

Building Plan

182 Wayside Inn Rd, Sudbury MA 01776

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Narrative

The intent of this plan is to complete the following projects at 182 Wayside Inn Rd Sudbury MA 01776

- Project 1 - Stream Crossing
 - Replace an existing stream crossing and add gravel drive
- Project 2 - Garage Build
 - Demolish an existing garage and build a new one in its place
- Project 3 - Outdoor Area
 - Expand existing patio and deck, and install a pool
- Project 4 - Outbuilding
 - Add an outbuilding to the property

Project 1 - Stream Crossing

Summary

- A 16' x 18" culvert pipe was installed to replace an existing stream crossing that was blocked and causing flooding
- Gravel has been laid on an existing dirt path so that maintenance equipment can access the rear of the property

Alternative approaches that were considered

- Entering the back property through Prides Crossing Rd
 - Considerations that deem this approach less ideal
 - The need for offroad vehicles (tractor) that need to access the area
 - Land would need to be cleared on the property to create the access point which would disturb wetlands
 - The crossing at the current location was already on the property when it was purchased
- Entering the rear of the property from a different access point
 - Since the stream cuts from the eastern border of the property to the western border of the property without any breaks, any other approach would also require a crossing

Updates since the project started

- Conservation has been to the property twice to visually inspect both in the winter and in the summer
- The stream has been photo documented over a 30 day period and conservation confirmed status change from Perennial to Intermittent

Project 1 - Stream Crossing (Remediation Plan)

Proposal

- The property today is heavily infested with invasive plants and trees. The proposal is to remove invasives using a 1:3 remediation ratio.
 - (for each square foot this project consumed within the buffer zone, invasives will be cleared on 3x square feet elsewhere, since each area is not 100% invasives)
- The ≈2500 SF impacted by the project will be remediated by removing invasives on ≈7500 SF

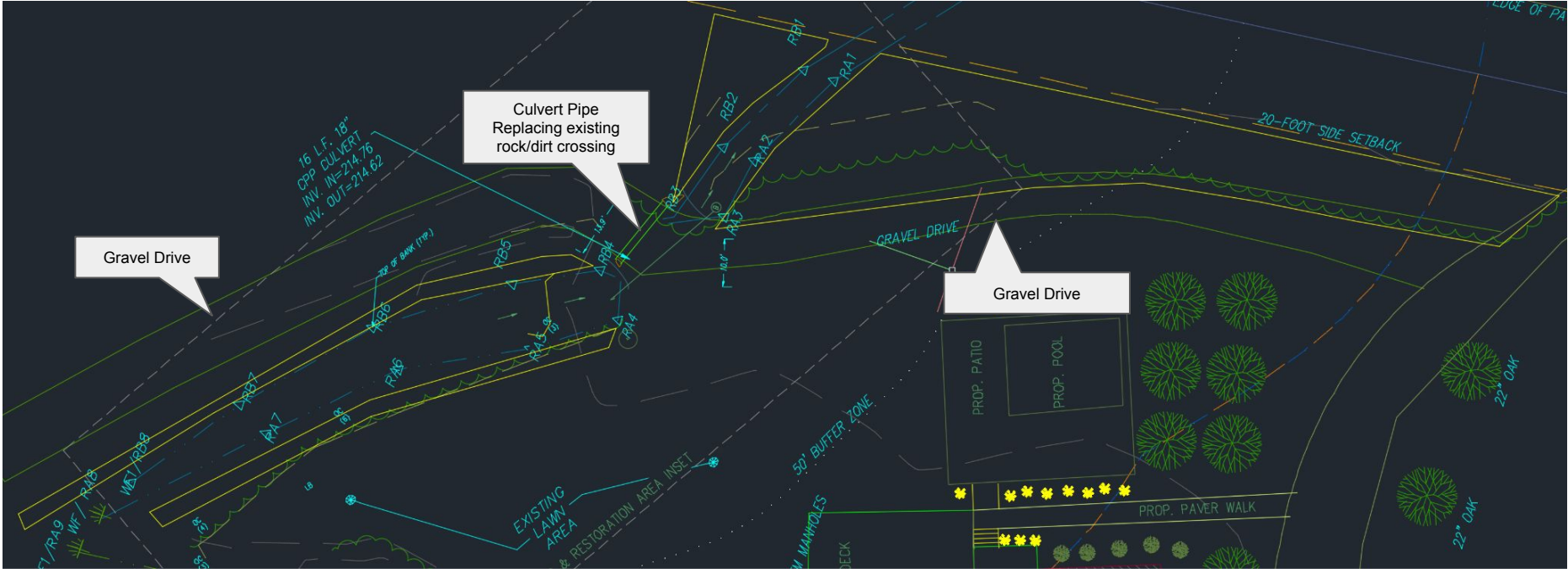
Remediation areas

- North side of the stream border - ≈550 SF
- South side of the stream border - ≈450 SF
- North side of the stream border abutting Prides Cross Rd - ≈500 SF
- South side of the stream border abutting Prides Crossing Rd (extended to the driveway) - ≈6000 SF

Key invasives to be removed

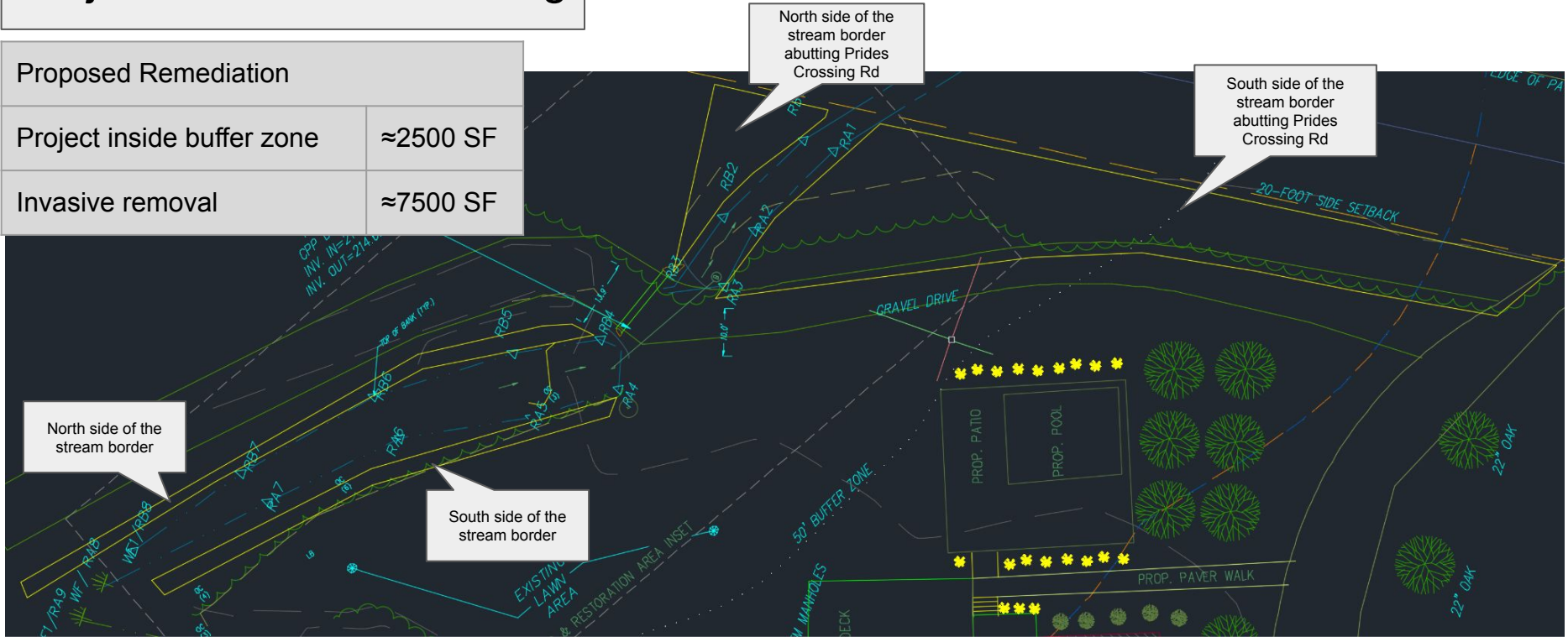
- Bittersweet
- Norway Maples
- Burning Bush
- Buckthorn
- (Others as identified)

Project 1 - Stream Crossing



Project 1 - Stream Crossing

Proposed Remediation	
Project inside buffer zone	≈2500 SF
Invasive removal	≈7500 SF



Project 2 - Garage Build

Summary

The intent of the project is to demolish an existing garage and build a new garage. The current garage is in disrepair due to rotted structural wood and is not safe to use.

The current footprint of the garage is approximately 30' x 33' with a poured slab foundation. The existing garage and foundation will be removed. The new garage will be expanded in size to 36' x 40', built on top of a poured slab foundation with frost wall

Electricity and plumbing will be run to the garage from the house. An electrical trench will be dug out from the east side of the house where the current electrical box is for the property (shown in plans), and run around the existing septic system in the backyard to power the garage. The plumbing will tap into the existing septic system directly east of the garage.

The access point to construction will be through the existing front gravel driveway (south side of garage), fresh gravel will be dumped and graded on the driveway area once the project is complete.

Project 2 - Garage Build (Remediation Plan)

Proposal

- This project consumes 150 SF within the buffer zone (buffer from small pond located in the center of the property). The proposal is to install native plants on the west side of the garage. This remediation includes a proposal to also serve as a rain garden for water runoff from the garages gutter system.

Remediation areas

- West of the garage - 450 SF

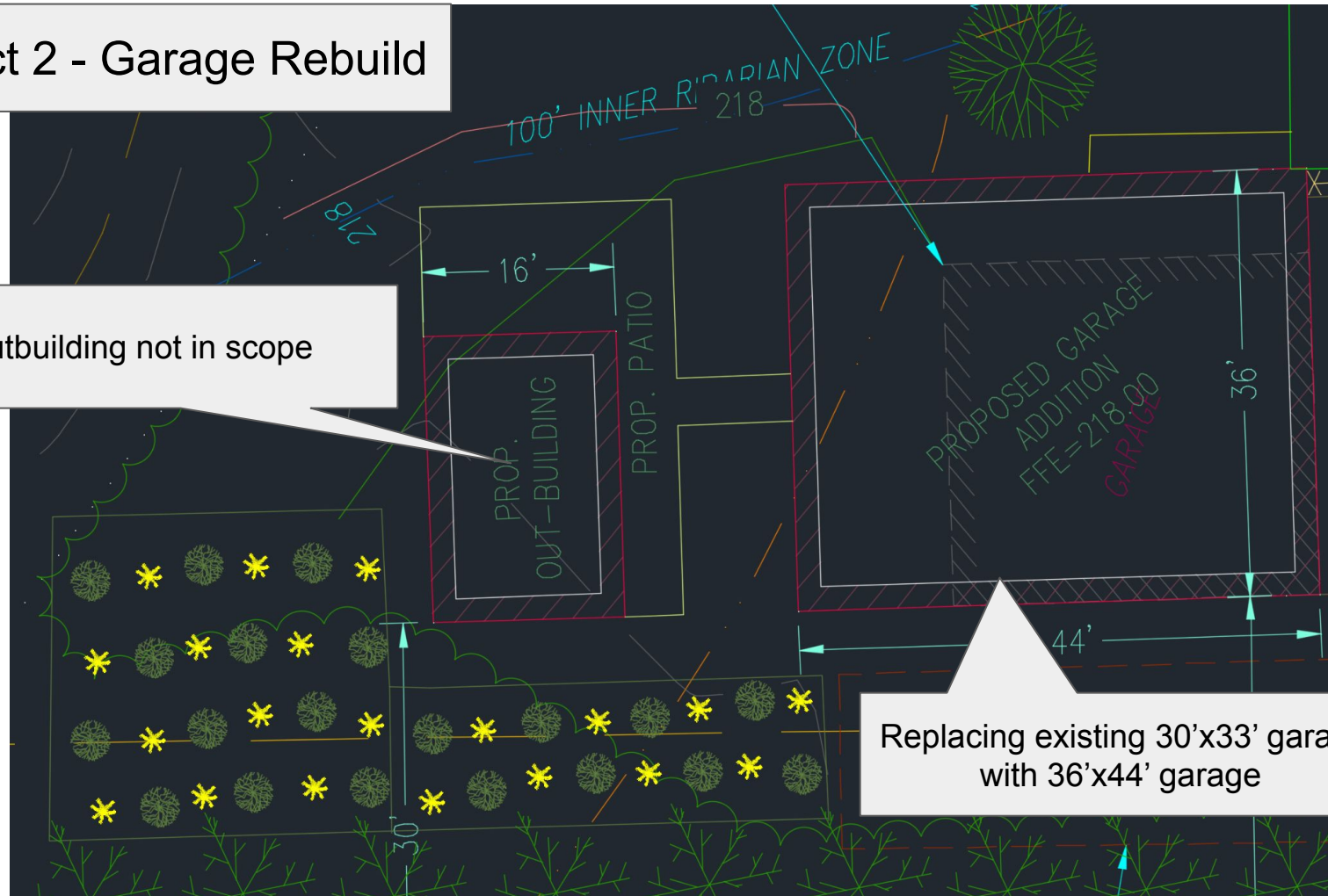
Native plants to be installed for rain garden

- New England Aster,
- Swamp Milkweed
- Cardinal Flower
- Blueflag Iris
- Sensitive Fern
- Tussock Sedge

Project 2 - Garage Rebuild

Outbuilding not in scope

Replacing existing 30'x33' garage
with 36'x44' garage



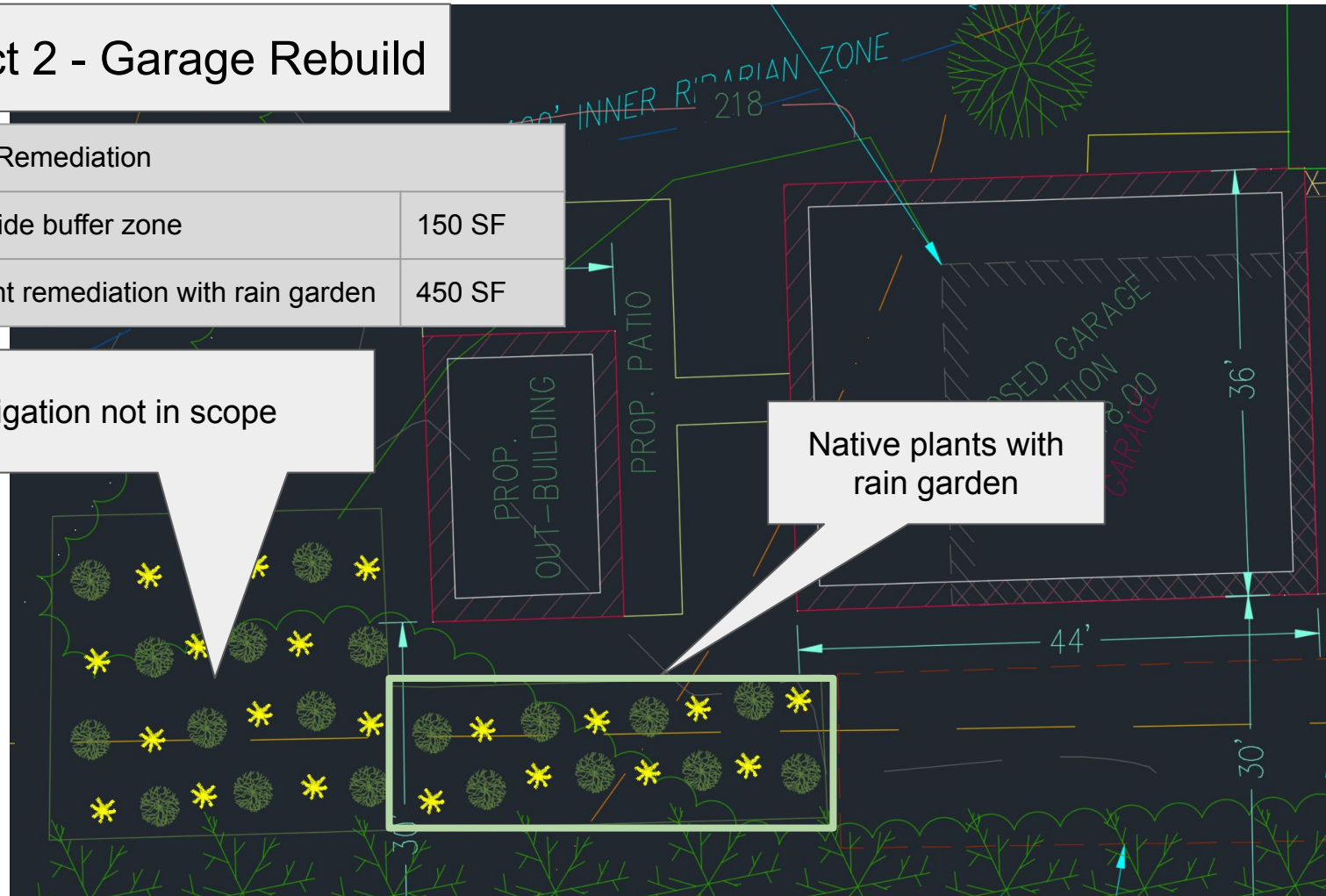
Project 2 - Garage Rebuild

Proposed Remediation

Project inside buffer zone	150 SF
Native plant remediation with rain garden	450 SF

Mitigation not in scope

Native plants with
rain garden



Project 3 - Outdoor Area

Summary

The intent of the project is to expand the existing back deck, expand the existing back patio, and install a pool on the east side of the property. The patio will be stone, the deck will be made of composite wood,, the pool patio will be concrete, the pool will be fiberglass, and there will be a fence surrounding the pool patio area that meets safety requirements.

Item Dimensions

Existing patio - 225 SF
Expanded patio - 760 SF

Existing deck - 260 SF
Expanded deck - 952 SF

Pool Patio - 1326 SF
Pool - 480 SF

Project 3 - Outdoor Area (Remediation Plan)

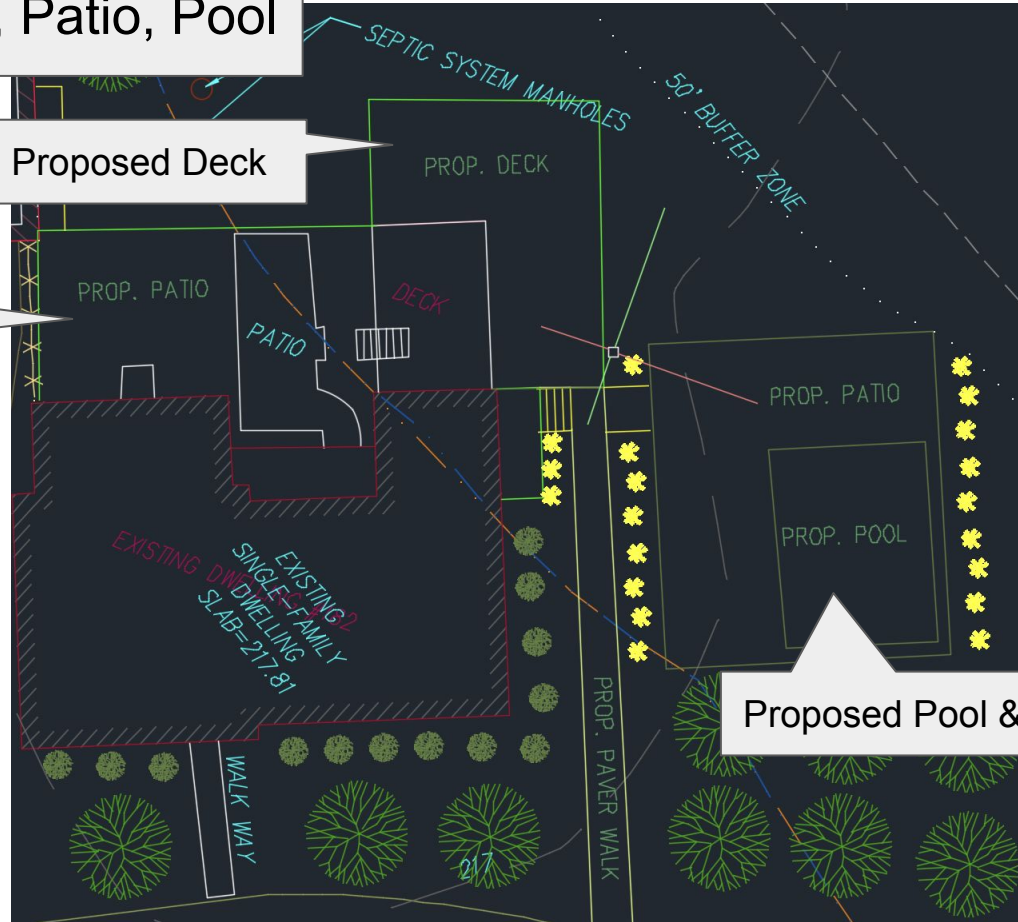
Proposal

- To be determined after discussing with conservation committee

Project 3 - Deck, Patio, Pool

Proposed Deck

Proposed Patio



Proposed Pool & Patio

Project 4 - Outbuilding

Summary

The intent of the project is to build an outbuilding on the north side of the garage. The building will have electricity and plumbing. The building will be built on a poured slab foundation and surrounded by a stone patio. The building location sits within a wetland buffer zone and steps will be taken for remediation.

Item Dimensions

Outbuilding - 384 SF

Total area including building and patio - 770 SF

Project 4 - Outbuilding (Remediation Plan)

Proposal

- This project consumes 770 SF within the buffer zone (buffer from small pond located in the center of the property). The proposal is to install native plants on the west and north side of the building. This remediation includes a proposal to also serve as a rain garden for water runoff from the buildings gutter system

Remediation areas

- West and north of the garage - 770 SF

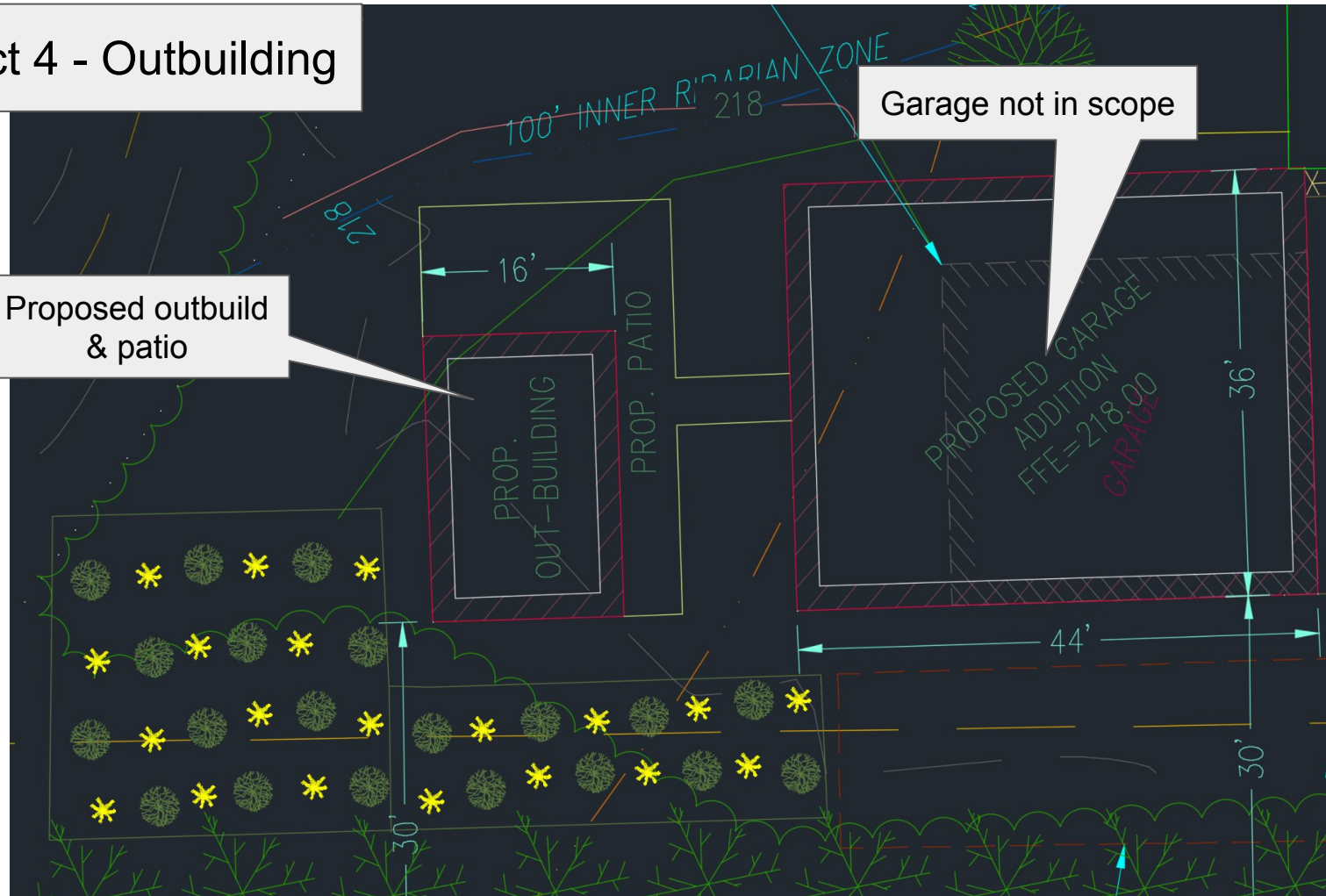
Native plants to be installed for rain garden

- New England Aster,
- Swamp Milkweed
- Cardinal Flower
- Blueflag Iris
- Sensitive Fern
- Tussock Sedge

Project 4 - Outbuilding

Proposed outbuild
& patio

Garage not in scope

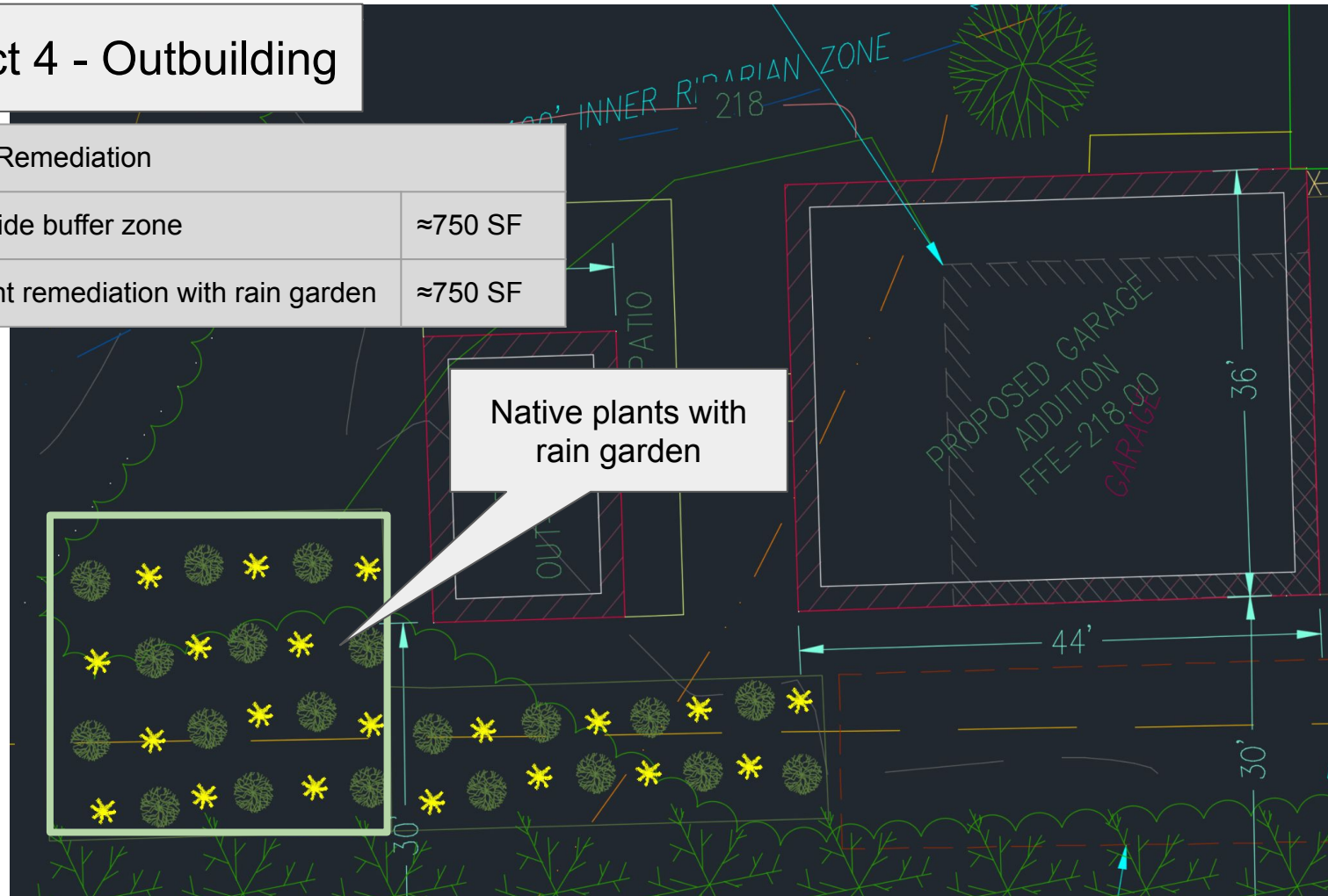


Project 4 - Outbuilding

Proposed Remediation

Project inside buffer zone	≈750 SF
Native plant remediation with rain garden	≈750 SF

Native plants with
rain garden



USGS Map - 182 Wayside Inn Road



FEME Map - 182 Wayside Inn Road



NHESP Map - 182 Wayside Inn Road

