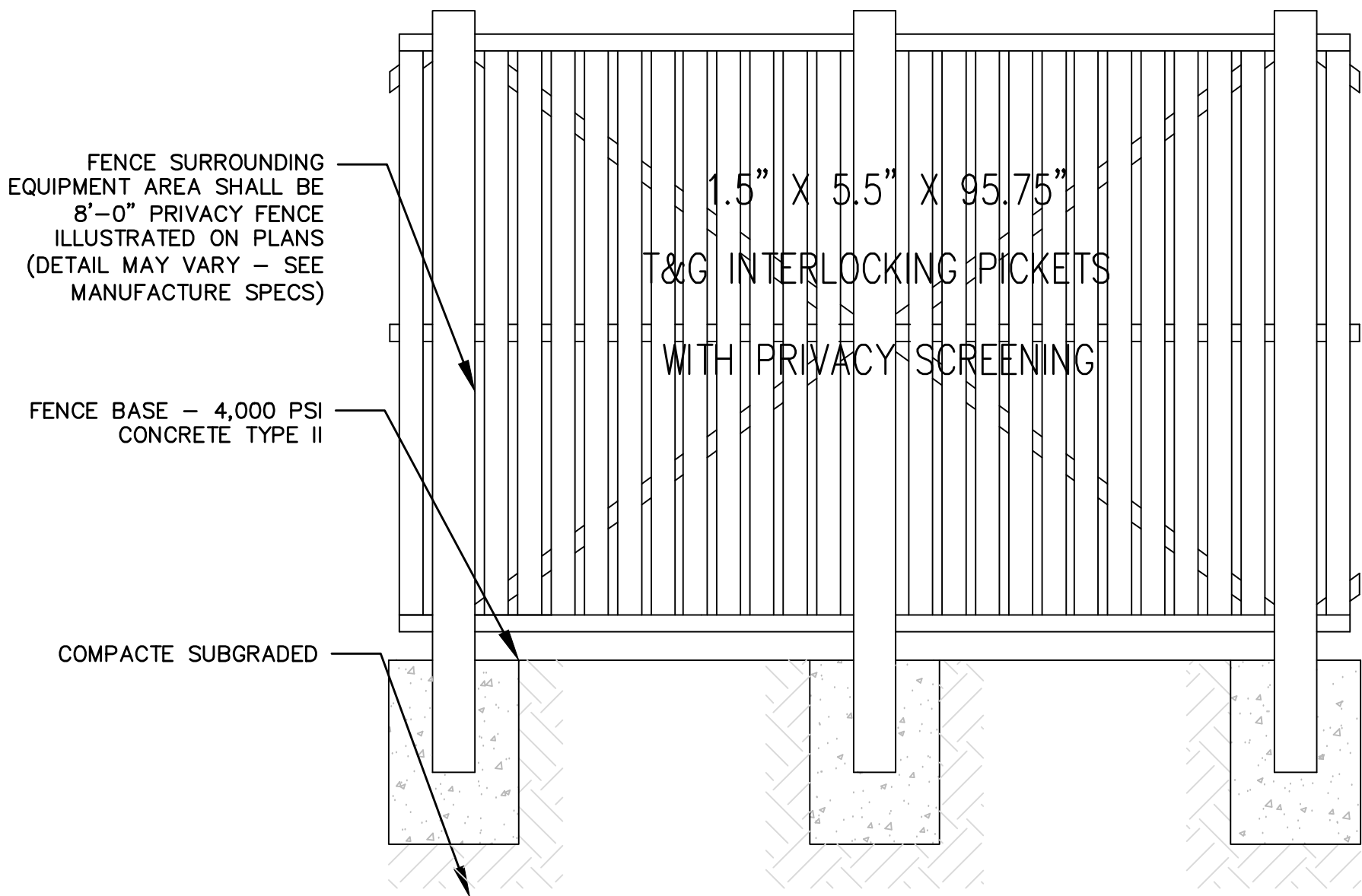
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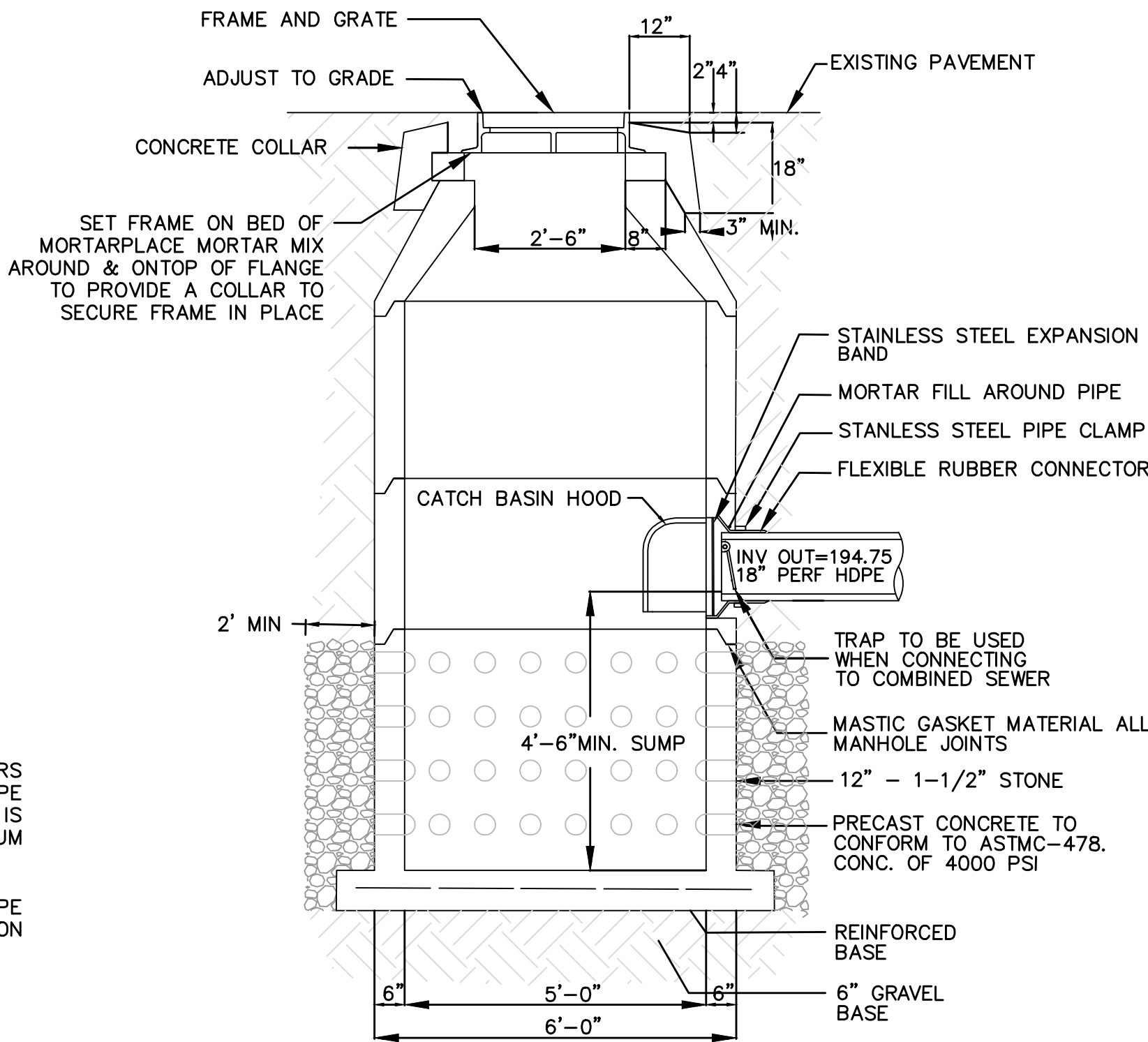
1 STORM DRAIN TRENCH DETAIL
(NOT TO SCALE)



3 6'-0" STOCKADE FENCE WITH PRIVACY SCREENING
(NOT TO SCALE)



6 EXISTING SEMI-DETACHED BUILDING ON SITE
(NOT TO SCALE)



2 PRECAST LEACHING CATCH BASIN W/TRAP



4 EXAMPLE OF PROPOSED STOCKADE FENCE ON SITE
(NOT TO SCALE)

3000 Lumens - 37 Watt - 5000 Kelvin - LED Wall Pack Fixture
81 Lumens Per Watt - 100 Watt Metal Halide Equal - Integrated Photocell - 120-277 Volt - AC Electronics AC106/35/1.0L

species selected for planting buffer on eastern/western property line - North Pole, Arborvitae (Thuja)
size @ planting - 6' tall
spacing @ planting - 3' apart
size @ maturity - 40' tall

indicates proposed trees
Acer Rubrum, red maple
size @ planting - 6-7 ft tall
spacing for maturity @ planting - 40 ft
size @ maturity - 40' wide x 80-100'

indicates retaining wall locations

symbol on drawings indicates exterior light fixtures

dashed line indicates extent of Work Area
hatched area indicates extent of gravel paving
gravel paving will be "dust-free" TRG (traprock gravel)

2 ft Galvanized, 3-Loop Surface Mount Contemporary Commercial Bike Rack

5 ARCHITECTURAL DETAILS (PROVIDED BY OTHERS)
(NOT TO SCALE)

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ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING

DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT. CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED TO ENSURE THAT DUST.

SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

INLET PROTECTION SHALL BE PROVIDED AROUND ALL DRAIN INLETS PRIOR TO CONSTRUCTION ACTIVITIES AND AROUND ALL DRAIN INLETS PRIOR TO PERMANENT PAVEMENT TO CONTROL SILTATION.

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF THE DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS

PROPOSED SITE PLAN FOR
GARAGE / BUILDING

CONSTRUCTION DETAILS

221 MILLERS FALLS RD

MONTAGUE MASSACHUSETTS

SIERUTA ENGINEERING

REGISTERED CIVIL AND ENVIRONMENTAL ENGINEERS

18 DEPOT ROAD

LEVERETT MA 01054

413-548-6658 413-549-1817 413-627-7244

PREPARED BY : JONATHAN SIERUTA E.I.T.

APPROVED BY: WILLIAM J. SIERUTA P.E.

SIERUTAENGINEERING@YAHOO.COM

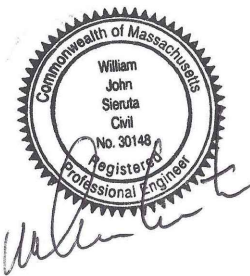
PROJECT:
PROPOSED SITE PLAN
GARAGE / BUILDING

DATE:
OCTOBER 31, 2023

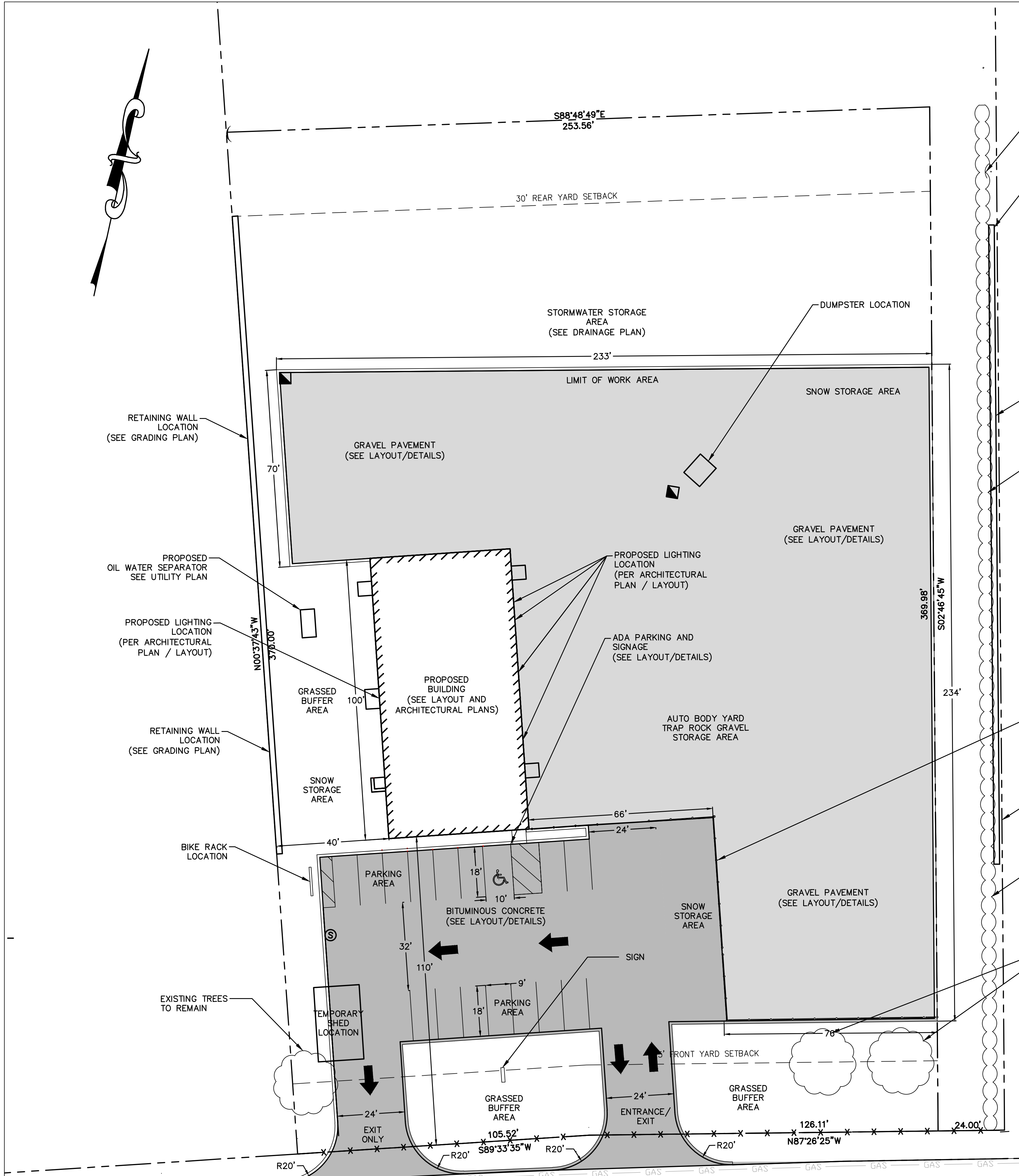
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N/A

SHEET:

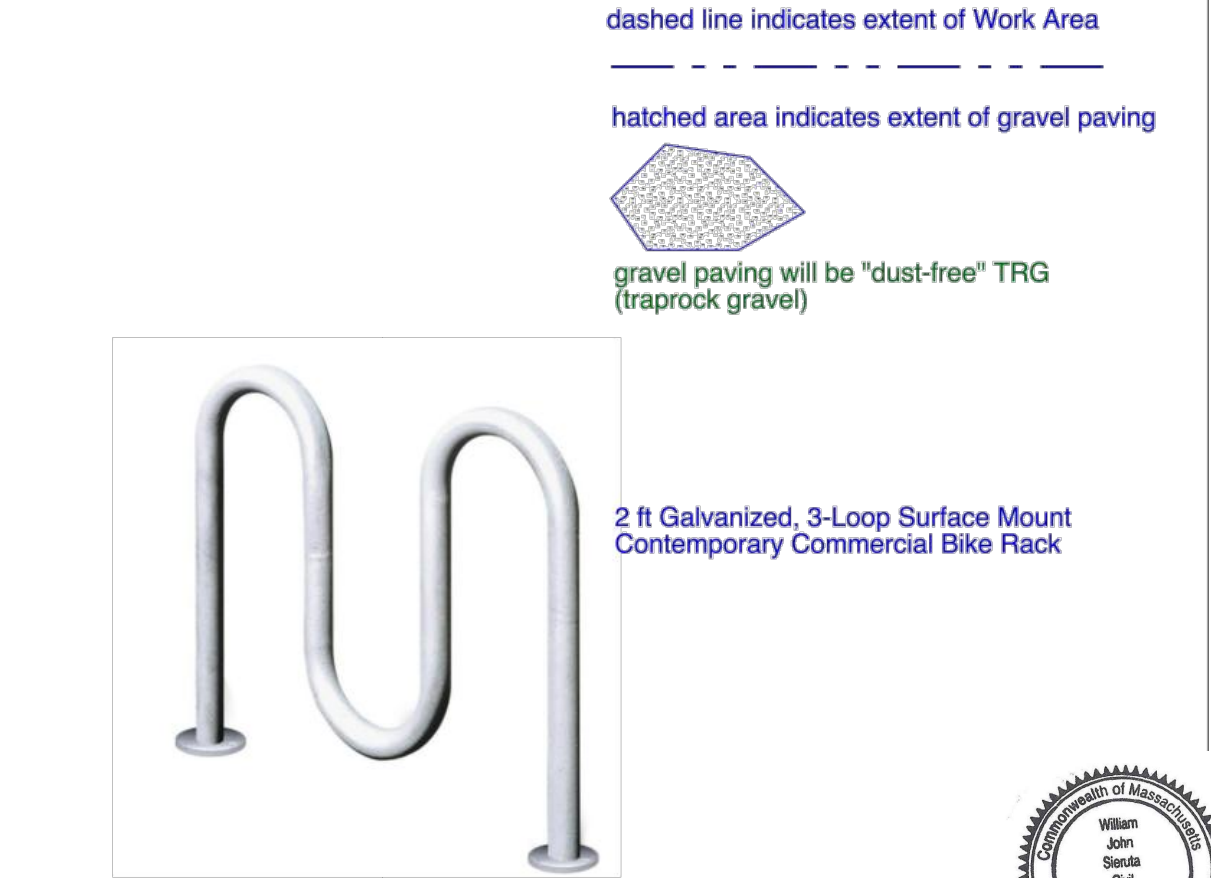
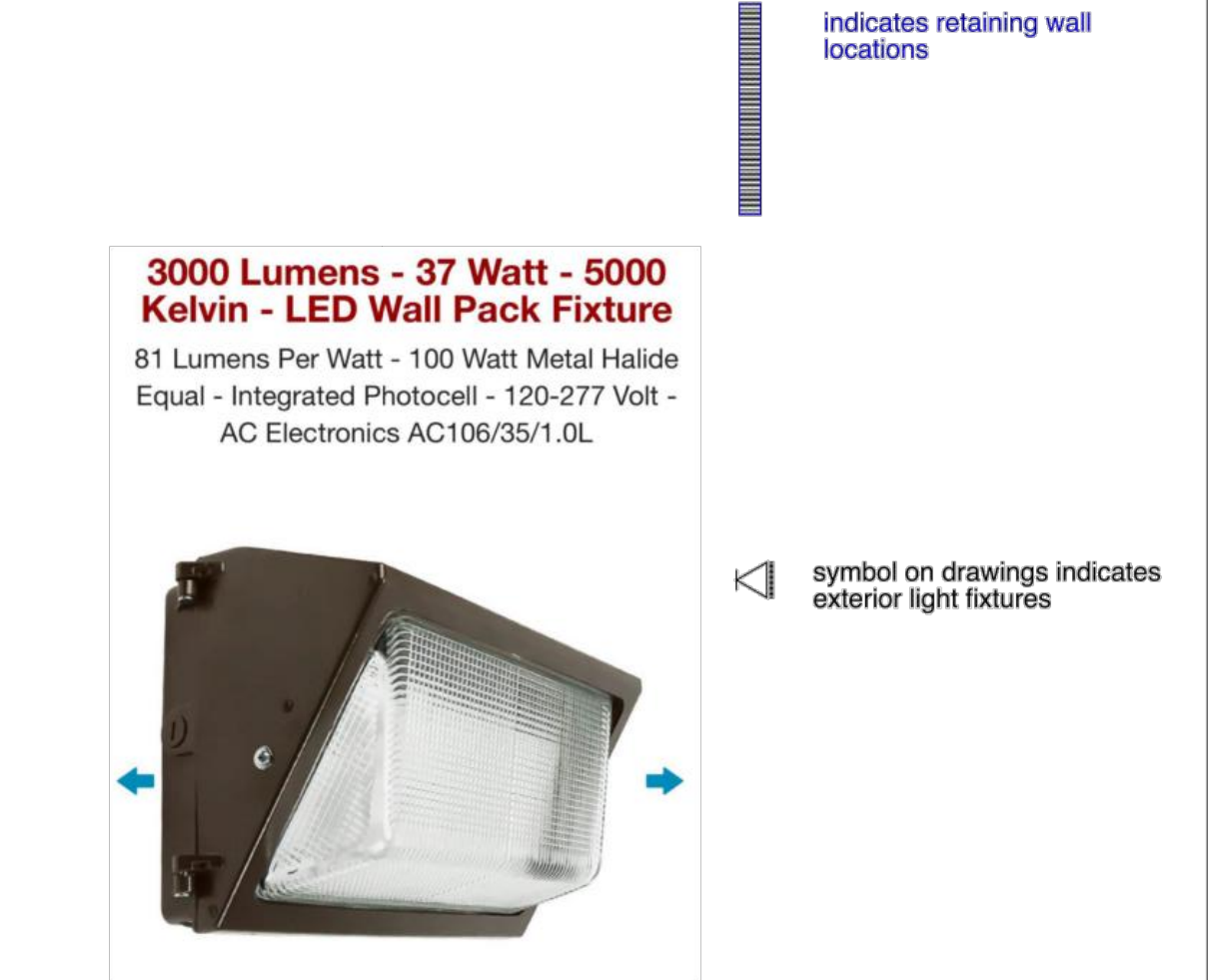
C4.2



NOT FOR CONSTRUCTION - REVIEW SET



① EXAMPLE OF PROPOSED STOCKADE FENCE ON SITE (NOT TO SCALE)



NOT FOR CONSTRUCTION - REVIEW SET

② ARCHITECTURAL DETAILS (PROVIDED BY OTHERS) (NOT TO SCALE)

GENERAL NOTES

THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL AND STATE APPROVALS AND/OR PERMITS PRIOR TO THE BEGINNING OF ANY SITE IMPROVEMENTS. THE DEVELOPER/CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THE LOCAL AND STATE AGENCIES.

THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE BEST AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO BEGINNING ANY CONSTRUCTION THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AND HAVE ALL UTILITIES MARKED ON THE GROUND.

ALL LINES AND POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED. ALL DIMENSIONING ARE TAKEN TO BACK OF BERM FOR DRIVE ISLES & PARKING AREAS.

ALL DIMENSIONING WITHIN THE DRIVEWAYS AND BERMED ENTRANCE ILLUSTRATE THE WIDTH OF THE TRAVELED WAY FROM THE TOE OF THE BERM TO THE TOE OF THE BERM. NO DIMENSIONING ON THE SITE PLANS ARE INTENDED TO ILLUSTRATE THE BACK OF THE BERM DIMENSIONING. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER. ALL DISCREPANCIES SHALL BE VERIFIED IN WRITING PRIOR TO CONSTRUCTION.

ALL AREAS DISTURBED BY CONTRACTOR SHALL BE LOAMED AND SEEDED UNLESS OTHERWISE NOTE. ALL NEW SIDEWALKS AND SURFACES TO MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS LINE AND GRADE ALL STORAGE FACILITY AND OFFICE AREA, BUILDINGS, FOOTINGS AND FOUNDATION DESIGNS ARE BY OTHERS. LANDSCAPING IS SHOWN FOR REFERENCE PURPOSES ONLY AND LANDSCAPING SHOULD BE DONE BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATION.

ALL SAW CUT PAVEMENT SHALL BE JOINTED AND SEALED. ALL AREAS WHERE THE EXISTING ROADWAY PAVEMENT WILL BE DISTURBED; SUCH AS WHERE GRANITE, BERMING IS TO BE INSTALLED OR RESET, AT THE NEW DRIVEWAY ENTRANCES, AND AT ANY STRUCTURE MODIFICATIONS, THE PAVEMENT IS TO BE SAWCUT TO ITS FULL DEPTH BACK A MINIMUM OF 1-FOOT BEYOND THE EDGE OF DISTURBANCE, PARALLEL OR PERPENDICULAR.

THE SITE ENTRANCE HAS BEEN CONFIGURED FOR A WB-50 VEHICLE CONFIGURATION AND CAN SUCCESSFULLY BE NAVIGATED BY LAYING OUT THE PROPER TURNING RADIUS ON THE SITE. THE REVISED ENTRANCE IS CONFIGURED FOR TRUCKS AND OTHER LARGE VEHICLES.

TOTAL BUILDING AREA - 5,000 SQUARE FT
TOTAL TRG AREA - 34,496 SQUARE FT

IMAGES SHOWN ON PLAN WERE PROVIDED BY JOSEPH P. MATTEI AND ASSOCIATES AND ARCHITECTURAL IMAGES WERE TAKEN FROM PREVIOUS PLAN BY JOSEPH P. MATTEI AND ASSOCIATES

PROPOSED SITE PLAN FOR
GARAGE / BUILDING

LANDSCAPE PLAN

221 MILLERS FALLS RD
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PROJECT: PROPOSED SITE PLAN
GARAGE / BUILDING
DATE: NOVEMBER 6, 2023

SHEET: **LA1.0**

SCALE: 1"=20'