

**LOCUS MAP**

**ASSESSOR'S REFERENCE:**  
K09-0425

**DEED REFERENCE:**  
MIDDLESEX COUNTY REGISTRY OF DEEDS  
Bk. 79979, Pg. 14

**PLAN REFERENCE:**  
PLAN No. 933 OF 1949

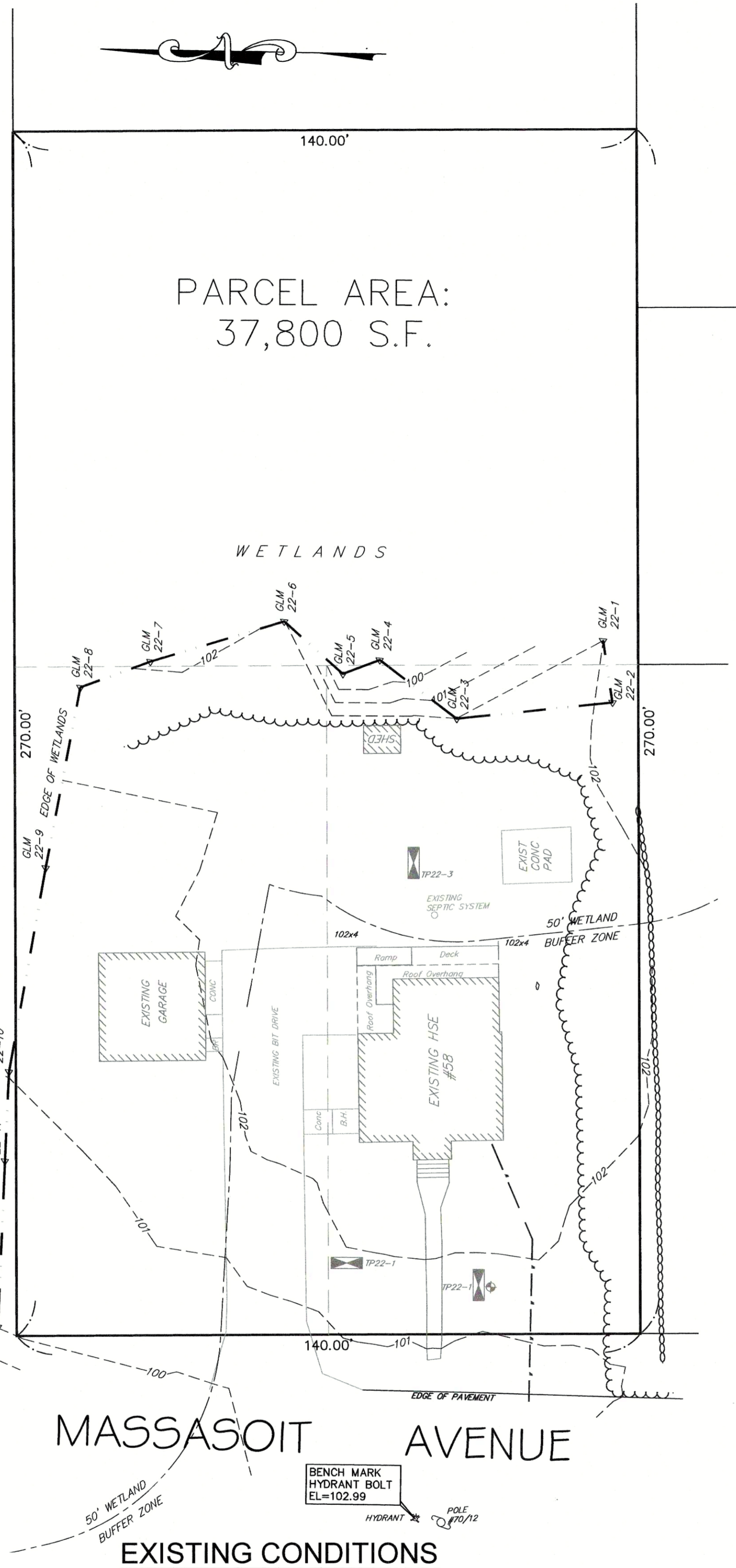
**OWNER OF RECORD:**  
JBUS CHARLES, LLC c/o JONATAS STORCK  
15 EDWARDS LANE  
QUINCY, MA 02169

**ZONING CLASSIFICATION:**  
RES A-1  
MIN. LOT SIZE = 40,000 S.F.  
MIN. FRONTAGE = 180 FEET

**MIN. SETBACK REQUIREMENTS:**  
FRONT SET BACKS = 40 FEET  
SIDE SETBACKS = 20 FEET  
REAR SETBACKS = 30 FEET

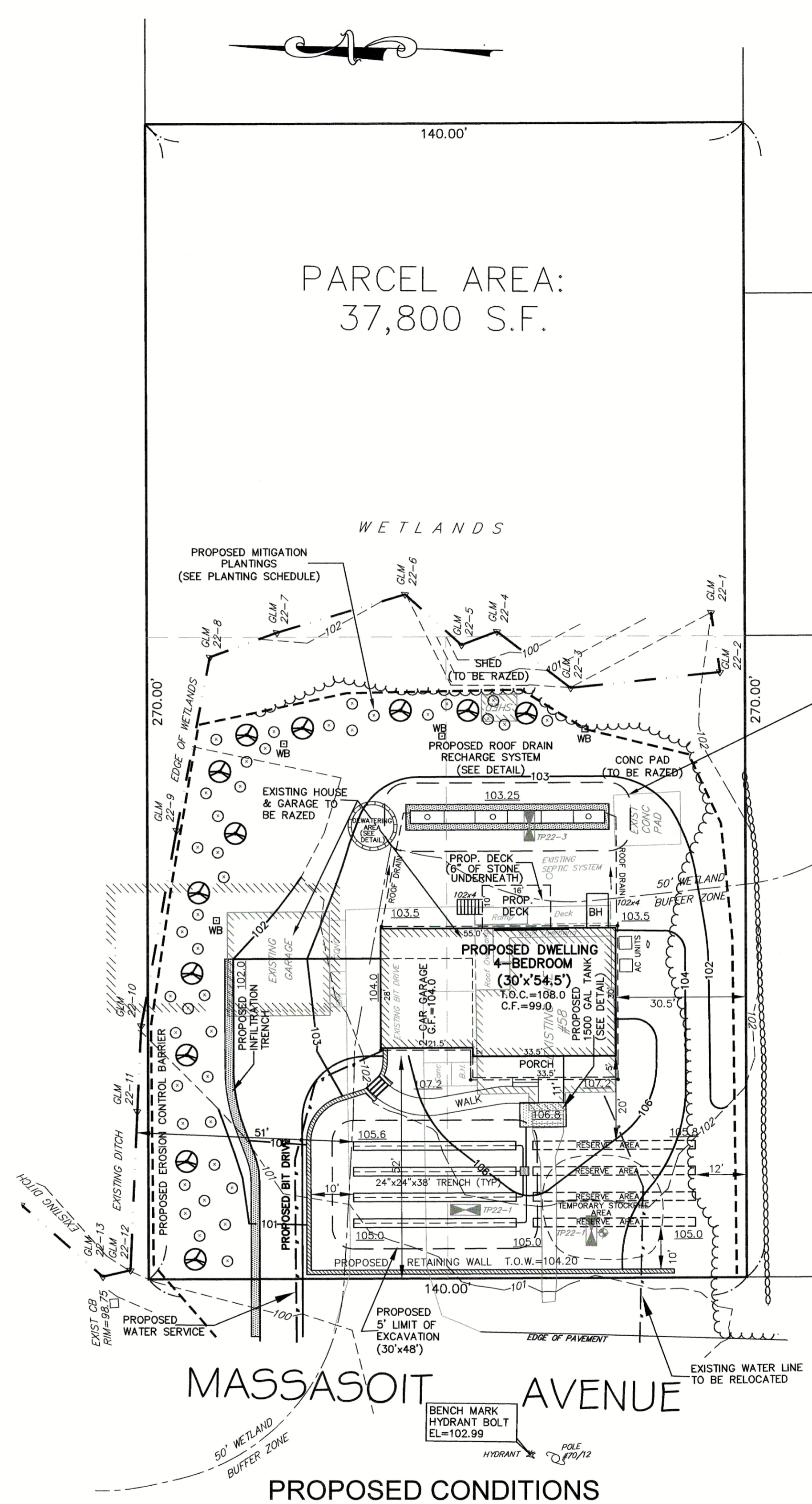
**WETLAND BUFFER ACTIVITY**

ACTIVITY	100' BUFFER
EXISTING CONDITIONS	
HOUSE & ROOF OH	1,305 S.F.
DRIVEWAY	2189 S.F.
CONC WALK/BULKHEAD	312 S.F.
GARAGE	581 S.F.
SHED	52 S.F.
CONC. PAD	189 S.F.
TOTAL:	4,628 S.F.
EXISTING DECK & RAMP - 130 S.F. (NOT INCLUDED IN IMPERVIOUS AREA)	
PROPOSED CONDITIONS	
HOUSE & PORCH	1,807 S.F.
DRIVEWAY	1,475 S.F.
WALK	161 S.F.
RETAINING WALL	203 S.F.
BULKHEAD	30 S.F.
DECK & STAIRS	180 S.F.
AC UNITS	18 S.F.
TOTAL:	3,874 S.F.



**MASSASOIT AVENUE**

**EXISTING CONDITIONS**



**MASSASOIT AVENUE**

**PROPOSED CONDITIONS**

**ROOF INFILTRATION - 5' LIMIT OF EXCAVATION (16' X 57.5')**  
ALL TOPSOIL, SUBSOIL AND ANY DELETERIOUS MATERIAL (APPROXIMATELY ELEVATION 98.2) MUST BE REMOVED FROM THE AREA OF THE INFILTRATION SYSTEM AND OTHER DESIGNATED LIMITS AND FILLED WITH APPROVED, CLEAN, GRANULAR SAND. THE FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES AND BE GRADED SO NOT MORE THAN 45% OF THE SAMPLE IS RETAINED IN A #4 SIEVE, OF THAT PASSING, 20% OR LESS SHALL PASS A #100 SIEVE AND 5% OR LESS SHALL PASS THE #200 SIEVE. NOT MORE THAN 10% SHALL BE RETAINED ON THE #50 SIEVE. SAMPLE FOR SIEVE ANALYSIS TO BE TAKEN FROM SAMPLE IN PLACE.

WB - (4) WETLAND BOUNDS (SEE DETAIL)

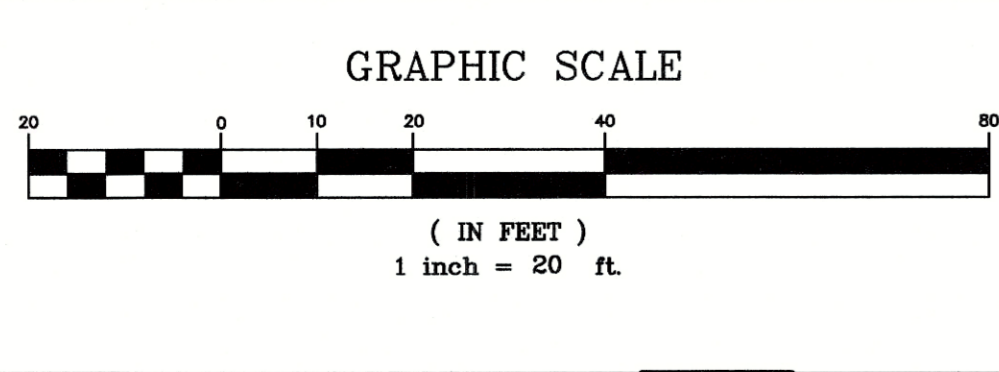
NOTE: A TEMPORARY STOCKPILE AREA IS SHOWN IN THE FRONT YARD, IN THE EXPANSION AREA (AS SHOWN ON THE PLAN). IF THERE IS A STOCKPILE, IT WILL BE SURROUNDED BY STAKED SILT FENCE.

**REVISIONS**

7	1/27/2023	REVISED PORCH
8	5/1/2023	REVISED HOUSE DIMENSIONS

\*\*THE PROJECT RESULTS IN A 754 S.F. DECREASE IN BUFFER ZONE ACTIVITY\*\*

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. DIGSAFE IS TO BE NOTIFIED 72 WORKING HOURS IN ADVANCE OF CONSTRUCTION. DIGSAFE 1-888-344-7233



No.	DATE	DESCRIPTION
1	8/10/2022	DRAINAGE, GRADING, SEPTIC
2	9/1/2022	STORMWATER PLANTING
3	9/16/2022	REDUCE HOUSE, CALCS
4	10/10/2022	CONCOM COMMENTS
5	10/21/2022	TOWN ENG. COMMENTS/RET. WALL
6	1/2/2023	REDUCE HOUSE SIZE

FLD.: RC, ML  
DRW.: JEJ  
CHKD.: RST

**GLM Engineering Consultants, Inc.**  
19 EXCHANGE STREET  
HOLLISTON, MA 01746  
P: 508-429-1100 F: 508-429-7160  
www.GLMengineering.com

**PROPOSED HOUSE LOCATION PLAN**  
"58 MASSASOIT AVENUE"  
SUDBURY, MASSACHUSETTS

APPLICANT:  
JBUS CHARLES, LLC  
15 EDWARDS LANE  
QUINCY, MA 02169

JOB No.	17,240
DATE:	7/6/2022
SCALE:	1"=20'
SHEET:	1 of 3
PLAN#:	27,611

AS MITIGATION FOR ACTIVITY IN THE WETLAND BUFFER ZONE 2,200 S.F. OF EXISTING YARD WILL BE RESTORED WITH NATIVE VEGETATION.

PLANTING SCHEDULE

- - (40) SHRUBS (1 GALLON)
  - (10) - SWEET PEPPERBUSH (*Clethra alnifolia*)
  - (10) - HIGHBUSH BLUEBERRY (*Vaccinium corymbosum*)
  - (10) - GRAY DOGWOOD (*Cornus racemosa*)
  - (5) - RED CHOKEBERRY (*Aronia arbutifolia*)
  - (5) - SERVICEBERRY (*Amelanchier arborea*)
- ⊙ - (12) TREES (2 GALLON) - 1.5 INCH CALIPER
  - (4) - RED MAPLE (*Acer rubrum*)
  - (4) - BALSAM FIR (*Abies balsamea*)
  - (4) - BLACK GUM (*Nyssa sylvatica*)

- NOTES:
- TREES AND SHRUBS WILL BE PLANTED AS SHOWN ON THE PLAN, WITH MINOR DEVIATIONS TO LOCATION BASED ON SITE CONDITIONS.
  - ALL PLANTINGS WILL BE WATERED AS NECESSARY AFTER PLANTING UNTIL SUCCESSFULLY ESTABLISHED.
  - ANY MODIFICATIONS TO PLAN SPECIES SHALL ONLY BE ALLOWED IF APPROVED BY SUDBURY CONSERVATION COMMISSION STAFF PRIOR.
  - THE RESTORATION AREA IS NOT INTENDED TO BE A LANDSCAPED AREA. IT IS TO BE REMAIN NATURAL. NO MULCH IS TO BE ADDED.
  - AS GRASS WITHIN THE RESTORATION AREA REACHES A HEIGHT OF 12 TO 14 INCHES, THE AREA WILL BE MOWED TO A HEIGHT OF 4 INCHES TO ENCOURAGE THE GROWTH OF THE PLANTED TREES AND SHRUBS.
  - AFTER THE SHRUBS AND TREES ARE PLANTED, THE RESTORATION SHALL BE OVERSEEDDED WITH A WETLAND SEED MIX.
  - DURING THE MONITORING PERIOD, THE WEEDS AT THE BASE OF THE PLANTED TREES AND SHRUBS SHALL BE PULLED TO ENCOURAGE THE GROWTH OF THE TREES AND SHRUBS.

AS ADDITIONAL MITIGATION FOR WETLAND BUFFER ZONE ACTIVITY, THE PROJECT WILL INCLUDE INVASIVE SPECIES MANAGEMENT.

AS ADDITIONAL MITIGATION FOR WETLAND BUFFER ZONE ACTIVITY, THE PROJECT WILL INCLUDE INVASIVE SPECIES MANAGEMENT.

NOTES:  
The applicant is proposing to reduce the prevalence of invasive species within the wetland buffer zone along the northerly side and easterly sides of the property.

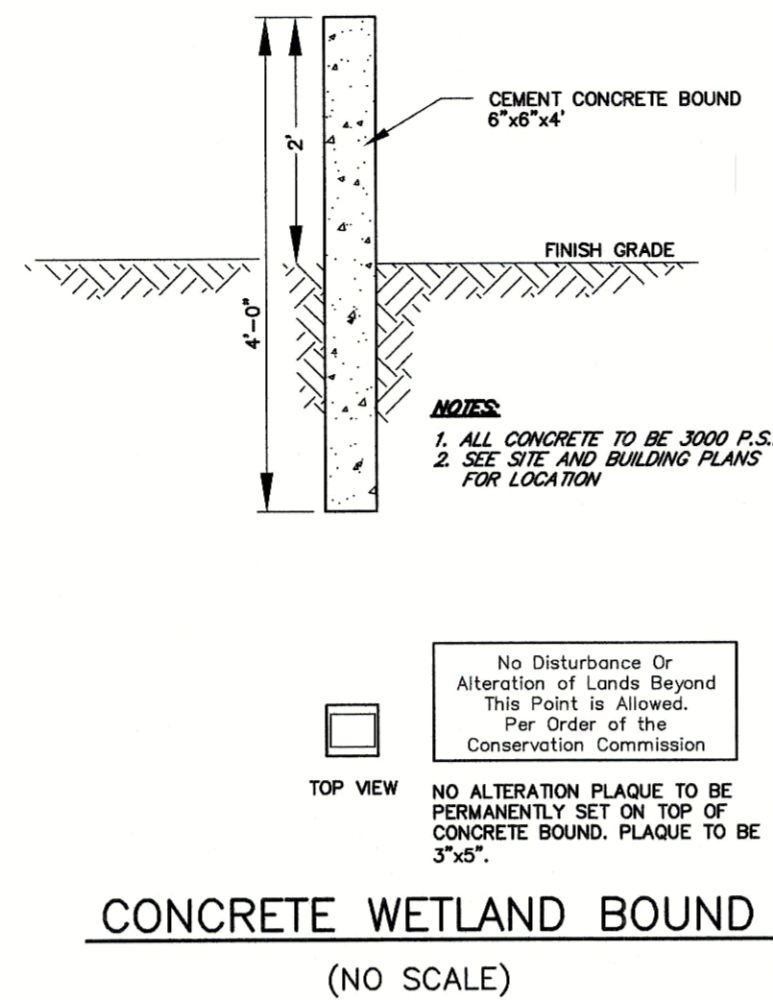
The undesirable species in this area include:  
Tatarian honeysuckle (*Lonicera tatarica*)  
Glossy Buckthorn (*Frangula alnus*)  
Oriental Bittersweet (*Celastrus orbiculatus*)  
Japanese Knotweed (*Polygonum cuspidatum*)

Methods  
Woody shrubs and vines will be either pried (smaller specimens) using leverage tools (i.e. puller bar, weed wrench, etc.), or they will be cut and the stems/trunks will be and painted immediately with concentrated, wetland safe herbicide. Herbicides shall only be applied by a licensed applicator and the product will be approved by the Conservation Commission prior to use. The area will be monitored for re-sprouts or missed plants during the build out of the project; undesirable vegetation can be treated with a dilute herbicide solution (usually 2%) applied to the leaves during the mid-late growing season.

All woody or herbaceous materials will be removed from the site and disposed of so as not to foster propagation of these species elsewhere; either buried or properly composted, as appropriate. During the build out of the project, the areas of invasive treatment will be inspected and spot treated by either mechanical or legally applied chemical means so that at the closure of the Order of Conditions, the property will have benefited from one or more years of invasive species management that will diminish the prevalence of these species.

Invasive Vegetation Management for Habitat Improvement

- Remove small undesirable shrubs via wrenching tool as practicable.
- Cut woody stems with licensed application of herbicide.
- Legally dispose of all salvage vegetation.
- Monitor for re-sprouts and spot treat/maintain treatment through issuance of Certificate of Compliance.



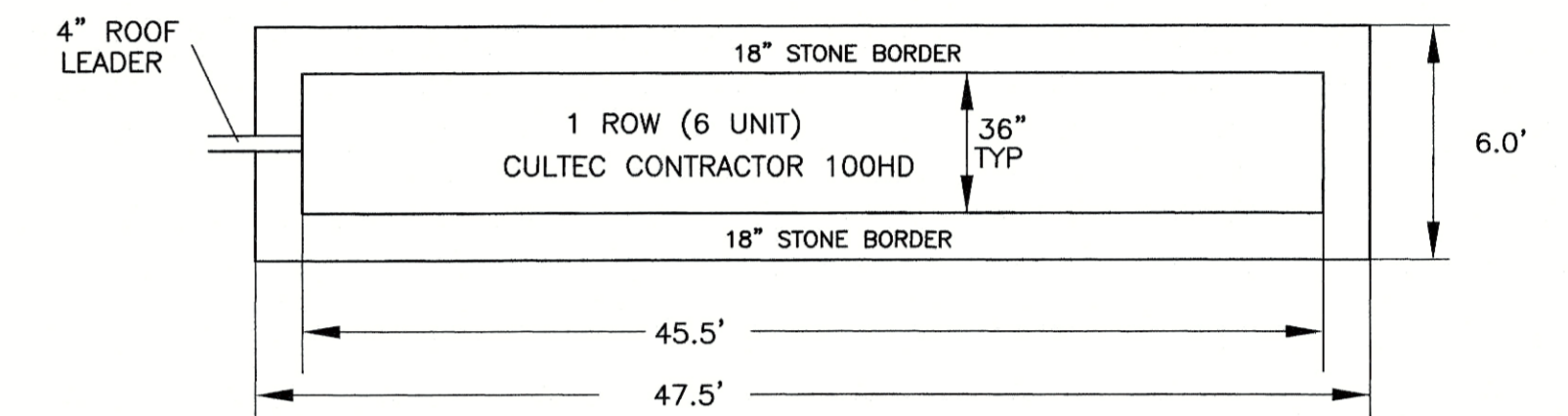
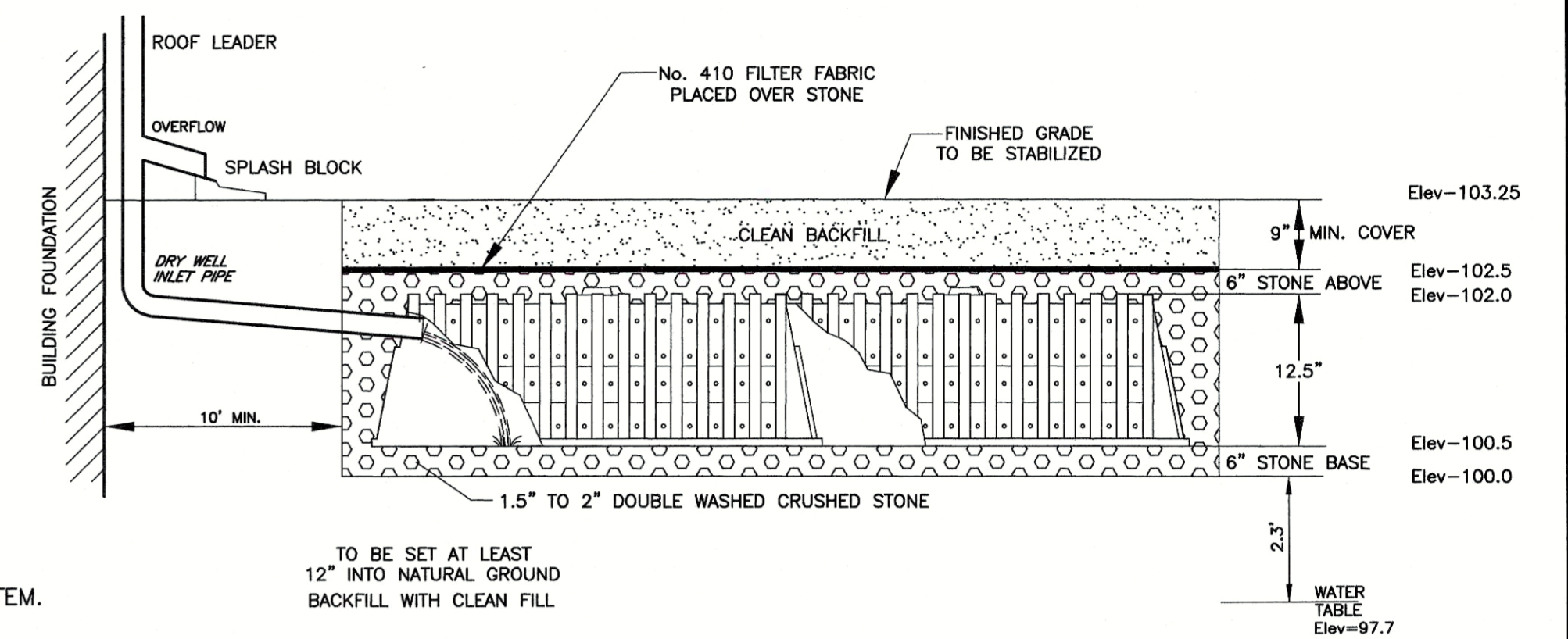
**DRAINAGE SYSTEM CALCULATIONS**  
ALL ROOF RUNOFF TO BE DIRECTED TO RECHARGE SYSTEM.

PROPOSED ROOF AREA = 2,432 S.F.

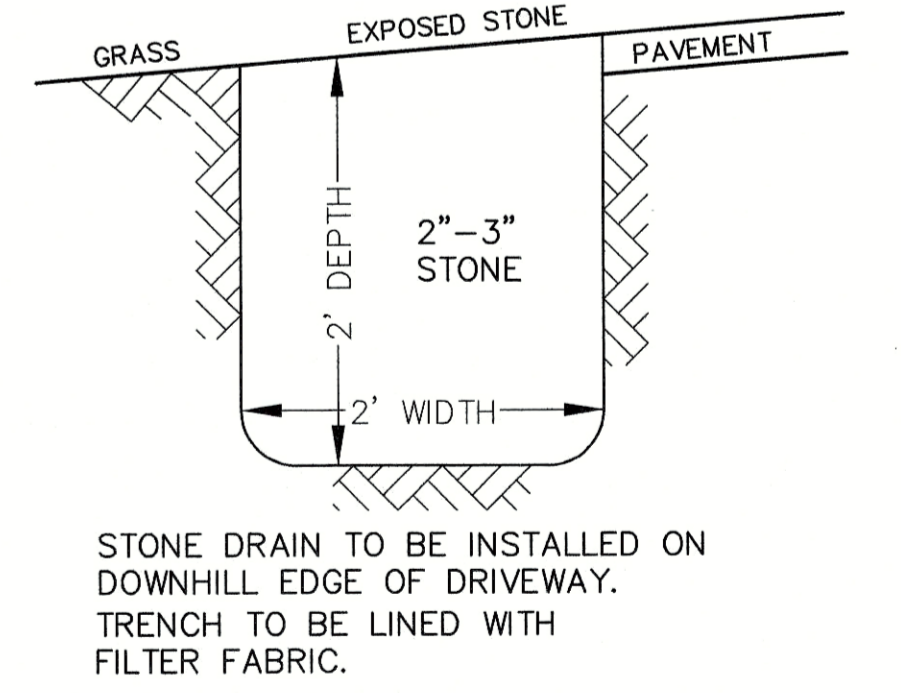
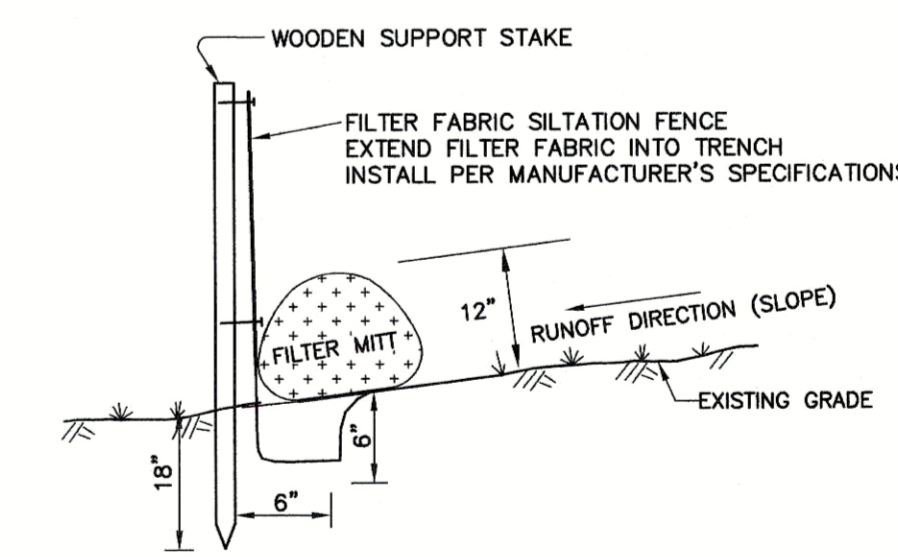
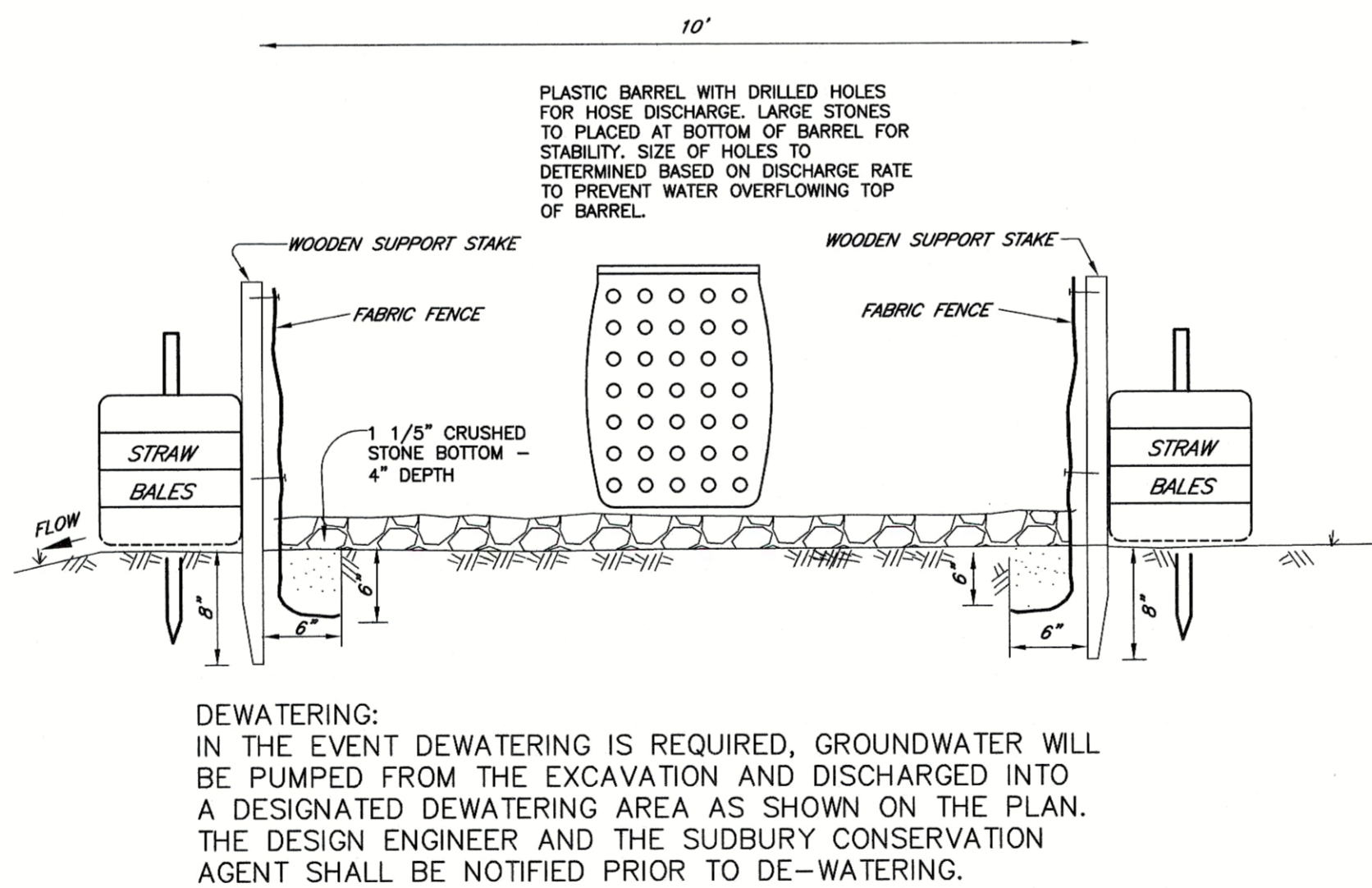
VOLUME REQUIRED FOR 1" OF RUNOFF OVER ROOF AREA:  
2,432 S.F. x 1" = 202.67 C.F.

DRAINAGE SYSTEM:  
CULTEC CHAMBERS - CONTRACTOR 100HD WITH STONE  
TOTAL STORAGE WITH 18" STONE = 37.76 C.F./UNIT

VOLUME PROVIDED:  
6 SYSTEMS x 37.76 C.F. = 226.6 C.F.

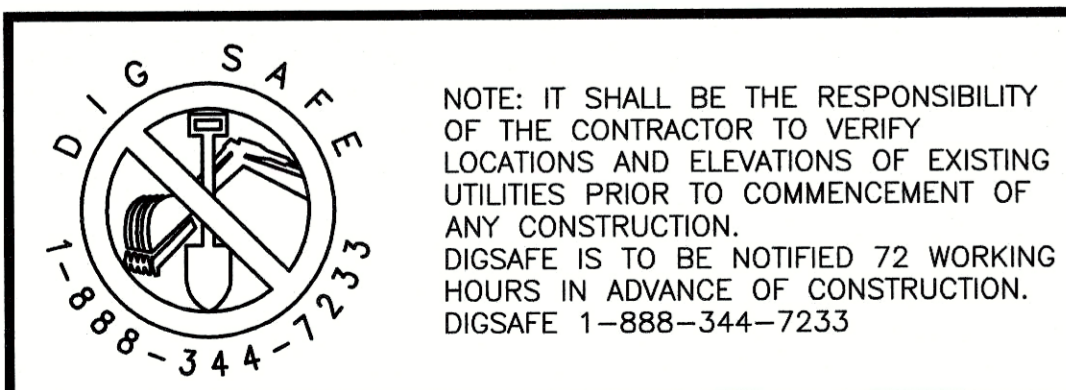


**CULTEC DRY WELL SYSTEM**  
**FOR ROOF RUNOFF INFILTRATION**  
**CULTEC CONTRACTOR 100HD**  
N.T.S.



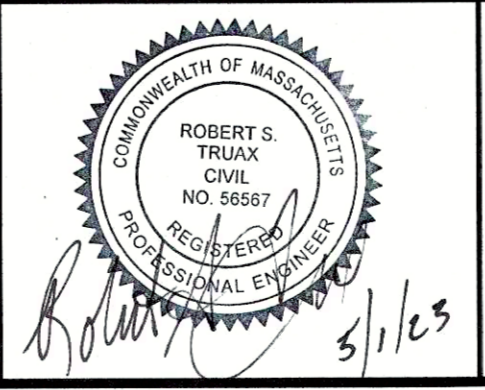
REVISIONS

7	1/27/2023	REVISED PORCH
8	5/1/2023	REVISED HOUSE DIMENSIONS



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FLD.:	RC, ML
DRW.:	JEH
CHKD.:	RST



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**"58 MASSASOIT AVENUE"**  
**SUDBURY, MASSACHUSETTS**  
APPLICANT:  
JBUS CHARLES, LLC  
15 EDWARDS LANE  
QUINCY, MA 02169

JOB No.	17,240
DATE:	7/6/2022
SCALE:	1"=20'
SHEET:	2 of 3
PLAN #:	27,611



JOHN STORCK

58 MASSASSOIT AVENUE, SUDBURY, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	07/06/2022
2	SCHEMATIC DESIGN 2	07/13/2022
3	SCHEMATIC DESIGN 3	08/03/2022
4	SCHEMATIC DESIGN 4	08/23/2022
5	SCHEMATIC DESIGN 5	10/10/2022
6	SCHEMATIC DESIGN 6	12/31/2022

Rangel Project Number	22-046
Date	12/31/2022
Drawn by	S.R.
Checked by	J.K.

PROPOSED BASEMENT LEVEL

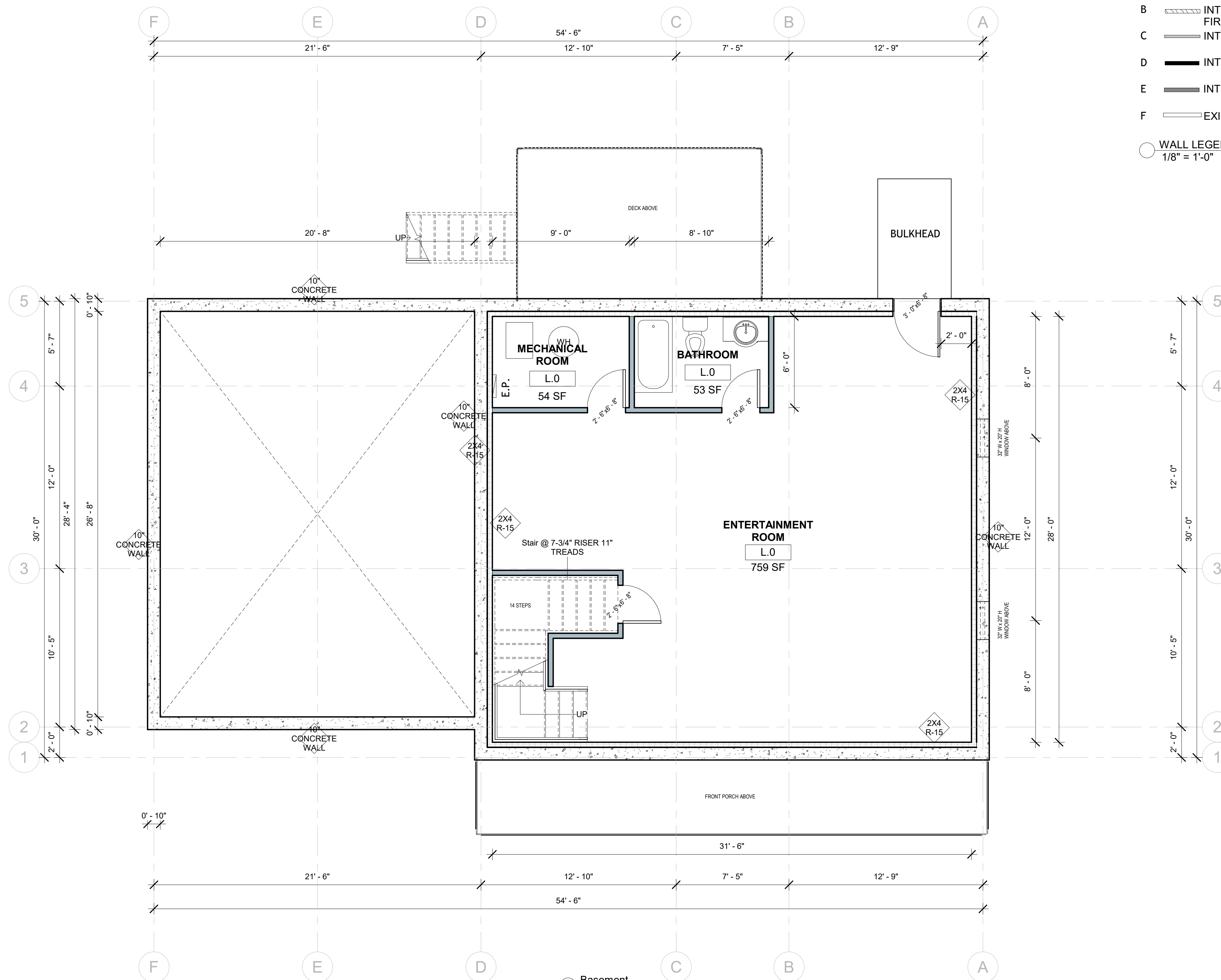
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A-01

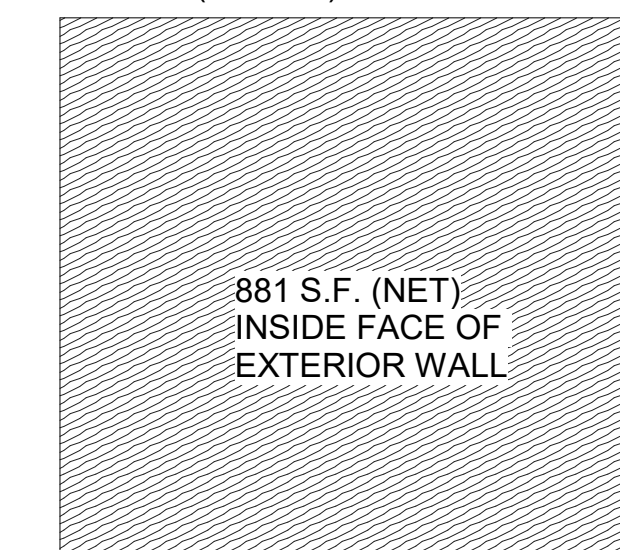
- RESIDENTIAL NOTES**
- A EXTERIOR WALL 2X6 @ 16" O.C. W/ 1/2" G.W.B. 1/2" CDX PLY. AND EIFS
  - B INTERIOR WALL 2X6 @ 16" O.C. W/ (2) 5/8" G.W.B. TYPE C (1 HOUR FIRE RATED) @ GARAGE SIDE ONLY W/ 1/2" G.W.B. ON OTHER SIDE.
  - C INTERIOR WALL 2X4 @ 16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES.
  - D INTERIOR WALL 2X6 @ 16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES.
  - E INTERIOR WALL 2X6 @ 16" O.C. W/ 1/2" G.W.B. ON ONE SIDES.
  - F EXISTING WALL TO REMAIN

WALL LEGEND 2  
 1/8" = 1'-0"

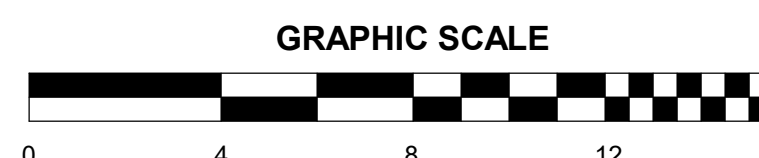


1 Basement  
 1/4" = 1'-0"

1,026 S.F. (GROSS) INCLUDING EXTERIOR WALL



2 SF Basement Floor  
 1" = 10'-0"



JOHN STORCK

58 MASSASSOIT AVENUE, SUDBURY, MA

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Rangel Project Number	22-046
Date	12/31/2022
Drawn by	S.R.
Checked by	Checker

PROPOSED FIRST FLOOR PLAN

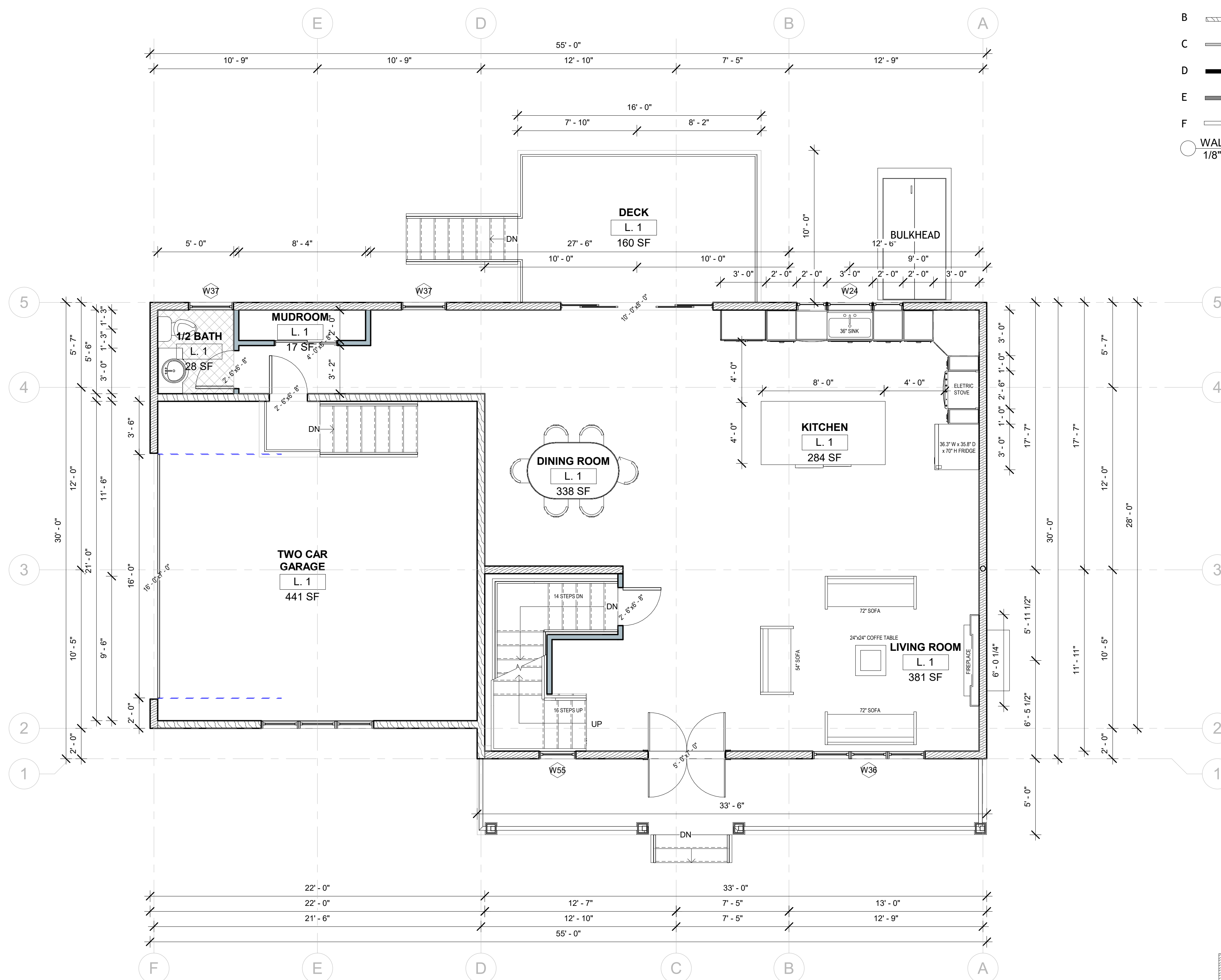
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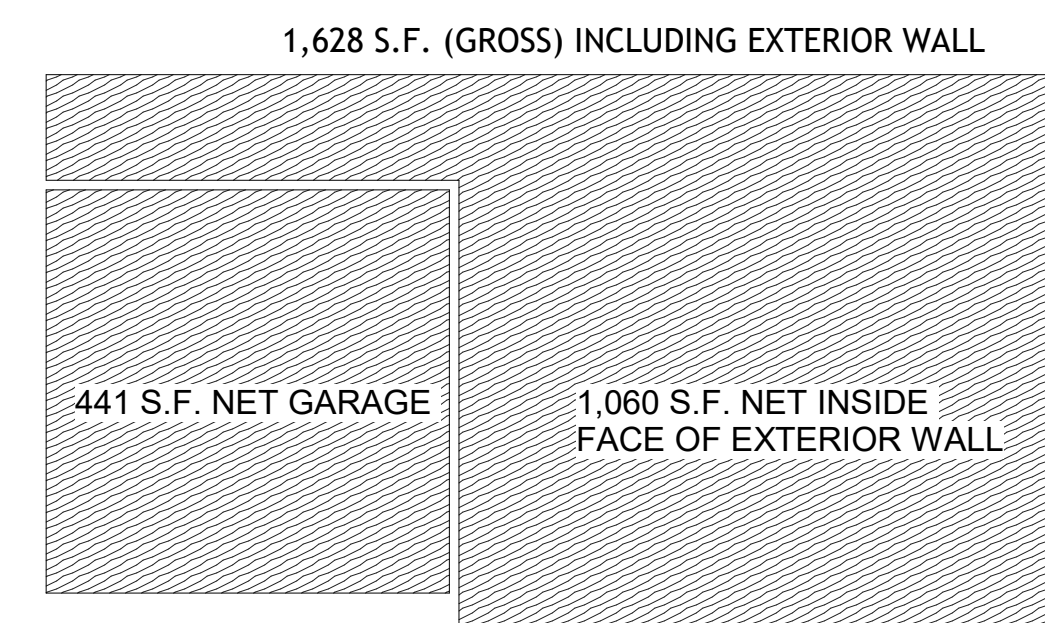
A-02

RESIDENTIAL NOTES

- A EXTERIOR WALL 2X6 @ 16" O.C. W/ 1/2" G.W.B. 1/2" CDX PLY. AND E
- B INTERIOR WALL 2X6 @ 16" O.C. W/ (2) 5/8" G.W.B. TYPE C (1 HOUR FIRE RATED) @ GARAGE SIDE ONLY W/ 1/2" G.W.B. ON OTHER SIDE.
- C INTERIOR WALL 2X4 @ 16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES.
- D INTERIOR WALL 2X6 @ 16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES.
- E INTERIOR WALL 2X6 @ 16" O.C. W/ 1/2" G.W.B. ON ONE SIDES.
- F EXISTING WALL TO REMAIN
- WALL LEGEND 2  
1/8" = 1'-0"



1 First Floor  
1/4" = 1'-0"



2 SF First Floor  
1" = 10'-0"



JOHN STORCK

58 MASSASSOIT AVENUE, SUDBURY, MA

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Rangel Project Number	22-046
Date	12/31/2022
Drawn by	S.R.
Checked by	J.K.

PROPOSED SECOND FLOOR PLAN

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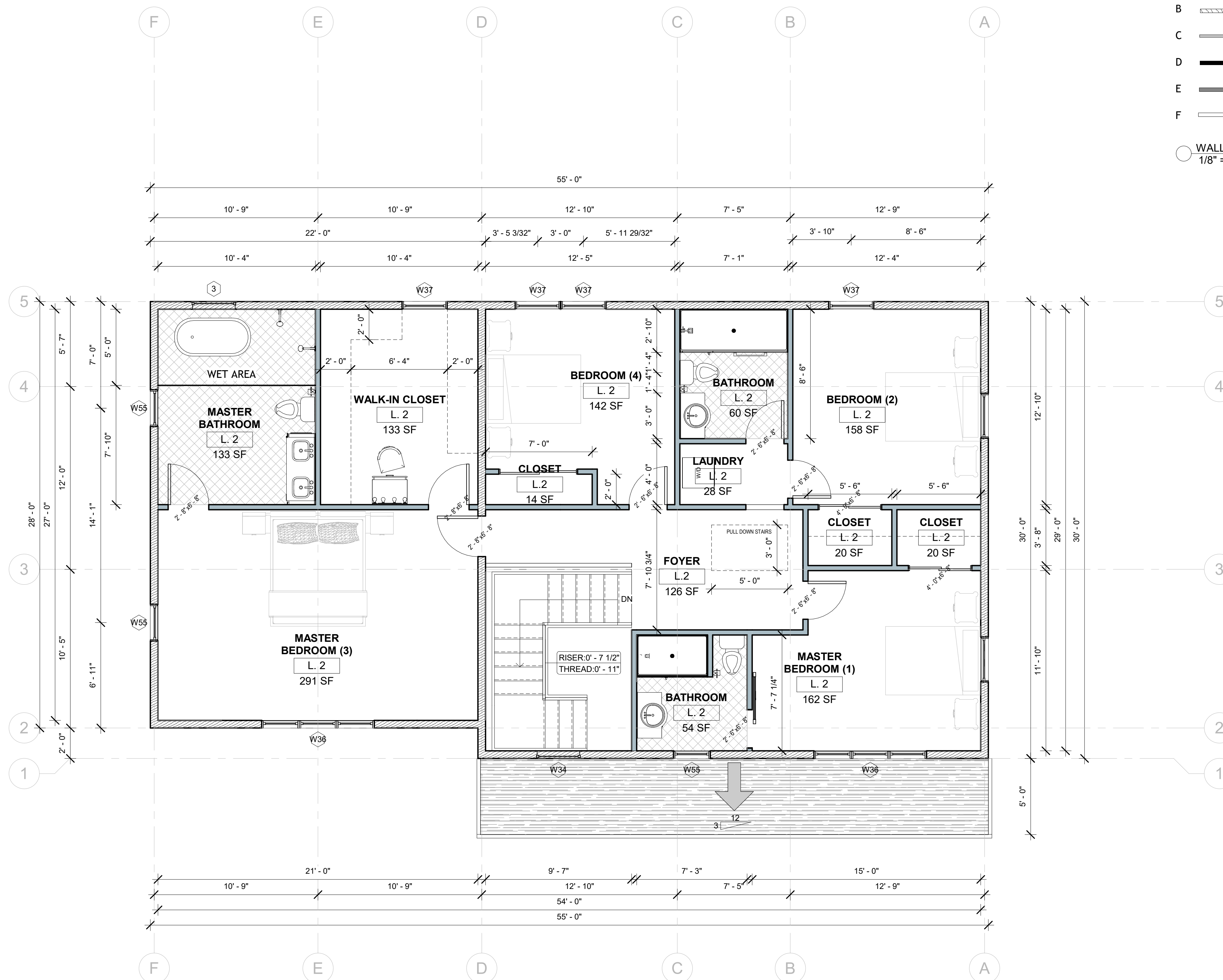


A-03

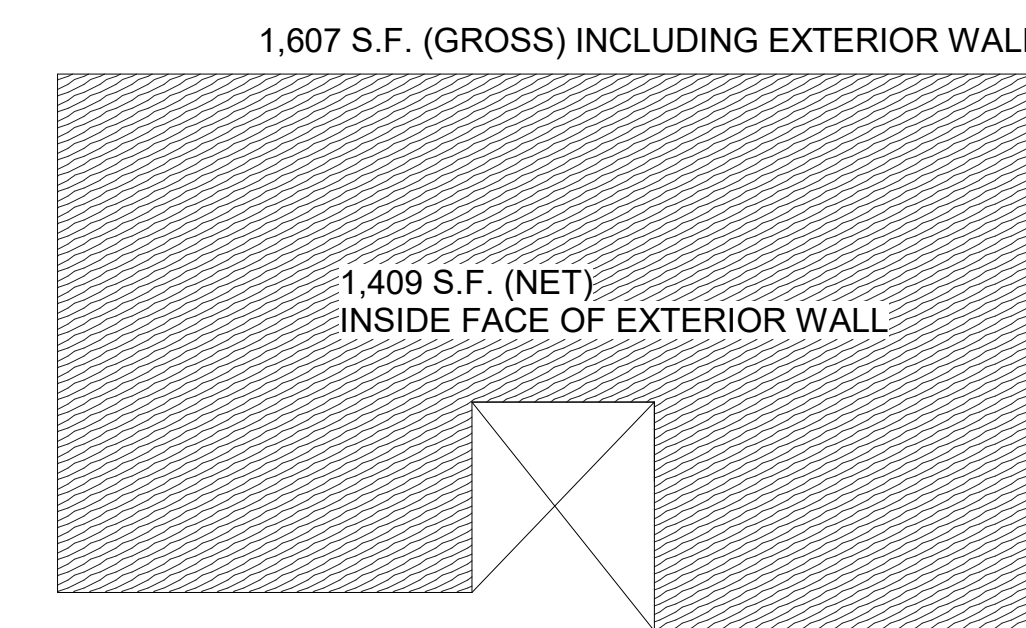
RESIDENTIAL NOTES

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- B INTERIOR WALL 2X6 @ 16" O.C. W/ (2) 5/8" G.W.B. TYPE C (1 HOUR FIRE RATED) @ GARAGE SIDE ONLY W/ 1/2" G.W.B. ON OTHER SIDE.
- C INTERIOR WALL 2X4 @ 16" O.C. W/ 1/2" G.W.B. ON BOTH SIDES.
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- E INTERIOR WALL 2X6 @ 16" O.C. W/ 1/2" G.W.B. ON ONE SIDES.
- F EXISTING WALL TO REMAIN

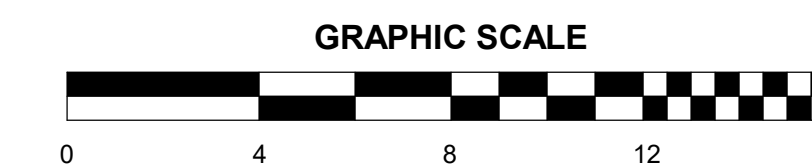
WALL LEGEND 2  
 1/8" = 1'-0"



1 Second Floor  
 1/4" = 1'-0"



2 SF Second Floor  
 1" = 10'-0"



GRAPHIC SCALE

NOTES: ALL EXISTING CONDITIONS AND PLAN AND DETAIL DIMENSIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO COMMENCING THE WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DEVIATIONS IN THE EXISTING CONDITIONS, DIMENSIONS AND LOCATIONS ETC. BEFORE PROCEEDING WITH AFFECTED PART OF THE WORK.



<https://rangelpanningdesign.com/>  
 21 Cummings Park Drive  
 Suite: 220-222  
 Woburn, MA  
 01801  
 (339) 440-7943

JOHN STORCK

58 MASSASSOIT AVENUE, SUDBURY, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	07/06/2022
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6	SCHEMATIC DESIGN 6	12/31/2022

Rangel Project Number 22-046  
 Date 12/31/2022  
 Drawn by Author  
 Checked by Checker

ATTIC FLOOR PLAN

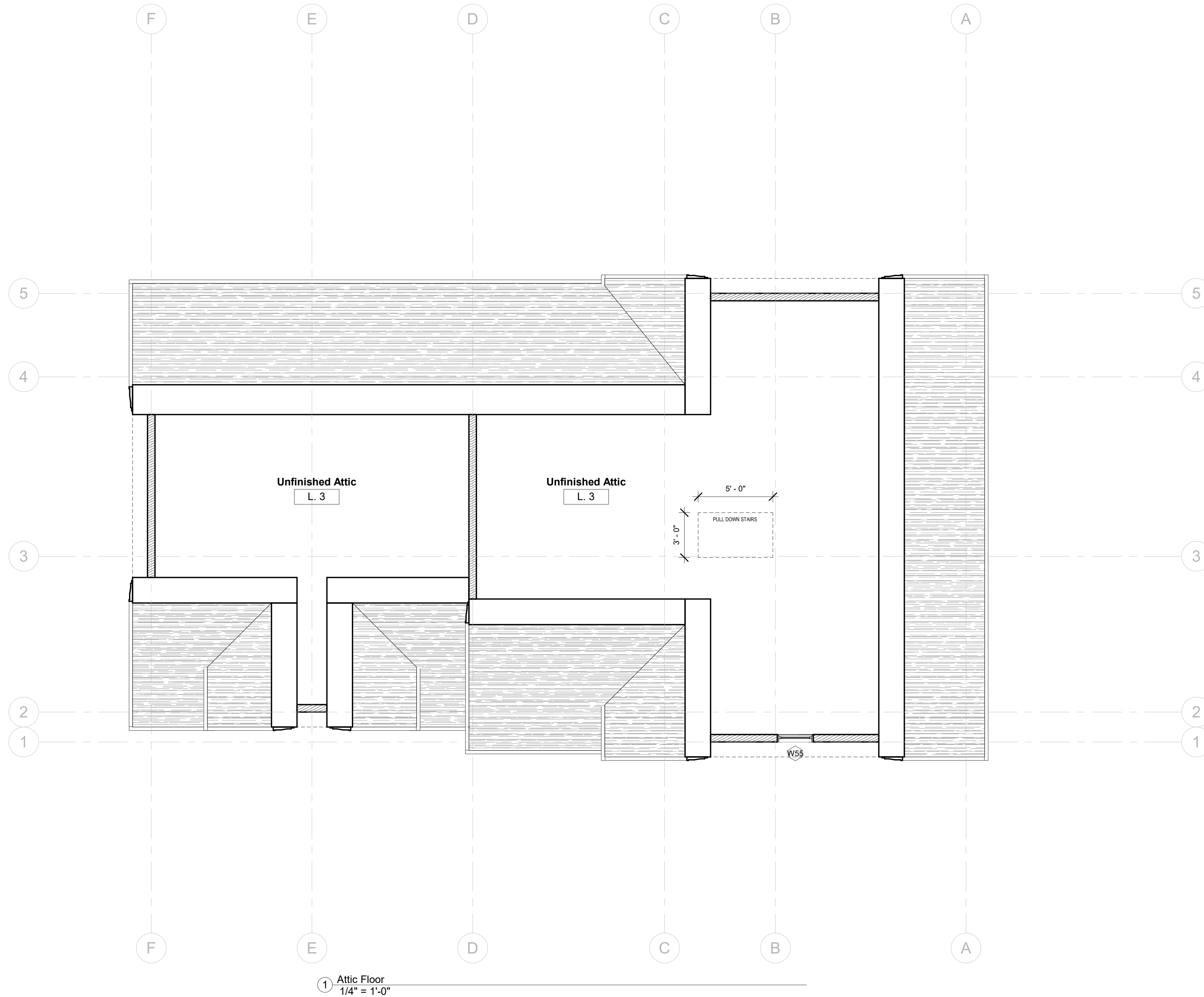
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A-04

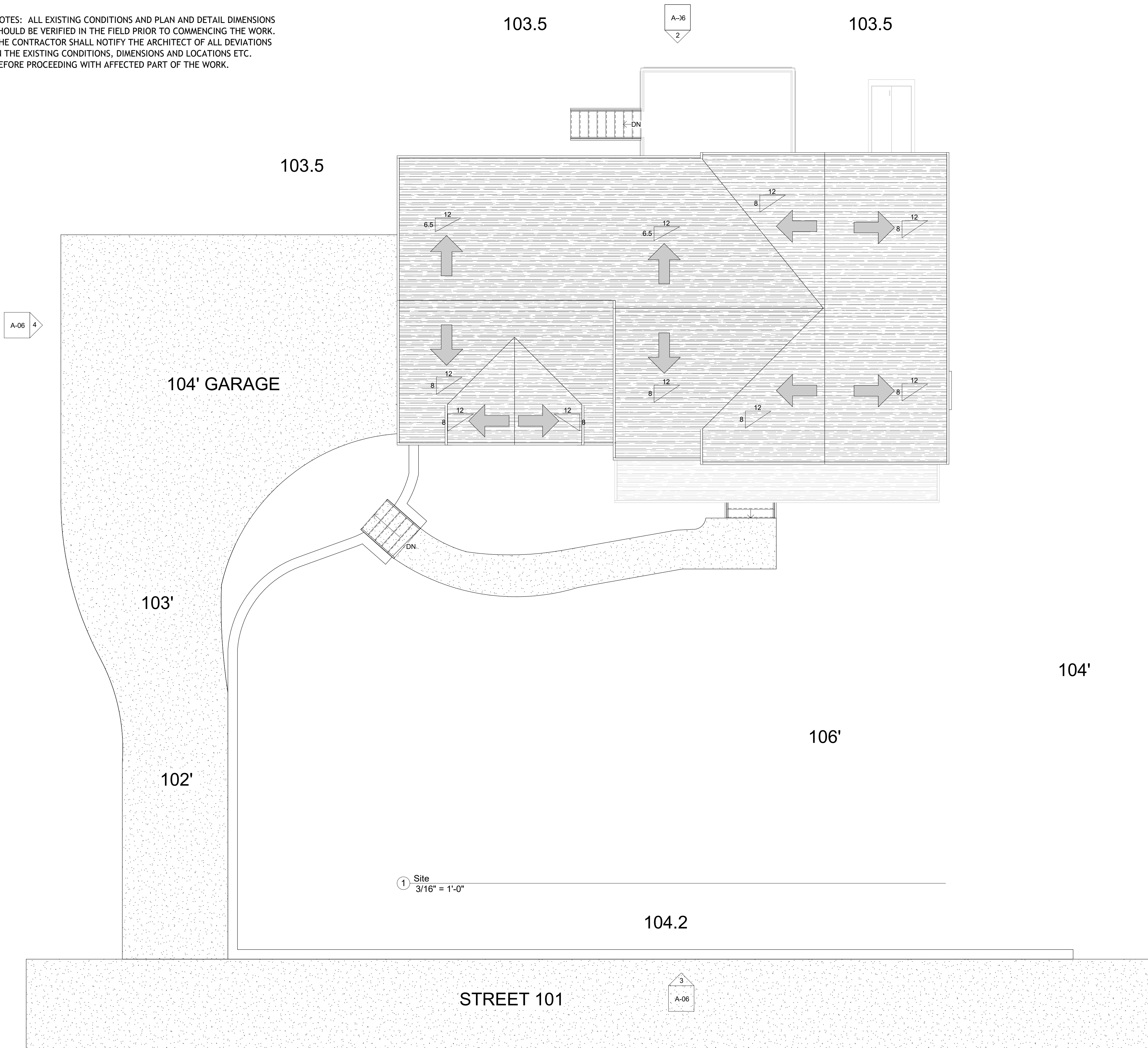
Scale 1/4" = 1'-0"

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1 Attic Floor  
 1/4" = 1'-0"

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108' TOP OF CONCRETE  
109' FIRST FLOOR



<https://rangelpanningdesign.com/>  
21 Cummings Park Drive  
Suite: 220-222  
Woburn, MA  
01801  
(339) 440-7943

JOHN STORCK

58 MASSASSOIT AVENUE, SUDBURY, MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	07/06/2022
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6	SCHEMATIC DESIGN 6	12/31/2022

Rangel Project Number 22-046  
Date 12/31/2022  
Drawn by S.R.  
Checked by J.K.

PROPOSED ROOF PLAN

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A-05

Scale 3/16" = 1'-0"

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JOHN STORCK

58 MASSASSOIT  
 AVENUE, SUDBURY,  
 MA

No.	Description	Date
1	SCHEMATIC DESIGN 1	07/06/2022
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 Checked by Checker

ELEVATION

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A-06



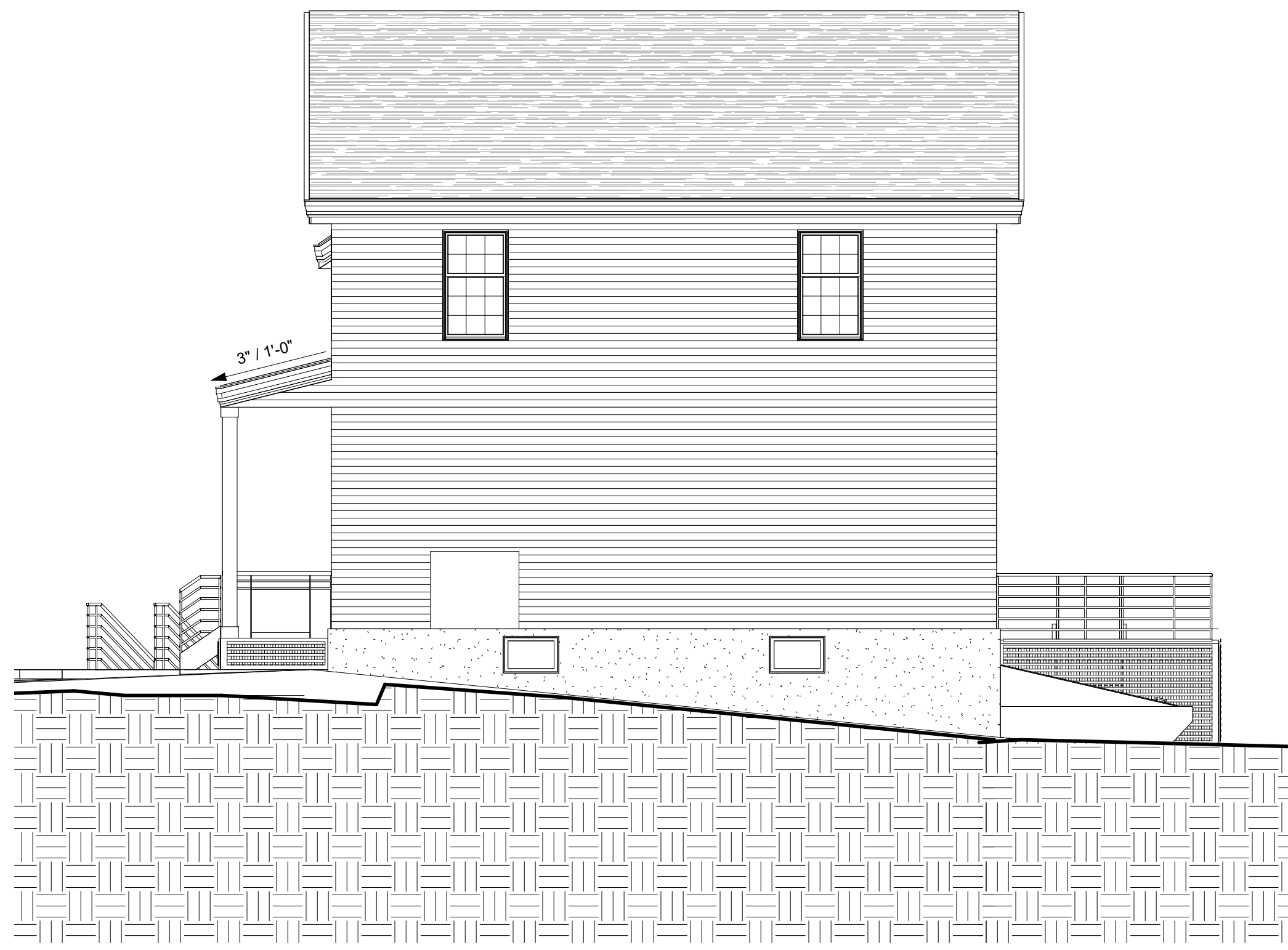
③ South  
3/16" = 1'-0"



④ West  
3/16" = 1'-0"



② North  
3/16" = 1'-0"



① East  
3/16" = 1'-0"