



*Steven A. Mack, P.E.**
Marc S. Volk
Marc A. LeVasseur

August 5, 2022

Stockbridge Planning Board
Stockbridge Town Hall
50 Main Street
Stockbridge, MA 01262

Re: Request for Sketch Plan Review
4 Stone Ridge Drive, aka 1 Campion Farms (Map 222, Lot 10),
Stockbridge, MA

Dear Stockbridge Planning Board Members,

On behalf of the applicants, Jennifer Krusinger Martin and Hylton Socher, enclosed please find documents related to a request for Sketch Plan Review under section 6.3.2 of the Stockbridge Zoning Bylaws. The applicants will, at some point, be applying for a Special Permit for a driveway in excess of 500' long for 4 Stone Ridge Drive, aka 1 Campion Farms. The applicants would like to open the discussion regarding this matter under the Sketch Plan Review procedure in order to get a comfort level prior to closing (on the land) and ultimately applying for the formal Special Permit. The submission package contains an Existing Conditions Plan and Proposed Drive Plan & Profile for the property.

We have met with the Fire Chief, on this matter, and it is our understanding that we have satisfied any concerns he may have.

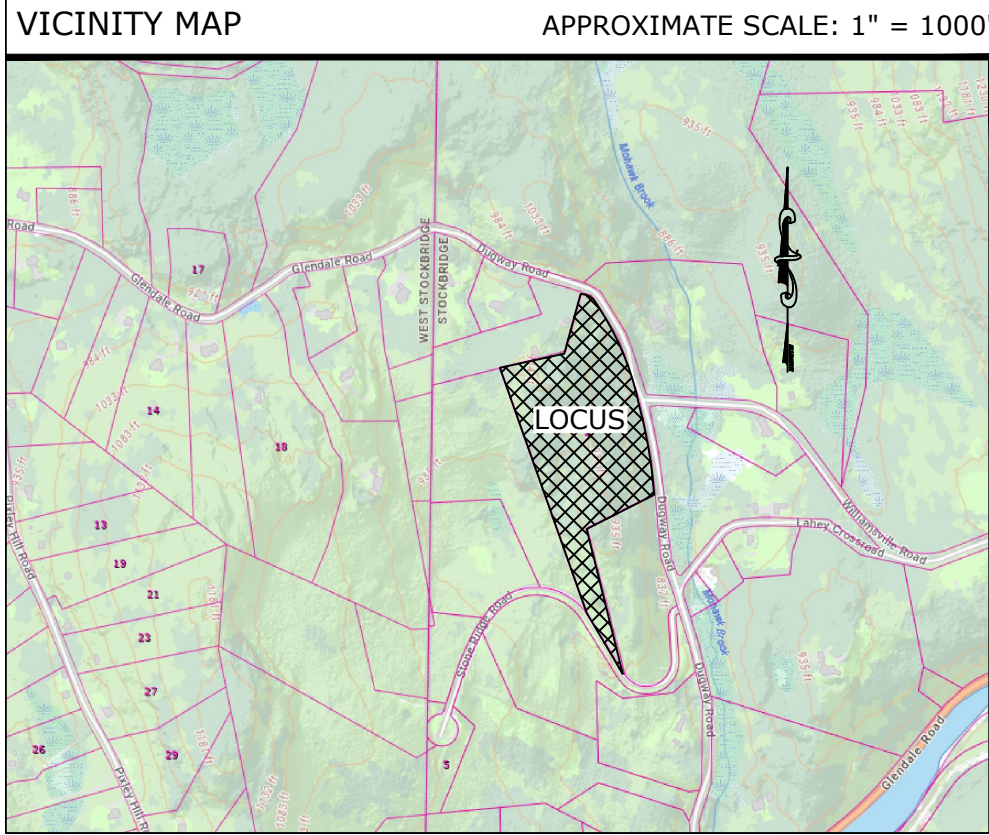
Please contact me if you need any additional information or have any questions regarding this submission. Thank you.

Sincerely,
Foresight Land Services, Inc.

Steven A. Mack, P.E.
President and Principal Engineer

Copy to: FILE E3051

1. Topographic Survey was performed by Foresight Land Services on June 23 & July 11 2022, using Robotic Electronic Total Station with Data Collector.
2. Plan was compiled on a PC-based computer using AutoCAD Civil 3D 2018.
3. Contours are computer-generated interpolations, edited to generally conform to field observations. Contour interval = 1 (one) foot. Contractor shall verify critical elevations and grades in the field prior to construction.
4. Horizontal Datum is based upon plan entitled, "Stone Ridge" "Definitive Subdivision prepared for Stone Ridge Associates, LLC", Stockbridge and West Stockbridge, Massachusetts, Prepared by Kelly, Granger, Parsons & Associates LLC., Scale 1"=150' dated August 27, 2002 recorded as Plan Drawer I-No. 90 in Berkshire Middle District Registry of Deeds.
5. Vertical Datum is assumed, Temporary benchmarks were established on-site, TBM A-1 Spike in root of Twin 24" Pine, el. 101.43', TBM A-2 a Spike in root of 15" Hemlock, el. 124.58', TBM A-3 a Spike in root of 20" Pine, el. 128.78'.
6. The locations of, TBM A-3 and other underground pipes, utilities or other structures are compiled from available record data and visible field evidence and are not represented as being exact or complete. Prior to beginning excavation, the excavator shall give adequate advance notice to the Dig Safe Center, the municipal and/or state Public Works Department, and private utility companies, to allow for field location of facilities in the vicinity.
7. If Contractor observes any field conditions which vary significantly from what is shown on these plans, the contractor shall immediately notify the Owner and Engineer for resolution of the conflicting information.
8. The Contractor shall record the measurements, depths, dimensions, materials, field conditions and other pertinent data about all underground pipes, utilities and structures encountered during the work, both existing and constructed. Contractor shall submit Record drawings with this information to the Owner and Engineer prior to completion of the work.
9. Contractor shall immediately report any damage to existing pipes, utilities, or structures to the Owner and Engineer, and obtain directions as to repair, replacement or abandonment.



Data provided by Town of Stockbridge
Zoning Ordinance Updated: September 24, 2018
Zoned: R-4 Residential
Use: Residential

Area = 4 Acres
Lot Frontage = 300 Ft.

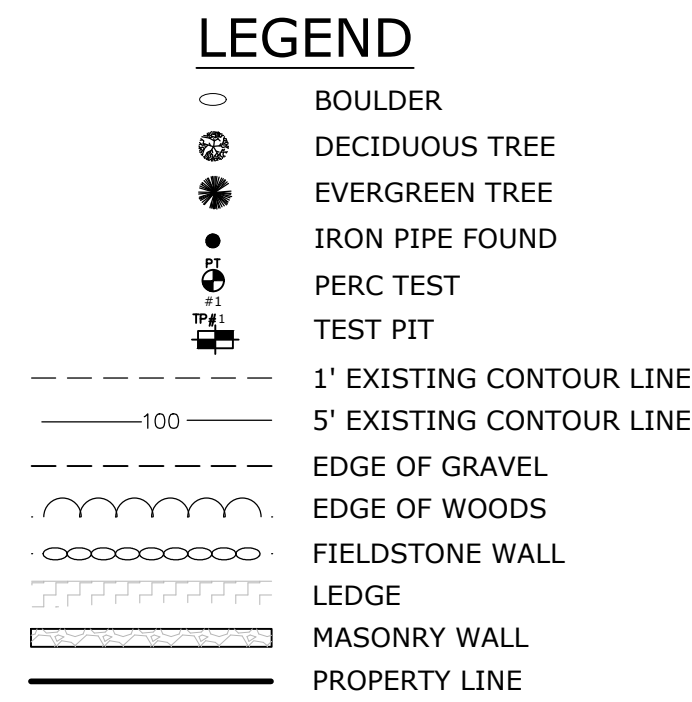
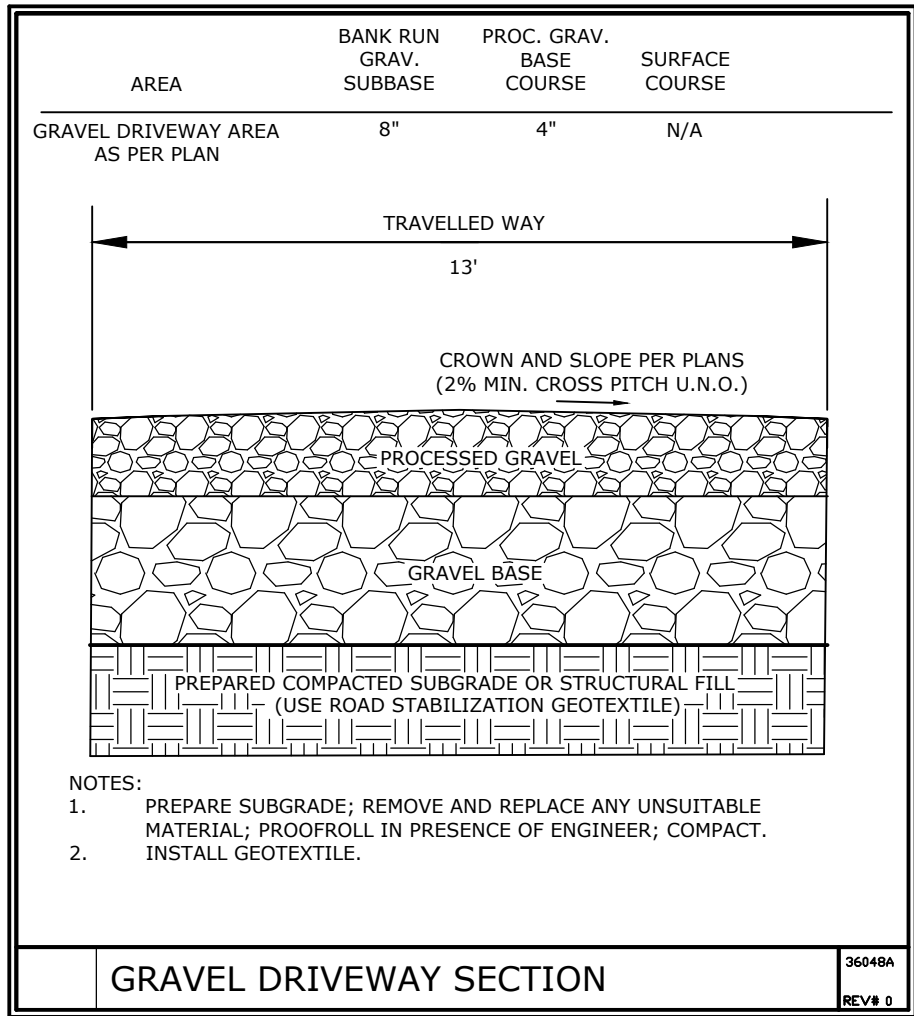
Front = 50 Ft.
Side = 50 Ft.
Rear = 50 Ft.

Max. Bldg. Stories = 2 1/2
Max. Bldg. Height (Ft.) = 35

Max Lot Coverage % = 10

[illegible]

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| RECORD OWNER | |
| STONE RIDGE ASSOCIATES LLC | |
| LOT 1 PLAT I-90 | |
| PARCEL ID#: 222_10_7 | |

