

48 LOTS & ROW TO BE  
MERGED INTO A SINGLE  
ESTATE LOT=70.0± ACRES

40'  
FRONT  
YARD

20'  
SIDE  
YARD

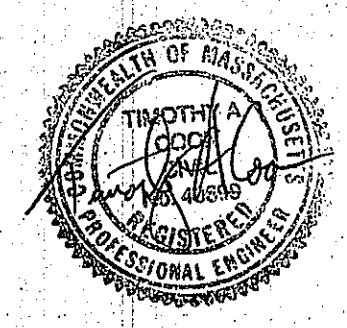
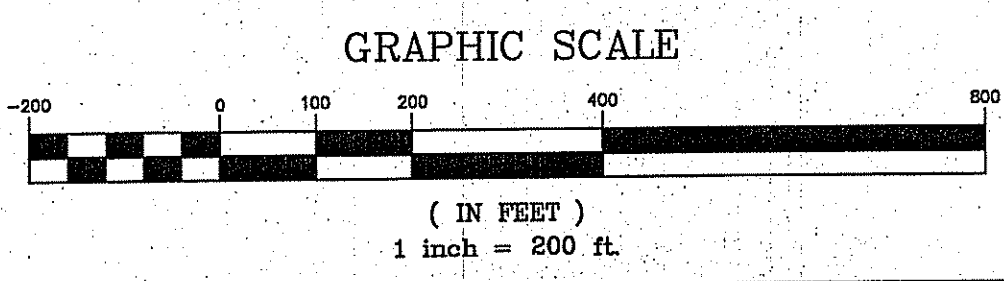
40'  
REAR  
YARD

**DATA BLOCK (ZONE Agriculture)**

	REQUIREMENT
MIN. FRONTAGE:	140' (50' ESTATE LOT)
MIN. AREA:	40,000 S.F.
FRONT YARD:	40'
SIDE YARD:	20'
REAR YARD:	40'

**ESTATE LOT NOTES**

1. This single 70 acre lot #1 is an Estate Lot; building is permitted only in accordance with the Special Permit Estate Lot provisions of the Ludlow Zoning Bylaw.



**REVISIONS**

BY:	LF/TAC	CHK:	JEU

**ESTATE LOT**  
*Barbara Capuano*  
Timberidge Road, Ludlow, MA

**SITE LOCUS**

DATE	February 23, 2022
SCALE	1"=200'
JOB NUMBER	98015-E
SHEET	1 of 3



**WETLAND REPLICATION PLANTING PLAN**

- SAPLINGS:**  
RED MAPLE  
GREEN ASH
- ACER RUBRUM**  
FRAXINUS PENNSYLVANICA
- SHRUBS:**  
COMMON WINTERBERRY  
HIGHBUSH BLUEBERRY  
NORTHERN ARROWWOOD
- ILEX VERTICILLATA**  
VACCINIUM CORYMBOSUM  
VIBURNUM DENTATUM
- HERBACEOUS:**  
SENSITIVE FERN  
CINNAMON FERN  
SKUNK CABBAGE
- ONOCLEA SENSIBILIS**  
OSMUNDA CINNAMOMEA  
SYMPLOCARPUS FOETIDUS

**SEED MIX:**  
NEW ENGLAND WETMIX BY NEW ENGLAND WETLAND PLANTS, INC. OR APPROVED EQUAL

- NOTES:**
- SEED MIX TO BE APPLIED TO ALL AREAS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  - SAPLINGS TO BE 4' - 6' IN HEIGHT AND PLANTED 10' - 15' ON CENTER.
  - SHRUBS TO BE 2' - 3' IN HEIGHT AND PLANTED IN GROUPS OF THREE 15' - 20' ON CENTER.
  - HERBACEOUS LAYER TO BE PLANTED IN GROUPS OF THREE 10' ON CENTER.
  - EXACT LOCATION OF PLANTS TO BE DETERMINED IN THE FIELD BY THE ENVIRONMENTAL PROFESSIONAL.

**WETLAND REPLICATION SPECIFICATIONS**

- THE WETLAND REPLICATION MUST ADHERE TO THE FOLLOWING SPECIFICATIONS:
- THE WETLAND REPLICATION AREA SHALL MEET THE PERFORMANCE STANDARDS AS LISTED IN 310 CMR 10.55(4)(B) AND SHALL BE CONSTRUCTED IN THE LOCATION DEPICTED ON THE APPROVED PLAN.
  - ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF AN ENVIRONMENTAL PROFESSIONAL WITH A MINIMUM OF 5 YEARS EXPERIENCE IN THE CONSTRUCTION OF WETLAND REPLICATION AREAS AND GENERAL CONSTRUCTION PRACTICES. THE CONSULTANT SHALL BE ON SITE DURING CRITICAL PORTIONS OF THE WETLAND REPLICATION OR AS REQUIRED BY THE LUDLOW CONSERVATION COMMISSION.
  - SEDIMENT BARRIERS SHALL BE INSTALLED AROUND THE LIMIT OF WORK.
  - THE WETLAND REPLICATION AREA SHALL BE EXCAVATED TO AN ELEVATION APPROXIMATELY 12" LOWER THAN THE ADJACENT WETLAND. THE ENVIRONMENTAL PROFESSIONAL SHALL DETERMINE THE EXACT ELEVATION IN THE FIELD.
  - WETLAND SOILS AND VEGETATION FROM THE FILL AREA SHALL BE ADDED TO THE REPLACEMENT AREA WITH A FINAL GRADE EQUAL TO THE ADJACENT WETLAND.
  - THE WETLAND REPLACEMENT AREA SHALL BE PLANTED WITH NATIVE WETLAND PLANTS TAKEN FROM THE FILL AREA AND/OR PURCHASED FROM A LOCAL SUPPLIER. THEY SHALL BE PLANTED AS PER THE ATTACHED PLANTING PLAN.
  - THE AREA SHALL BE MULCHED WITH WEED FREE HAY OR STRAW UNTIL ALL DISTURBED SOILS ARE STABILIZED.
  - THE AREA SHALL BE INSPECTED IN THE LATE SPRING AND AT THE END OF THE FIRST TWO GROWING SEASONS. ALL INSPECTIONS SHALL COMPLY WITH APPENDIX 4 OF THE "MASSACHUSETTS INLAND WETLAND REPLICATION GUIDELINES". MONITORING REPORTS SHALL BE SUBMITTED TO THE SOUTHWICK CONSERVATION COMMISSION WITH A COPY ALSO BEING SUBMITTED TO THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
  - WITHIN TWO GROWING SEASONS, AT LEAST 75% OF THE SURFACE AREA SHALL BE ESTABLISHED WITH WETLAND PLANTS. IF, AFTER THE FIRST GROWING SEASON, REESTABLISHMENT IS INCOMPLETE, ADDITIONAL PLANTINGS OR MITIGATING MEASURES SHALL BE MADE AS PER THE ATTACHED "PLANTING PLAN" AND MONITORING REPORTS SHALL BE SUBMITTED FOR AN ADDITIONAL 2 YEARS.
  - EXACT LOCATION OF PLANTS TO BE DETERMINED IN THE FIELD BY THE ENVIRONMENTAL PROFESSIONAL.

**DATA BLOCK (ZONE Agriculture)**

	REQUIREMENT
MIN. FRONTAGE:	140' (50' ESTATE LOT)
MIN. AREA:	40,000 S.F.
FRONT YARD:	40'
SIDE YARD:	20'
REAR YARD:	40'

**ESTATE LOT NOTES**

- This single 70 acre lot #1 is an Estate Lot; building is permitted only in accordance with the Special Permit Estate Lot provisions of the Ludlow Zoning Bylaw.
- The driveway wetland crossing shown hereon was approved by the Ludlow Conservation Commission with orders of conditions filed on the land records. The house, well and septic locations shown hereon are conceptual only. Any house construction within the 100' wetland regulated area will require an additional permit from the Ludlow Conservation Commission.

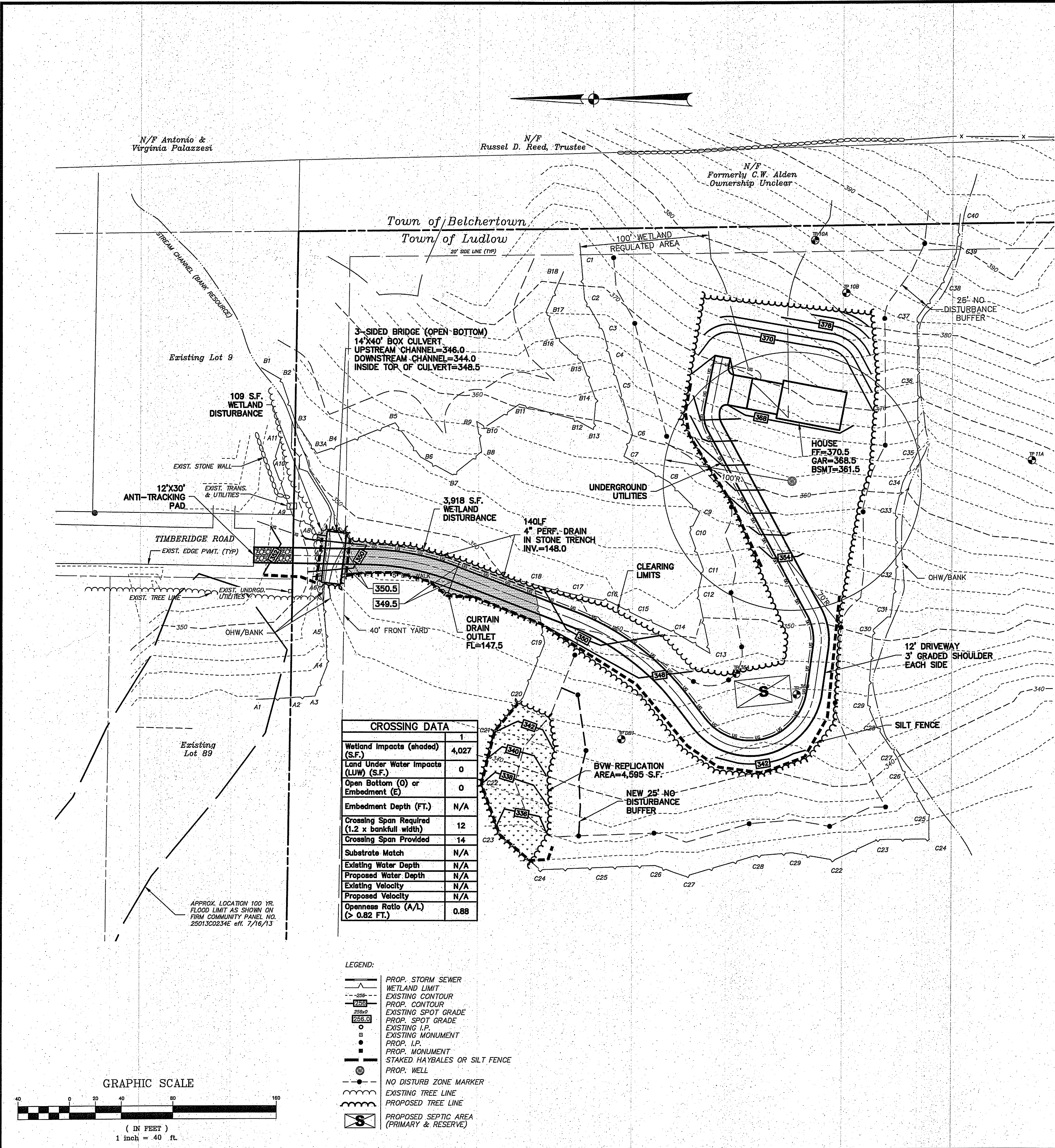
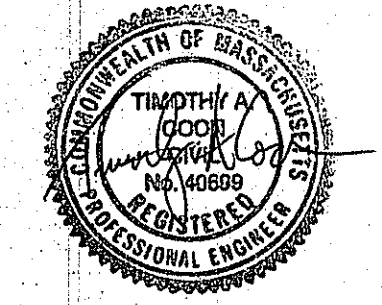
**REVISIONS**

BY:	CHK:
LF/TAC	JEU

**ESTATE LOT**  
*Barbara Capuano*  
Timberidge Road, Ludlow, MA

**CONCEPTUAL HOUSE PLAN**

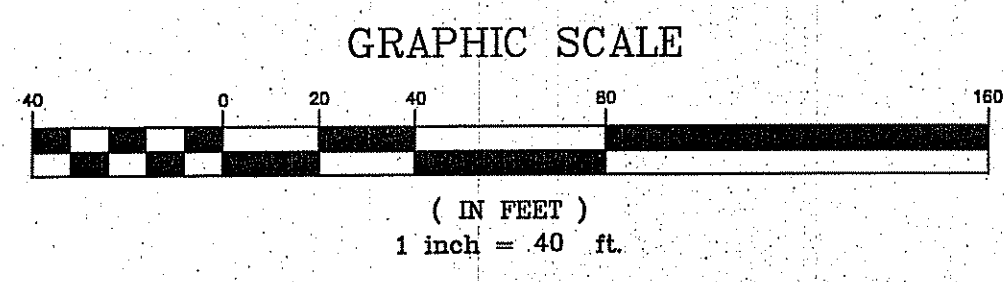
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**CROSSING DATA**

Wetland Impacts (shaded) (S.F.)	1	4,027
Land Under Water Impacts (LUW) (S.F.)	0	0
Open Bottom (O) or Embedment (E)	0	0
Embedment Depth (FT.)	N/A	
Crossing Span Required (1.2 x bankfull width)	12	
Crossing Span Provided	14	
Substrate Match	N/A	
Existing Water Depth	N/A	
Proposed Water Depth	N/A	
Existing Velocity	N/A	
Proposed Velocity	N/A	
Openness Ratio (A/L) (> 0.82 FT.)	0.88	

- LEGEND:**
- PROP. STORM SEWER
  - WETLAND LIMIT
  - EXISTING CONTOUR
  - PROP. CONTOUR
  - EXISTING SPOT GRADE
  - PROP. SPOT GRADE
  - EXISTING I.P.
  - EXISTING MONUMENT
  - PROP. I.P.
  - PROP. MONUMENT
  - STAKED HAYBALES OR SILT FENCE
  - PROP. WELL
  - NO DISTURB ZONE MARKER
  - EXISTING TREE LINE
  - PROPOSED TREE LINE
  - PROPOSED SEPTIC AREA (PRIMARY & RESERVE)



APPROX. LOCATION 100 YR. FLOOD LIMIT AS SHOWN ON FROM COMMUNITY PANEL NO. 25013C0234E eff. 7/16/13



**SEEDING SCHEDULE**

\*Permanent seeding shall be accomplished with one of the following seeding mixtures:

Seed Mixture	KIND OF AREA	
	BORROW AREAS, ROADSIDES, DIKES, LEVEES, POND BANKS AND OTHER SLOPES AND BANKS	Lbs./1,000 S. F.
Kentucky Bluegrass	20	.45
Creeping Red Fescue	20	.45
Perennial Ryegrass	5	.10
<b>Total</b>	<b>45</b>	<b>1.00</b>

Seed Mixture	LAWNS AND HIGH MAINTENANCE AREAS	
	Lbs./Acre	Lbs./1,000 S. F.
Kentucky Bluegrass	20	.45
Creeping red fescue	20	.45
Perennial ryegrass	5	.10
<b>Total</b>	<b>45</b>	<b>1.00</b>

**Temporary Seeding Rates and Dates**

SPECIES	SEEDING RATES (pounds)		DATE 1, 3	DEPTH 2
	Per Acre	Per 1,000 S. F.		
Annual ryegrass	40	1.0	8/1 - 10/1	0.5
			3/1 - 6/15	

1/ May be planted throughout summer if soil is adequate or can be irrigated.  
 2/ Seed at twice the indicated depth for sandy soils.  
 3/ The fall seeding dates may be extended 15 days in the coastal towns of New London, Middlesex, New Haven and Fairfield counties.

Source: U.S. Department of Agriculture, Soil Conservation Service, Storrs, Connecticut.

**Organic Mulch Materials and Application Rates**

MULCHES	RATES		NOTES
	Per Acre	Per 1000 sq.ft.	
Straw or hay	1 1/2 - 2 tons	70-90 lbs.	Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand.

Source: Virginia Erosion and Sediment Control Handbook 1980.

**CONSTRUCTION SEQUENCE & NARRATIVE**

1. Install anti-tracking pad at end of existing roadway pavement.
2. Install silt fence as shown on the plans to protect existing intermittent watercourse and wetlands.
3. Clear and grub vegetation to limits shown on plan. Remove stumps and dispose outside of the 100' wetland regulated areas or offsite.
4. Excavate, form and pour footings on both sides of watercourse crossing.
5. Install 3-sided bridge over watercourse.
6. Strip topsoil within driveway construction limits. Stockpile enough topsoil for reuse on site and remove excess material from the site. Locate stockpile areas within the clearing/construction limits shown on the plan. Stockpiles intended to remain more than 30 days shall be protected with perimeter silt fence and shall be seeded.
7. Construct driveway as shown.
8. Construct house and septic system.
9. Remove remaining erosion control measures once all disturbed areas are stabilized with pavement or fully established vegetation.

**SOIL EROSION AND SEDIMENT CONTROL NOTES**

All soil erosion and sediment control work shall be done in strict accordance with the Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas March 1997, or most recent edition.

Any additional erosion/sedimentation control deemed necessary by town staff during construction, shall be installed by the developer. In addition, the developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized to the satisfaction of the town staff.

Sediment Barriers shall be placed as indicated immediately after a cut slope has been created. Sediment deposits should be periodically removed from the upstream sides of Sediment Barriers. This material is to be spread and stabilized in areas not subject to erosion, or to be used in areas which are not to be paved or built on. Sediment Barriers are to be replaced as necessary to provide proper filtering action. Sediment Barriers are to remain in place and be maintained to insure efficient siltation control until all areas above the erosion checks are stabilized and vegetation has been established.

In all areas, removal of trees, bushes and other vegetation as well as disturbance of the soil is to be kept to an absolute minimum while allowing proper development of the site. During construction, expose as small an area of soil as possible for as short a time as possible.

The contractor shall notify the town at the beginning and end of each step of the construction procedure and shall not proceed with the next step until the town has inspected the work.

Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as indicated on the plans and temporarily seeded and ringed with a Sediment Barrier to prevent erosion if it is to remain more than 30 days.

There is to be no stockpiling of soil within a ten foot limit of adjoining properties. Any and all fill material is to be free of brush, rubbish, timber, logs, vegetative matter and stumps in amounts that will be detrimental to constructing stable fills. Maximum side slopes of exposed surfaces of earth to be 3:1 or as otherwise specified by local authorities.

All fill areas shall be compacted sufficiently for their intended purpose and as required to reduce slippage, erosion or excess saturation.

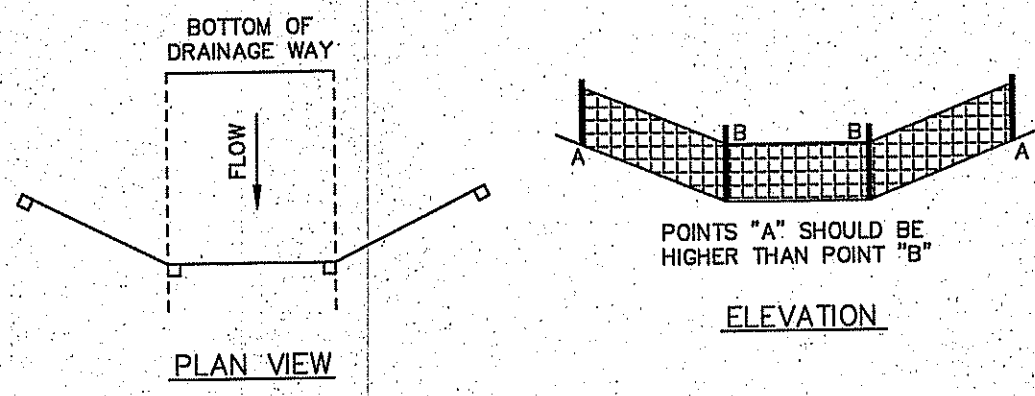
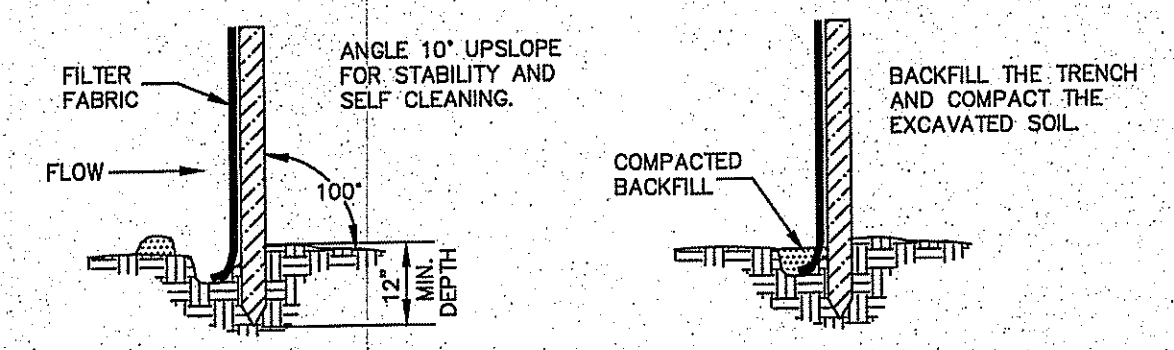
All soil erosion and sediment control operations shall be in place prior to any grading operations and installation of proposed structures or utilities and shall be left in place until construction is completed and/or area is stabilized.

All entrances to the project site are to be protected by stone tracking pads of ASTM C-33, size no. 2 or 3. The stone tracking pad is to be maintained at all times during the construction period.

Fill intended to support buildings, structures, conduits, etc. shall be compacted in accordance with local requirements or codes.

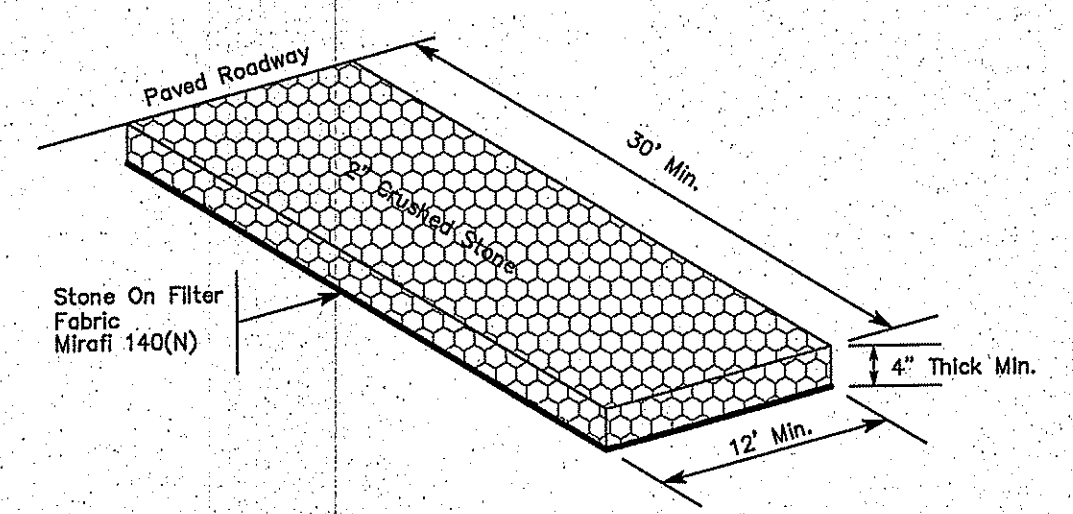
Topsoil is to be stripped and stockpiled in amounts necessary to complete finished grading of all exposed areas requiring topsoil. The stockpiled topsoil is to be located as designated on the plans and ringed with haybales. Temporary seeding of the stockpiled topsoil shall be completed within 15 days of its formation.

Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading or proposed sodding or seeding.

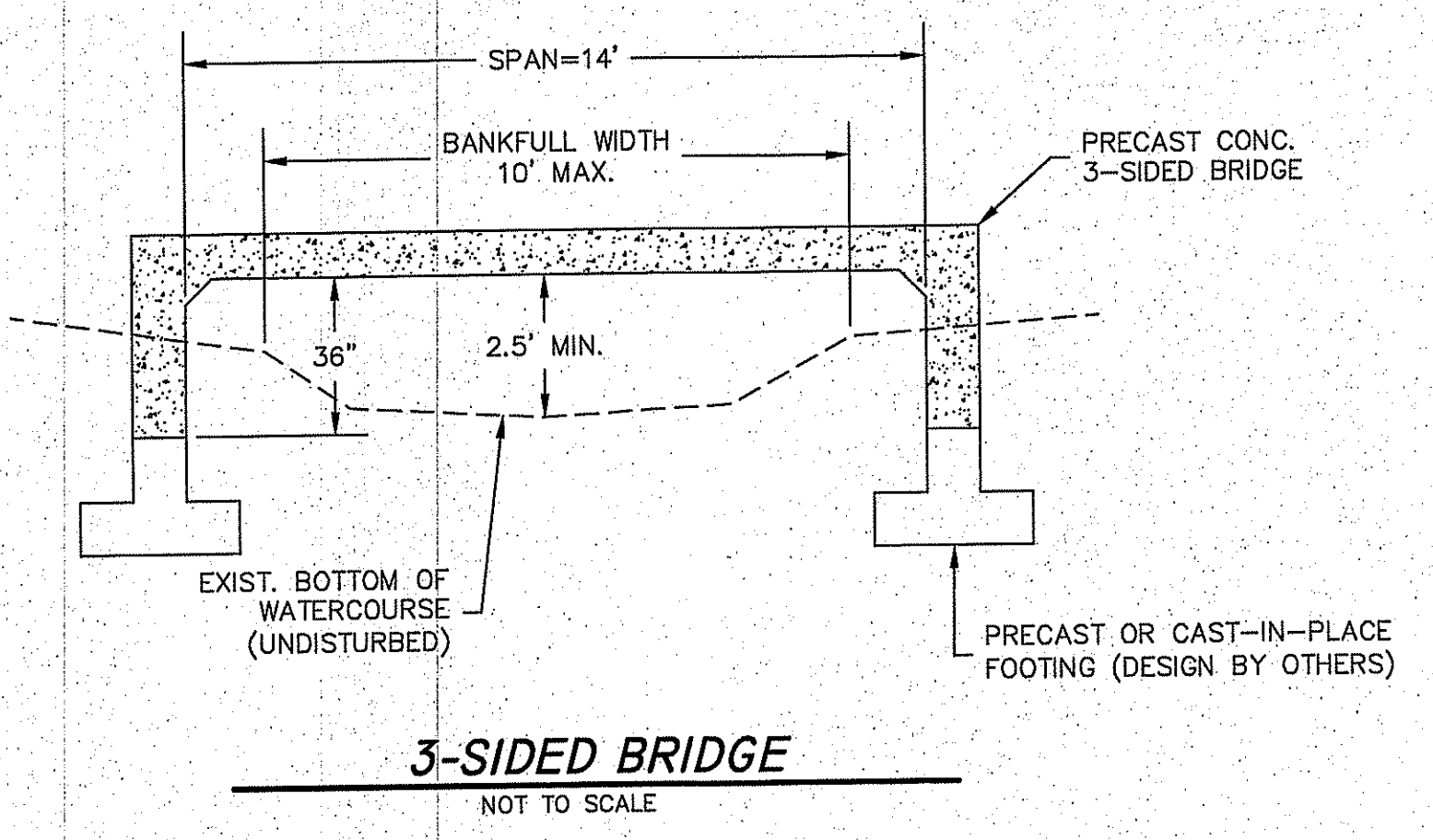


SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT

**PLACEMENT & CONSTRUCTION OF GEOTEXTILE SILT FENCE (ST)**



**CONSTRUCTION EXIT PAD (CE)**  
NOT TO SCALE



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NO.	DATE	DESCRIPTION

**REVISIONS**  
BY: LF/TAC      CHK: JEU

**ESTATE LOT**  
*Barbara Capuano*  
Timberidge Road, Ludlow, MA

**NOTES & DETAILS**

DATE	February 23, 2022
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