

EcoTec, Inc.

ENVIRONMENTAL CONSULTING SERVICES

102 Grove Street
Worcester, MA 01605-2629
508-752-9666 – Fax: 508-752-9494

April 4, 2024

Worcester Conservation Commission
Planning & Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608

Re: Request to Amend the Order of Conditions – 241 (a.k.a., 231) Lake Ave – Lot 9
Applicant/Owner: Pavel Novikov, EPH Investments, LLC

Dear Committee Members:

Enclosed please find an electronic copy of revised plans filed under the Massachusetts Wetlands Protection Act and the Worcester Wetlands Protection Ordinance on behalf of the Applicant/Owner for the above referenced property. The applicant is seeking to Amend the Order of Conditions (MassDEP #349-1338, CC-2022-074) issued on November 17, 2022 to allow for the construction of stairs and an 8' x 14' deck within the Buffer Zone to the Bank associated with Lake Quinsigamond. The stairs and deck shall allow safe access down to the lake's edge. No work is proposed within resource areas and no trees shall be removed under the proposed project. Earth work shall be limited to minor excavation/augering to install sonotube footings for the stair piers, and a sediment control barrier shall be provided. Excess spoils from the footing holes shall be removed from the Buffer Zone and any disturbed soils shall be raked and seeded with New England Erosion Control/Restoration seed mix for dry sites and covered with a 1-inch application of weed free straw to provide moisture retention and erosion control. The applicant is seeking a waiver for the portion of the work that will be located within the 30 foot No Structures and 15 foot No Disturbance Zones. The applicant shall install "Wetland – Do Not Disturb" signs at the 15 foot No Disturbance boundary upon completion of the project.

The filing is comprised of:

1. Notification to Abutters letter and Worcester Assessor's Abutter list;
2. Copy of the Bylaw filing fee check to City of Worcester in the amount of \$50.00;
3. Copy of the Legal ad fee check to the City of Worcester in the amount of \$25.00;
4. Copy of the Order of Conditions;
5. Site Plans prepared by Graves Engineering, Inc., dated 3/26/24;

One (1) copy of the filing has also been emailed to the DEP Central Regional Office (CERO-NOI@mass.gov). We look forward to discussing this project with the Committee at the next available public hearing. If you have any questions, please feel free to contact me at any time.

Sincerely,



Scott Jordan
Senior Environmental Scientist

Cc: Pavel Novikov, EPH Investments, LLC

RECEIVED

By Mattie VandenBoom at 12:06 pm, Apr 04, 2024

Notification of Abutters Under the
Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Ordinance

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is Pavel Novikov, EPH Investments, LLC.
- B. The applicant has filed a Request to Amend the Order of Conditions with the Conservation Commission for the municipality of Worcester seeking permission to construct stairs and a deck within the 100-foot Buffer Zone to an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40) and the City of Worcester Wetlands Ordinance.
- C. The address where the planned activity will take place is 241 Lake Ave – Lot 9 (Assessors Map 17-029-002-5).
- D. This application may be viewed 8:30am-2:00pm at the Division of Planning & Regulatory Services, City Hall, 455 Main Street, Room 404, Worcester, MA. Contact phone number - 508-799-1400 x31440.
- E. Notice of the public hearing, including its date, time and place, will be published at least 7 calendar days prior to the hearing in the Worcester Telegram & Gazette.
- F. Agenda for the public hearing, including its date, time, and place, will be posted on the City website (<http://www.worcesterma.gov/city-clerk/agendas-minutes/boards-commissions>) not less than 48 hours prior to the hearing.

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 125546
Document Type	: ORD
Recorded Date	: November 23, 2022
Recorded Time	: 11:51:46 AM
Recorded Book and Page	: 68525 / 318
Number of Pages(including cover sheet)	: 22
Receipt Number	: 1483938
Recording Fee	: \$105.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

*For title reference see deed recorded in
Book 66834, Page 319



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
349-1338
MassDEP File #

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Worcester
City/Town

A. General Information

Please note:
this form has been modified with added space to accommodate the Registry of Deeds Requirements

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. From: City of Worcester
Conservation Commission

2. This issuance is for (check one):
a. Order of Conditions b. Amended Order of Conditions

3. To: Applicant:
Pavel Novikov
a. First Name b. Last Name
EPH Investments, LLC
c. Organization
56 Albert Road
d. Mailing Address
Auburndale MA 02466
e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):
_____ _____
a. First Name b. Last Name

c. Organization

d. Mailing Address
_____ _____ _____
e. City/Town f. State g. Zip Code

5. Project Location:
231 (Lot 9) Lake Avenue Worcester
a. Street Address b. City/Town
17-029 -00002
c. Assessors Map/Plat Number d. Parcel/Lot Number

Latitude and Longitude, if known: 42d 15m 53.5s N 71d 45m 16.4s W
d. Latitude e. Longitude

CC-2022-074
231 Lake Avenue (Lot 9)



Massachusetts Department of Environmental Protection
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A. General Information (cont.)

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):
Worcester
- | | |
|-----------|--|
| a. County | b. Certificate Number (if registered land) |
| 66384 | 319 |
| c. Book | d. Page |
| | 11/17/2022 |
7. Dates: 10/11/2022 11/07/2022 11/17/2022
a. Date Notice of Intent Filed b. Date Public Hearing Closed c. Date of Issuance
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):
Single Family Dwelling Lot 9, Lake Avenue
- | | |
|--------------------------------------|--------------------------|
| a. Plan Title | |
| Graves Engineering | Michael Andrade, P.E. |
| b. Prepared By | c. Signed and Stamped by |
| 11/8/2022 | 1"=10' |
| d. Final Revision Date | e. Scale |
| NOI Application Materials | 10/6/2022 |
| Stormwater Report | 10/4/2022 |
| f. Additional Plan or Document Title | g. Date |

B. Findings

1. Findings pursuant to the Massachusetts Wetlands Protection Act:
- Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:
- | | | |
|---|--|---|
| a. <input checked="" type="checkbox"/> Public Water Supply | b. <input type="checkbox"/> Land Containing Shellfish | c. <input checked="" type="checkbox"/> Prevention of Pollution |
| d. <input checked="" type="checkbox"/> Private Water Supply | e. <input checked="" type="checkbox"/> Fisheries | f. <input checked="" type="checkbox"/> Protection of Wildlife Habitat |
| g. <input checked="" type="checkbox"/> Groundwater Supply | h. <input checked="" type="checkbox"/> Storm Damage Prevention | i. <input checked="" type="checkbox"/> Flood Control |
2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a. the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



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B. Findings (cont.)

Denied because:

- b. the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. **A description of the performance standards which the proposed work cannot meet is attached to this Order.**
- c. the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. **A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).**
- 3. **Buffer Zone Impacts:** Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) 38
 a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet _____	b. linear feet _____	c. linear feet _____	d. linear feet _____
5. <input type="checkbox"/> Bordering Vegetated Wetland	a. square feet _____	b. square feet _____	c. square feet _____	d. square feet _____
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet _____ e. c/y dredged _____	b. square feet _____ f. c/y dredged _____	c. square feet _____	d. square feet _____
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet _____	b. square feet _____	c. square feet _____	d. square feet _____
Cubic Feet Flood Storage	e. cubic feet _____	f. cubic feet _____	g. cubic feet _____	h. cubic feet _____
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet _____	b. square feet _____		
Cubic Feet Flood Storage	c. cubic feet _____	d. cubic feet _____	e. cubic feet _____	f. cubic feet _____
9. <input type="checkbox"/> Riverfront Area	a. total sq. feet _____	b. total sq. feet _____		
Sq ft within 100 ft	c. square feet _____	d. square feet _____	e. square feet _____	f. square feet _____
Sq ft between 100-200 ft	g. square feet _____	h. square feet _____	i. square feet _____	j. square feet _____



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B. Findings (cont.)

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
14. <input type="checkbox"/> Coastal Dunes	_____	_____	_____ cu yd	_____ cu yd
	a. square feet	b. square feet	c. nourishment	d. nourishment
15. <input type="checkbox"/> Coastal Banks	_____	_____		
	a. linear feet	b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	_____	_____		
	a. square feet	b. square feet		
17. <input type="checkbox"/> Salt Marshes	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	_____	_____		
	a. square feet	b. square feet		
	_____	_____		
	c. c/y dredged	d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	_____	_____	_____	_____
	a. square feet	b. square feet	c. square feet	d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	_____	_____		
	a. c/y dredged	b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	_____		
	a. square feet	b. square feet		
22. <input type="checkbox"/> Riverfront Area	_____	_____		
	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	_____	_____	_____	_____
	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	_____	_____	_____	_____
	g. square feet	h. square feet	i. square feet	j. square feet

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B. Findings (cont.)

* #23. If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

23. Restoration/Enhancement *:

_____ a. square feet of BVW

_____ b. square feet of salt marsh

24. Stream Crossing(s):

_____ a. number of new stream crossings

_____ b. number of replacement stream crossings

C. General Conditions Under Massachusetts Wetlands Protection Act

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - a. The work is a maintenance dredging project as provided for in the Act; or
 - b. The time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
 - c. If the work is for a Test Project, this Order of Conditions shall be valid for no more than one year.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order. An Order of Conditions for a Test Project may be extended for one additional year only upon written application by the applicant, subject to the provisions of 310 CMR 10.05(11)(f).
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on _____ unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.

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C. General Conditions Under Massachusetts Wetlands Protection Act

8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.
9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]
"File Number 349-1338 "
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #13 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.

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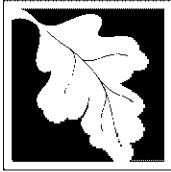
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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.
18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.
19. The work associated with this Order (the "Project")
- (1) is subject to the Massachusetts Stormwater Standards (to the maximum extent practicable)
- (2) is NOT subject to the Massachusetts Stormwater Standards

If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

- a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.
- b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:
- i.* all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
- ii.* as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
- iii.* any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;

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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;

v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following:

i.) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and

ii.) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)

- g) The responsible party shall:
 1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
 2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
 3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the issuing authority.

- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.

- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.

- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the issuing authority.

- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the issuing authority.

- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

Special Conditions (if you need more space for additional conditions, please attach a text document):

See Attachment A.

- 20. For Test Projects subject to 310 CMR 10.05(11), the applicant shall also implement the monitoring plan and the restoration plan submitted with the Notice of Intent. If the conservation commission or Department determines that the Test Project threatens the public health, safety or the environment, the applicant shall implement the removal plan submitted with the Notice of Intent or modify the project as directed by the conservation commission or the Department.

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D. Findings Under Municipal Wetlands Bylaw or Ordinance

- 1. Is a municipal wetlands bylaw or ordinance applicable? Yes No
- 2. The City of Worcester hereby finds (check one that applies):
Conservation Commission
 - a. that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

<u>City of Worcester Wetlands Protection Ordinance & Regulations</u>	<u>COW GRO</u>
1. Municipal Ordinance or Bylaw	Part 1. Ch. 6.
	2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b. that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:

<u>City of Worcester Wetlands Protection Ordinance & Regulations</u>	<u>COW GRO</u>
1. Municipal Ordinance or Bylaw	Part 1. Ch. 6.
	2. Citation
- 3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.

The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

See Attachment A.

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E. Signatures

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.

11/17/2022

Please indicate the number of members who will sign this form.

1. Date of Issuance
3 of 5

This Order must be signed by a majority of the Conservation Commission.

2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate Department of Environmental Protection Regional Office, if not filing electronically, and the property owner, if different from applicant.

The names typed below represent the intent to sign the foregoing document in accordance with MGL Chapter 110G §9

Duly authorized by Ch.110G and recorded at Worcester Registry of Deeds in Book 62537 Page 329.

Signatures:

DocuSigned by:
[Signature]
644D458088034CF...

DocuSigned by:
Devin Canton
E7B803CABD18126...

DocuSigned by:
Lindsay Nystrom
1EC379ADB20C4DD...

by hand delivery on

by certified mail, return receipt requested, on 11/17/2022

Date

Date

F. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in

CC-2022-074
231 Lake Avenue (Lot 9)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
349-1338
MassDEP File #

eDEP Transaction #
Worcester
City/Town

the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

G. Recording Information

Prior to commencement of work, this Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Project Location

MassDEP File Number

Has been recorded at the Registry of Deeds of:

County

Book

Page

for: Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

CC-2022-074
231 Lake Avenue (Lot 9)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 5 – Order of Conditions
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
349-1338

MassDEP File #

eDEP Transaction #
Worcester

City/Town

Document Number

Signature of Applicant



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
Request for Departmental Action Fee
Transmittal Form

DEP File Number:

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. Request Information

1. Location of Project

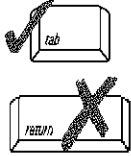
a. Street Address

b. City/Town, Zip

c. Check number

d. Fee amount

Important:
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

4. DEP File Number:

B. Instructions

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions – Fee: \$120.00 (single family house projects) or \$245 (all other projects)
- Superseding Determination of Applicability – Fee: \$120
- Superseding Order of Resource Area Delineation – Fee: \$120

CC-2022-074
231 Lake Avenue (Lot 9)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
Request for Departmental Action Fee
Transmittal Form

DEP File Number:

Provided by DEP

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Instructions (cont.)

Send this form and check or money order, payable to the *Commonwealth of Massachusetts*, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <http://www.mass.gov/eea/agencies/massdep/about/contacts/>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

ATTACHMENT A

**Worcester Conservation Commission
Special Order of Conditions**

City of Worcester Wetlands Protection Ordinance & City of Worcester Wetlands Protection Regulations
(City of Worcester Revised Ordinance Part I, Chapter 6)

And

Massachusetts General Laws, Chapter 131, §40 - Massachusetts Wetlands Protection Act

Address (CC-2022-074 & DEP#349-1338)

Project Description: To construct a single-family home, driveway, stormwater management, and related site work.

Waivers Granted: None

Table of Contents:

I. Conditions to Meet Prior to and During Construction	2
II. Conditions to Meet Before the Start of Any Activity	2
III. Stormwater Management System	3
IV. Conditions to Meet During Construction	3
V. Conditions to Meet at Completion of Project	5
VI. General Conditions	6

Notes:

- **Office of the Commission** is located at the Division of Planning and Regulatory Services (455 Main Street 4th floor, Worcester, MA), which can be contacted by e-mailing planning@worcesterma.gov or calling 508-799-1400 ext. 31440.
- **Asterisked (*) conditions** are standard conditions of approval for all projects.

I. Conditions to Meet Prior to and During Construction

21. Person Responsible for Compliance with the Order of Conditions* – A person shall be designated to be responsible to monitor compliance with the Order of Conditions. Their name and contact information (24/7) shall be provided to the Office of the Commission prior to start of any activity. This person shall conduct:
 - a) periodic inspections to assure the adequacy and continued effectiveness of erosion and sediment controls;
 - b) inspections of said controls following 0.5-inch or greater rain events, or after a heavy snow melt.
22. Contract* - This Order of Conditions and all approved plans shall be included as part of any contract and subcontract and shall be posted in a prominently displayed location in the supervisory office on site during all phases of construction.
23. Notification* - The applicant shall notify the Office of the Commission a minimum of 48 hours prior to the start of any activity.
24. Wetland Flagging – Prior to construction, wetland flags shall be installed along the wetland boundary, and shall remain in place during and after construction until approved for removal through the issuance of Certificate of Compliance for the entire project.

II. Conditions to Meet Before the Start of Any Activity

25. Revised Plans – That one (1) to-scale digital copy of revised plans shall be provided to the Office of the Commission, prior to commencement of work, showing the below changes. These plans shall be considered the final revised plans approved for the project -
 - a) Depict a minimum of three (3) plantings downgradient of the outfall to mitigate the potential for scour, and to provide stability for the slope.
26. Stormwater Management System Maintenance – Prior to the start of any activity, the applicant must submit in writing the name, address and telephone number of the party responsible for ongoing maintenance of the stormwater management system components.
27. Stormwater Pollution Prevention Plan (SWPPP)* – That one (1) copy of the SWPPP submitted to the EPA in compliance with the NPDES permit requirements, if applicable, shall be provided to the Office of the Commission prior to commencement of work.
28. Tree Cutting* – Tree cutting is allowed following installation of erosion and sediment controls; otherwise, it may be allowed, prior to such installation, with the explicit permission of the Commission or its Agents.
29. Trees To Remain* – All trees to remain post construction shall be marked on site as shown on the approved plan so that the Commission or its representative can verify them before any clearing takes place.
30. Pre-Construction Conference* -
 - a) The Conservation Commission or its Agents shall conduct a pre-construction conference prior to commencement of activities in each phase of the project. Phasing, if any, shall conform to the approved plans.
 - b) The property owner / applicant and any person performing work that is subject to this Order are responsible for understanding and complying with the requirements of this Order, the Wetlands Protection Act, 310 CMR 10.00 and City of Worcester Wetlands Protection Ordinance and Regulations. Said persons shall acknowledge such in writing prior to commencement of activities.

31. Inspections Prior to Site Preparation and Site Work* - Erosion and sediment controls shall be installed and verified, in compliance with final approved plans, by the Commission or its Agents prior to the commencement of any excavation, grubbing and/or stumping of vegetation, grading, construction, or other site preparation.
32. Construction Schedule* - Submit a Construction Schedule consistent with Work Sequencing plans provided to the Office of the Commission prior to the start of any activities.
33. Demarcation of Limit of Work – The limit of clearing shall be staked in the field prior to the pre-construction conference.

III. Stormwater Management System

34. Catch Basins* –
 - a) The paved roadways and parking lots shall be bermed and shall be installed with standard City of Worcester catch basins.
 - b) Prior to start of activity on site that causes soil erosion and sedimentation, catch basin filter traps shall be installed in the existing and new catch basins.
 - c) Catch basins shall be cleaned as warranted during construction to keep them clear of sediment, and minimum twice a year thereafter.
35. Stormwater Management System Maintenance* – The stormwater management system shall be maintained in accordance with the approved design plans and Operation and Maintenance Plan on file with the Office of the Commission. The system shall be maintained in good hydraulic condition (e.g. any accumulated silt/sediment shall be removed; the system shall be kept free of any litter, refuse, or other extraneous matter, etc.). **This condition shall extend in perpetuity beyond the issuance of the Certificate of Compliance.**

IV. Conditions to Meet During Construction

36. Limit of Work* – No removal, filling, dredging or altering of jurisdictional areas shall take place outside the approved work under this Order of Condition.
37. Work Sequencing* – Activities shall take place in accordance with all phasing and sequencing shown on the plan and/or provided in the application materials on file with the Office of the Commission and shall follow any lot opening restrictions otherwise provided herein.
38. Infiltration Unit Inspection - Prior to back-filling, the applicant shall request and have conducted an inspection by the Commission or its Agents in order to verify the installation of the infiltration unit was conducted in a manner consistent with that provided on the approved plans. A second inspection shall be requested to confirm the pipes/leaders connecting to the infiltration unit are properly installed prior to back-fill.
39. Erosion Stabilization -
 - a) Erosion and Sediment Controls* - All erosion and sediment controls shall be monitored, maintained, and adjusted for the duration of the project to prevent adverse impacts to jurisdictional areas. Additional erosion and sediment controls may be utilized on site as needed.
 - b) Off Site Impacts* - There shall be no off-site erosion, flooding, ponding, or flood-related damage from runoff caused by the project activities.
 - c) Unanticipated Drainage or Erosion* - The applicant shall control any unanticipated drainage and/or erosion conditions that may cause damage to jurisdictional areas and/or abutting or downstream properties. Said control measures shall be implemented immediately upon need.

The Office of the Conservation Commission shall be notified if such conditions arise and of the measures utilized.

- d) Soil Stabilization due to Delay in Work* - If there is an interruption of more than 10, but less than 60 days between completion of grading and revegetation, the applicant shall sow all disturbed areas with annual rye grass to prevent erosion. If soils are to be exposed for longer than 60 days, a temporary cover of rye or other grass should be established following US Soil Conservation Services procedures, as recently amended, to prevent erosion and sedimentation. Once final grading is complete, loaming and seeding of final cover should be completed promptly.
- e) Grading of Slopes*-
 - i. >40% Slope – Slopes shall not exceed those specified in the plans approved by the Conservation Commission. Any slope equal to or greater than 40% (1 vertical to 2 1/2 horizontal) shall be stabilized with erosion control matting.
 - ii. <40% Slope – Final grades of vegetated areas shall not exceed a slope of 1 vertical to 2 1/2 horizontal (40%) and shall be stabilized to prevent erosion, particularly during the construction period.
- f) Stockpile Maintenance* - Any stockpiling of loose materials shall be properly stabilized to prevent erosion into and sedimentation of jurisdictional areas. Preventative controls such as strawbales or erosion control matting shall be implemented to prevent such an occurrence.
- g) Stockpile Location – In no case shall any soil or excavated material be stockpiled within 50 feet of any wetland, floodplain, or storm drain inlet.
- h) Site Stabilization Prior to Winter* - Prior to winter, exposed soils shall be stabilized (e.g. with demonstrated vegetative growth, impermeable barriers, erosion control blankets, etc.).

40. Invasive Insects* -

- a) Plantings – No trees to be planted shall be species susceptible to the Asian Longhorned Beetle or Emerald Ash Borer.
- b) Wood Removal – All tree, brush & wood removal shall adhere to the most recently amended requirements set forth by the Massachusetts Department of Conservation & Recreation for any project located in the Asian Longhorned Beetle Quarantine Zone.

41. Invasive Vegetation – The goal of this condition is to keep jurisdictional areas (bufferzone and resource areas) free of all invasive, likely invasive, and potentially invasive species as identified in *The Evaluation of Non-native Plant Species for Invasiveness in Massachusetts*, published by the MA Invasive Plant Advisory Group in April 1, 2005. This condition is intended to prevent the introduction and spread of non-native and invasive species which are known to result in resource area alterations and have impacts on wildlife habitat, etc.

- a) Material Introduction – All imported materials, such as compost, topsoil, etc. shall be inspected for evidence of invasive vegetation prior to use within jurisdictional areas at the site in order to prevent introduction and/or the spread of invasive vegetation. No materials with evidence of invasive vegetation shall be used in jurisdictional areas.
- b) On-going Management - A weeding program must be implemented within all jurisdictional areas that are disturbed as part of the project. The weeding program shall begin within one month of when final grades are reached and shall continue, at a minimum of, twice per growing season until a Certificate of Compliance is issued for the project.

42. Dust Control* - Provisions for dust control shall be provided during all construction and demolition activities. Such provisions shall be conducted in compliance with all City of Worcester Water Use Restrictions, if in effect, during such activities.

43. Dewatering* – If dewatering is required,
- a) Notice of such activities shall be given to the Office of the Commission within 24 hours of commencement;
 - b) There shall be no discharge of untreated dewatered stormwater or groundwater to jurisdictional areas either by direct or indirect discharge to existing drainage systems;
 - c) Any discharge to surface waters or drainage structures must be visibly free of sediment;
 - d) To the maximum extent practicable, proposed dewatering activities should be located outside of the 100' buffer. If such activities must be located within the 100' buffer, they shall be monitored at all times when the pumps are running;
 - e) Dewatering activities shall be confined within an area of secondary containment at all times.
44. Cement Truck Washing - Cement trucks shall not discharge washout effluent directly to any resource area, the 30' buffer thereto, or into any drainage system. Designated washout areas shall be located out of the 100 buffer zone to any wetland.
45. Equipment/Material Placement - No equipment or materials are to enter or be placed in the wetland/bank at any time.
46. Spill Prevention* -
- a) No fuel, oil, or other pollutants shall be stored in any resource area or the buffer zone thereto, unless specified in this Order;
 - b) No refueling shall take place within resource areas or 100-ft to a resource area;
 - c) The applicant shall take all necessary precautions to prevent discharge or spillage of fuel, oil or other pollutants onto any part of the site;
 - d) A spill kit shall be present on site at all times.
47. Fertilizers – For any portion of the lot located in the buffer zone, the Commission will allow the use of fertilizers only during the construction phase in order to establish vegetation in order to stabilize slopes as quickly as possible.

V. Conditions to Meet at Completion of Project

48. Site Stabilization* - All disturbed areas shall be properly stabilized with well-established perennial vegetation or other approved methods before the project is considered complete.
49. Erosion and Sediment Controls* - Erosion and sediment controls shall not be removed from the site until all disturbed areas have been stabilized with final vegetative cover and approval has been received from the Commission or its Agents to do so. The controls must then be removed within two weeks of receipt of that certification.
50. Certificate of Compliance* - Upon completion of the project, the applicant shall request in writing a Certificate of Compliance from the Commission. If the project has been completed in accordance with plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor, certification must include a written statement by such professional certifying the same.
- a) If the project required compliance with the Massachusetts Stormwater Standards and/or work was conducted within Riverfront Area or Bordering Land Subject to Flooding, a certified as-built plan-of-land shall be provided showing final grades, resource areas, and all constructed improvements;
 - b) If permanent markers were required, the certified as-built plan-of-land shall depict their location.

51. Pesticides, Etc. – No pesticides, herbicides, or fertilizers, with the exception of lime, shall be used on lawn(s) within the buffer zone to bordering vegetated wetland or bank after completion of the project.
52. Sand/Salt – The use of sand and salt on paved surfaces shall be kept to an absolute minimum during the winter months.
53. Snow Storage – At no time shall snow be stored or stockpiled within 30' of a bordering vegetated wetland or bank, a stormwater basin, or compensatory storage area.
54. Deed Condition – Conditions numbered 35, 51, 52, & 53 shall extend beyond the Certificate of Compliance, in perpetuity, and shall be referred to in all future deeds to this property.

VI. General Conditions

55. Change in Ownership* - If a change in ownership takes place while this Order is still in effect, it is the responsibility of the new owner to notify the Commission of the change and to provide the name of the person responsible for compliance with the Order.
56. Conservation Agent's Power to Act* - With respect to all conditions, except _____, the Conservation Commission designates the Conservation Agent, as its Agent with full powers to act on its behalf in administering and enforcing this Order, unless the Agent determines approval from the Commission is appropriate.
57. Right to Inspect* - A member of the Conservation Commission or its Agent may enter and inspect the property and the activity that are the subjects of this Order at all reasonable times, with or without probable cause or prior notice, and until a Certificate of Compliance is issued, for the purpose of evaluating compliance with this Order (and other applicable laws and regulations).
58. Changes to the Plan or Errors & Omissions* -
 - (a) If any plan, calculation, or other data presented to the Office of the Commission is in error or have omissions, and are deemed significant by the Commissioners or their Agents, all work will stop at the discretion of the Commission, until the discrepancies have been rectified to the Commission's satisfaction.
 - (b) The applicant must notify the Commission in writing of any changes in the plans or implementation of the proposed activity where mandated by any local, state, or federal agencies having jurisdiction over the proposed activity. If, in the opinion of the Commission, any changes in the plans or implementation of the proposed activity so require, then the Commission may modify, amend or rescind this Order in a way consistent with:
 - M.G.L. Chapter 131, Section 40,
 - 310 CMR 10.00, *Wetlands Protection*,
 - the City of Worcester's *Wetlands Protection Ordinance*, and
 - the Commission's *Wetlands Protection Regulations*

If any provisions of any conditions, or application thereof is held to be invalid, such invalidity shall not affect any other provisions of this Order. If the Commission deems that a proposed change is major or substantial, a new hearing may be required.
59. Liability* - The applicant shall indemnify and save harmless the Commonwealth, the City of Worcester, the Conservation Commission, and its Agents against all sites, claims or liabilities of every name and nature arising at any time out of or in consequence of the acts of the Commission or its Agents in the performance of the work covered by this Order and/or failure to comply with the terms and conditions or this Order whether by itself or its employees or subcontractors.

LAKE ACCESS

241 LAKE AVENUE (LOT 9)

WORCESTER, MA 01604

SHEET INDEX

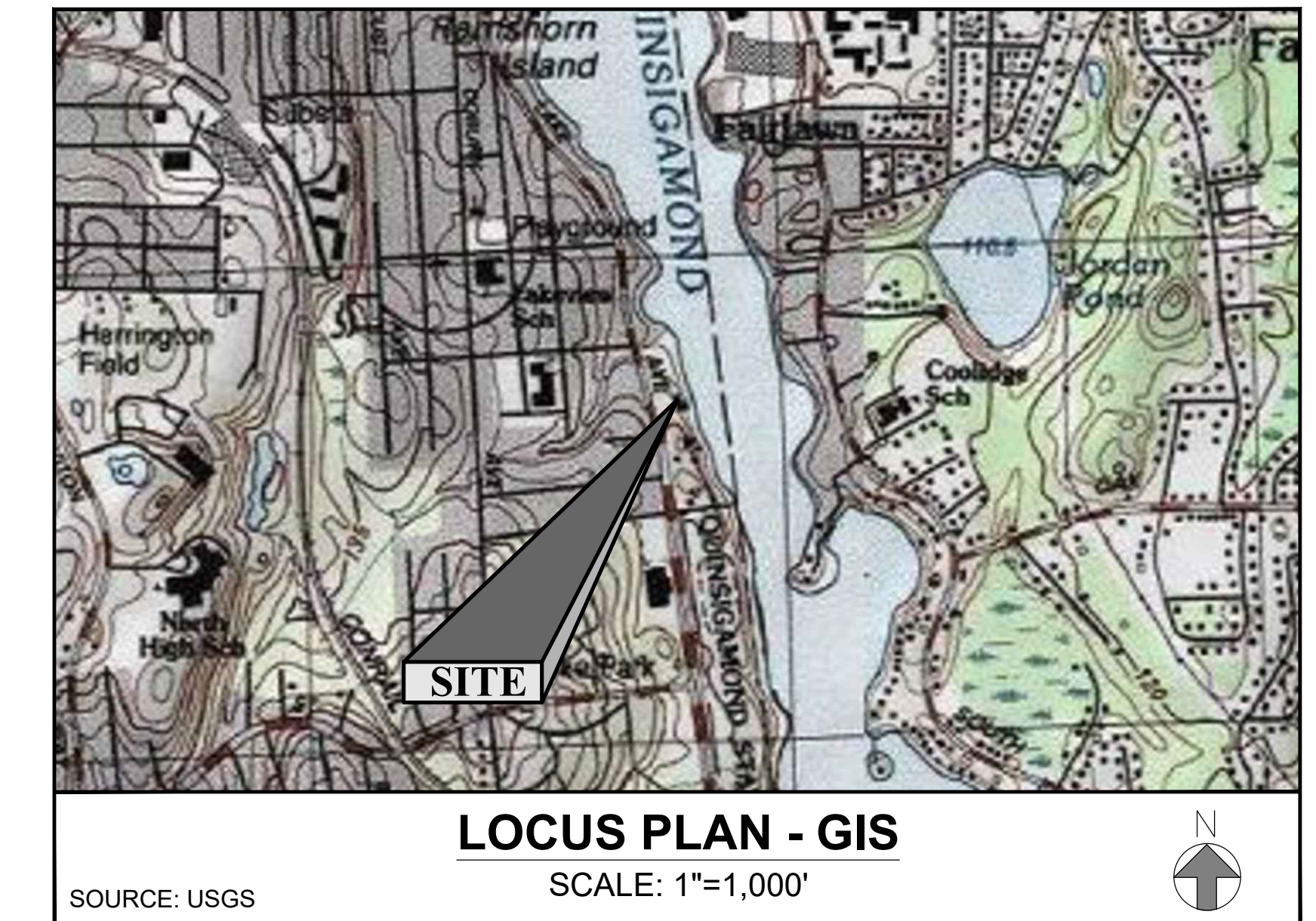
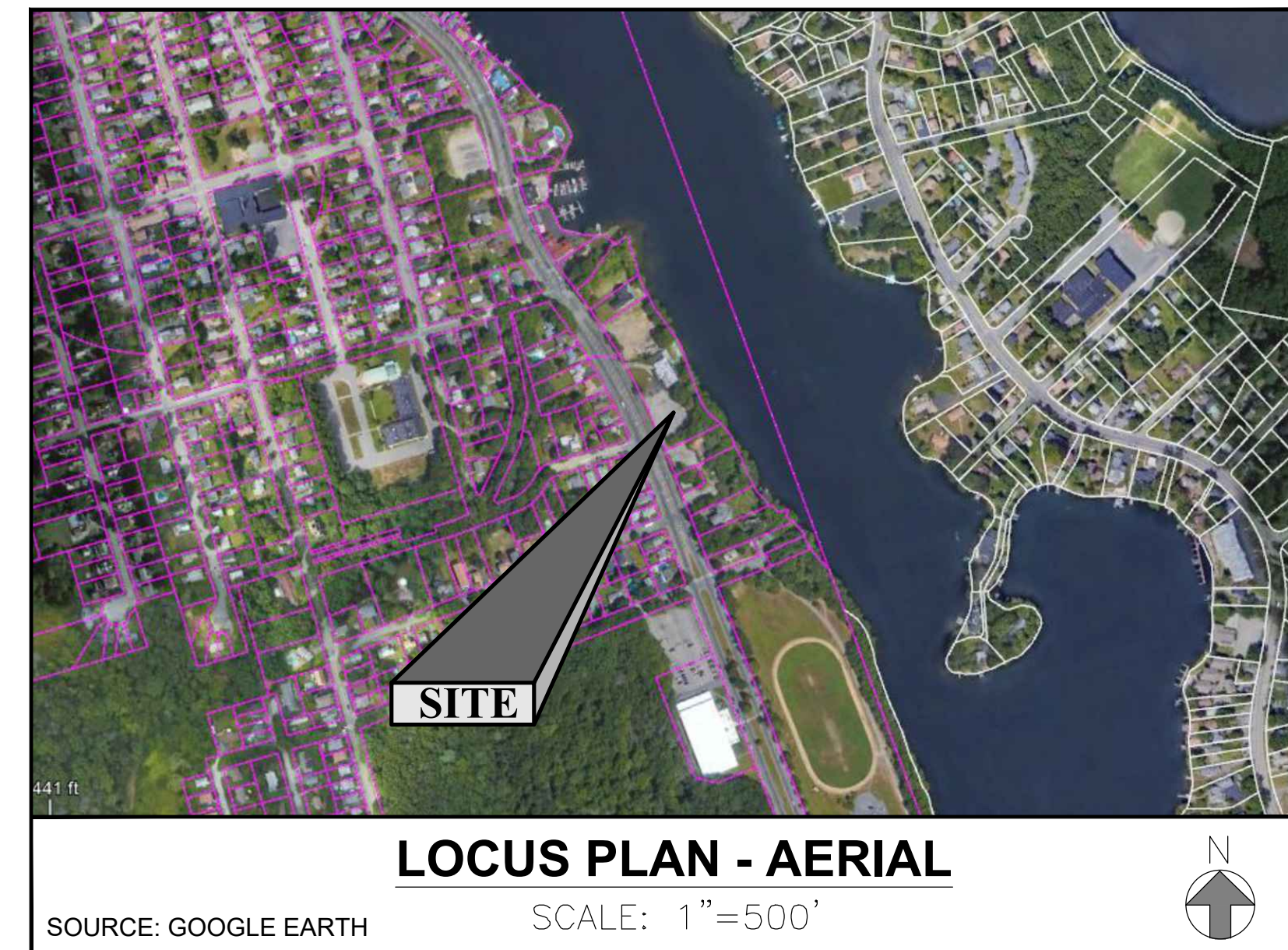
No.	Title	Issue Date
C001	Cover Sheet	March 26, 2024
C101	Existing Conditions, Site Demo & Sediment and Erosion Control Plan	March 26, 2024
C102	Site Plan	March 26, 2024

REVISIONS/ISSUES

No.	Note	Date
1	Issued for Permitting	March 26, 2024

REFERENCE PLAN INDEX

No.	Title	Issue Date
-----	-------	------------



OWNER/APPLICANT

EPH Investments, LLC
56 Albert Road
Auburndale, MA 02446

ENVIRONMENTAL CONSULTANT

EcoTec, Inc.
100 Grove Street
Worcester, MA 01605

SURVEYOR

B&R Survey, Inc.
100 Grove Street
Worcester, MA 01605



100 GROVE STREET | WORCESTER MA 01605
T 508-856-0321 | F 508-856-0357
gravesengineering.com



ELECTRONICALLY STAMPED
BY MICHAEL ANDRADE, P.E.

GENERAL NOTES

PARCEL DATA:
LOT: 241 LAKE AVE. - LOT 9, 14,600 SQ.FT.

OWNER: EPH INVESTMENTS, LLC
56 ALBERT ROAD
AUBURNDALE, MA 02446

NOTES:
1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.

2) LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-344-7233. THE CITY OF WORCESTER DPW SHALL ALSO BE CONTACTED FOR UTILITY MARKOUTS.

3) PROPERTY LINES, TOPOGRAPHIC FEATURES, AND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON AN INSTRUMENT SURVEY PERFORMED BY B&R SURVEY, INC. CONDUCTED IN JANUARY 2022 AND JANUARY 2024.

4) VERTICAL DATUM IS NAVD88, SEE PLANS FOR PROJECT BENCHMARKS. HORIZONTAL DATUM IS MA STATE PLANE COORDINATES. ALL DATUMS DERIVED BY GPS METHODS.

5) THE SITE IS LOCATED NEAR A ZONE A FLOOD HAZARD AREA (100-YEAR FLOODPLAIN) PER FEMA FLOOD MAP PANEL 25027C0620E, DATED EFFECTIVE 7/4/2011.5). THE TOWN OF SHREWSBURY UTILIZES A FLOOD ELEVATION OF 358.60 FOR QUINSIGAMOND LAKE PER 310 CMR 10.57(2)(A)(3) AND IS SHOWN ON THESE PLANS.

6) NRCS/USDA MAPPED SITE SOILS ARE MERRIMAC FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES (MAP UNIT 254B, HSG A) AND HINCKLEY LOAMY SAND, 15 TO 25 PERCENT SLOPES (MAP UNIT 245D, HSG A).

REFERENCES:
DEED BOOK 66834 PAGE 322
PLAN BOOK 961 PLAN 33
ASSESSORS REFERENCE: 17-029-002-5
*ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.

ZONING: RL-7

PLAN REFERENCES:
#241 LAKE AVENUE (LOT 9) HOUSE LOT DEVELOPMENT SHOWN ON THESE DRAWINGS IS TAKEN FROM GRAVES ENGINEERING, INC. DRAWINGS DATED 9/26/22, LAST REVISED 11/8/22 (REVISION #2). REFER TO THOSE DRAWINGS FOR ADDITIONAL INFORMATION AS NECESSARY.

SHEET NOTES

- 1) ALL ITEMS NOTED TO BE REMOVED AND DISPOSED SHALL BE PROPERLY DISPOSED OF OFFSITE.
- 2) MATERIAL STAGING AND STOCKPILE LOCATIONS (STRIPPED LOAM, FILL MATERIALS, ETC.) SHALL BE COORDINATED WITH THE OWNER AND THE ENGINEER AND SHALL BE RINGED WITH SILTFENCE.
- 3) THE CONTRACTOR SHALL EMPLOY ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT A RELEASE OF SEDIMENT FROM THE SITE.
- 4) SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK.
- 5) TREES EQUAL TO 6 INCHES IN DIAMETER AT CHEST HEIGHT WERE LOCATED AND SHOWN ON THESE PLANS; SMALLER TREES AND BRUSH ALSO EXIST BUT ARE NOT SHOWN. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES NOT SHOWN TO BE REMOVED.

SHEET KEY

FEATURES MARKED AS (X) SHALL BE R&D
R&D = REMOVE AND DISPOSE

LEGEND

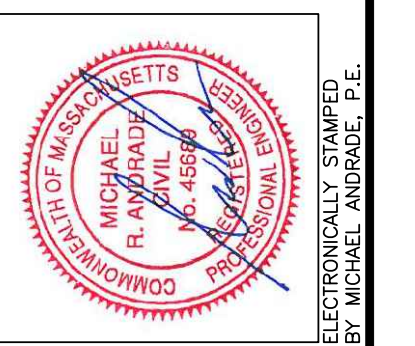
- d — DRAIN
- s — SEWER
- w — WATER
- W100 — WETLAND 100-FOOT BUFFER ZONE
- W30 — WETLAND 30-FOOT BUFFER ZONE (LOCAL)
- W15 — WETLAND 15-FOOT BUFFER ZONE (LOCAL)
- 100SP2 — 100-FOOT STORMWATER PROTECTION ZONE (LOCAL)
- FP100 — 100-YEAR FLOODPLAIN BOUNDARY (SEE NOTES)
- ⊘ WATER SHUTOFF
- ⊙ COMBINED MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- 574.6 SPOT ELEVATION (FINISHED GRADE)
- TREELINE
- CONC. CONCRETE
- BIT. BITUMINOUS

LAKE QUINSIGAMOND



GRAVES ENGINEERING, Inc.
100 GROVE STREET | WORCESTER MA 01605
T 508-856-0321 | F 508-856-0357
gravesengineering.com

NO.	DATE	BY	DESCRIPTION
1	03/12/24	DFS	ISSUED FOR PERMITTING



EXISTING CONDITIONS, SITE DEMO & SEDIMENT AND EROSION CONTROL PLAN
LAKE ACCESS
241 LAKE AVENUE (LOT 9), WORCESTER, MA
EPH INVESTMENTS, LLC
56 ALBERT ROAD, AUBURNDALE, MA 02446
PREPARED FOR: EPH INVESTMENTS, LLC
DATE: 03/26/24 SCALE: 1"=10'
DES. BY: DFS
CHK. BY: MRA
PRJ. NO.: 24100

SHEET NOTES

1) DECK AND STAIR CONSTRUCTION SHALL BY OTHERS (NOT THE SITE CONTRACTOR). IT IS THE INTENT OF THE DESIGN TO MINIMIZE TEMPORARY AND PERMANENT IMPACTS TO THE EXISTING WOODED SLOPE. FOOTINGS FOR THE WORK SHALL BE EXCAVATED BY HAND AND CONCRETE MANUALLY PLACED OR PUMPED FROM THE TOP OF SLOPE.

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT STEPS AND A DECK FOR GENERAL LAKE ACCESS FOR THE RESIDENTS OF THE LOT.

GENERAL SEQUENCE OF CONSTRUCTION

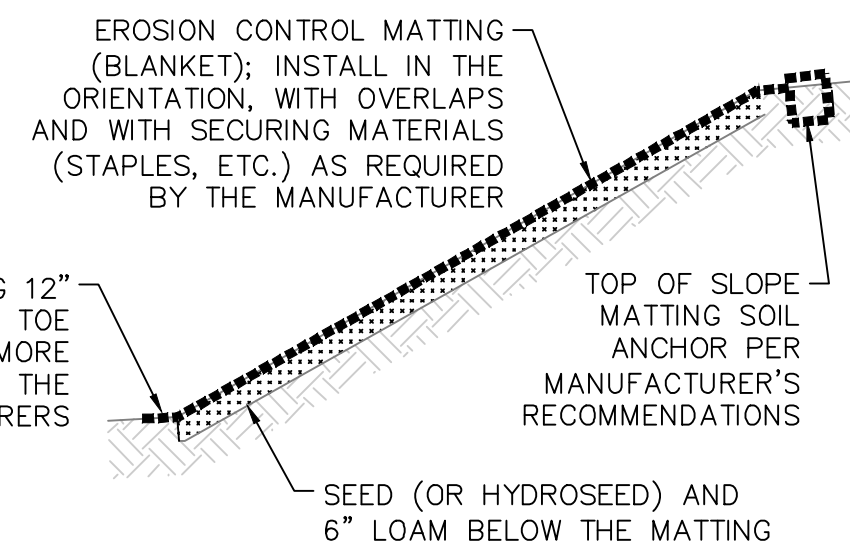
THE FOLLOWING IS INTENDED TO PROVIDE A GENERAL SEQUENCE OF CONSTRUCTION AND IS SUBJECT TO CHANGE BASED ON CONTRACTOR'S SCHEDULE AND MEANS AND METHODS OF CONSTRUCTION. THE SEQUENCE IS BASED ON CONCURRENT HOUSE LOT DEVELOPMENT.

- 1) INSTALL PERIMETER SEDIMENT CONTROLS.
- 2) FLAG PROPOSED TREES SHOWN TO BE REMOVED (PLACE SAME-COLORED FLAGGING AT CHEST HEIGHT AROUND EACH TREE).
- 3) CUT AND CLEAR VEGETATION TO THE PROPOSED LIMITS OF CLEARING. LEAVE STUMPS AND ROOTS WHERE FEASIBLE TO MINIMIZE DISTURBANCE.
- 4) CONSTRUCT STEPS AND DECK.
- 5) SEED ANY DISTURBED SOIL AREAS WITH AN EROSION CONTROL SEED MIX SUCH AS "EROSION CONTROL/RESTORATION MIX FOR DRY SITES" BY NEW ENGLAND WETLANDS PLANTS.
- 6) REMOVE ALL CONSTRUCTION DEBRIS FROM THE CONSTRUCTION AREA.
- 7) REMOVE PERIMETER SEDIMENT CONTROLS ONLY WHEN UPGRADIENT AREAS ARE FULLY STABILIZED AND AS AUTHORIZED BY THE WORCESTER CONSERVATION COMMISSION.



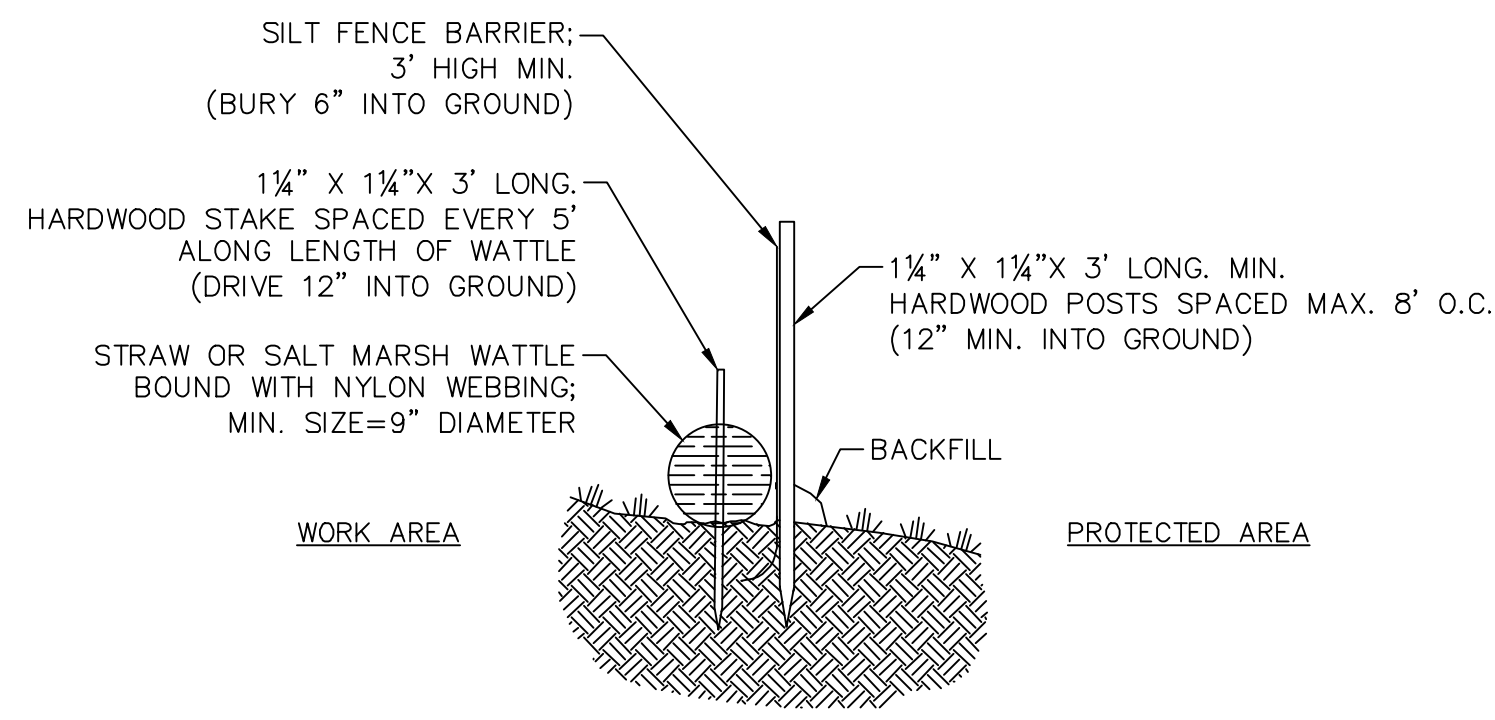
WETLAND MARKER SIGN NTS

- NOTES:
- 1) WETLAND MARKER SHALL BE UV RESISTANT AND TEMPERATURE STABLE FIBERGLASS OF APPROXIMATELY 4-INCH WIDTH BY 66 INCHES LONG, COLOR BROWN. (FORESTRY SUPPLIERS PART NO. QM375066BNFL077 OR EQUAL). SET MARKERS AT LEAST 18 INCHES INTO THE GROUND AT LOCATIONS SHOWN ON THIS PLAN.



EROSION CONTROL BLANKET SLOPE STABILIZATION

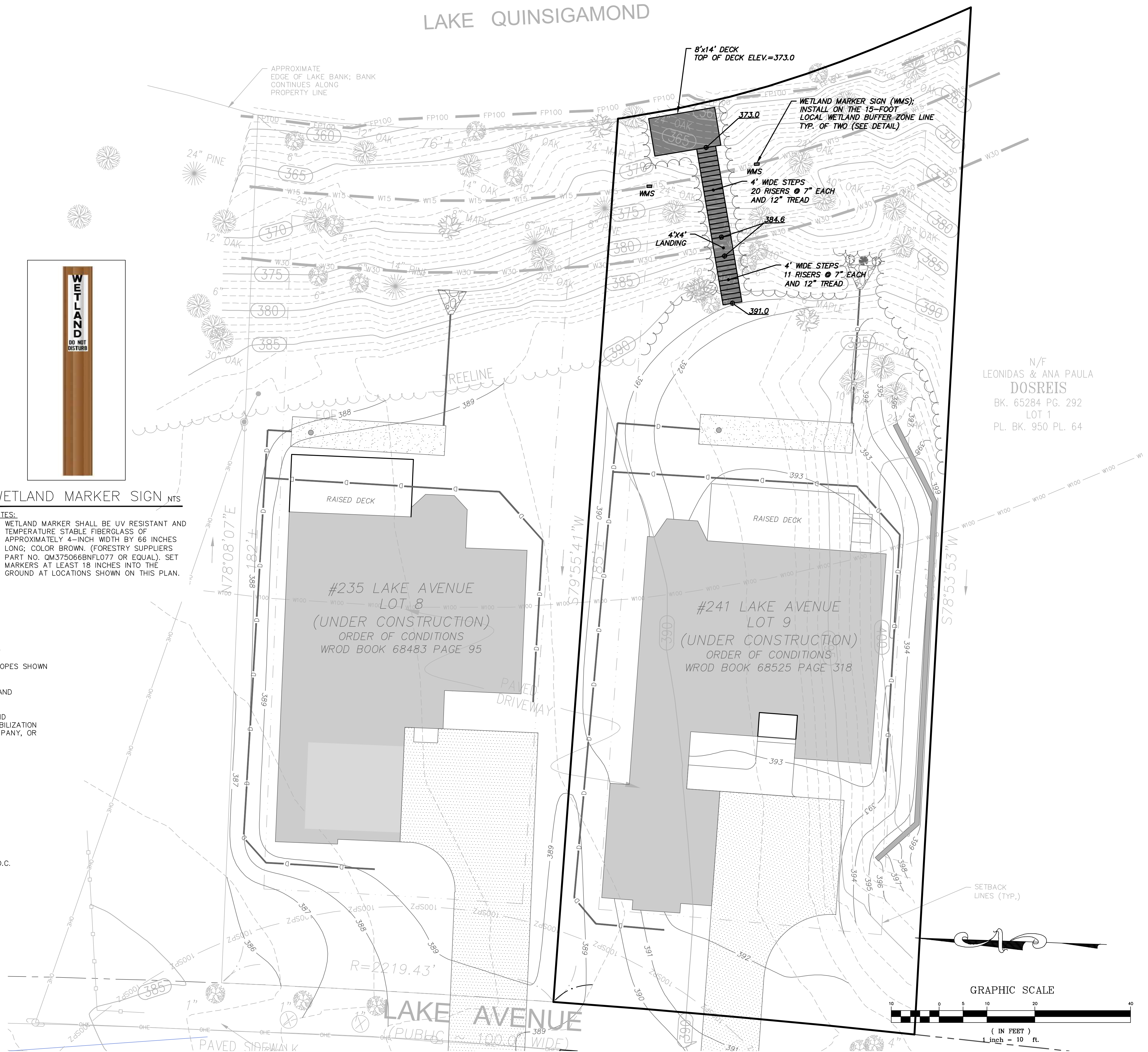
- NOTES:
- 1) EROSION CONTROL MATTING (BLANKETS) SHALL BE INSTALLED ON ALL FINISHED SLOPES SHOWN EQUAL TO OR EXCEEDING A 3:1 SLOPE (33.4%).
 - 2) INSTALLATION SHALL STRICTLY FOLLOW THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
 - 3) UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS FOR A PARTICULAR LOCATION AND APPLICATION, ACCEPTABLE EROSION CONTROL BLANKETS FOR GENERAL SLOPE STABILIZATION ARE: SC150 BY NORTH AMERICAN GREEN, CURLEX II BY AMERICAN EXCELSIOR COMPANY, OR LANDLOK C2 BY PROPEX (OR ENGINEER APPROVED EQUAL).



WATTLE & SILTFENCE NTS

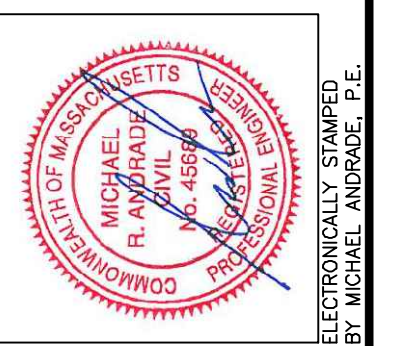
- NOTE:
- 1) PROVIDE A 3' TO 6' LEVEL AREA BETWEEN THE WATTLE AND THE TOE OF ANY SLOPE TO PROVIDE AREA FOR SEDIMENT ACCUMULATION.

LAKE QUINSIGAMOND



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NO.	DATE	BY	DESCRIPTION	REVISIONS
1	03/26/24	DFS	ISSUED FOR PERMITTING	



SITE PLAN & DETAILS
LAKE ACCESS
 241 LAKE AVENUE (LOT 9), WORCESTER, MA

EPH INVESTMENTS, LLC
 56 ALBERT ROAD, AUBURNDALE, MA 02446

PREPARED FOR: EPH INVESTMENTS, LLC
 DATE: 03/26/2024 SCALE: 1"=10'
 DES. BY: DFS DRW. BY: DFS CHK. BY: MRA PRL. NO.: 24100