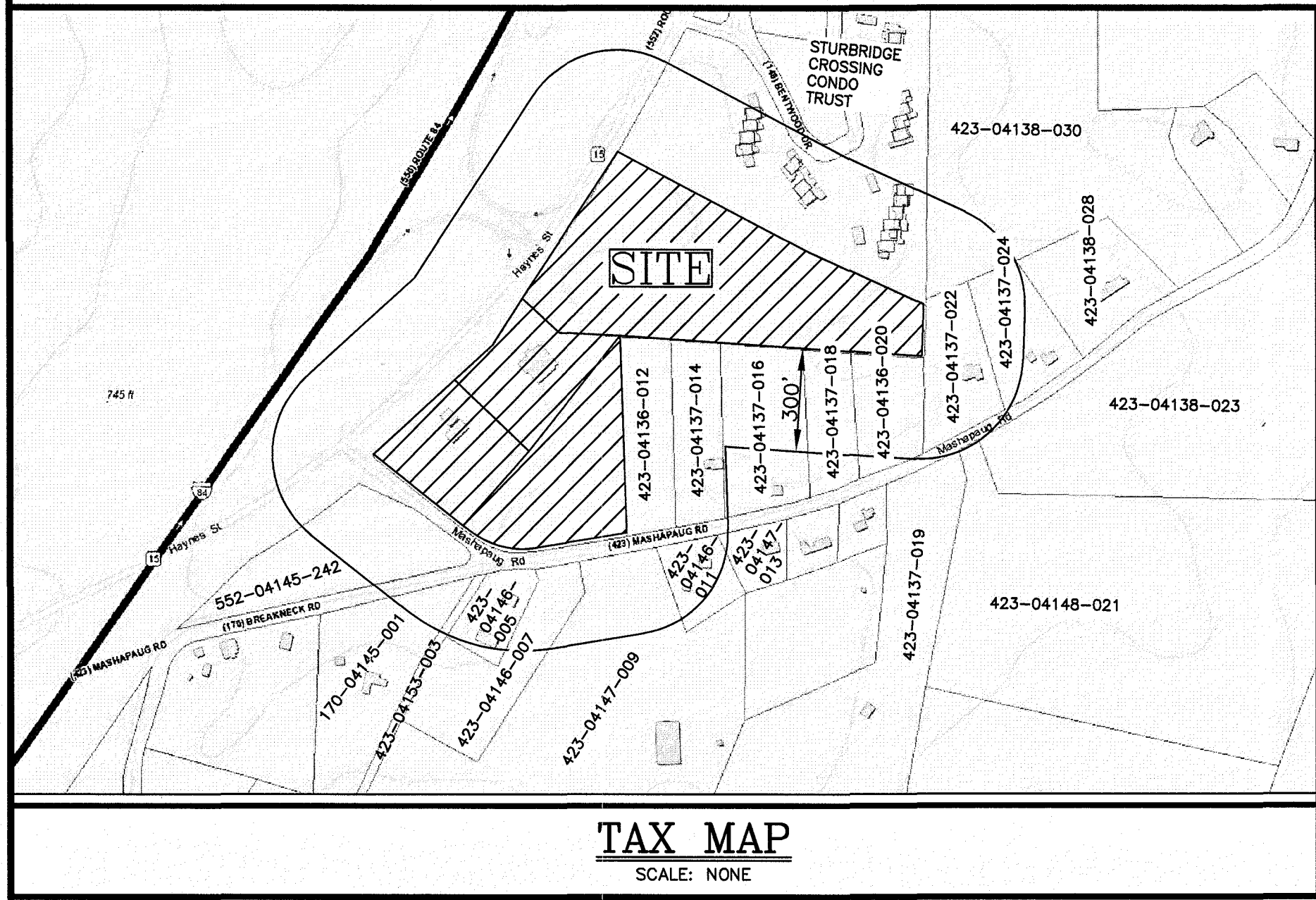


PROPOSED RETAIL MOTOR FUEL OUTLET
SITE RE-DEVELOPMENT PLANS
for
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010
234 & 236 HAYNES STREET (ROUTE 15)
STURBRIDGE, MASSACHUSETTS

Prepared for:
PETROGAS GROUP NEW ENGLAND, INC.
168 NORTH MAIN STREET
ANDOVER, MA 01810



INDEX TO DRAWINGS	
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2.	EXISTING CONDITIONS PLAN (BY OTHERS)
3.	DEMOLITION PLAN
4.	SITE OVERVIEW PLAN
5.	SITE PLAN
6.	GRADING & DRAINAGE PLAN
7.	UTILITIES PLAN
8.	EROSION & SEDIMENT CONTROL PLAN
9.	LANDSCAPE PLAN
10.	DETAIL SHEET
11.	DETAIL SHEET
12.	DETAIL SHEET
13.	DETAIL SHEET
14.	SIGN & GRAPHICS PLAN
1 OF 1.	TRUCK TURN PLAN (TT)
1 OF 2.	SEPTIC SYSTEM REPAIR PLAN (SDS1)
2 OF 2.	SEPTIC SYSTEM DETAILS (SDS2)
1 OF 2.	LIGHTING PLAN (RL-5206-S1-R1)
2 OF 2.	LIGHTING DETAILS (RL-5206-S1-R1)
1 OF 2.	RETAIL FUEL CANOPY ELEVATIONS
2 OF 2.	COMMERCIAL DIESEL CANOPY ELEVATIONS
1 OF 4.	EXISTING FLOOR PLAN (AD100)
2 OF 4.	PROPOSED SHELL PLAN (A100)
3 OF 4.	PROPOSED EXTERIOR ELEVATIONS (A200)
4 OF 4.	PROPOSED EXTERIOR ELEVATIONS (A201)

REQUIRED NOTIFIED ABUTTERS					
PARCEL ID:	NAME & ADDRESS	PARCEL ID:	NAME & ADDRESS	PARCEL ID:	NAME & ADDRESS
552-04135-236 (SUBJECT PARCEL)	PERRY HOLDINGS, LLC 236 ROUTE 15 STURBRIDGE, MA 01566	423-04146-005 423-04146-007 423-04147-009	STURBRIDGE WORSHIP CENTER 9 MASHAUG ROAD STURBRIDGE, MA 01566	423-04137-022	STEPHEN D. RICE 22 MASHAUG ROAD STURBRIDGE, MA 01566
552-04136-234 (SUBJECT PARCEL)	10 MASHAUG ROAD STURBRIDGE, LLC	423-04146-011	GARY B. SYMCZAK 11 MASHAUG ROAD STURBRIDGE, MA 01566	423-04137-024	DAVID A. TOULOUNTZIS 24 MASHAUG ROAD STURBRIDGE, MA 01566
552-04126-228 (SUBJECT PARCEL)	645 HAMILTON STREET ALLEN TOWN, PA 18101	423-04147-013	BRYAN A. TRIFONE 13 MASHAUG ROAD STURBRIDGE, MA 01566	423-04137-018	PAUL NICHOLSON 2165 BAYBERRY LANE WESTFIELD, NJ 07090
423-04136-010 (SUBJECT PARCEL)	RICHARD P. NICHOLSON JOAN C. NICHOLSON 34 SILICON DRIVE WOODLAND PARK, NJ 07424	423-04138-030	ANDREW BROGDEN NARNIA PINEWOOD ROAD HIGH WYCOMBE, ENGLAND, UK HP12 4DD		STURBRIDGE CROSSING CONDO TRUST P.O. BOX 572 STURBRIDGE, MA 01566
423-04136-012 423-04136-020	FERNANDO SANTOS 14 MASHAUG ROAD STURBRIDGE, MA 01566	423-04138-023	ANDREW D. CIESLA VINCENT B. CIESLA 237 FISKE HILL ROAD STURBRIDGE, MA 01566		
423-04137-014	VALERIE J. SAVOIE 16 MASHAUG ROAD STURBRIDGE, MA 01566	423-04138-028	WILLIAM MERCURE 28 MASHAUG ROAD STURBRIDGE, MA 01566		
423-04137-016	PAUL R. JANSON ONE BREAKNECK ROAD STURBRIDGE, MA 01566	423-04137-019	MHC STURBRIDGE, LLC P.O. BOX 06115 CHICAGO, IL 60606-6115		
170-04145-001	DAVID JAMES SCHMIDA 3 MASHAUG ROAD STURBRIDGE, MA 01566	423-04148-021	JAMES W. PIOPI P.O. BOX 924 SOUTHBRIDGE, MA 01550		
423-04153-003	SMS REALTY LLC 51 DEPOT STREET SOUTH GRAFTON, MA 01560				
552-04145-242					

2		REVISE SHEETS 8, 9, & 13	HS	3/12/18
1		REVISE SHEET 5	HS	2/26/18
NO.	DESCRIPTION		BY	DATE
REVISIONS				
TITLE SHEET				
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010 234 & 236 HAYNES STREET (ROUTE 15) STURBRIDGE, MA PREPARED FOR: PETROGAS GROUP NEW ENGLAND, INC. 168 NORTH MAIN STREET ANDOVER, MA 01810				
		44 Silas Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com		
SCALE: NONE		DATE: FEBRUARY 20, 2018		DRAWING NO. 4192CVR.DWG
DRAWN BY: SJB		CHECKED BY: HS		PROJECT NO. 419217
				SHEET NO. 1 OF 14

W=N=E
REFERENCE MERIDIAN
MASPCS NAD83 (US FT)
S

SYMBOL KEY

MONUMENT	BITUMINOUS	BIT.
IRON PIPE	CONCRETE	CONC.
DRAIN MANHOLE	INVERT	INV.
ELECTRIC MANHOLE	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	POLYVINYL CHLORIDE PIPE	PVC
UTILITY POLE	HIGH DENSITY PLASTIC	HDPE
GUY WIRE	IRON PIPE	I.P.
BENCH MARK	FOUND	FND.
CHAIN LINK FENCE	BOLLARD	BOL.
WOOD / STOCKADE FENCE	SEWER MANHOLE	SMH
DRAIN LINE	DRAINAGE MANHOLE	DMH
OVERHEAD WIRES	WATER GATE	WG
CONTOUR 5' INTERVAL	HYDRANT	HYD.
CONTOUR 1' INTERVAL	UTILITY POLE	UP
X 69.33'	GUY WIRE	GUY
SPOT GRADE		

STURBRIDGE ZONING

ZONE - SPECIAL USE DISTRICT
AREA - 1 ACRE
FRONTAGE - 200'
FRONT - 100 FT.
SIDE - 30
REAR - 30 FT.

TAX MAP REFERENCES:

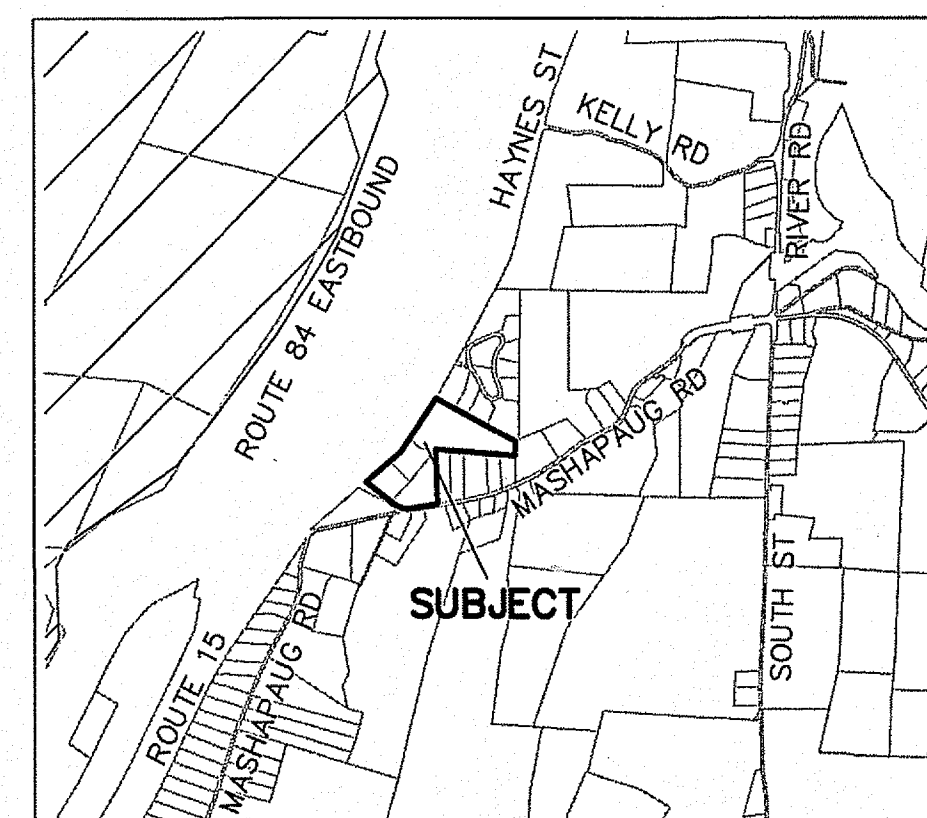
STURBRIDGE ASSESSORS
AP 552-04126-228
AP 552-04136-234
AP 552-04135-236
AP 423-04136-010

RECORD OWNER (S)

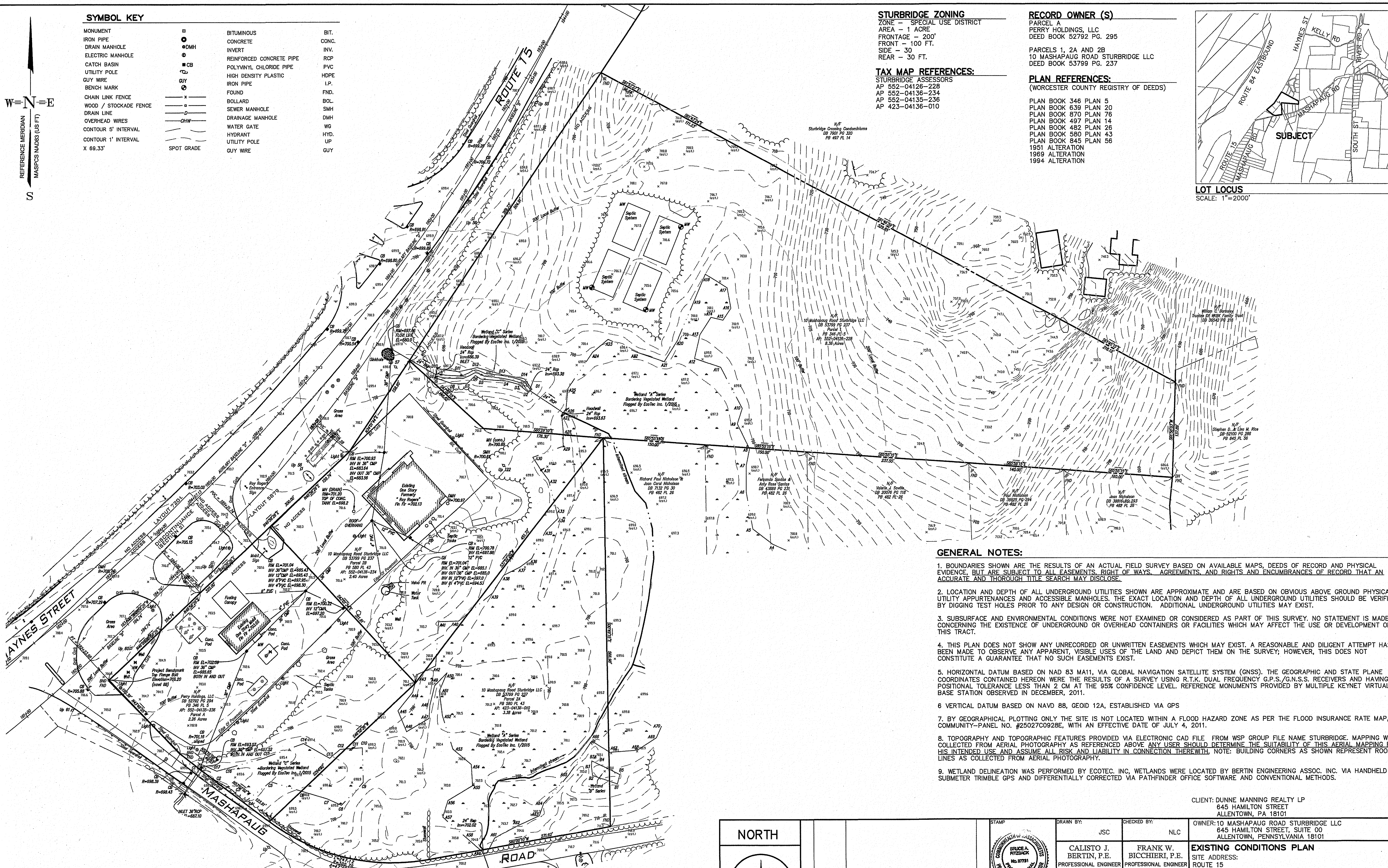
PARCEL A
PERRY HOLDINGS, LLC
DEED BOOK 52792 PG. 295
PARCELS 1, 2A AND 2B
10 MASHAUG ROAD, STURBRIDGE, MA
DEED BOOK 53799 PG. 237

PLAN REFERENCES:

(WORCESTER COUNTY REGISTRY OF DEEDS)
PLAN BOOK 346 PLAN 5
PLAN BOOK 639 PLAN 20
PLAN BOOK 870 PLAN 76
PLAN BOOK 497 PLAN 14
PLAN BOOK 482 PLAN 26
PLAN BOOK 580 PLAN 43
PLAN BOOK 845 PLAN 56
1951 ALTERATION
1969 ALTERATION
1994 ALTERATION



LOT LOCUS
SCALE: 1"=2000'



GENERAL NOTES:

- BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
- LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
- HORIZONTAL DATUM BASED ON NAD 83 MA11, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING F.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE KEYNET VIRTUAL BASE STATION OBSERVED IN DECEMBER, 2011.
- VERTICAL DATUM BASED ON NAVD 88, GEOID 12A, ESTABLISHED VIA GPS
- BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. #2502C0928E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- TOPOGRAPHY AND TOPOGRAPHIC FEATURES PROVIDED VIA ELECTRONIC CAD FILE. FROM WSP GROUP FILE NAME STURBRIDGE. MAPPING WAS COLLECTED FROM AERIAL PHOTOGRAPHY AS REFERENCED ABOVE. ANY USER SHOULD DETERMINE THE SUITABILITY OF THIS AERIAL MAPPING FOR HIS INTENDED USE AND ASSUME ALL RISK AND LIABILITY IN CONNECTION THEREWITH. NOTE: BUILDING CORNERS AS SHOWN REPRESENT ROOF LINES AS COLLECTED FROM AERIAL PHOTOGRAPHY.
- WETLAND DELINEATION WAS PERFORMED BY ECOTEC, INC. WETLANDS WERE LOCATED BY BERTIN ENGINEERING ASSOC. INC. VIA HANDHELD SUBMETER TRIMBLE GPS AND DIFFERENTIALLY CORRECTED VIA PATHFINDER OFFICE SOFTWARE AND CONVENTIONAL METHODS.

CLIENT: DUNNE MANNING REALTY LP
645 HAMILTON STREET
ALLEN TOWN, PA 18101

OWNER: 10 MASHAUG ROAD, STURBRIDGE, MA 01550
645 HAMILTON STREET, SUITE 00
ALLEN TOWN, PENNSYLVANIA 18101

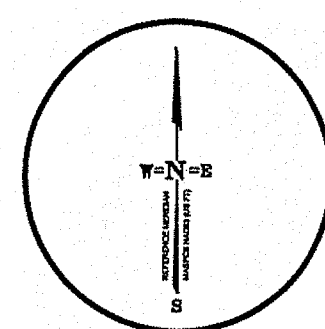
EXISTING CONDITIONS PLAN

SITE ADDRESS:
ROUTE 15
STURBRIDGE, MA 01550

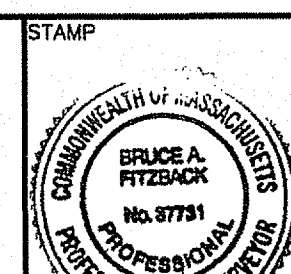
B BERTIN ENGINEERING
39 ELM STREET
SOUTHBRIDGE, MA 01550
P 508.765.0195
F 508.765.0193
www.bertinengineering.com

DATE: 3-4-16 SCALE: 1"=60' REV #: 2 PROJECT #: 16M-110 DWS. NO.: E

NORTH

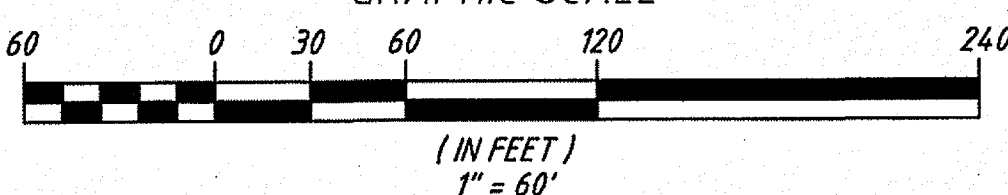


NO.	DATE	REVISION
2	2/6/18	LOT REFERENCES, BUILDING
1	9/22/17	ADDED HIGHWAY BASELINE, DRAINAGE

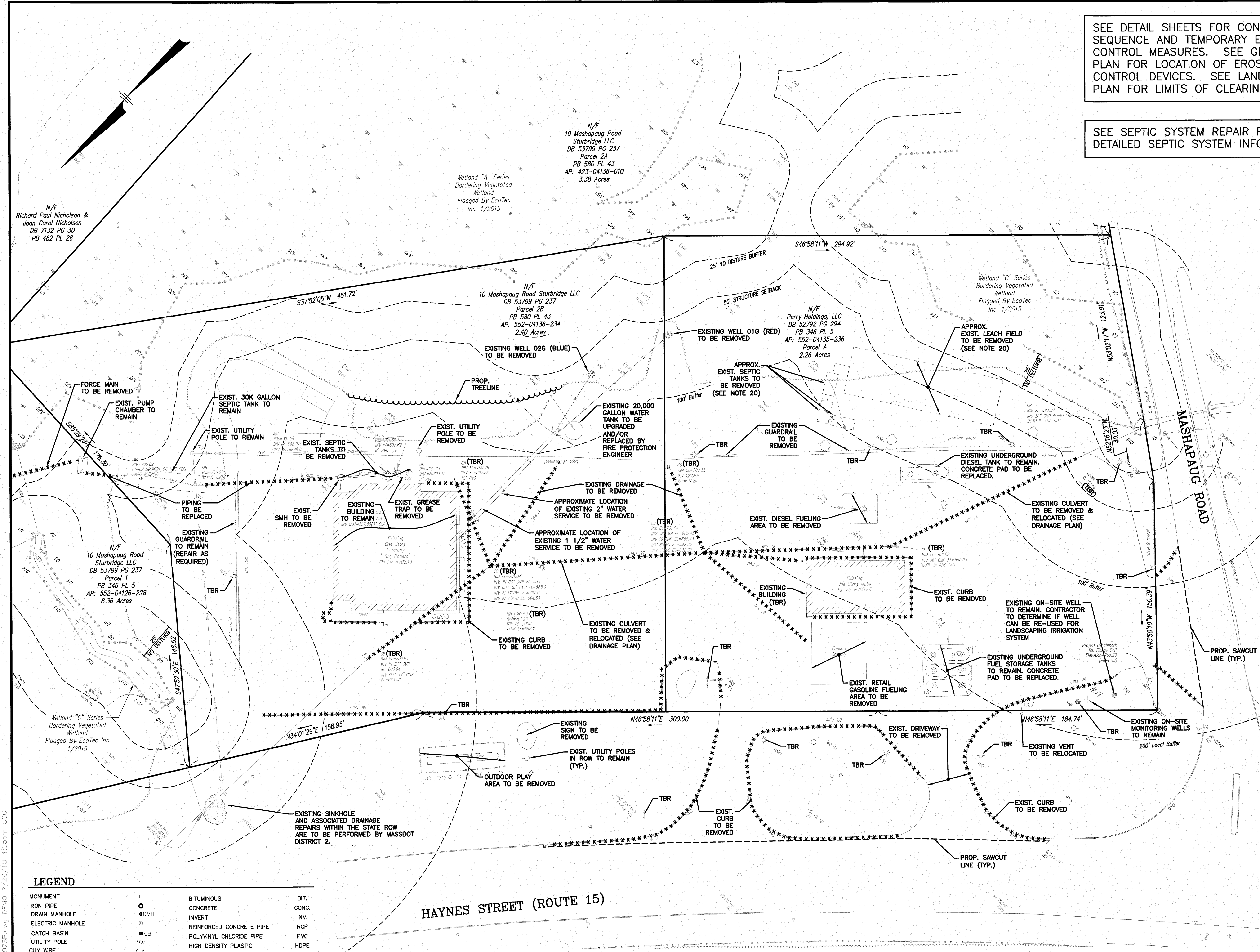


DRAWN BY: JSC	CHECKED BY: NLC
CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 40595	FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 47597
BRUCE A. FITZBACK, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 37731	JEREMY S. CROTEAU, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 48722

GRAPHIC SCALE

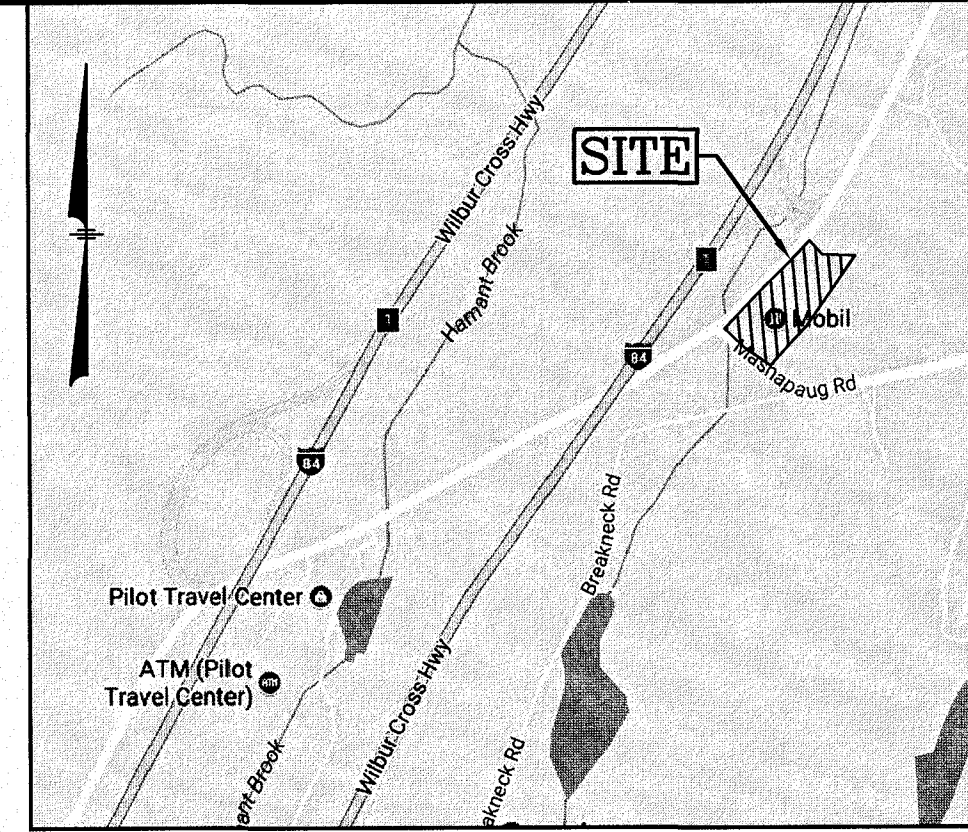


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SEE DETAIL SHEETS FOR CONSTRUCTION SEQUENCE AND TEMPORARY EROSION CONTROL MEASURES. SEE GRADING PLAN FOR LOCATION OF EROSION CONTROL DEVICES. SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING.

SEE SEPTIC SYSTEM REPAIR PLANS FOR DETAILED SEPTIC SYSTEM INFORMATION



LOCATION MAP
(NOT TO SCALE)

NOTES:

- 1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF STURBRIDGE PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.
- 2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
- 3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
- 4) DEMOLISH CONCRETE IN ALL SECTIONS.
- 5) BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.
- 6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
- 7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
- 8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER ADJACENT FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
- 9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURE AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
- 10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
- 11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
- 12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.
- 13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
- 14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.
- 15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OR STATE DOT STANDARDS AS APPLICABLE.
- 16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.
- 17) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY DIG SAFE (DIAL 811) 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER DEPARTMENT TO MARK OUT THEIR UTILITIES.
- 18) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.
- 19) SEE LANDSCAPE PLAN FOR LIMITS OF CLEARING AND GRUBBING. AFTER CLEARING, STRIP AND STOCKPILE TOP SOIL PER LANDSCAPE PLAN, IF APPLICABLE.
- 20) ALL SEPTIC SYSTEM COMPONENTS TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH MASS DEP TITLE V REGULATIONS.

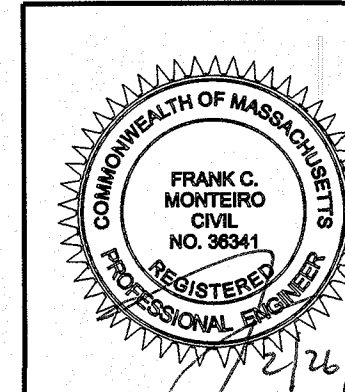
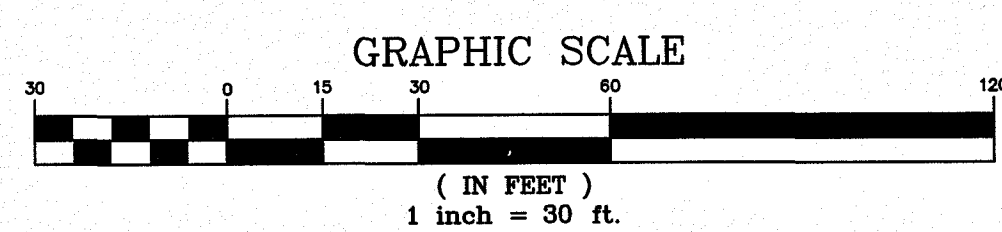
LEGEND


MONUMENT	BIT.	BIT.
IRON PIPE	CONC.	CONC.
DRAIN MANHOLE	INVT.	INVT.
ELECTRIC MANHOLE	RCP	RCP
CATCH BASIN	PVC	PVC
UTILITY POLE	HDPE	HDPE
GUY WIRE	I.P.	I.P.
BENCH MARK	FND.	FND.
CHAIN LINK FENCE	BOLL.	BOLL.
WOOD / STOCKADE FENCE	SMH	SMH
DRAIN LINE	DMH	DMH
OVERHEAD WIRES	WG	WG
CONTOUR 5' INTERVAL	HYD.	HYD.
CONTOUR 1' INTERVAL	UP	UP
SPOT GRADE	GUY	GUY
	TO BE REMOVED	(TBR)



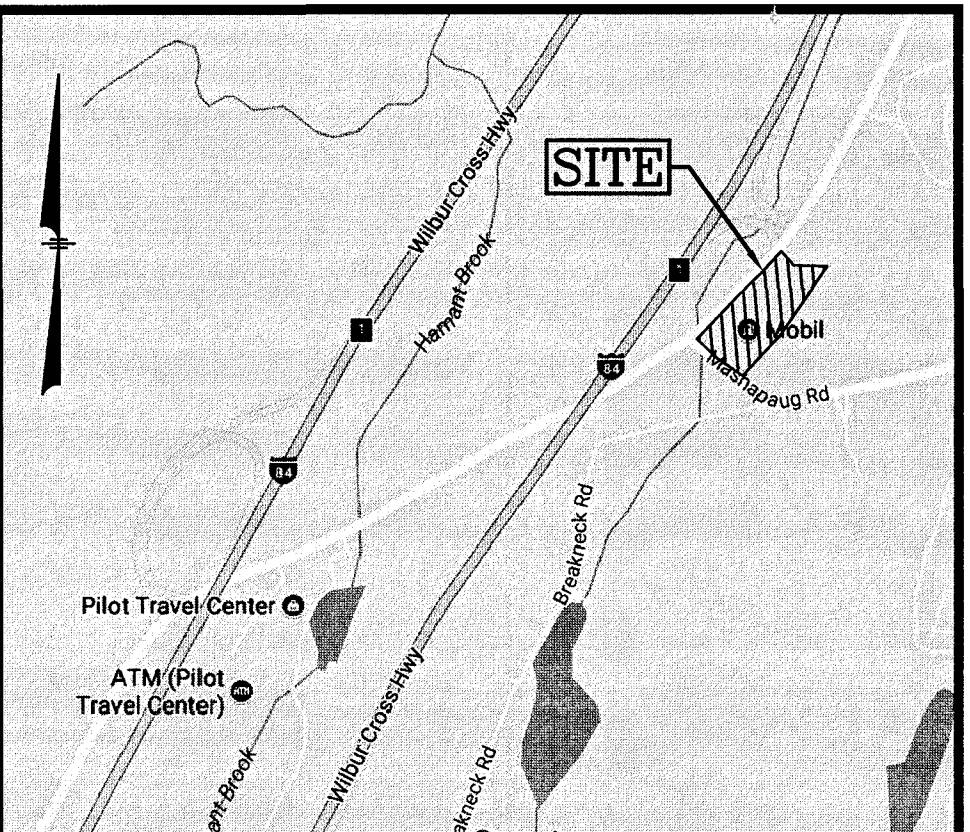
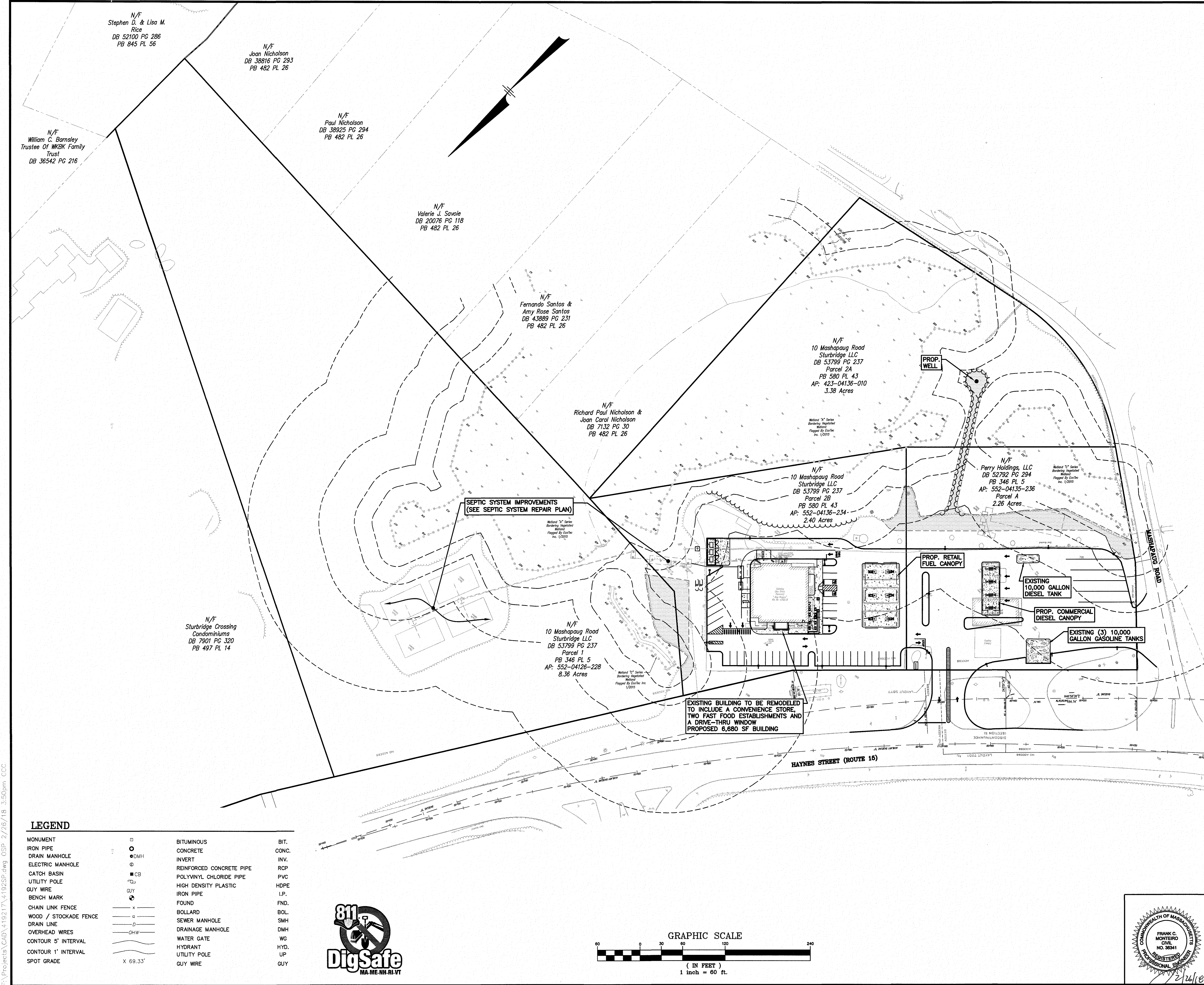
PLAN REFERENCES:

- 1) EXISTING CONDITIONS PLAN, PREPARED FOR DUNNE MANNING REALTY LP, PREPARED BY BERTIN ENGINEERING, DATE: 3-4-16 (REV. 2/6/18), SCALE: 1"=60'.
- 2) PROPOSED SITE PLAN, PREPARED FOR ROY ROGERS RESTAURANT, PREPARED BY ONSITE ENGINEERING, DATE: AUGUST 2012, SCALE: 1"=40'.



NO.	DESCRIPTION	BY	DATE
REVISIONS			
DEMOLITION PLAN			
PARCELS 552-04136-236, 552-04136-234, 552-04126-228 & 423-04136-010 234 & 236 HAYNES STREET (ROUTE 15) STURBRIDGE, MA PREPARED FOR: PETROGAS GROUP NEW ENGLAND INC. 168 NORTH MAIN STREET ANDOVER, MA 01810			
 44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
SCALE: 1"=30' DATE: FEBRUARY 20, 2018 DRAWING NO. 4192SP.DWG			
DRAWN BY: SJB	CHECKED BY: HS	PROJECT NO. 419217	SHEET NO. 3 OF 14

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LOCATION MAP
(NOT TO SCALE)

NOTES:

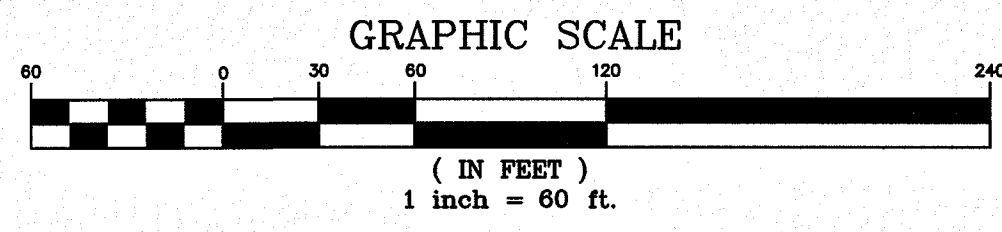
- 1) EXISTING BOUNDARY & PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM PLAN REFERENCE #1.
- 2) PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010
LOT AREA = 16.4 AC.± (4 PARCELS)
- 3) ZONING DISTRICT: SPECIAL USE DISTRICT
- 4) EXISTING USE:
(PARCEL 236) - RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 2,250 SF CONVENIENCE STORE AND A RETAIL FUEL DISPENSING AREA WITH 4 FUEL DISPENSERS (8 FUELING LOCATIONS) AND 1 DIESEL FUEL DISPENSERS (2 DIESEL TRUCK FUELING LOCATIONS).
(PARCEL 234) - FORMER 6,470 SF RESTAURANT BUILDING.
PROPOSED USE: REMODEL EXISTING RESTAURANT AND CONVERT TO A RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 6,680 SF CONVENIENCE STORE AND TWO FAST FOOD ESTABLISHMENTS WITH A DRIVE-THRU WINDOW AND A RETAIL FUEL DISPENSING AREA WITH 6 FUEL DISPENSERS (12 FUELING LOCATIONS) AND AN OVERHEAD CANOPY, AND 4 DIESEL TRUCK FUEL DISPENSERS (3 DIESEL FUEL LOCATIONS).
- 5) THE SITE ABUTS WETLANDS AND REQUIRES APPROVAL FROM THE CONSERVATION COMMISSION. WETLANDS SETBACKS: 25' NO DISTURB ZONE, 50' STRUCTURE SETBACK & 100' WETLAND BUFFER.

PLAN REFERENCE:

- 1) "EXISTING CONDITIONS PLAN", PREPARED FOR DUNNE MANNING REALTY LP, PREPARED BY BERTIN ENGINEERING, DATE: 3-4-16, SCALE: 1"=60', DWG. NO.: E.

LEGEND

MONUMENT	BIT.	BIT.
IRON PIPE	CONCRETE	CONC.
DRAIN MANHOLE	INVERT	INV.
ELECTRIC MANHOLE	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	POLYVINYL CHLORIDE PIPE	PVC
UTILITY POLE	HIGH DENSITY PLASTIC	HDPE
GUY WIRE	IRON PIPE	I.P.
BENCH MARK	FOUND	FND.
CHAIN LINK FENCE	BOLLARD	BOL.
WOOD / STOCKADE FENCE	SEWER MANHOLE	SMH
DRAIN LINE	DRAINAGE MANHOLE	DMH
OVERHEAD WIRES	WATER GATE	WG
CONTOUR 5' INTERVAL	HYDRANT	HYD.
CONTOUR 1' INTERVAL	UTILITY POLE	UP
SPOT GRADE	GUY WIRE	GUY



NO.	DESCRIPTION	BY	DATE
REVISIONS			
SITE OVERVIEW PLAN			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010			
234 & 236 HAYNES STREET (ROUTE 15)			
STURBRIDGE, MA			
PREPARED FOR:			
PETROGAS GROUP NEW ENGLAND INC.			
168 NORTH MAIN STREET			
ANDOVER, MA 01810			
44 Siles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com		FRANK C. MONTEIRO CIVIL NO. 38341 REGISTERED PROFESSIONAL ENGINEER	
SCALE: 1"=60'	DATE: FEBRUARY 20, 2018	DRAWING NO. 4192SP.DWG	
DRAWN BY: SJB	CHECKED BY: HS	PROJECT NO. 419217	SHEET NO. 4 OF 14

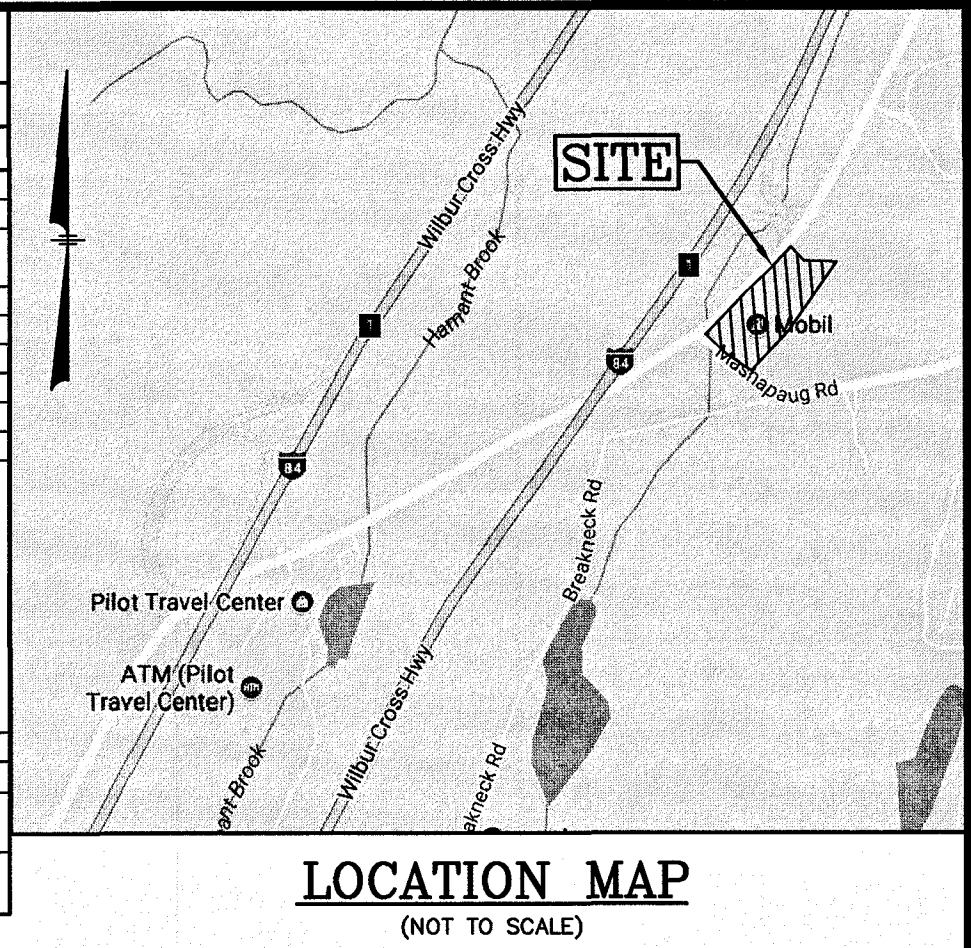
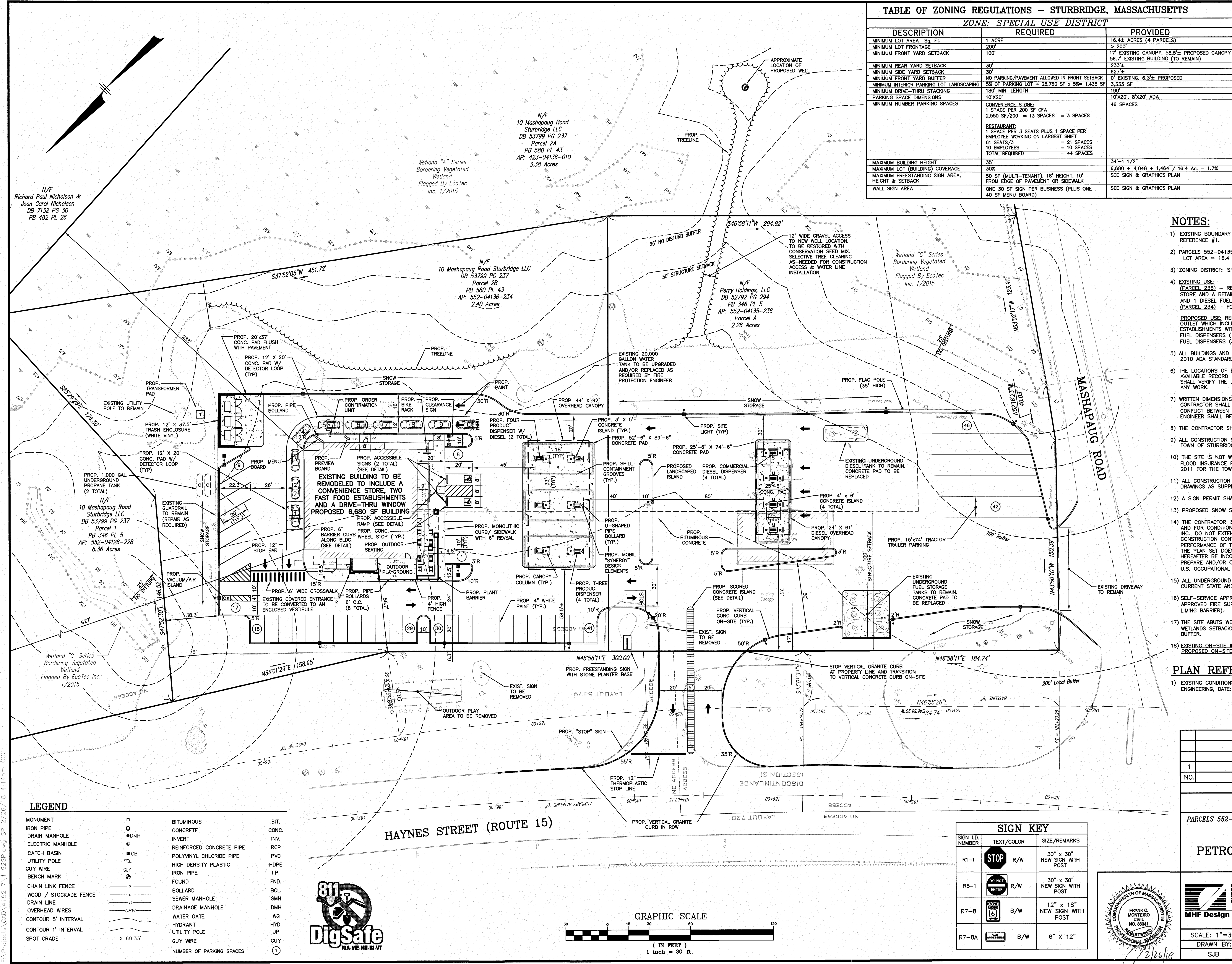


TABLE OF ZONING REGULATIONS - STURBRIDGE, MASSACHUSETTS		
ZONE: SPECIAL USE DISTRICT		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRE	16.4± ACRES (4 PARCELS)
MINIMUM LOT FRONTAGE	200'	> 200'
MINIMUM FRONT YARD SETBACK	100'	17' EXISTING CANOPY, 58.5'± PROPOSED CANOPY
MINIMUM REAR YARD SETBACK	30'	56.7' EXISTING BUILDING (TO REMAIN)
MINIMUM SIDE YARD SETBACK	30'	233'±
MINIMUM FRONT YARD BUFFER	NO PARKING/PAVEMENT ALLOWED IN FRONT SETBACK	627'±
MINIMUM INTERIOR PARKING LOT LANDSCAPING	5% OF PARKING LOT = 28,760 SF x 5% = 1,438 SF	0' EXISTING, 6.3'± PROPOSED
MINIMUM DRIVE-THRU STACKING	180' MIN. LENGTH	3,333 SF
PARKING SPACE DIMENSIONS	10'x20'	10'x20', 8'x20' ADA
MINIMUM NUMBER PARKING SPACES	CONVENIENCE STORE: 1 SPACE PER 200 SF GFA 2,550 SF/200 = 13 SPACES = 3 SPACES RESTAURANT: 1 SPACE PER 3 SEATS PLUS 1 SPACE PER EMPLOYEE WORKING ON LARGEST SHIFT 61 SEATS/3 = 21 SPACES 10 EMPLOYEES = 10 SPACES TOTAL REQUIRED = 44 SPACES	46 SPACES
MAXIMUM BUILDING HEIGHT	35'	34'-1 1/2'
MAXIMUM LOT (BUILDING) COVERAGE	30%	6,680 ± 4,048 ± 1,464 / 16.4 Ac. = 1.7%
MAXIMUM FREESTANDING SIGN AREA, HEIGHT & SETBACK	50 SF (MULTI-TENANT), 18' HEIGHT, 10' FROM EDGE OF PAVEMENT OR SIDEWALK	SEE SIGN & GRAPHICS PLAN
WALL SIGN AREA	ONE 30 SF SIGN PER BUSINESS (PLUS ONE 40 SF MENU BOARD)	SEE SIGN & GRAPHICS PLAN

- NOTES:**
- EXISTING BOUNDARY & PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM PLAN REFERENCE #1.
 - PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010 LOT AREA = 16.4 AC.± (4 PARCELS)
 - ZONING DISTRICT: SPECIAL USE DISTRICT
 - EXISTING USE: (PARCEL 236) - RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 2,250 SF CONVENIENCE STORE AND A RETAIL FUEL DISPENSING AREA WITH 4 FUEL DISPENSERS (8 FUELING LOCATIONS) AND 1 DIESEL FUEL DISPENSER (2 DIESEL TRUCK FUELING LOCATIONS). (PARCEL 234) - FORMER 6,470 SF RESTAURANT BUILDING.
PROPOSED USE: REMODEL EXISTING RESTAURANT AND CONVERT TO A RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 6,680 SF CONVENIENCE STORE AND TWO FAST FOOD ESTABLISHMENTS WITH A DRIVE-THRU WINDOW AND A RETAIL FUEL DISPENSING AREA WITH 6 FUEL DISPENSERS (12 FUELING LOCATIONS) AND AN OVERHEAD CANOPY, AND 4 DIESEL TRUCK FUEL DISPENSERS (3 DIESEL FUEL LOCATIONS).
 - ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE US DEPARTMENT OF JUSTICE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
 - WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
 - ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF STURBRIDGE AND THE STATE OF MASSACHUSETTS.
 - THE SITE IS NOT WITHIN THE 100 YEAR FLOOD BOUNDARY HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP - COMMUNITY PANEL #250270928E, EFFECTIVE DATE OF JULY 4, 2011 FOR THE TOWN OF STURBRIDGE.
 - ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
 - A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
 - PROPOSED SNOW STORAGE AREAS AS SHOWN, ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
 - SELF-SERVICE APPROVAL IS REQUIRED FROM THE OFFICE OF THE STATE FIRE MARSHAL. SEE APPROVED FIRE SUPPRESSION PLAN FOR LAYOUT OF SPILL CONTAINMENT GROOVES (POSITIVE LIMING BARRIER).
 - THE SITE ABUTS WETLANDS AND REQUIRES APPROVAL FROM THE CONSERVATION COMMISSION. WETLANDS SETBACKS: 25' NO DISTURB ZONE, 50' STRUCTURE SETBACK & 100' WETLAND BUFFER.
 - EXISTING ON-SITE IMPERVIOUS: 97,593 SF
PROPOSED ON-SITE IMPERVIOUS: 93,515 SF

- PLAN REFERENCES:**
- EXISTING CONDITIONS PLAN, PREPARED FOR DUNNE MANNING REALTY LP, PREPARED BY BERTIN ENGINEERING, DATE: 3-4-16 (REV. 2/6/18), SCALE: 1"=60'.

1			MISC. REVISIONS	HS	2/26/18
NO.			DESCRIPTION	BY	DATE
REVISIONS					
SITE PLAN					
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010					
234 & 236 HAYNES STREET (ROUTE 15)					
STURBRIDGE, MA					
PREPARED FOR:					
PETROGAS GROUP NEW ENGLAND INC.					
168 NORTH MAIN STREET					
ANDOVER, MA 01810					
			44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com		
SCALE: 1"=30'			DATE: FEBRUARY 20, 2018		
DRAWN BY: SJB		CHECKED BY: HS		PROJECT NO. 419217	
				SHEET NO. 5 OF 14	

LEGEND

MONUMENT	BIT.
IRON PIPE	CONC.
DRAIN MANHOLE	INV.
ELECTRIC MANHOLE	RCP
CATCH BASIN	PVC
UTILITY POLE	HDPE
GUY WIRE	I.P.
BENCH MARK	FND.
CHAIN LINK FENCE	BOL.
WOOD / STOCKADE FENCE	SMH
DRAIN LINE	DMH
OVERHEAD WIRES	WG
CONTOUR 5' INTERVAL	HYD.
CONTOUR 1' INTERVAL	UP
SPOT GRADE	GUY WIRE
PROP. CLEANOUT	C.O.
PROP. CATCH BASIN	CB-1
PROP. DRAIN MANHOLE	DMH-1
PROP. SEWER MANHOLE	SMH-1
MEET EXISTING GRADE	MEG
PROP. SPOT ELEVATION	331.25
BITUMINOUS	
CONCRETE	
INVERT	
REINFORCED CONCRETE PIPE	
POLYVINYL CHLORIDE PIPE	
HIGH DENSITY PLASTIC	
IRON PIPE	
FOUND	
BOLLARD	
SEWER MANHOLE	
DRAINAGE MANHOLE	
WATER GATE	
HYDRANT	
UTILITY POLE	
GUY WIRE	
PROP. CONTOUR ELEVATION	
PROP. SILT FENCE	
TOP OF WALL ELEV.	
BOTTOM OF WALL ELEV.	
PROP. GATE VALVE	

DRAINAGE STRUCTURES

CB-1 RIM=700.00 INV.IN=695.75(DMH-1(FD))	CB-7 RIM=701.50 INV.OUT=697.30
CB-2 RIM=700.00 INV.OUT=699.00	CB-8 RIM=703.50 INV.OUT=699.50
CB-3(FD) RIM=700.50 INV.OUT=696.50	CB-9 RIM=700.50 INV.OUT=696.30
CB-4 RIM=700.00 INV.OUT=695.80	CB-10 RIM=700.50 INV.OUT=696.30
CB-5 RIM=700.70 INV.OUT=696.50	CB-11 RIM=702.10 INV.OUT=697.90
CB-6 RIM=700.50 INV.OUT=696.30	CB-12 RIM=702.50 INV.OUT=698.30
	CB-13(FD) RIM=701.00 INV.OUT=696.80

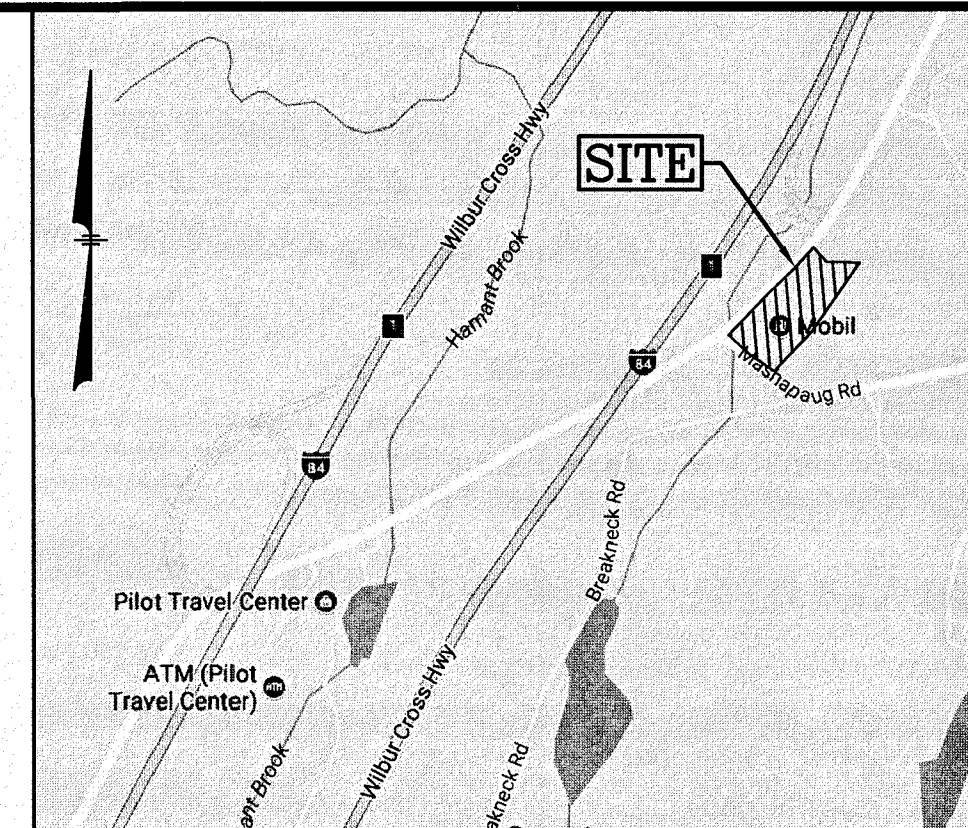
DMH-1(FD) RIM=700.80 INV.IN=695.75(CB-2) INV.IN=695.05(CB-1) INV.OUT=694.95	DMH-2 RIM=701.10 INV.IN=695.54(DMH-5) INV.IN=696.30(CB-3(FD)) INV.IN=694.55(DMH-1(FD)) INV.OUT=693.84
DMH-3 RIM=700.95 INV.IN=696.25(CB-4) INV.IN=696.40(CB-5) INV.OUT=696.15	DMH-4(FD) RIM=701.40 INV.IN=694.70(DMH-3) INV.IN=694.80 INV.OUT=694.80

DMH-5 RIM=701.80 INV.IN=694.45(DMH-10) INV.IN=694.50(DMH-4(FD)) INV.OUT=684.45	DMH-6 RIM=701.70 INV.IN=695.90(CB-6) INV.IN=697.20(CB-7) INV.IN=696.80(BYPASS) INV.OUT=695.80(LOW FLOW)
DMH-7 RIM=700.65 INV.IN=696.25(CB-9) INV.IN=696.00(CB-10) INV.OUT=696.00	DMH-8 RIM=702.00 INV.IN=697.80(CB-11) INV.IN=697.80(CB-12) INV.IN=695.80(DMH-7) INV.OUT=696.80(BYPASS) INV.OUT=695.60(LOW FLOW)

DMH-9(FD) RIM=701.35 INV.IN=695.15(DMH-6) INV.IN=695.15(O/W SEP-2) INV.IN=695.15(O/W SEP-3) INV.OUT=695.15	DMH-10 RIM=703.30 INV.IN=699.35(CB-8) INV.IN=694.95(DMH-8) INV.IN=694.80(DMH-9(FD)) INV.IN=695.20(DMH-11) INV.OUT=685.20
DMH-11 RIM=703.50 INV.IN=695.80(DMH-12) INV.OUT=695.80	DMH-12 RIM=701.40 INV.IN=696.65(CB-13(FD)) INV.OUT=687.10

DMH-14 RIM=700.80 INV.IN=698.05(RD) INV.IN=697.55(DMH-13) INV.OUT=697.45	PROP. 3,500 GALLON OIL/WATER SEPARATOR #1 (O/W SEP-1) RIM=701.4± INV.IN=695.05(DMH-3) INV.IN=694.80
	PROP. 3,500 GALLON OIL/WATER SEPARATOR #2 (O/W SEP-2) RIM=701.8± INV.IN=695.50(DMH-6) INV.IN=695.25
	PROP. 3,500 GALLON OIL/WATER SEPARATOR #3 (O/W SEP-3) RIM=702.2± INV.IN=695.50(DMH-8) INV.IN=695.25
	FES-1 INV.=697.00

DRAINAGE PIPE SCHEDULE					
FROM: STRUCTURE NUMBER	PIPE SIZE (INCHES)	TYPE OF PIPE	APPROX. PIPE LENGTH (FEET)	SLOPE OF PIPE (FT./FT.)	TO: STRUCTURE NUMBER
CB-1	12	HDPE	133	0.005	DMH-1(FD)
CB-2	12	HDPE	29	0.009	DMH-1(FD)
CB-3(FD)	12	HDPE	37	0.005	DMH-2
CB-4	12	HDPE	103	0.005	DMH-3
CB-5	12	HDPE	19	0.005	DMH-3
CB-6	12	HDPE	80	0.005	DMH-6
CB-7	12	HDPE	15	0.007	DMH-6
CB-8	12	HDPE	15	0.010	DMH-10
CB-9	12	HDPE	10	0.005	DMH-7
CB-10	12	HDPE	63	0.005	DMH-7
CB-11	12	HDPE	11	0.009	DMH-8
CB-12	12	HDPE	85	0.008	DMH-8
CB-13(FD)	12	HDPE	24	0.006	DMH-12
DMH-1(FD)	12	HDPE	70	0.005	DMH-2
DMH-3	6	HDPE	17	0.006	O/W SEP-1
DMH-3	12	HDPE	33	0.045	DMH-4(FD)
DMH-4(FD)	12	HDPE	20	0.005	DMH-5
DMH-5	36	HDPE	118	0.007	DMH-2
DMH-6	6	HDPE	10	0.030	O/W SEP-2
DMH-6	12	HDPE	28	0.059	DMH-9(FD)
DMH-7	12	HDPE	82	0.005	DMH-8
DMH-8	6	HDPE	10	0.010	O/W SEP-3
DMH-8	12	HDPE	55	0.030	DMH-10
DMH-9(FD)	12	HDPE	39	0.005	DMH-10
DMH-10	36	HDPE	123	0.008	DMH-5
DMH-11	36	HDPE	92	0.007	DMH-10
DMH-12	36	HDPE	192	0.007	DMH-11
DMH-13	12	HDPE	115	0.005	DMH-14
DMH-14	12	HDPE	86	0.005	FES-1
O/W SEP-1	6	HDPE	10	0.010	DMH-4(FD)
O/W SEP-2	6	HDPE	10	0.010	DMH-9(FD)
O/W SEP-3	6	HDPE	10	0.010	DMH-9(FD)



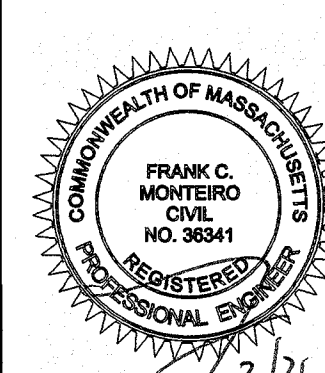
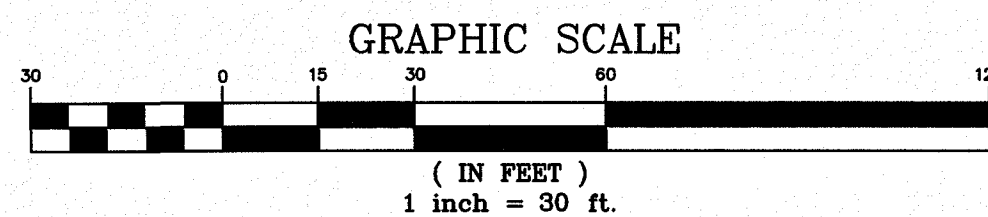
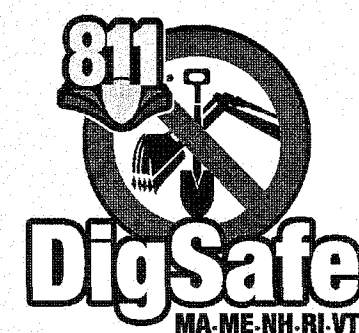
LOCATION MAP


(NOT TO SCALE)

NOTES:

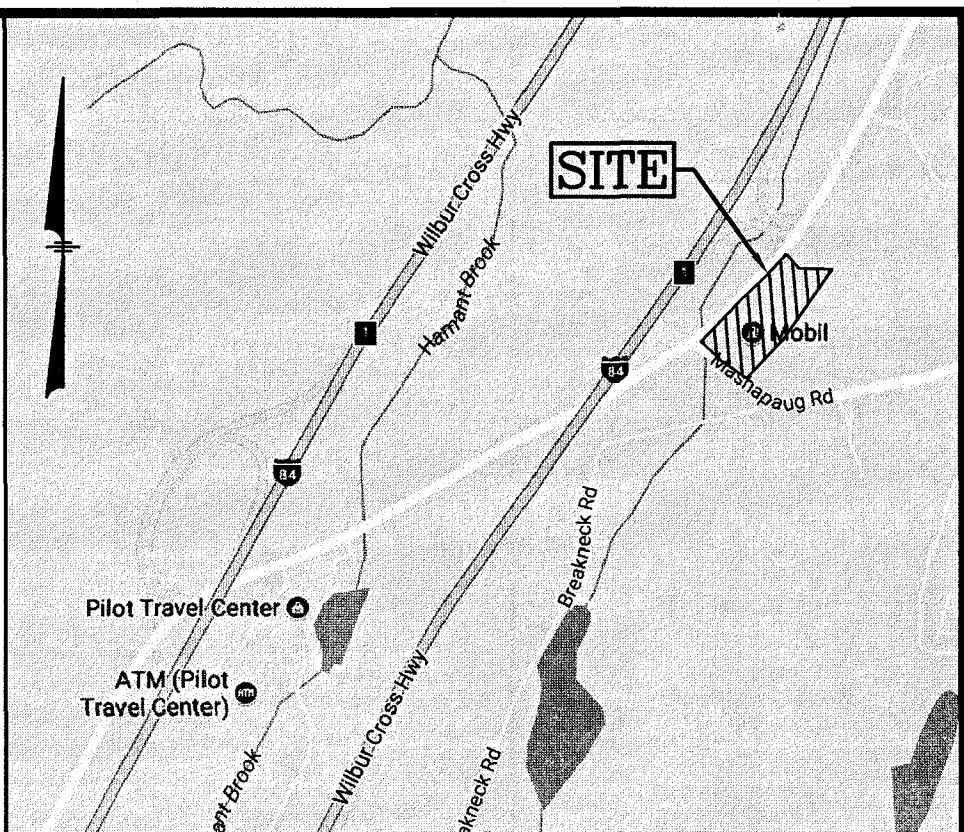
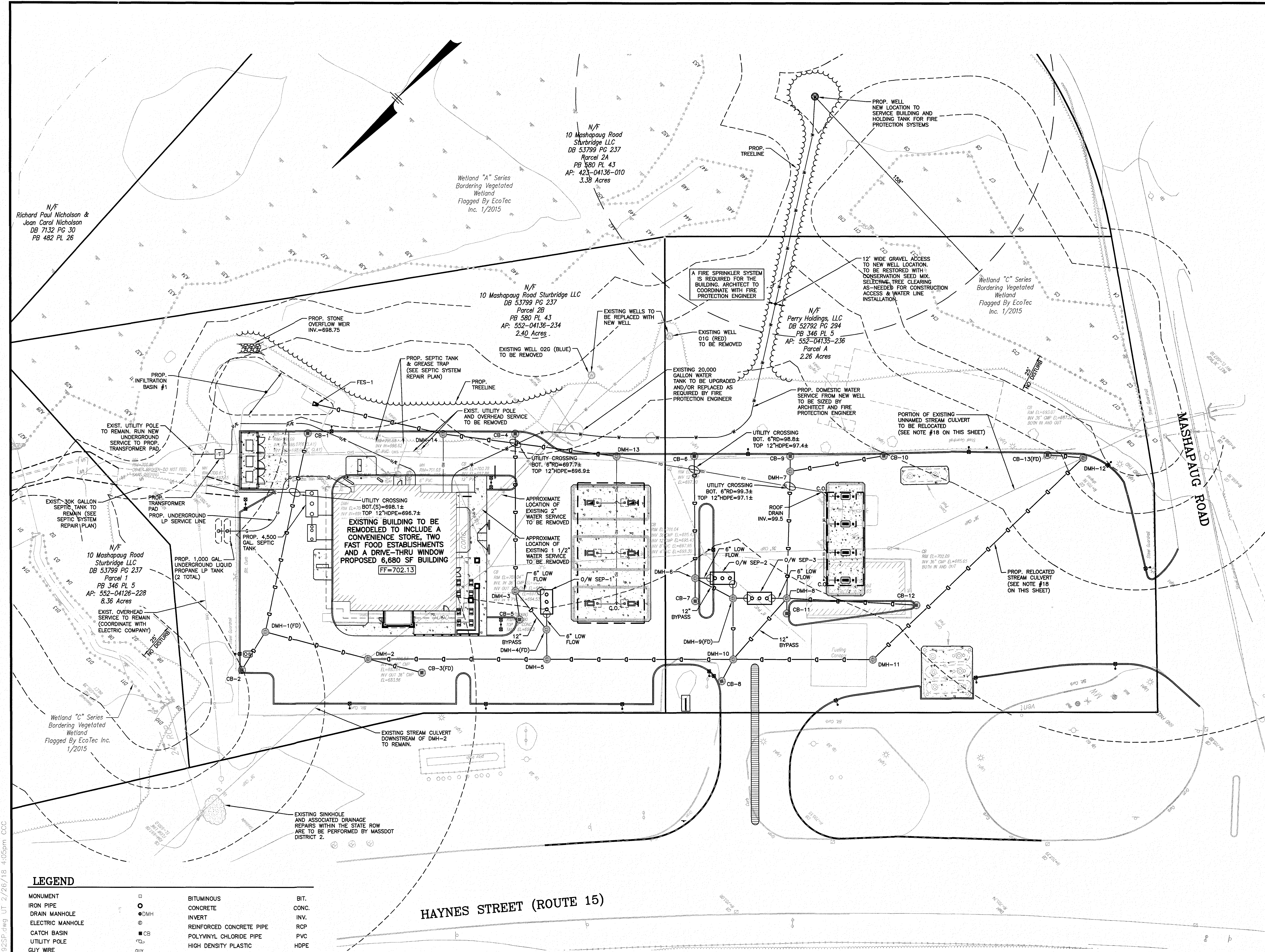
- 1) ALL SITE DRAINAGE PIPE SHALL BE CORRUGATED HIGH-DENSITY POLYETHYLENE PIPE WITH STANDARD JOINTS, DUAL-WALL, SMOOTH INTERIOR AS MANUFACTURED BY ADS, INC., OR APPROVED EQUAL, UNLESS OTHERWISE NOTED ON PLAN.
- 2) ALL ROOF AND CANOPY DRAIN PIPE SHALL BE 6" PVC(SDR-35) EXCEPT WHEN WITHIN 10' OF A BUILDING WHERE CAST IRON PIPE SHALL BE USED. MIN. SLOPE=0.5%
- 3) ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- 4) ALL PROPOSED ELEVATIONS AS SHOWN ARE BOTTOM OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
- 5) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- 6) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (DIAL 811) PRIOR TO COMMENCING ANY EXCAVATION.
- 7) THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR THE SITE CONSTRUCTION SINCE THE DISTURBANCE EXCEEDS ONE ACRE (TOTAL DISTURBED LAND AREA = 225,000 SF±). THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH SHALL REMAIN ON SITE AND MADE ACCESSIBLE TO THE PUBLIC. A COMPLETED NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE, OR ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED.
- 8) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MASSDOT AND LOCAL DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 9) SOIL STOCKPILING AREAS TO BE SURROUNDED BY HAY BALES TO LIMIT EROSION.
- 10) SEE UTILITIES PLAN FOR DETAILED UTILITIES INFORMATION.
- 11) SEE EROSION & SEDIMENT CONTROL PLAN FOR DETAILED EROSION CONTROL MEASURES.
- 12) SEE SHEET 10 FOR TEST PIT DATA RESULTS.
- 13) ALL PIPE DATA IS CALCULATED TO CENTER OF STRUCTURE, TYP.
- 14) ALL ADA ACCESSIBLE WALKWAYS CANNOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE. RAMPS CANNOT EXCEED 8.33% RUNNING SLOPE AND 2% CROSS SLOPE, AND NO PARKING STALLS AND ACCESS AISLES CANNOT EXCEED 2% SLOPE IN ANY DIRECTION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 15) CONTRACTOR IS TO FIELD ADJUST GRADES FOR THE TANK PAD TO SHED WATER.
- 16) ALL PROPOSED CATCH BASINS SHALL HAVE 4" SUMPS AND OUTLETS EQUIPPED WITH "SNOUT" OIL HOODS OR APPROVED EQUAL.
- 17) CONTRACTOR TO ADJUST OIL/WATER SEPARATOR RIMS TO FINISH GRADE. RIM ELEVATIONS SHOWN ARE FOR CENTER RIM ONLY.
- 18) A PORTION OF UNNAMED STREAM CULVERT PASSING THROUGH THE SITE IS TO BE RELOCATED AROUND THE PROPOSED SITE REDEVELOPMENT FEATURES. APPROXIMATELY 506 LF OF EXISTING 36" CMP CULVERT IS TO BE REPLACED WITH APPROXIMATELY 525 LF OF 36" HDPE PIPE.

HAYNES STREET (ROUTE 15)



NO.	DESCRIPTION	BY	DATE
REVISIONS			
GRADING & DRAINAGE PLAN			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010			
234 & 236 HAYNES STREET (ROUTE 15)			
STURBRIDGE, MA			
PREPARED FOR:			
PETROGAS GROUP NEW ENGLAND INC.			
168 NORTH MAIN STREET			
ANDOVER, MA 01810			
 44 Shiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
SCALE: 1"=30'		DATE: FEBRUARY 20, 2018	
DRAWN BY: SJB		CHECKED BY: HS	
PROJECT NO. 419217		SHEET NO. 6 OF 14	

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LOCATION MAP
(NOT TO SCALE)

NOTES:

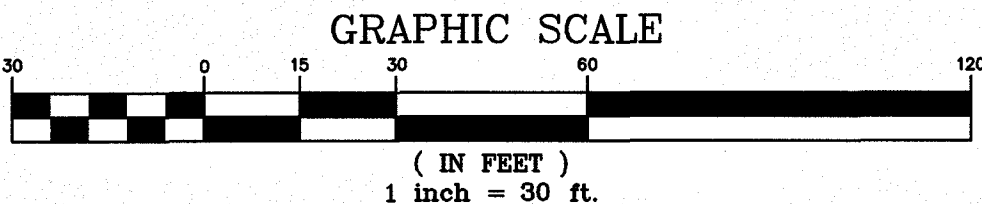
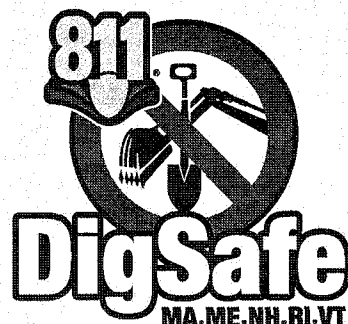
- 1) SEE SEPARATE SEPTIC SYSTEM REPAIR PLANS FOR DETAILED SEPTIC SYSTEM INFORMATION. PLANS TO BE SUBMITTED TO BOARD OF HEALTH FOR APPROVAL.
- 2) ALL WATER PIPE MATERIAL SHALL BE PER STURBRIDGE WATER DEPARTMENT SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- 3) ELEVATIONS ARE BASED ON NAVD 88 DATUM.
- 4) ANY UTILITY FIELD ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE DEVELOPER PRIOR TO INSTALLATION.
- 5) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE CONTRACTOR IS TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
- 6) ALL CONSTRUCTION SHALL CONFORM TO MUNICIPAL DPW AND ALL APPLICABLE STATE AND FEDERAL STANDARDS.
- 7) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIG-SAFE (811) PRIOR TO COMMENCING ANY EXCAVATION.
- 8) ALL WATER CONSTRUCTION SHALL CONFORM TO DEPARTMENT OF PUBLIC WORKS WATERWORKS SPECIFICATIONS.
- 9) ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE UNDERGROUND AND INSTALLED IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS.
- 10) ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY UTILITY COMPANY AND LOCAL DPW.
- 11) ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO MASSDOT AND DEPARTMENT OF PUBLIC WORKS, SHALL BE EMPLOYED DURING OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY.
- 12) SEE GRADING & DRAINAGE PLAN FOR DETAILED DRAINAGE INFORMATION.


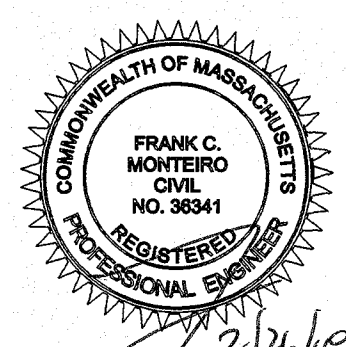
PLAN REFERENCES:

- 1) EXISTING CONDITIONS PLAN, PREPARED FOR DUNNE MANNING REALTY LP, PREPARED BY BERTIN ENGINEERING, DATE: 3-4-16 (rev. 2/6/18), SCALE: 1"=60'.
- 2) PROPOSED SITE PLAN, PREPARED FOR ROY ROGERS RESTAURANT, PREPARED BY ONSITE ENGINEERING, DATE: AUGUST 2012, SCALE: 1"=40'.

LEGEND

MONUMENT	BIT.
IRON PIPE	CONC.
DRAIN MANHOLE	INV.
ELECTRIC MANHOLE	RCP
CATCH BASIN	PVC
UTILITY POLE	HDPE
GUY WIRE	I.P.
BENCH MARK	FND.
CHAIN LINK FENCE	BOL.
WOOD / STOCKADE FENCE	SMH
DRAIN LINE	DMH
OVERHEAD WIRES	WG
CONTOUR 5' INTERVAL	HYD.
CONTOUR 1' INTERVAL	UP
SPOT GRADE	GUY



NO.	DESCRIPTION	BY	DATE
REVISIONS			
UTILITIES PLAN			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010 234 & 236 HAYNES STREET (ROUTE 15) STURBRIDGE, MA PREPARED FOR: PETROGAS GROUP NEW ENGLAND INC. 168 NORTH MAIN STREET ANDOVER, MA 01810			
 44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
			
SCALE: 1"=30'	DATE: FEBRUARY 20, 2018	DRAWING NO. 41925P.DWG	
DRAWN BY: SJB	CHECKED BY: HS	PROJECT NO. 419217	SHEET NO. 7 OF 14

- 1) INSTALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES AS REQUIRED.
- 2) CUT AND STUMP AREAS OF PROPOSED CONSTRUCTION.
- 3) REMOVE AND STOCKPILE ANY EXISTING TOPSOIL SUITABLE FOR RE-USE. STOCKPILE SHALL BE SEEDED TO PREVENT EROSION.
- 4) CONSTRUCT CLOSED DRAINAGE SYSTEM. PROTECT CULVERT INLETS AND CATCH BASINS WITH SEDIMENTATION BARRIERS.
- 5) PERFORM SITE GRADING, PLACING SILTATION FENCES AS REQUIRED TO CONTROL SOIL EROSION.
- 6) INSTALL UNDERGROUND UTILITIES.
- 7) BEGIN TEMPORARY AND PERMANENT SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDDED OR MULCHED IMMEDIATELY AFTER THEIR CONSTRUCTION.
- 8) DAILY, OR AS REQUIRED, CONSTRUCT, INSPECT, AND IF NECESSARY, RECONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT FENCES AND SEDIMENT TRAPS INCLUDING MULCHING AND SEEDING.
- 9) BEGIN EXCAVATION FOR AND CONSTRUCTION OF BUILDINGS.
- 10) FINISH PAVING ALL DRIVES AND PARKING AREAS.
- 11) COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- 12) AFTER GRASS HAS BEEN FULLY GERMINATED IN ALL SEEDDED AREAS, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

- 1) SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
- 2) MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
- 3) FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
- 4) STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
- 5) ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 6 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
- 6) SEED MIX SHALL BE EQUAL PARTS OF RED FESCUE (CREEPING), KENTUCKY BLUEGRASS, REDTOP, PERENNIAL RYEGRASS.
- 7) AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
- 8) PAVED ROADWAYS AND PARKING LOTS MUST BE KEPT CLEAN AT ALL TIMES. PROVIDE SWEEPING ON A DAILY BASIS OR AS DIRECTED BY THE CITY.
- 9) ALL EXISTING & PROPOSED CATCH BASIN INLETS WILL BE PROTECTED WITH INLET PROTECTION - SEE DETAIL.
- 10) ALL Dewatering OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.

- 1) DURING CONSTRUCTION, AVOID EXCESSIVELY COMPACTING SOILS AROUND THE INFILTRATION AREAS AND ACCUMULATING SILT AROUND THE DRAIN FIELD. TO PREVENT SEDIMENT LOADING IN THE TREATMENT AREA, DIRECT RUNOFF TO THE INFILTRATION GARDEN AREA ONLY FROM AREAS THAT ARE STABILIZED; ALWAYS DIVERT CONSTRUCTION RUNOFF ELSEWHERE.
- 2) TO AVOID COMPACTION OF THE PARENT MATERIAL, WORK FROM THE EDGE OF THE PROPOSED INFILTRATION AREA. NEVER DIRECT RUNOFF TO THE CELL UNTIL THE CELL AND CONTRIBUTING DRAINAGE AREAS ARE FULLY STABILIZED.
- 3) PLACE PLANTING SOILS IN 1-FOOT TO 2-FOOT LIFTS AND COMPACT THEM WITH MINIMAL PRESSURE UNTIL THE DESIRED ELEVATION IS REACHED.



CONSTRUCTION PHASE:
THE BMP'S ASSOCIATED WITH THIS PROJECT WILL BE OWNED BY PETROGAS GROUP NEW ENGLAND, INC., WHO WILL BE RESPONSIBLE FOR INSPECTION, OPERATION AND MAINTENANCE.

- 1) THE CONTRACTOR IS TO INSTALL AND MAINTAIN DRAINAGE FACILITIES AS SHOWN ON THE SITE PLANS BY MHF DESIGN CONSULTANTS, INC.
- 2) PRIOR TO CONSTRUCTION, ALL EROSION/SILT CONTROL DEVICES SHOWN ON ABOVE PLAN ARE TO BE INSTALLED. TO PREVENT SILT INTRUSION INTO SURROUNDING AREAS DURING CONSTRUCTION, THE CONTRACTOR IS TO SET SILT FENCING AT ALL SLOPES WHICH MAY ERODE IN THE DIRECTION OF ANY OPEN DRAINAGE FACILITIES OR ADJUTING PROPERTY. SUCH PREVENTIVE MEASURES ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- 3) ALL CONSTRUCTION OF DRAINAGE FACILITIES IS TO BE INSPECTED BY AN AUTHORIZED AGENT TO VERIFY CONFORMANCE TO THE DESIGN PLAN.
- 4) THE SEQUENCE OF DRAINAGE CONSTRUCTION SHALL BE AS FOLLOWS:
 - A) CLEAR, GRUB, EXCAVATE AREAS FOR DETENTION SYSTEMS.
 - B) INSTALL CATCH BASINS, PIPES AND MANHOLES.
- 5) EROSION CONTROLS ARE TO BE INSPECTED AND MAINTAINED ON A DAILY BASIS. UPON DISCOVERY OF SILTATION BUILD-UP IN ANY CATCH BASIN SUMP OR ANY OTHER STRUCTURE, CLEANING SHALL BE PERFORMED WITHIN 24 HOURS.
- 6) ALL EXPOSED SOLLS SHALL BE IMMEDIATELY STABILIZED WITH A LAYER OF MULCH HAY.
- 7) UPON INSTALLATION OF CATCH BASINS, INLET PROTECTION - AS DESCRIBED ABOVE - SHALL BE INSTALLED AND MAINTAINED UNTIL READY FOR PAVING.
- 8) PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS, ALL DRAINAGE STRUCTURES AND PIPES SHALL BE INSTALLED AND INSPECTED FOR PROPER FUNCTION. DURING CONSTRUCTION OF THIS SITE FEATURED ALL DRAINAGE FACILITIES SHALL BE INSPECTED ON A DAILY BASIS AND CLEANED/REPAIRED IMMEDIATELY UPON DISCOVERY OF SEDIMENT BUILD-UP OR DAMAGE.
- 9) AFTER PAVING IS INSTALLED, IT SHALL BE SWEEP CLEAN ON A MONTHLY BASIS.
- 10) INSPECTIONS ARE TO BE PERFORMED AND INSPECTION LOGS FILLED OUT AS DIRECTED BY THE TOWN FROM THE START OF CONSTRUCTION THROUGH FINAL STABILIZATION. THE START OF CONSTRUCTION MEANS THE INITIAL DISTURBANCE OF SOLLS ASSOCIATED WITH CONSTRUCTION. FINAL STABILIZATION MEANS 70% VEGETATIVE GROWTH FOR UNPAVED AREAS.

THE OWNER IS TO BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE STRUCTURES IN THE PROJECT - INCLUDING DRAIN PIPES AND DRAINAGE SYSTEM. THE FUTURE OWNER IS EXPECTED TO BE PETROGAS GROUP NEW ENGLAND, INC.. WHO WILL ULTIMATELY BE RESPONSIBLE FOR COMPLIANCE WITH PLAN.

- 1) INSPECTION OF ALL DRAINAGE FACILITIES (CATCH BASINS & RAIN GARDENS) EVERY THREE MONTHS. DURING THE FIRST YEAR OF OPERATION, ALL DRAINAGE FACILITIES SHOULD BE INSPECTED AFTER EVERY STORM, AND 2-3 DAYS AFTERWARD. DURING THESE INSPECTIONS, THE INSPECTOR AS DESIGNATED BY PETROGAS GROUP NEW ENGLAND, INC., SHALL LOOK FOR EVIDENCE OF THE FOLLOWING: STRUCTURAL DAMAGE, SILT ACCUMULATION (NEAR INLET INVERTS ON CATCH BASINS), AND IMPROPER FUNCTION. REPORTS SHALL BE FILED FOR EVERY INSPECTION.
- 2) AFTER INSPECTION, IF ANY OF THE ABOVE CONDITIONS EXIST, THE INSPECTOR SHALL NOTIFY THE DEVELOPER, WHO SHALL IMMEDIATELY ARRANGE FOR ALL NECESSARY REPAIRS AND SEDIMENT REMOVAL.
- 3) PARKING AREAS ARE TO BE SWEEPED CLEAN AS NEEDED (I.E. VISUALLY NOTICEABLE DEBRIS BUILD-UP).
- 4) THE CATCH BASINS AND DRAINAGE SYSTEM ARE TO BE INSPECTED EVERY THREE MONTHS. REMOVE OIL, DEBRIS AND SEDIMENT AFTER INSPECTIONS.
- 5) ALL GRADED SLOPES SHALL BE INSPECTED EVERY SPRING FOR EROSION. UPON DISCOVERY OF ANY FAILURE (I.E. EROSION) LOAM AND SEED SHALL BE PUT IN PLACE AND NURTURED.
- 6) DURING THE WINTER MONTHS, ALL SNOW IS TO BE STORED SUCH THAT SNOWMELT IS CONTROLLED. IN THE EVENT THE AMOUNT OF SNOW EXCEEDS SUCH CAPACITY, IT IS TO BE REMOVED OFF-SITE. THE MINIMUM AMOUNT OF DEICING CHEMICALS NEEDED IS TO BE USED.

EROSION & SEDIMENT CONTROL PLAN

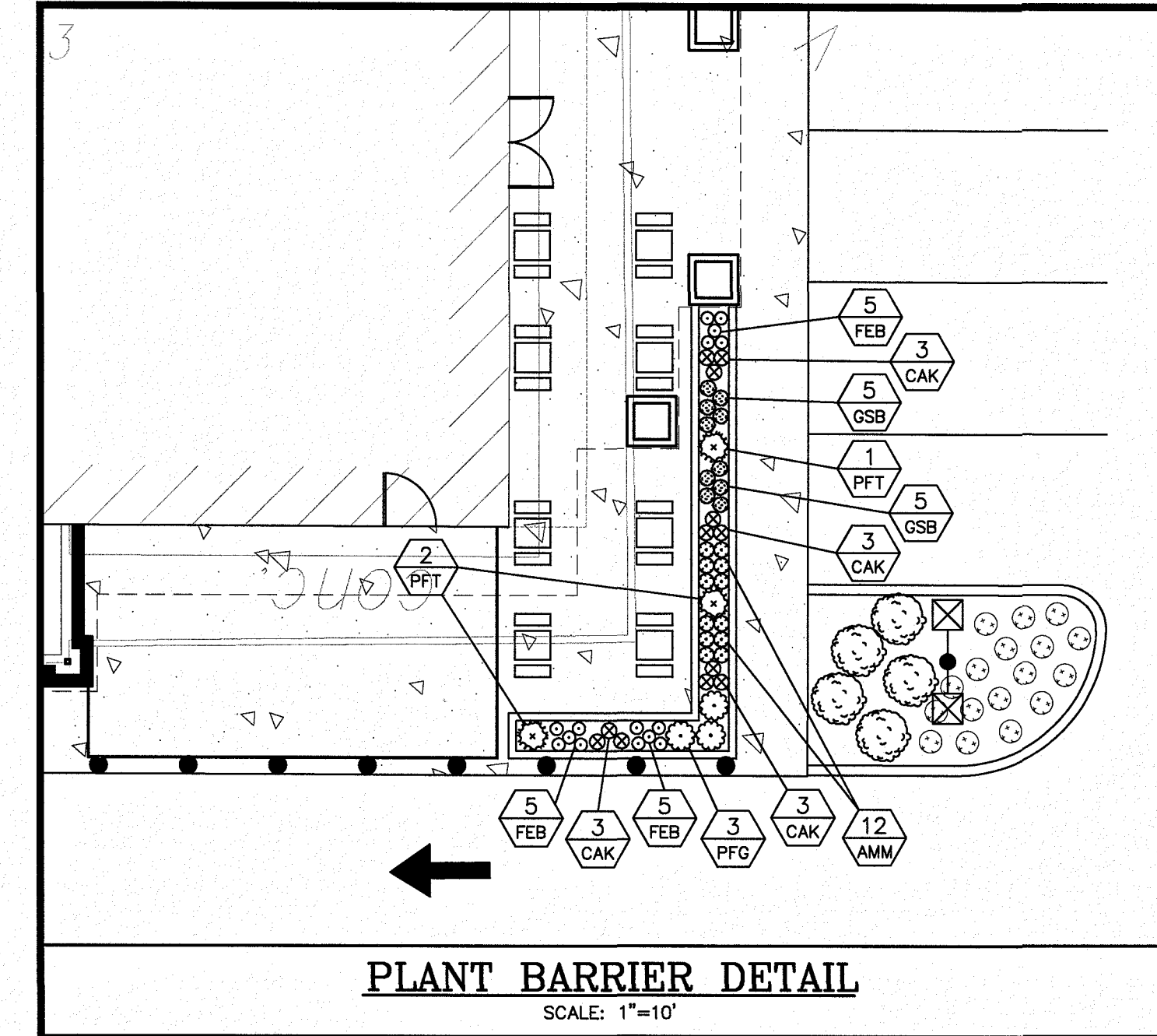
PREPARED FOR:
PETROGAS GROUP NEW ENGLAND INC.
 168 NORTH MAIN STREET
 ANDOVER, MA 01810



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DRAWN BY:	CHECKED BY:	PROJECT NO.	SHEET NO.
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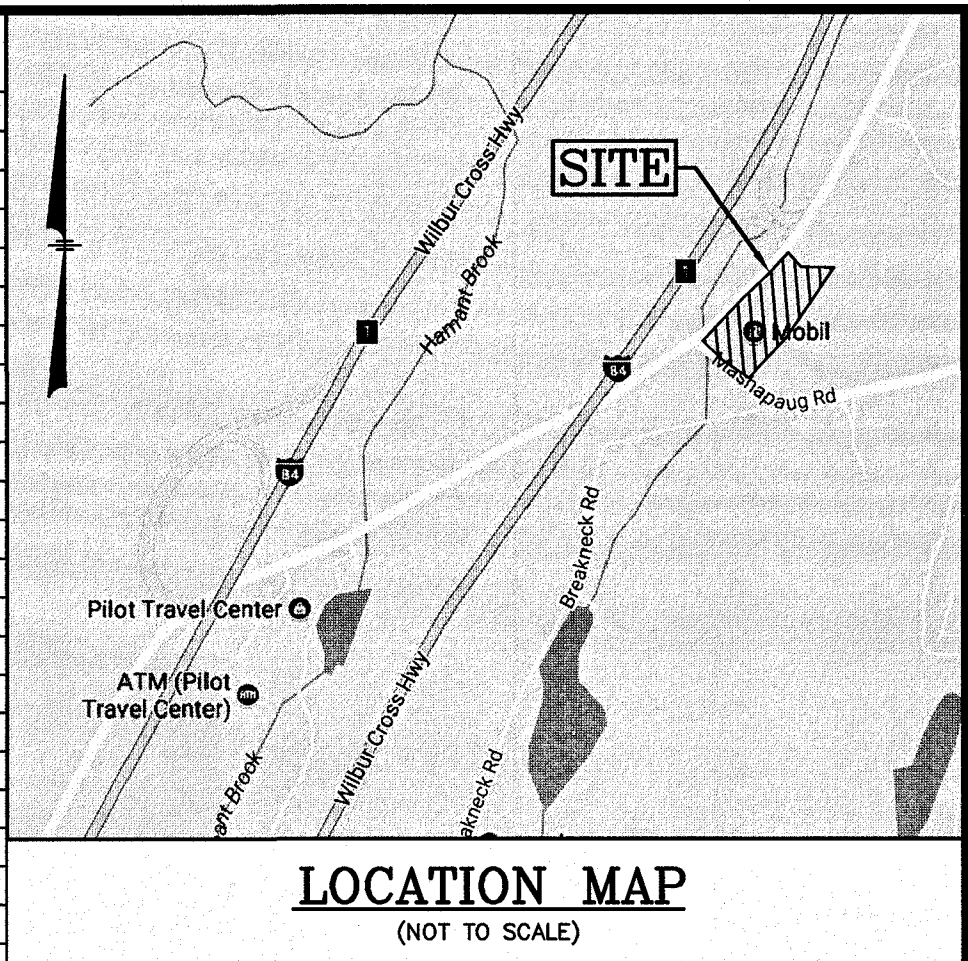
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LANDSCAPE REQUIREMENTS					
STURBRIDGE ZONING CODE SECTION 21.09 & 25		REQUIRED	PROVIDED		
SECTION 21.09.B		5% OF PARKING LOT 28,760 SF x 5% = 1,438 SF	3,333 SF		
SECTION 21.09.B1		1 SHADE TREE FOR EVERY 10 PARKING SPACES 46 PARKING SPACES = 5 SHADE TREES	5 TREES		
SECTION 21.09.B2		NO LANDSCAPE ISLAND SHALL BE LESS THAN 10 FEET WIDE	MIN. 10' WIDE LANDSCAPE ISLANDS		
SECTION 21.09.B3		UNINTERRUPTED PARKING ROWS SHOULD GENERALLY NOT EXCEED 10 SPACES, BUT IN NO CASE SHOULD THEY EXCEED 15 SPACES	12 SPACES MAX.		

Plant Schedule for Buffer Restoration Areas					
SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	PLANTING REMARKS
Shrubs					
CB	Crataegus Brainerdii	Brainerd Hawthorn	18" - 24" ht.	2 gal.	7 10' on center
CA	Corylus Americana	American Hazelnut	18" - 24" ht.	2 gal.	9 10' on center
RT	Rhus Typhina	Staghorn Sumac	18" - 24" ht.	3 gal.	13 10' on center
VD	Viburnum Dentatum	Arrowwood	2' - 3' ht.	3 gal.	10 10' on center
Trees					
OR	Quercus Rubra	Red Oak	1.5" cal.	B & B	6
ARC	Acer Rubrum	Native Red Maple - Conservation Grade	8" - 10" ht.	clump	6

Plant Schedule for General Site and Raised Planter					
SYMB.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	PLANTING REMARKS
Shrubs					
CNG	Chamaecyparis nootkensis 'Green Arrow'	Green Arrow Alaskan Weeping Cedar	6" - 7" ht.	B & B	3 8' on center
JSG	Juniperus chinensis sargentii 'Glaucia'	Blue Sargent Juniper	18" - 24" spr.	3 gal.	11 4' on center - blue foliage
JCG	Juniperus chinensis communis 'Gold Cone'	Gold Cone Columnar Juniper	6" - 7" ht.	3 gal.	2 narrow upright
JCG	Juniperus chinensis 'Old Gold'	Gold Leaf Spreading Juniper	18" - 24" spr.	3 gal.	11 4' on center - gold foliage
MD	Microbiota decussata	Siberian Carpet	18" - 24" spr.	4 gal.	15 3' on center
PFG	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	18" - 24" ht.	3 gal.	3 3' on center - dwarf
PFT	Potentilla fruticosa 'Tangerine'	Tangerine Potentilla	18" - 24" ht.	3 gal.	3 as shown
RPJ	Rhododendron 'PJM'	PJM Rhododendron	24" - 30" ht.	B & B or 5 gal.	6 4' on center
SBG	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	18" - 24" spr.	3 gal.	6 4' on center
VPS	Viburnum plicatum tomentosum 'Shasta'	Shasta Doublefile Viburnum	24" - 30" ht.	B & B or 5 gal.	12 4' on center
VTC	Viburnum trilobum compactum	Compact American Cranberry Viburnum	24" - 30" ht.	B & B or 5 gal.	5 5' on center
Shade & Ornamental Trees					
AG	Acer griseum	Paperbark Maple	3" cal.	B & B	7 maximum height 12'
ARO	Acer rubrum 'October Glory'	October Glory Red Maple	3" cal.	B & B	6 as shown
PCC	Pyrus Calleryana 'Chanticleer'	Cleveland Select Callery Pear	3" cal.	B & B	2 branch ht. 6' min.
NS	Nyssa sylvatica	Black Tupelo	3" cal.	B & B	3 as shown
PAC	Picea abies 'Cupressina'	Cupressina Norway Spruce	7' - 8' ht.	B & B	4 15' on center
Ornamental Grasses & Perennials					
AMM	Achillea millefolium 'Moonshine'	Moonshine Yarrow	1 gal.	15" - 18" ht.	12 18" on center
CAK	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	24" ht.	34 18" on center
FEB	Festuca glauca 'Eliza Blue'	Eliza Blue Dwarf Blue Fescue	1 gal.	8" ht.	15 12" - 15" on center
GSS	Geranium sanguineum 'Bloody Cranesbill'	Bloody Cranesbill Ground Geranium	1 gal.	12" ht.	12 15" - 18" on center
HHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.	16" o.c.	310 18" on center



1 XXX PLANT QUANTITY
PLANT DESIGNATION
PROPOSED SOD

PLANT BARRIER NOTES:

- MULCH INSIDE PLANTER TO BE NATURAL ROUND RIVER ROCK, (2" - 3"), DEPTH TO BE 3". COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT.
- PLANTER TO HAVE A 12" DEEP DRAINAGE LAYER OF 3/4" - 1 1/2" CRUSHED STONE BENEATH PLANTING SOIL.
- PLACE SOIL SEPARATOR FABRIC BETWEEN DRAINAGE STONE AND PLANTING SOIL. (TY-PAR FABRIC OR APPROVED EQUAL)
- MAJORITY OF PLANTS IN PLANTER ARE PERENNIALS OR ORNAMENTAL GRASSES. POTENTILLA SELECTIONS ARE WOODY SHRUBS.

NOTES:

- ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 - NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
- 2"-3" NATURAL ROUND RIVER ROCK (DEPTH TO BE 3") AND A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
- PLANT PIT BACKFILL SHALL BE MIXED AT A RATE OF 7 PARTS OF TOPSOIL TO 2 PART OF DEHYDRATED COW MANURE. SLOW RELEASE FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS. USE EXISTING ON-SITE TOPSOIL AS PART OF BACKFILL WHEN AVAILABLE.
- ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
- ALL SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA. ALL CLOS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
- APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE: 100 LBS./1,000 SQUARE FEET.	
FERTILIZER: 500 LBS./ACRE OF 10-20-20 OR 1000 LBS./ACRE OF 5-10-10.	
MULCH: HAY MULCH APPROXIMATELY 3 TONS/ACRE	

SEED MIX (SLOPES LESS THAN 4:1)	LBS./ACRE
CREEPING RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYEGRASS	5
REDTOP	42

SLOPE MIX (SLOPES GREATER THAN 4:1)	LBS./ACRE
CREEPING RED FESCUE	20
TALL FESCUE	20
BIRDFOOT TREEFOIL	48
- FOR TEMPORARY EROSION CONTROL NOTES, SEE DETAIL SHEET.
- NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
- ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND TOWN PRIOR TO INSTALLATION.
- CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, ROTOTILL, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
- FOR SEED (& SOD) AREAS USE EXISTING TOPSOIL, IF AVAILABLE, FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
- PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE OF THE DEVELOPER.
- SLOPES GREATER THAN 3:1 SHALL RECEIVE JUTE MESH OR WOOD EXCELSIOR MATTING NO MORE THAN 24 HOURS AFTER SEEDING. MATTING SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL DIG ROOT BALLS FOR TRANSPLANTED ITEMS TO THE DIMENSIONS OUTLINED IN THE NURSERY STOCK SPECIFICATIONS MANUAL (SEE NOTE #1).
- THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO MINIMIZE DAMAGE TO ROOT SYSTEMS DURING DIGGING AND TRANSPLANTING. ROOT BALLS OF TRANSPLANTS SHALL BE WRAPPED IN BURLAP (WHICH SHALL BE REMOVED UPON RE-PLANTING) AND KEPT MOIST.
- EXPOSED SOILS SHALL BE SEED OR HAY MULCHED WITHIN 72 HOURS OF FINAL GRADING.
- ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
- THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS WITHIN THE LEASE AREA. THE SYSTEM SHALL INCLUDE A TIMER AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- THE TOWN SHALL BE NOTIFIED 48 HOURS BEFORE PLANTING, IN ORDER TO REVIEW PLANT MATERIALS FOR ACCEPTANCE.
- THE TOWN REQUIRES THAT A CERTIFIED ARBORIST OVERSEE PLANT INSTALLATION AND PROVIDE DOCUMENTATION THAT ALL PLANTS HAVE BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS.

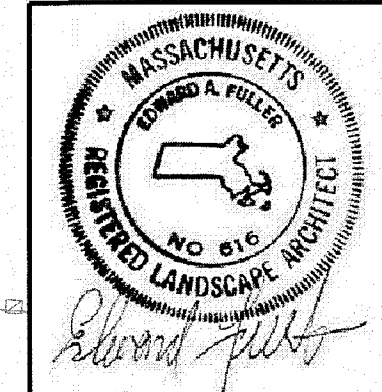
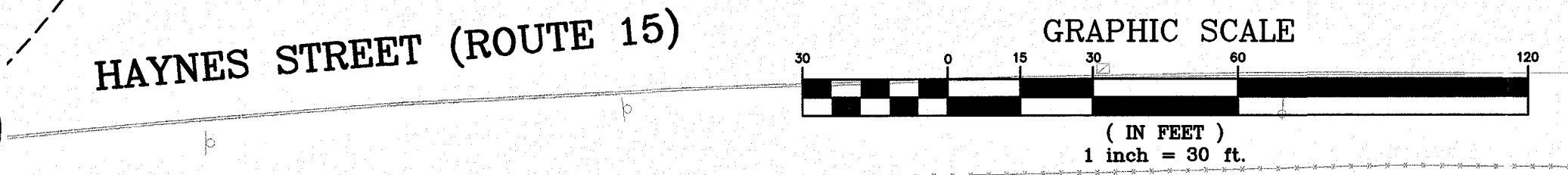
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LEGEND

MONUMENT	BITUMINOUS	BIT.
IRON PIPE	CONCRETE	CONC.
DRAIN MANHOLE	INVERT	INV.
ELECTRIC MANHOLE	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	POLYVINYL CHLORIDE PIPE	PVC
UTILITY POLE	HIGH DENSITY PLASTIC	HDPE
GUY WIRE	IRON PIPE	I.P.
BENCH MARK	FOUND	FND.
CHAIN LINK FENCE	BOLLARD	BOL.
WOOD / STOCKADE FENCE	SEWER MANHOLE	SMH
DRAIN LINE	DRAINAGE MANHOLE	DMH
OVERHEAD WIRES	WATER GATE	WG
CONTOUR 5' INTERVAL	HYDRANT	HYD.
CONTOUR 1' INTERVAL	UTILITY POLE	UP
SPOT GRADE	GUY WIRE	GUY

X 69.33'

811 DigSafe
MA-ME-NH-RI-VT



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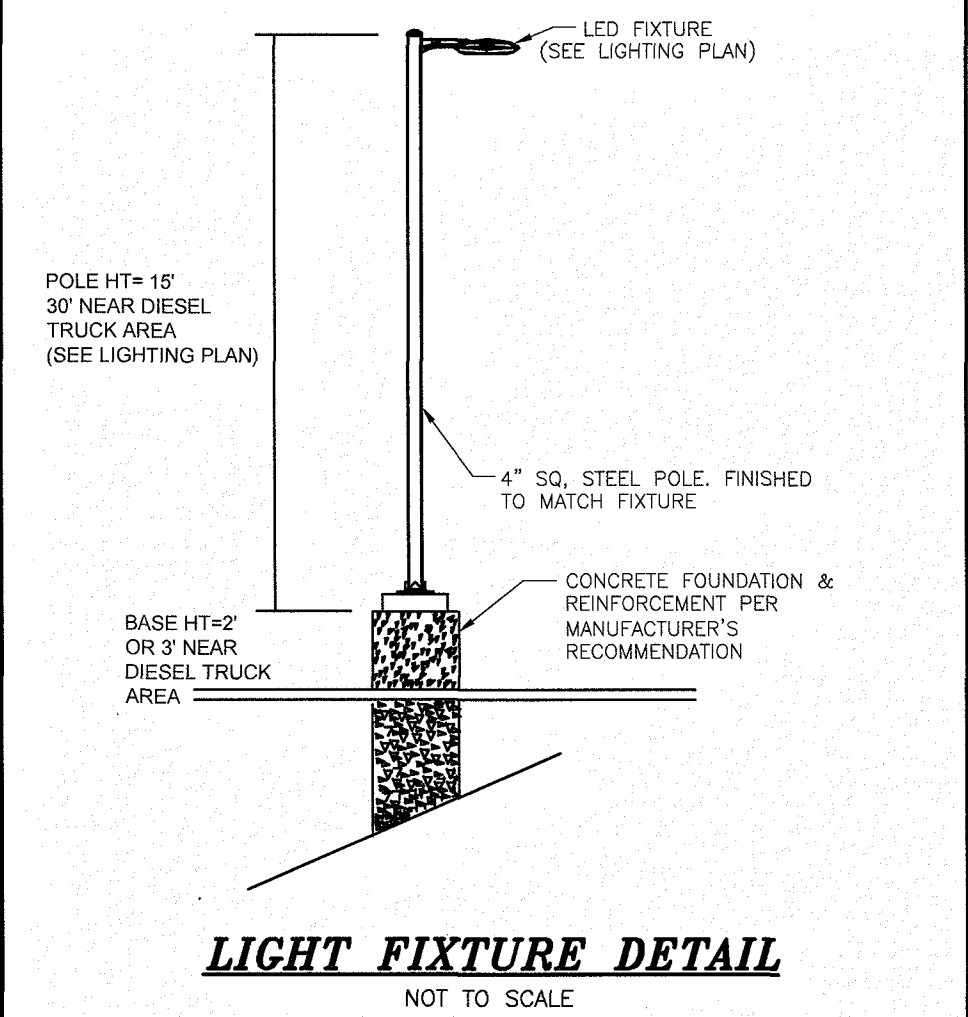
REVISIONS

LANDSCAPE PLAN

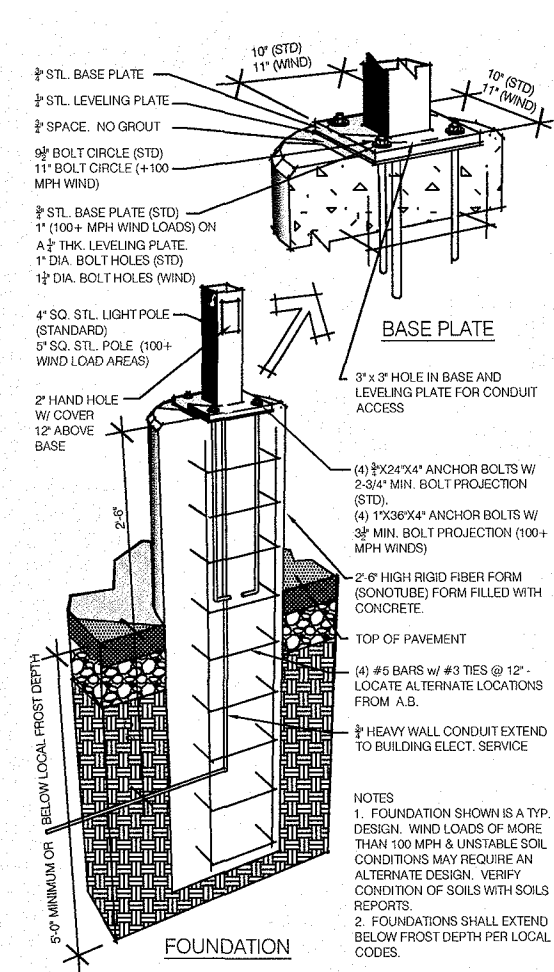
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234 & 236 HAYNES STREET (ROUTE 15)
STURBRIDGE, MA
PREPARED FOR:
PETROGAS GROUP NEW ENGLAND INC.
168 NORTH MAIN STREET
ANDOVER, MA 01810

MHF Design Consultants, Inc.
44 Shiles Road, Suite One
Salem, New Hampshire 03079
(603) 893-0720
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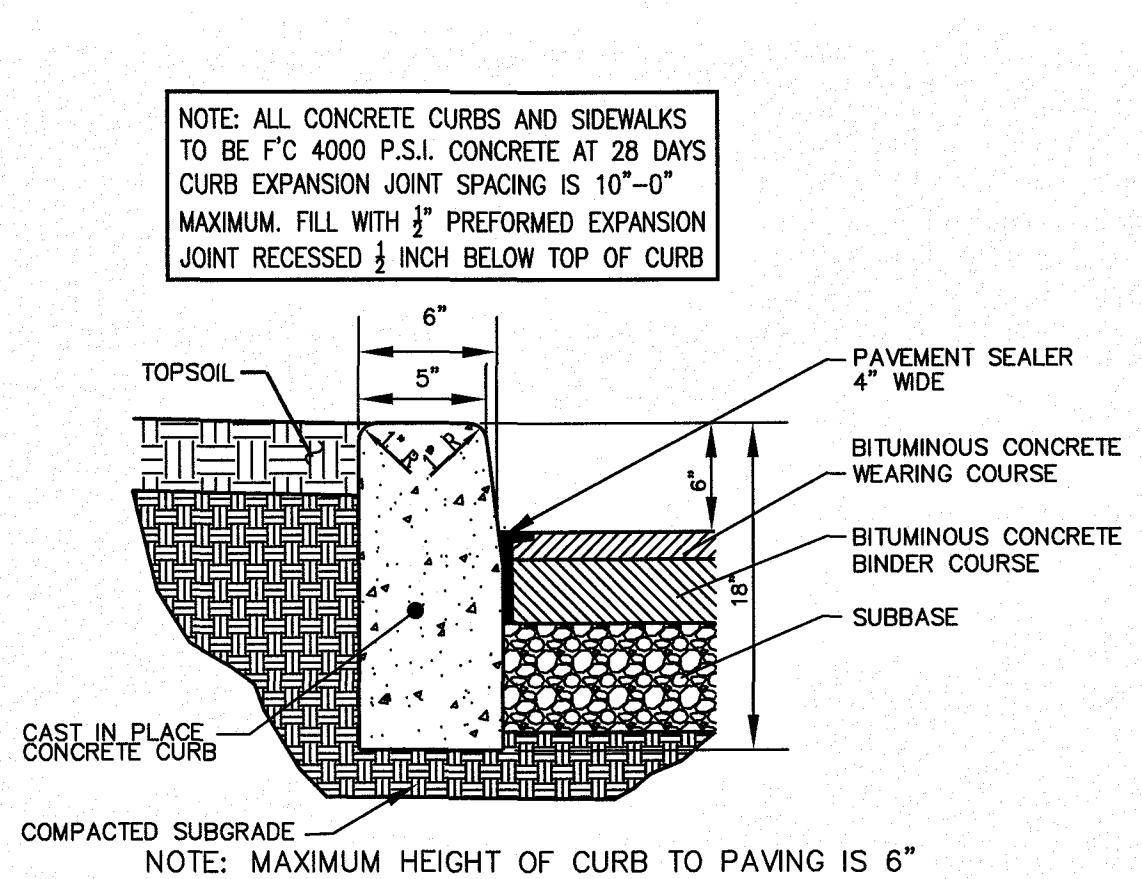
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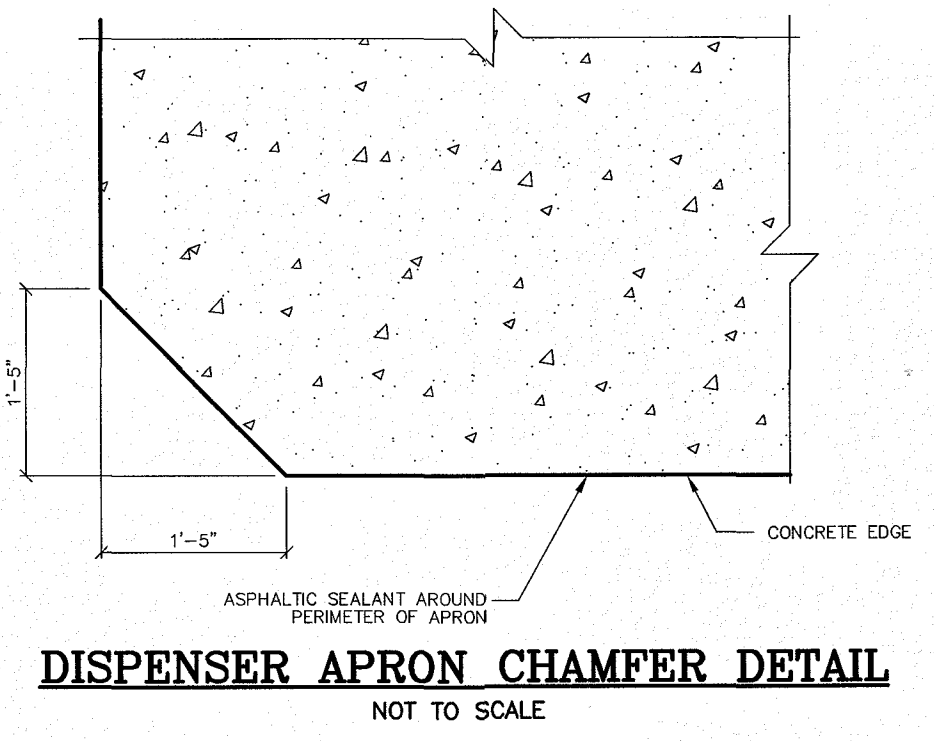
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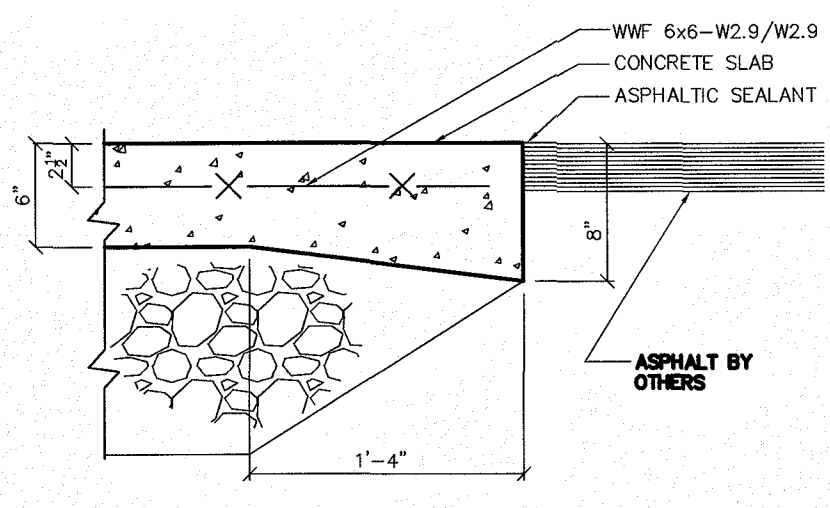
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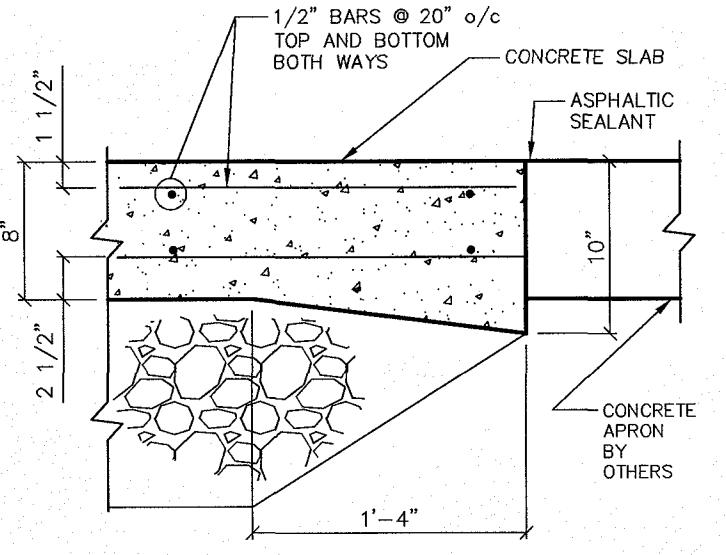
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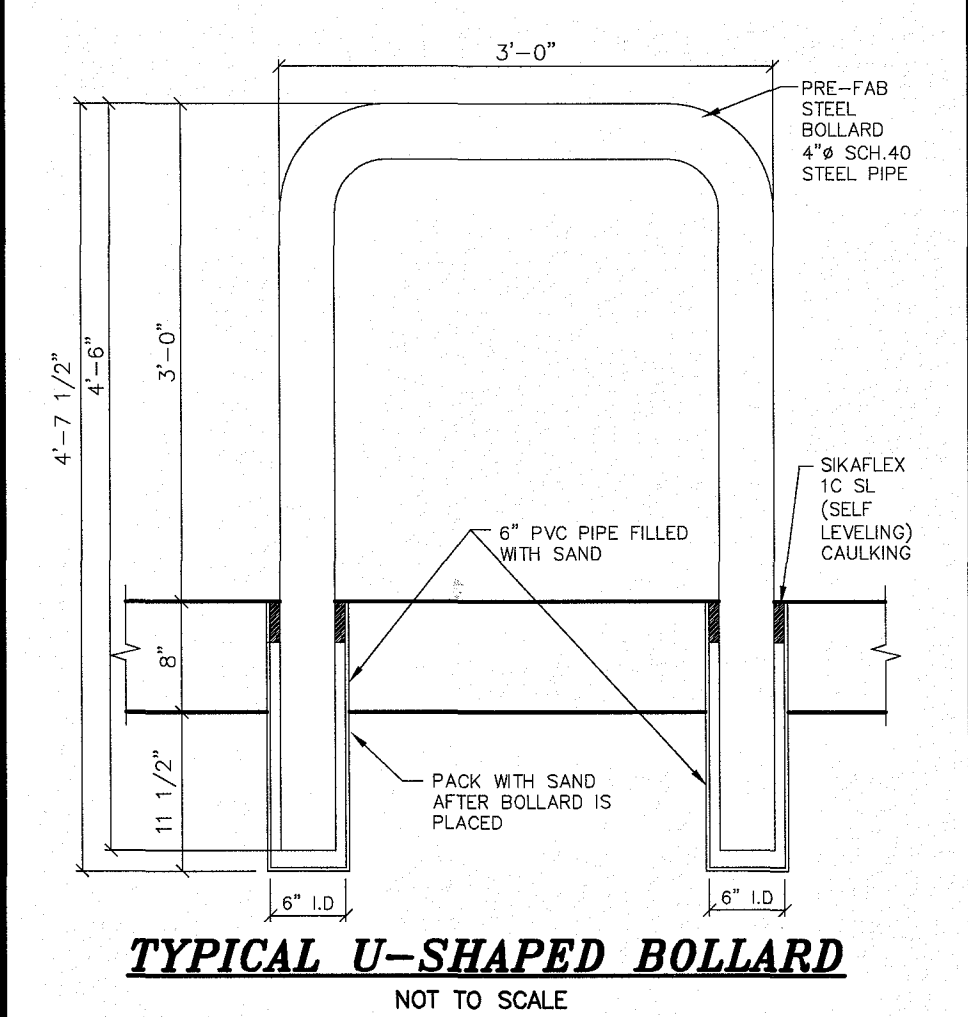
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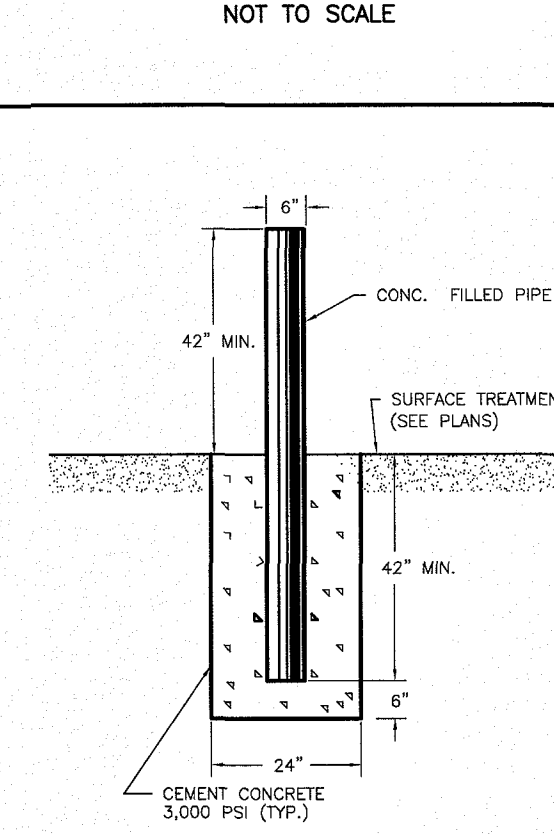
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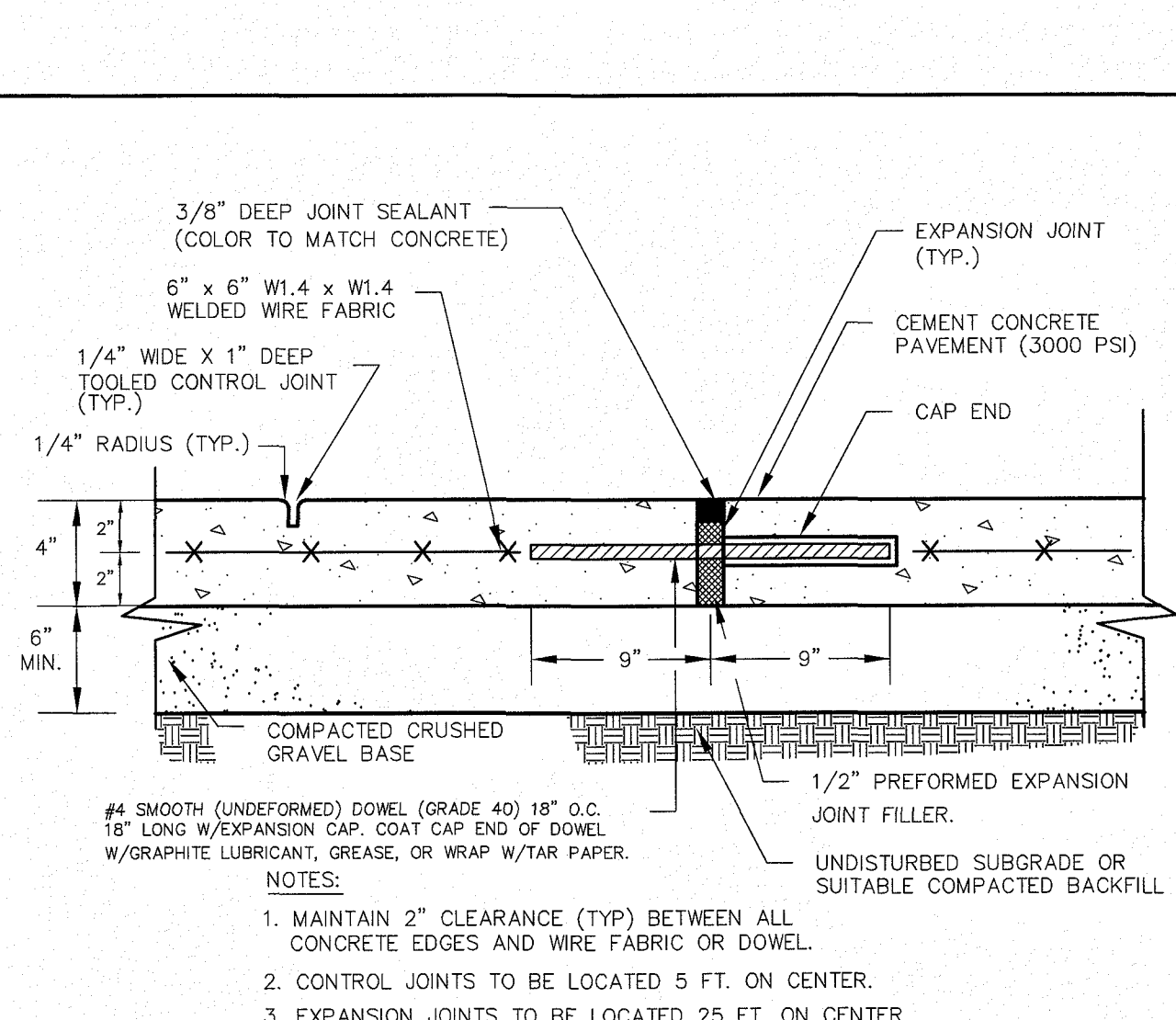
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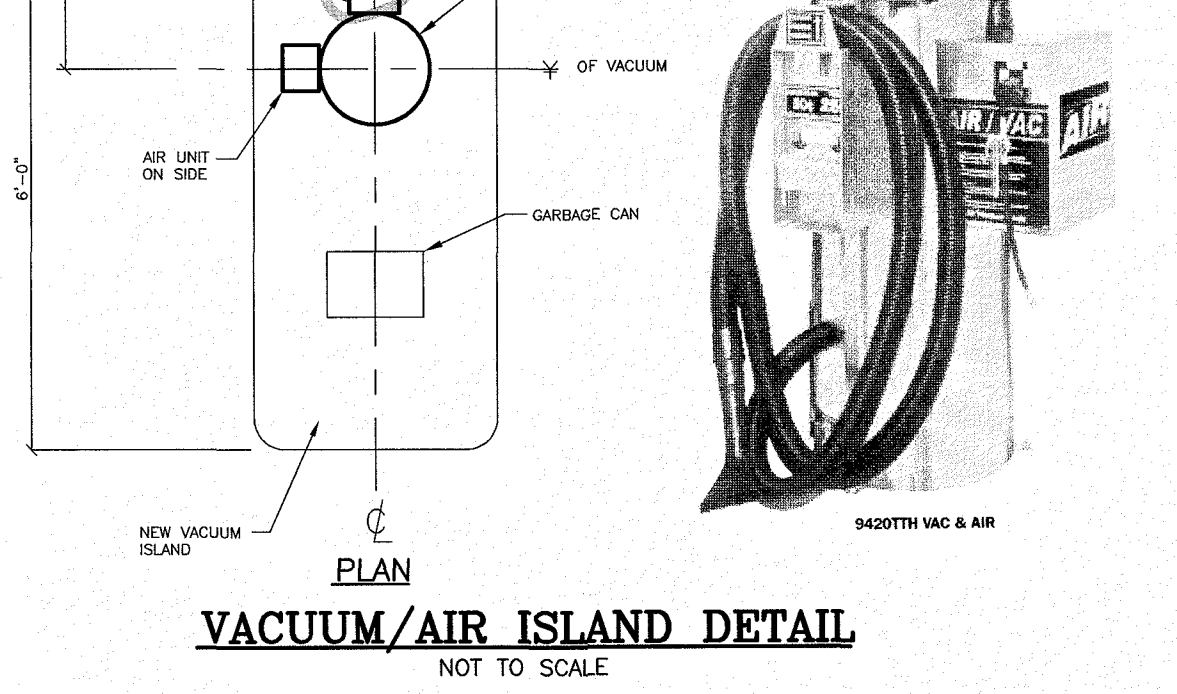
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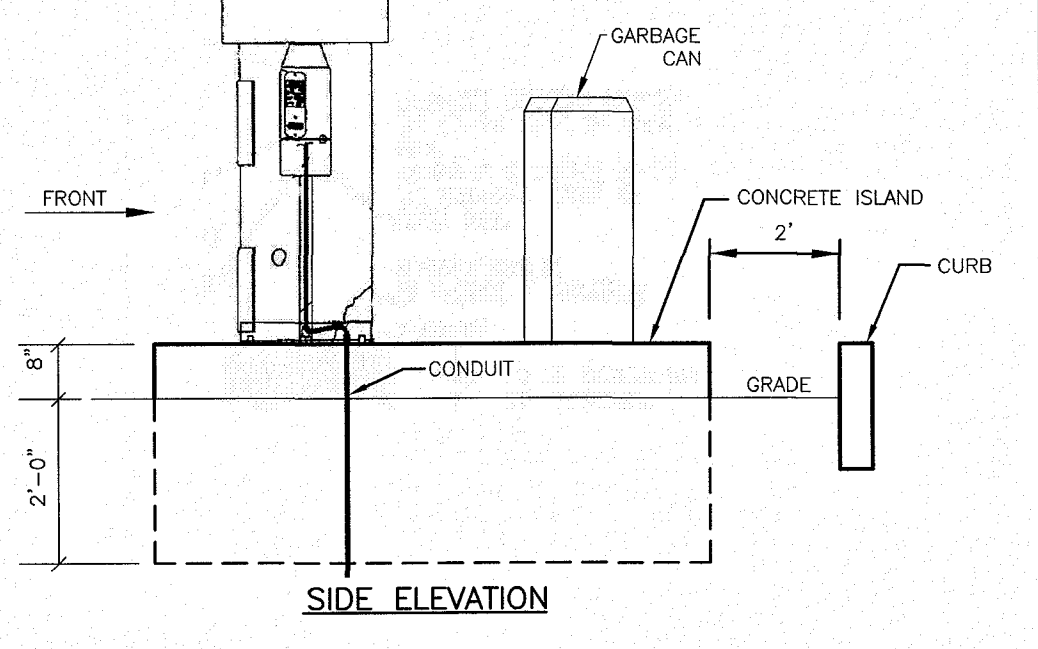
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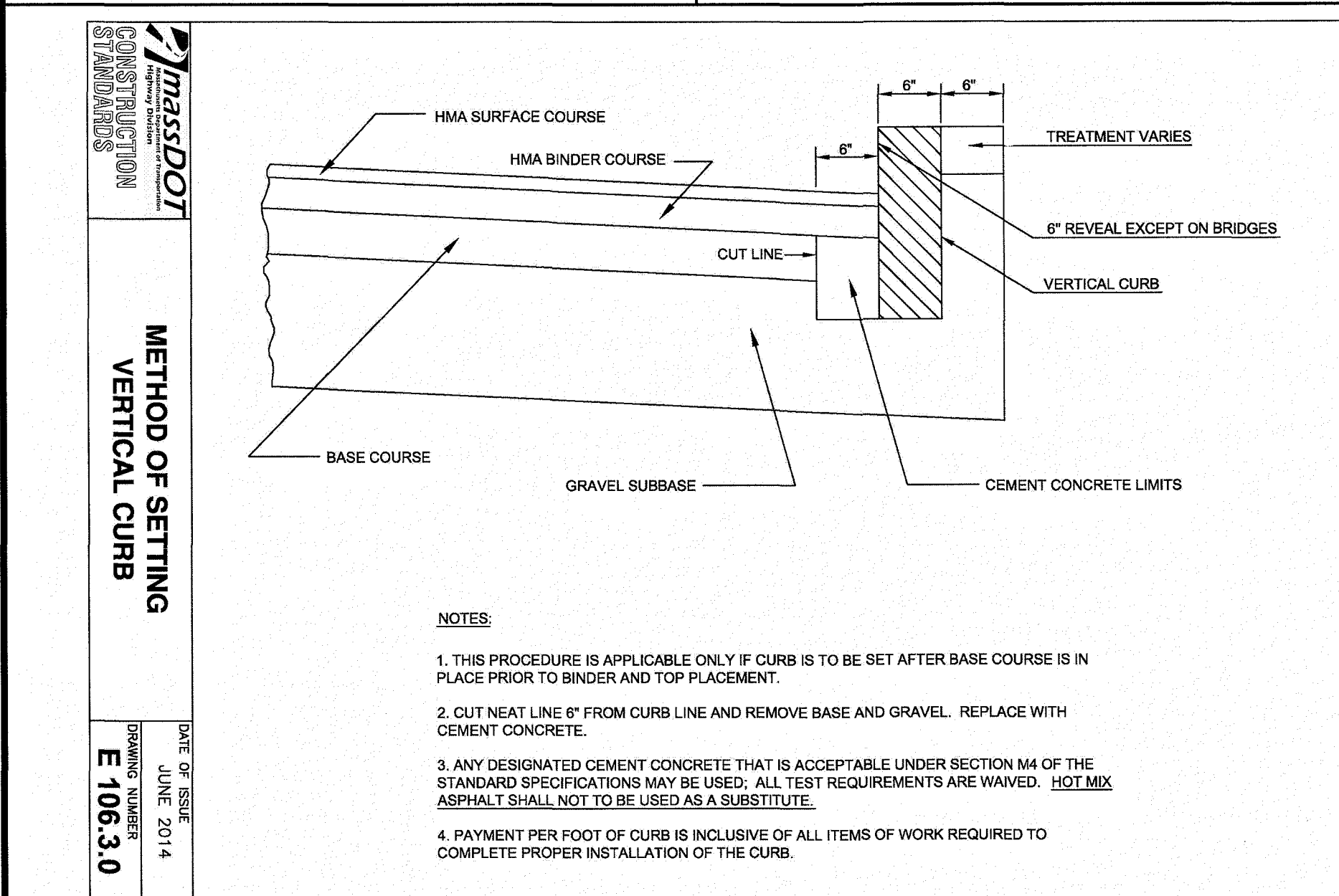
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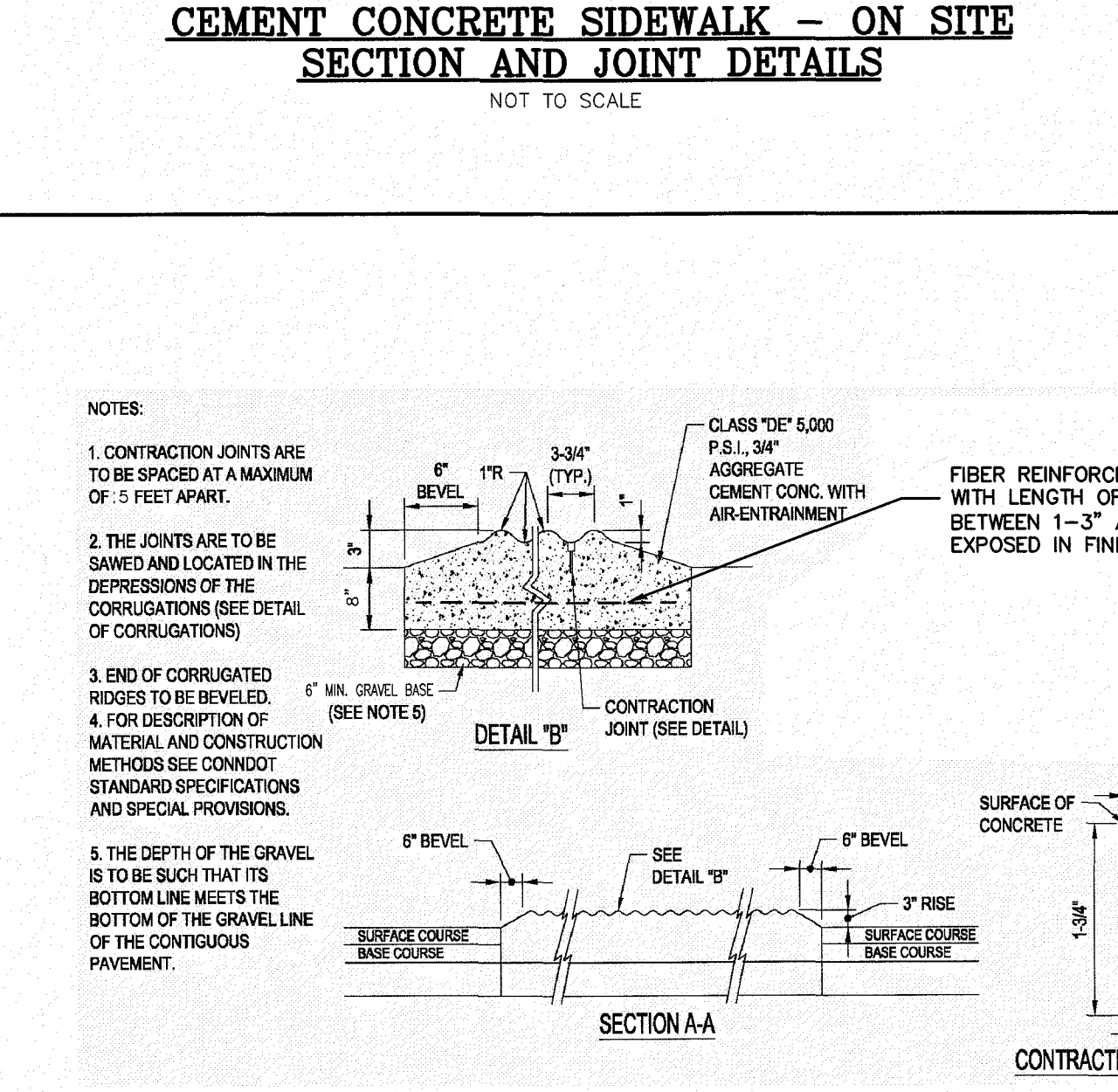
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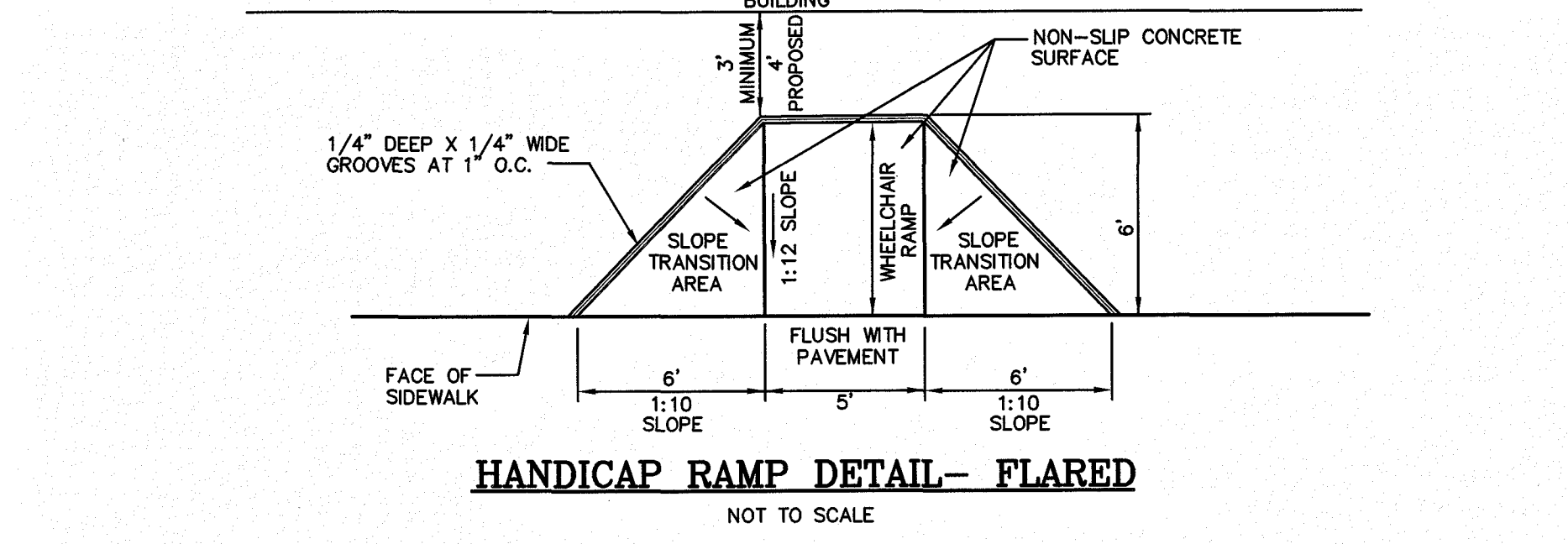
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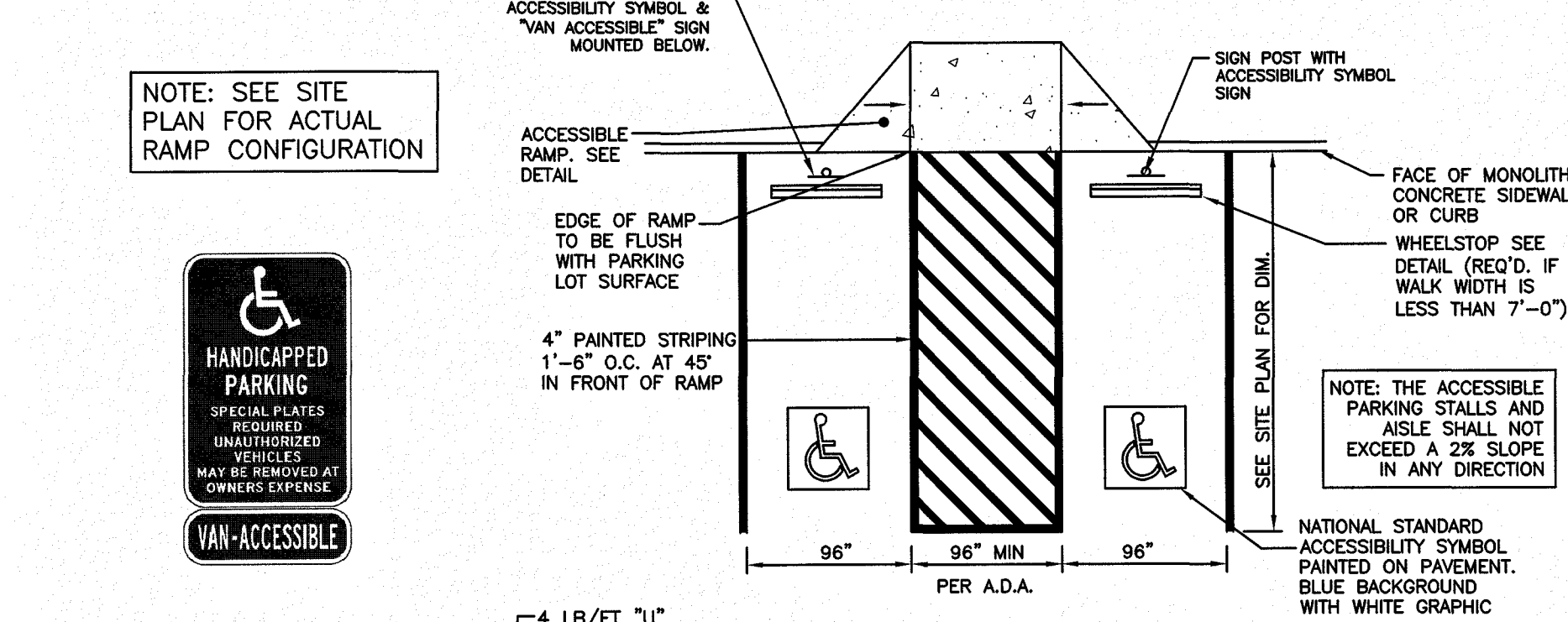
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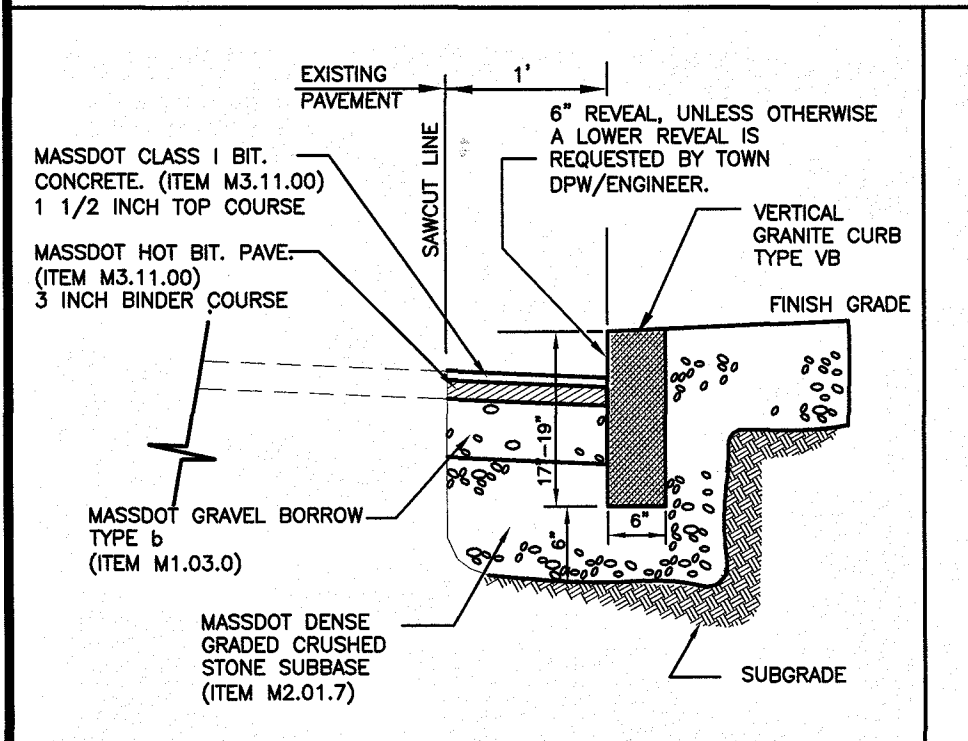
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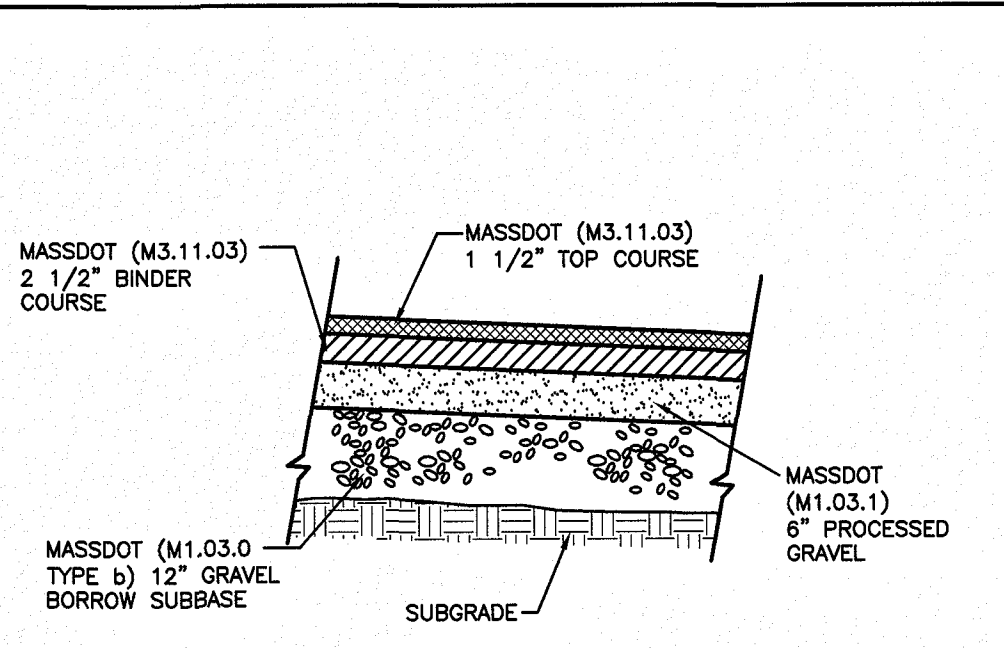
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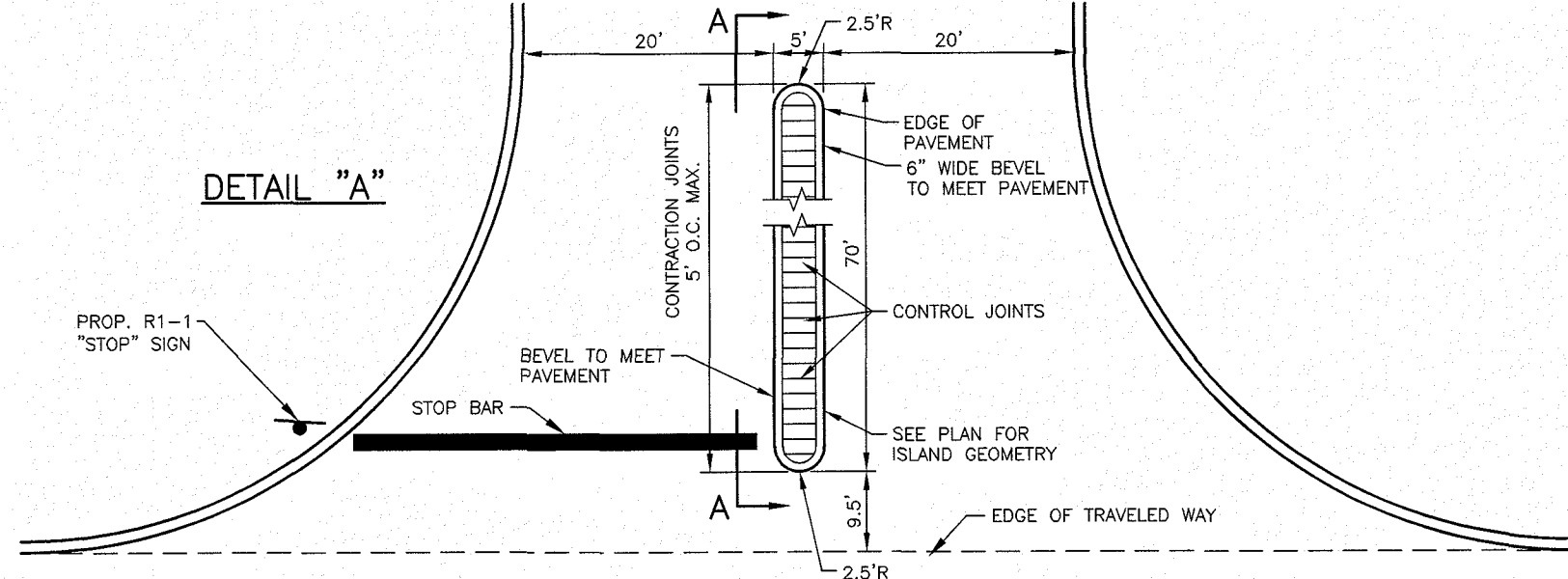
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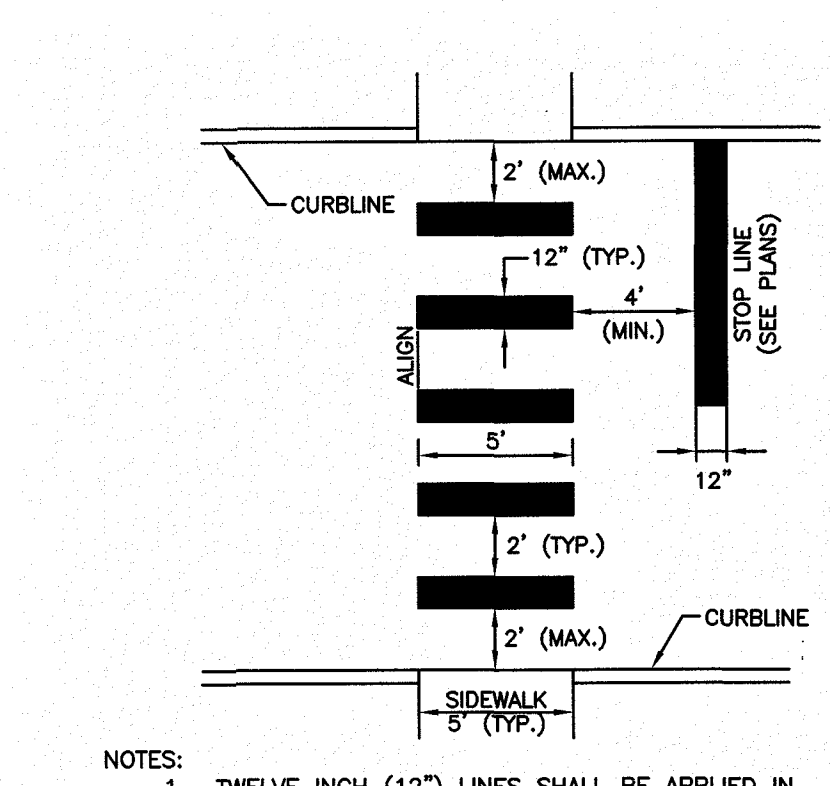
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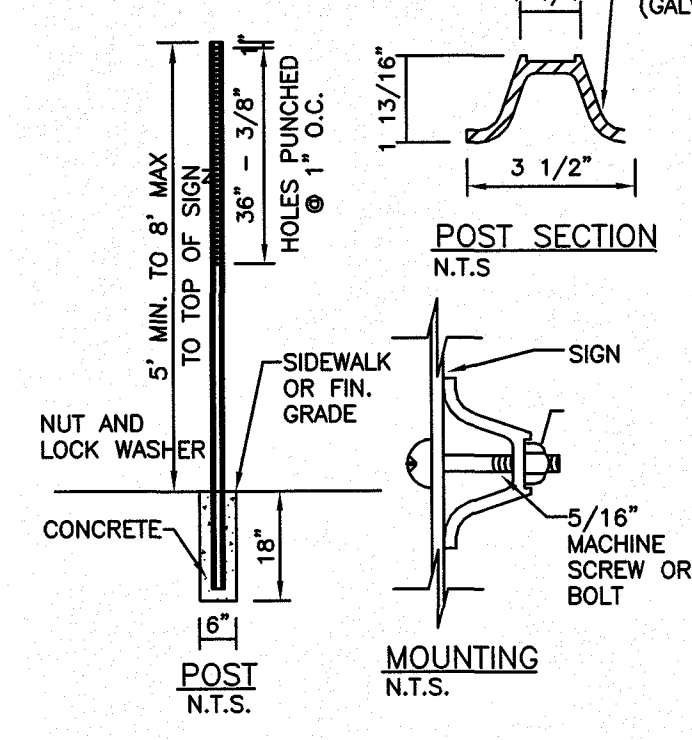
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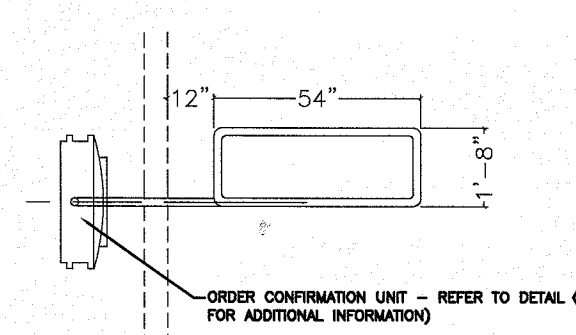
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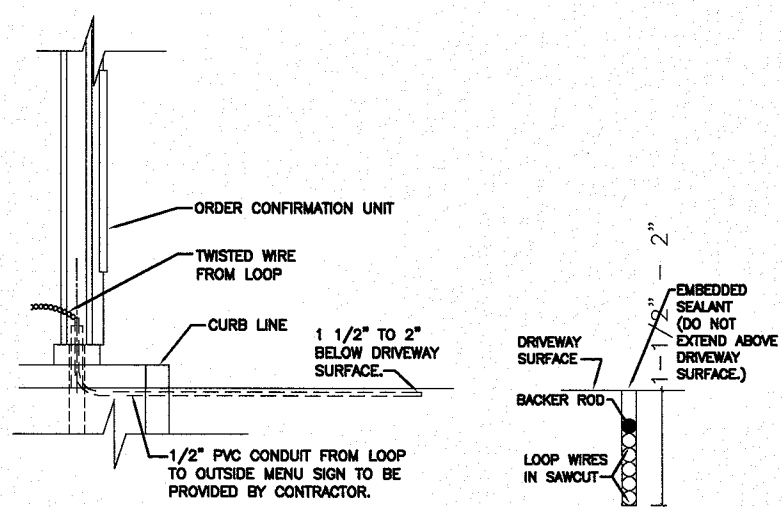
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DETAIL SHEET			
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REVISIONS			
DETAIL SHEET			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010			
234 & 236 HAYNES STREET (ROUTE 15)			
STURBRIDGE, MA			
PREPARED FOR:			
PETROGAS GROUP NEW ENGLAND, INC.			
168 NORTH MAIN STREET			
ANDOVER, MA 01810			
44 Stiles Road, Suite One			
Salem, New Hampshire 03079			
(603) 893-0720			
ENGINEERS • PLANNERS • SURVEYORS			
www.mhfdesign.com			
SCALE: AS NOTED			
DATE: FEBRUARY 20, 2018			
DRAWING NO. 4192DET.DWG			
DRAWN BY: DSA			
CHECKED BY: HS			
PROJECT NO. 419217			
SHEET NO. 10 OF 14			

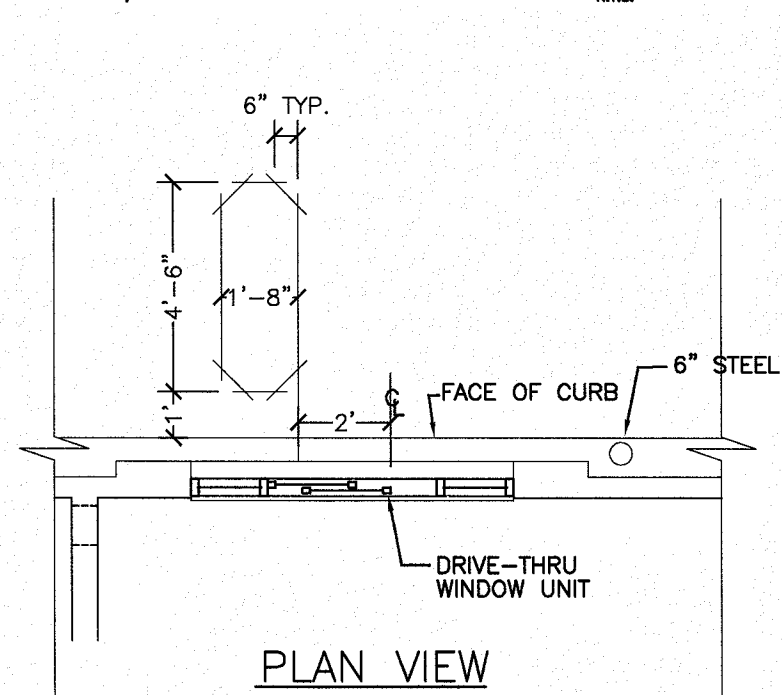
INSTALLATION DIAGRAMS



TOP VIEW AT SPEAKER POST
SCALE: 3/8" = 1'-0"



SIDE VIEW AT SPEAKER POST
SCALE: 3/8" = 1'-0"



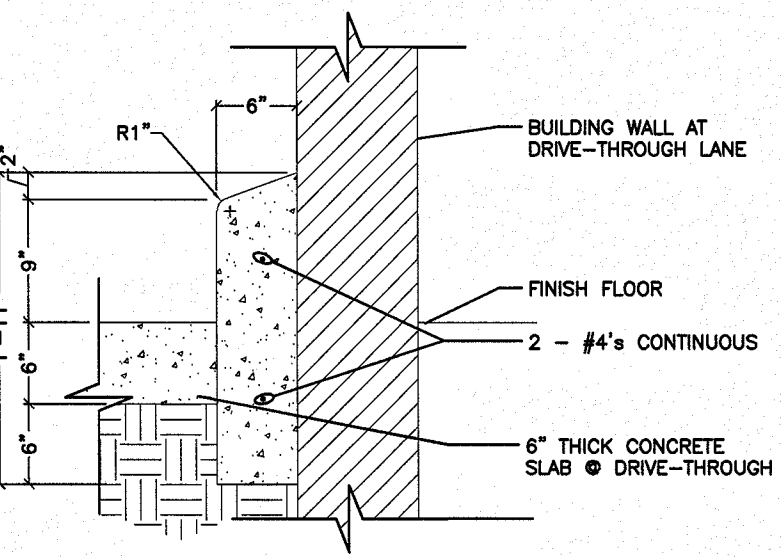
PLAN VIEW

PRE-FAB DETECTOR LOOP

NOT TO SCALE

NOVEMBER 1, 2017

30



6" BARRIER CURB

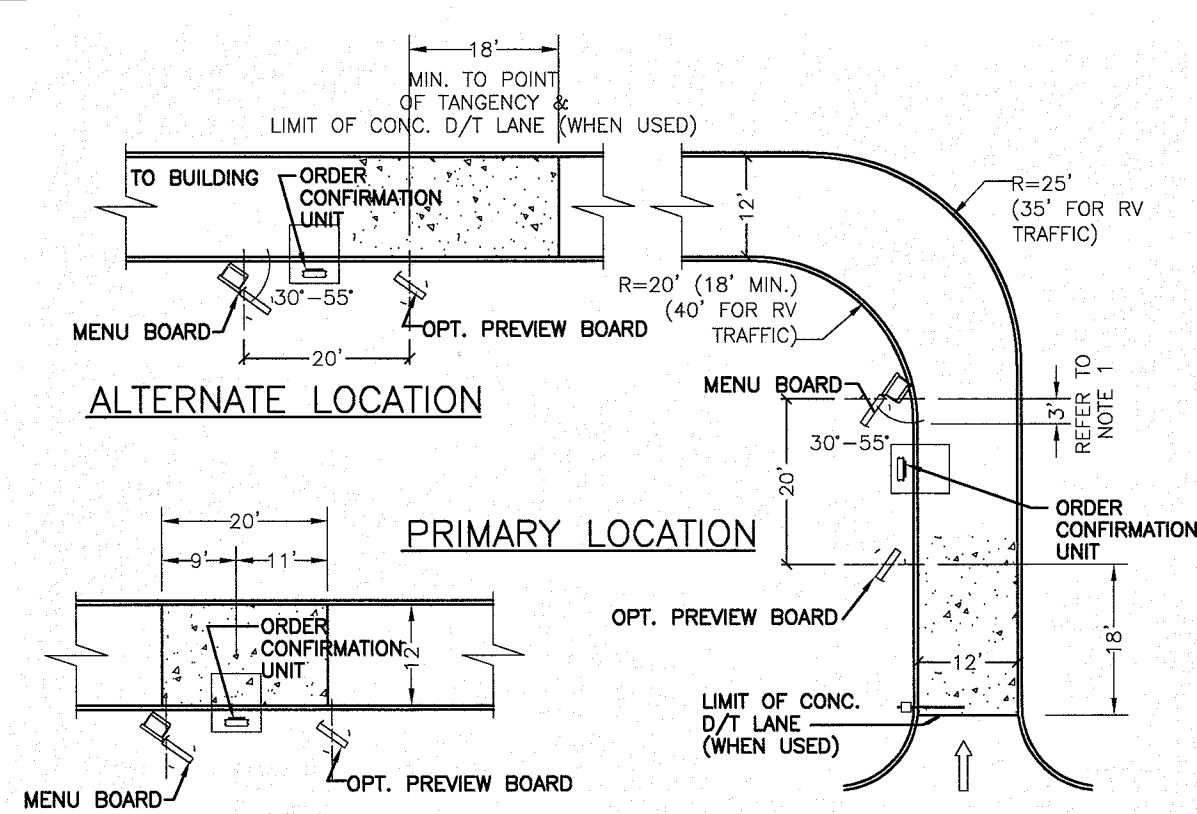
NOT TO SCALE

APRIL 18, 2008

4

GENERAL NOTES:

1. CONTACT MANUFACTURER FOR LOOP PATTERNS AND SIZES.
2. MITER CORNERS OF SAW CUT TO PREVENT SHARP TURNS WHICH COULD CUT THE WIRE INSULATION.
3. DETECTOR LOOPS ARE REQUIRED AT DRIVE-THRU ORDER CONFIRMATION UNIT AND AT EACH DRIVE-THRU WINDOW. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
6. FOR TECHNICAL ASSISTANCE AND PARTS CONTACT:
3M SOUND PRODUCT
(800) 328-0033
OR
HM ELECTRONICS, INC.
(800) 908-6604



OPT. PAD CONFIGURATION

(REQUIRED MINIMUM AT ORDERSTATIONS AND DRIVE-THRU WINDOWS WHEN FULL CONCRETE DRIVE-THRU LANE IS NOT USED)

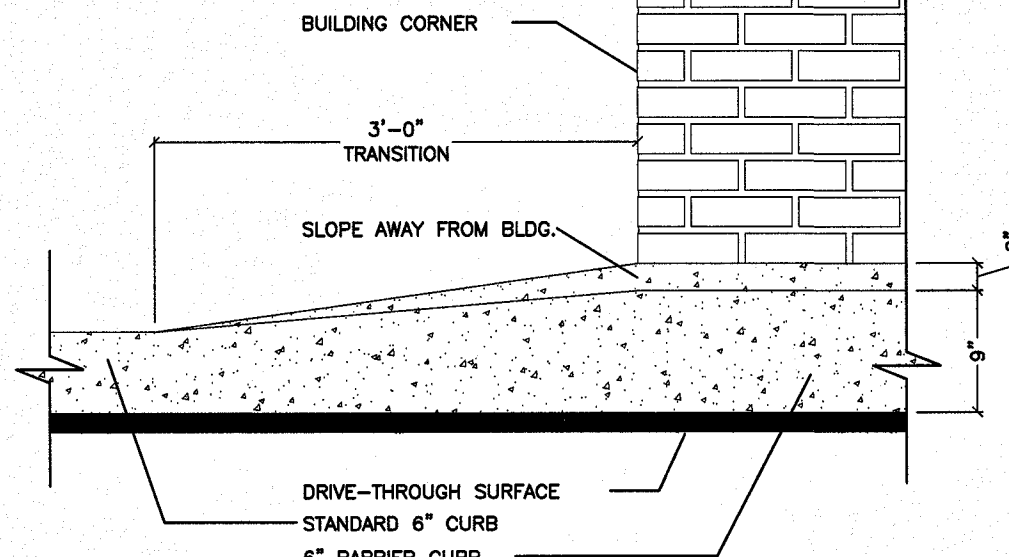
NOTES:

1. DRAWING REFLECTS MENU BOARD IN "PREFERRED" LAYOUT. FOR "MINIMUM" LAYOUT AND ADDITIONAL INFORMATION, REFER TO SITE DETAIL. CA. 3" DISTANCE IS THE MAXIMUM DISTANCE FROM THE POINT OF TANGENCY TO THE CENTER OF THE MENU BOARD SUPPORT POST FOR THE "PREFERRED" LAYOUT (CLOSEST POSITION TO THE CURVE ALLOWED). FOR THE "MINIMUM" LAYOUT, THE CENTERLINE OF THE MENU BOARD SUPPORT POST MAY NOT BE CLOSER TO THE CURVE THAN THE POINT OF TANGENCY.
2. ORDER CONFIRMATION UNIT SHOULD BE 100' (MIN.) FROM FOOD DELIVERY WINDOW.
3. IN NO CASE SHOULD THE ORDER STATION BE PLACED ON THE CURVE.
4. USE OF FULL CONCRETE DRIVE-THRU LANE IS OPTIONAL. WHEN USED, IT IS TO BE CONTINUOUS AS INDICATED ON THIS DRAWING TO 9' PAST CENTER OF DRIVE-THRU PICKUP WINDOW. CONCRETE TO BE 3000 P.S.I., 6" THICK, WITH 6X6-W2.5W.8 W.W.M. WITH PREMOULDED BITUMINOUS NON-EXTRUDING EXPANSION JOINTS AT 10' O.C. OPTIONAL TO POUR A 4" BASE SLAB OF 3000 P.S.I. CONCRETE, IMMEDIATELY FOLLOWED BY A 2" SURFACE SLAB OF 3000 P.S.I. CONCRETE DYED BLACK USING ADMIXTURE (CHROMIX C-24 CHARCOAL BY SCHUEFELD CO. OR EQUAL). INSURE THE 2" WEARING SURFACE BONDS TO THE BASE SLAB.
5. IN LIEU OF FULL CONCRETE D/T LANE, 12" X 20" (MIN.) CONCRETE PAD IS REQUIRED AT THE DRIVE-THRU ORDERSTATION(S), DRIVE-THRU PAY WINDOW, AND DRIVE-THRU PICKUP WINDOW. CONCRETE PER NOTE 4 ABOVE.

ORDER STATION GEOMETRY

NOT TO SCALE

NOVEMBER 1, 2017

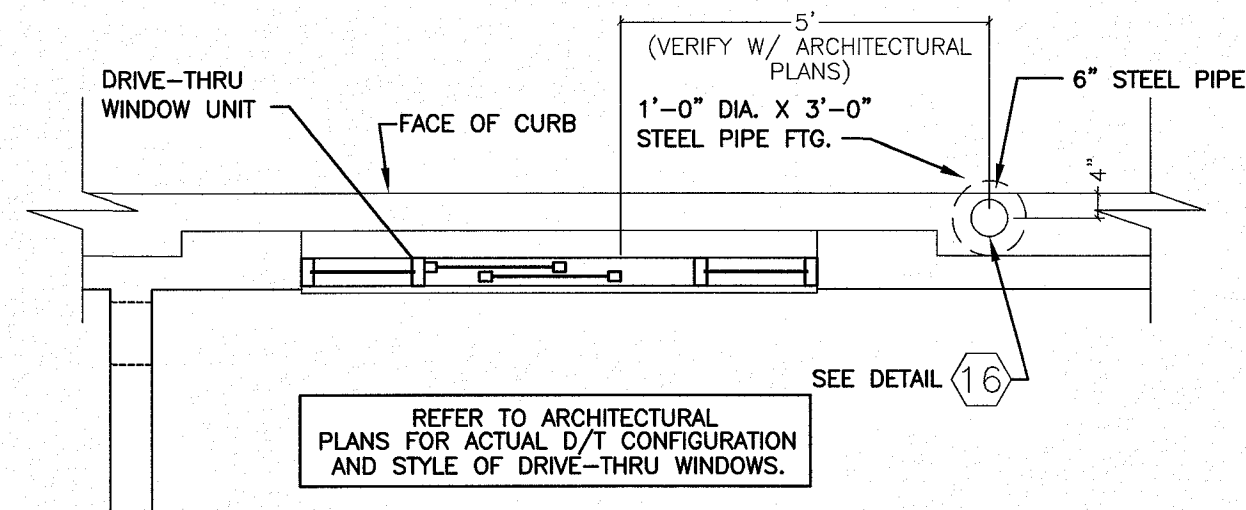


6" TO 9" CURB TRANSITION

NOT TO SCALE

APRIL 18, 2008

5

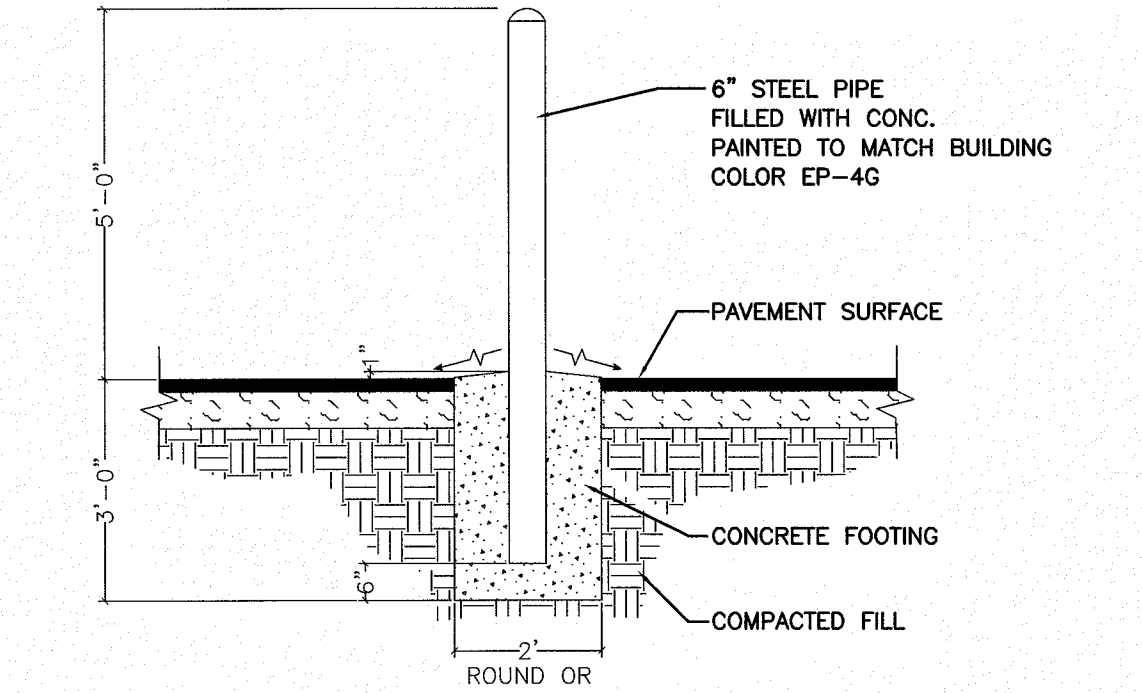


GUARD POST @ D/T WINDOW

NOT TO SCALE

OCTOBER 26, 2010

17

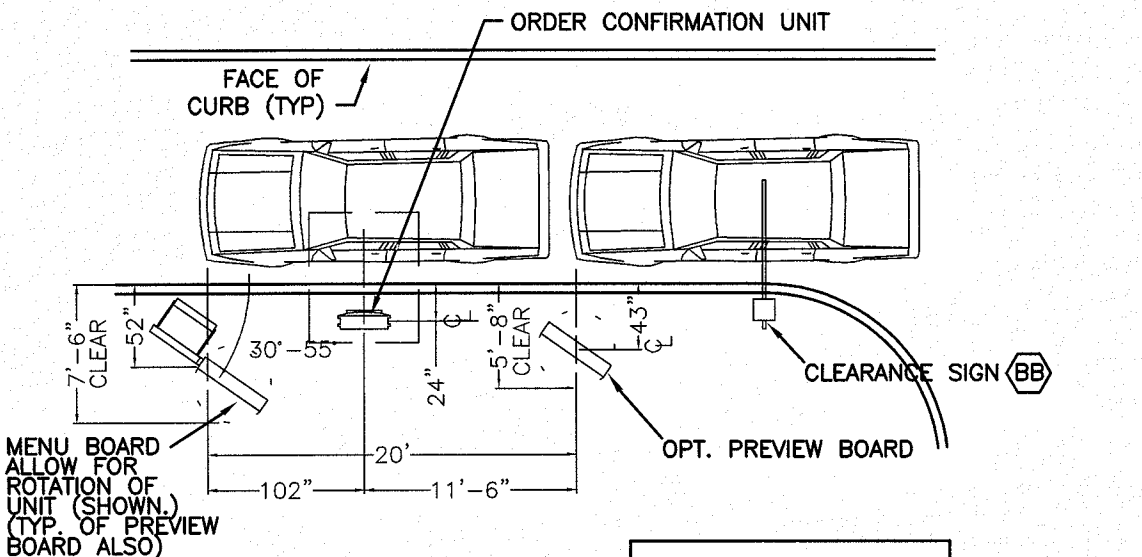


TYPICAL GUARD POST

NOT TO SCALE

JULY 5, 2016

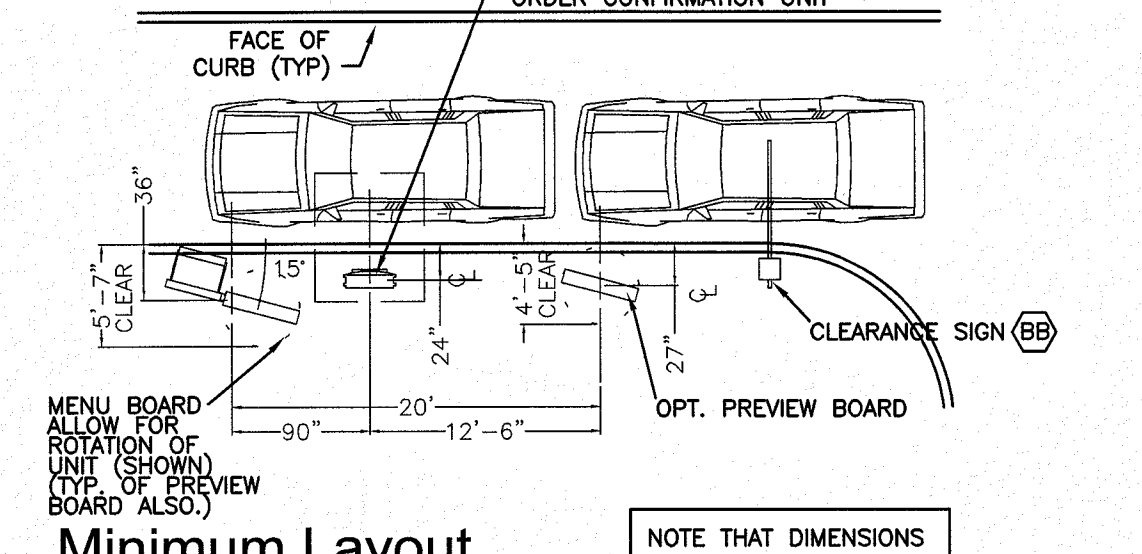
16



Preferred Layout

SCALE: 1" = 10'

NOTE: THE PREFERRED LAYOUT SHOULD BE USED WHENEVER SPACE ALLOWS. 30° ROTATION ANGLE SHOULD BE CONSIDERED OPTIMAL. ANGLES BETWEEN THE PREFERRED LAYOUT AND MINIMUM LAYOUT ARE ACCEPTABLE AS LONG AS:
(1) THE DISTANCES FROM THE CENTERLINES OF THE SUPPORT POLES OF THE MENU BOARD AND PREVIEW BOARD TO THE FACE OF CURB ARE REDUCED BY 4" FOR EVERY 5 DEGREES OF ROTATION, AND;
(2) THE DISTANCE FROM THE CENTERLINE OF THE ORDER CONFIRMATION UNIT AND THE CENTERLINE OF THE MENU BOARD IS REDUCED BY 3" FOR EVERY 5 DEGREES OF ROTATION. THE CENTERLINE OF MENU BOARD TO CENTERLINE OF PREVIEW BOARD REMAINS AT 20'.
NOTE THAT DIMENSIONS ARE CRITICAL.



Minimum Layout

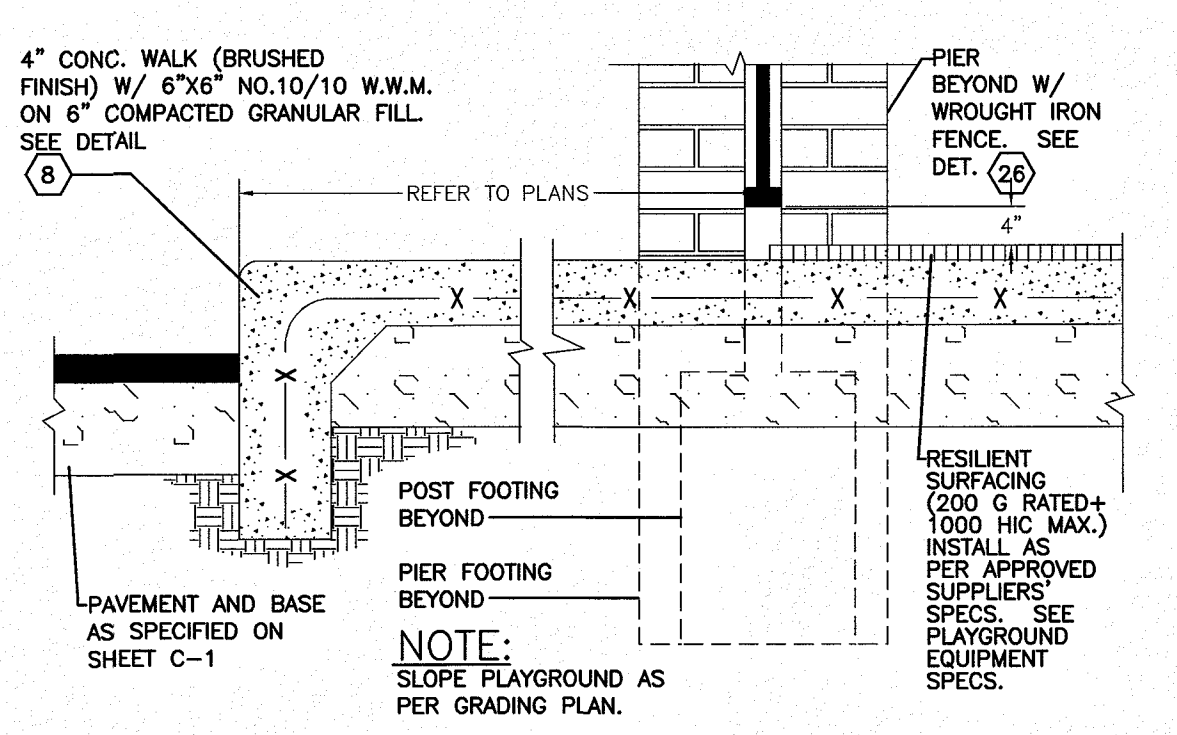
SCALE: 1" = 10'

DRIVE-THRU ORDER STATION 2020 IMAGE

NOT TO SCALE

NOVEMBER 1, 2017

20

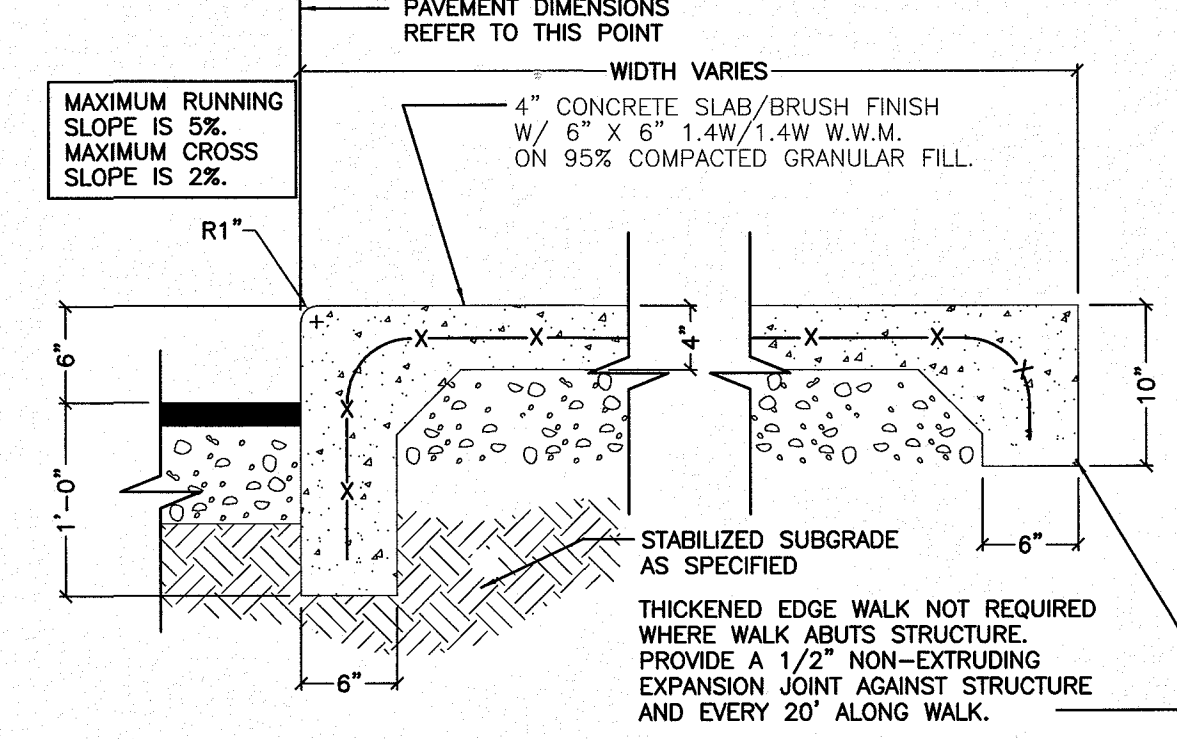


RESILIENT SURFACE & CONC. WALK @PLAYGRND

NOT TO SCALE

JUNE 29, 2001

29

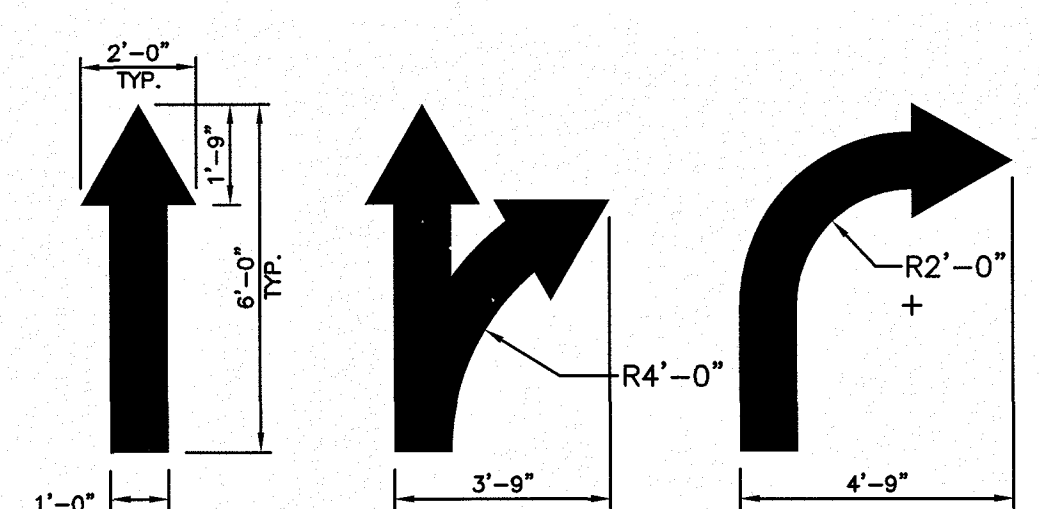


BRUSHED CONCRETE WALK

NOT TO SCALE

MAY 16, 2002

8

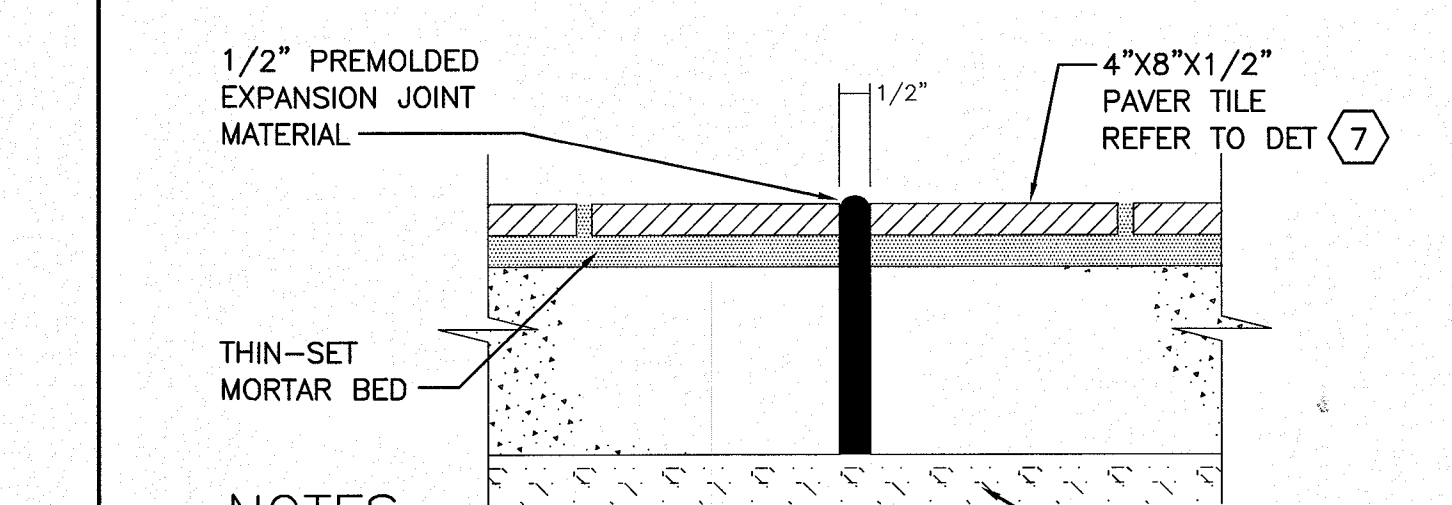


PAINTED TRAFFIC ARROWS

NOT TO SCALE

JULY 15, 1999

15



NOTES:

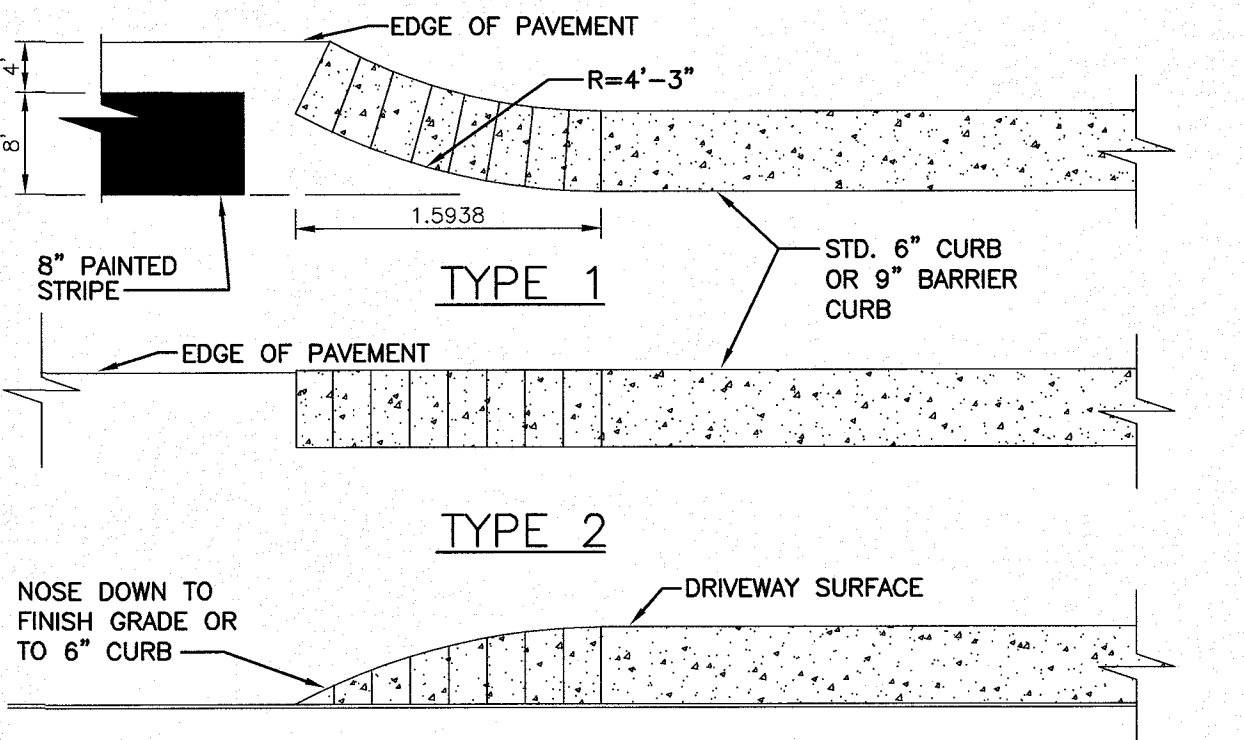
1. PROVIDE EXPANSION JOINTS EVERY 20' ALONG WALK, OR EVERY 300 S.F. OF SIDEWALK.
2. TOP 1/4" OF JOINT IS TO BE SEALED WITH JOINT SEALER.

EXPANSION JOINT

NOT TO SCALE

SEPT. 15, 1999

12

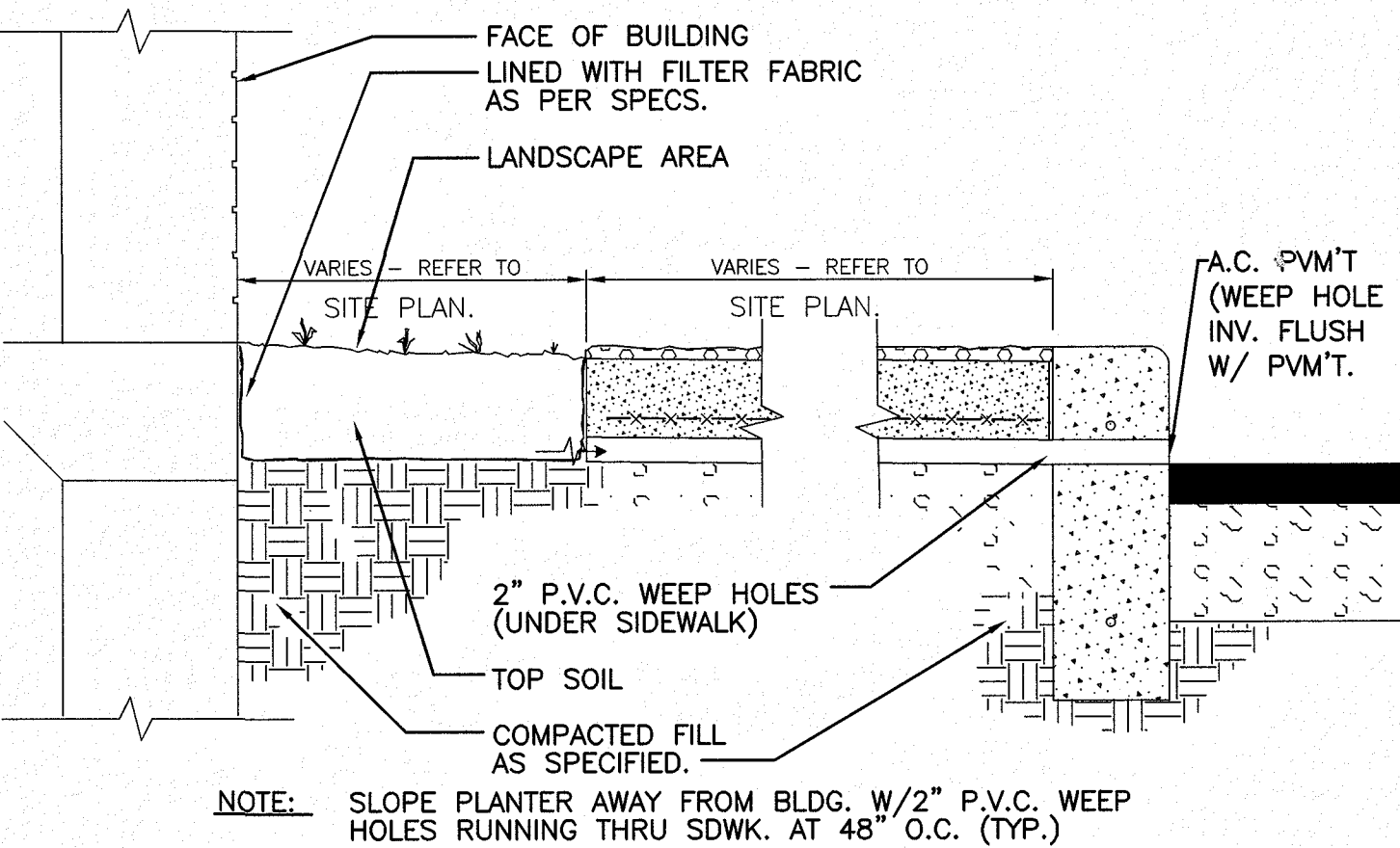


STANDARD CURB NOSING

NOT TO SCALE

JULY 15, 1999

3



PLANTER DETAIL (POOR SOILS)

NOT TO SCALE

JULY 25, 2003

19

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

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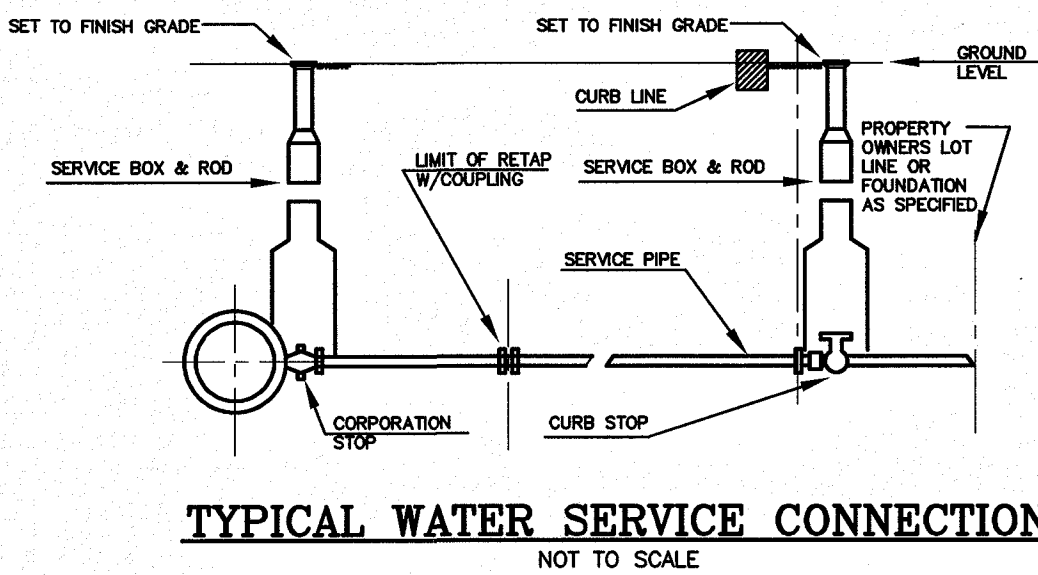
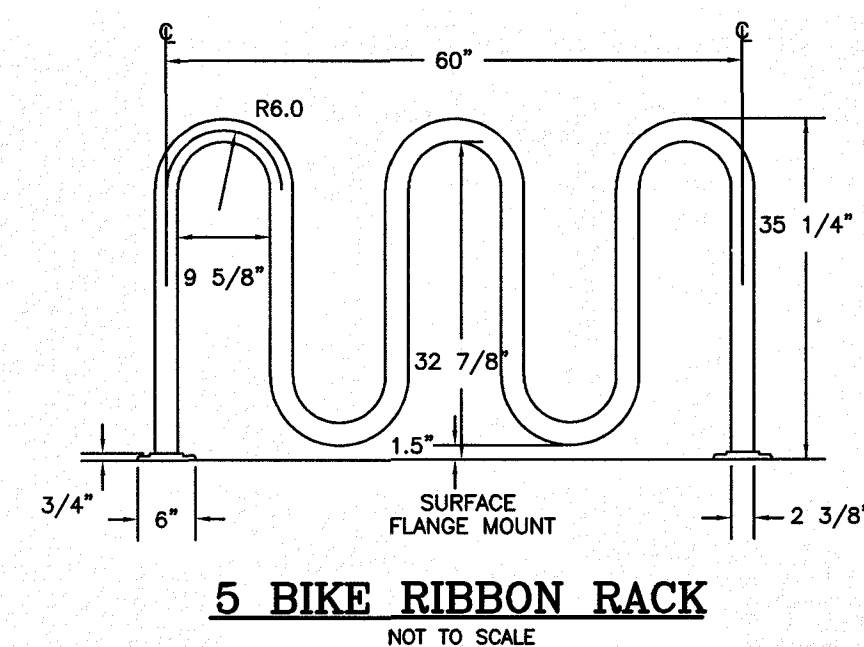
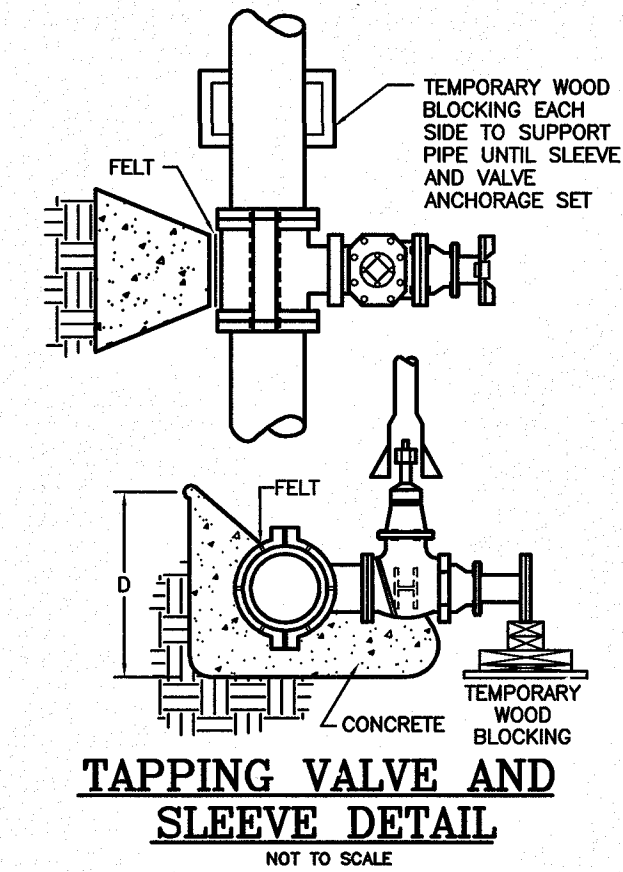
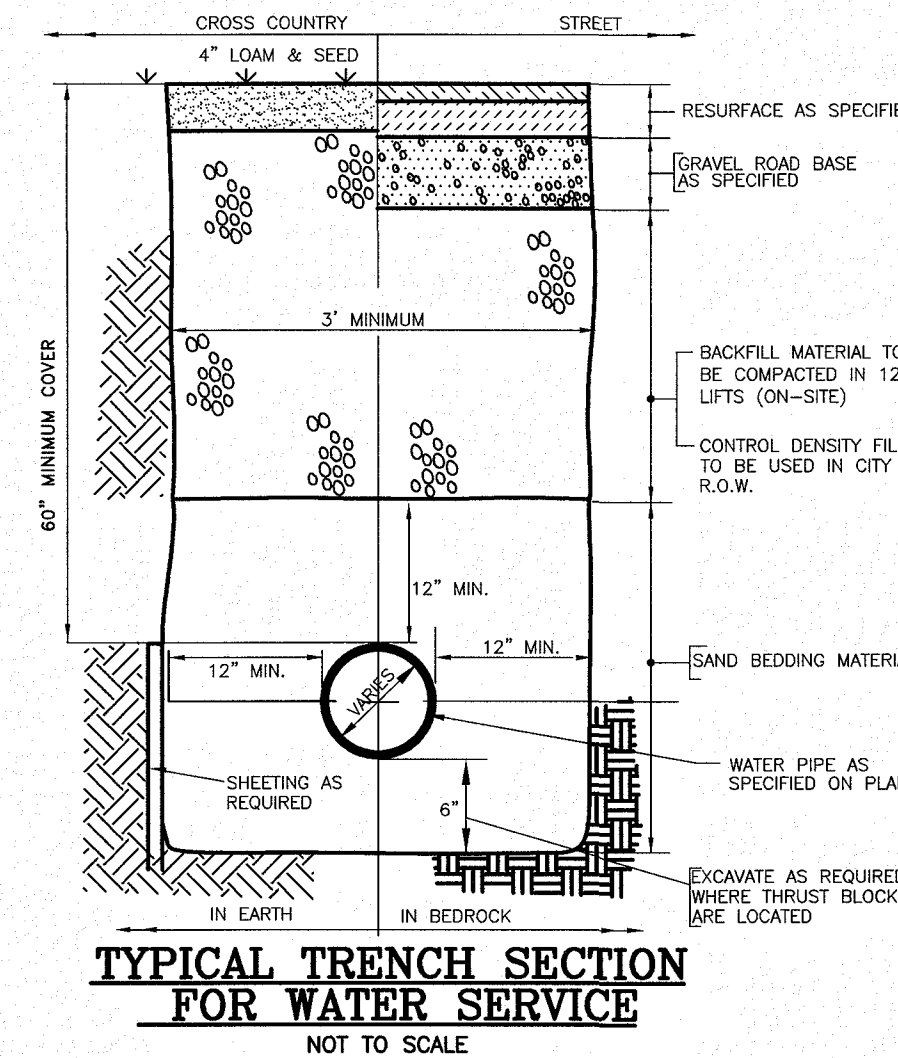
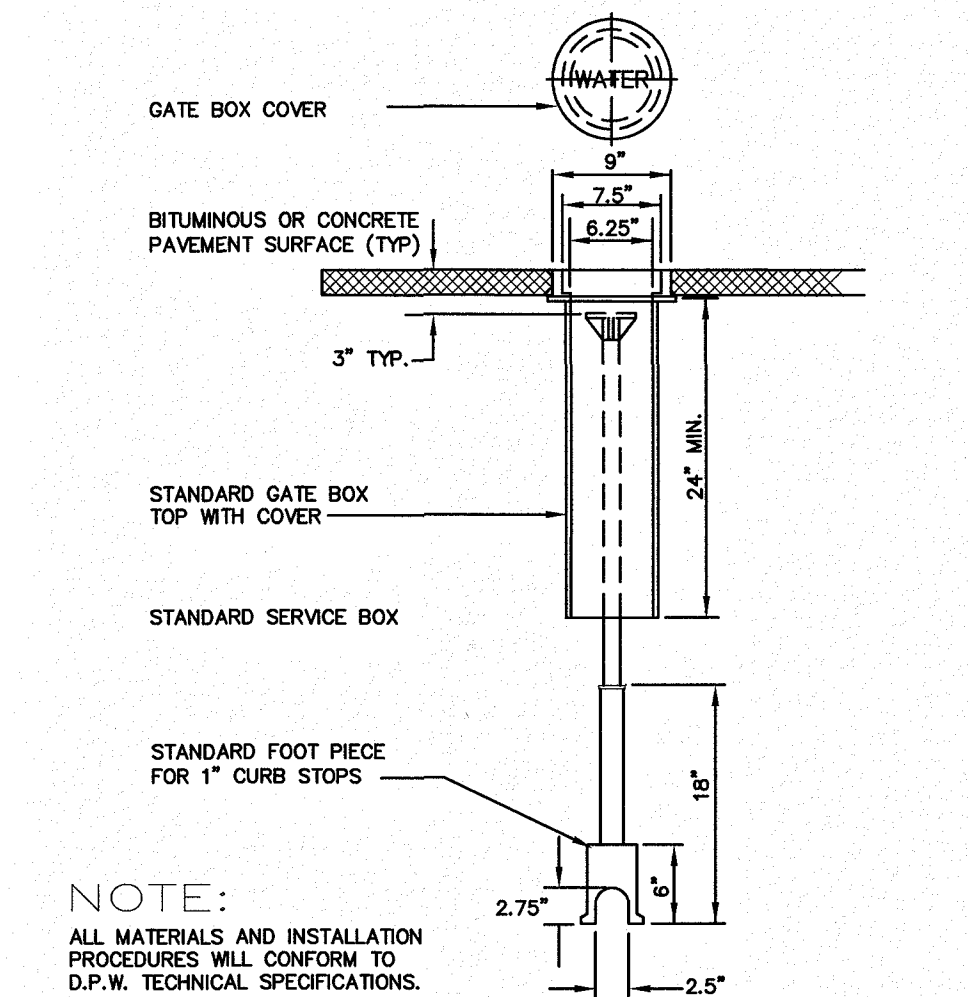
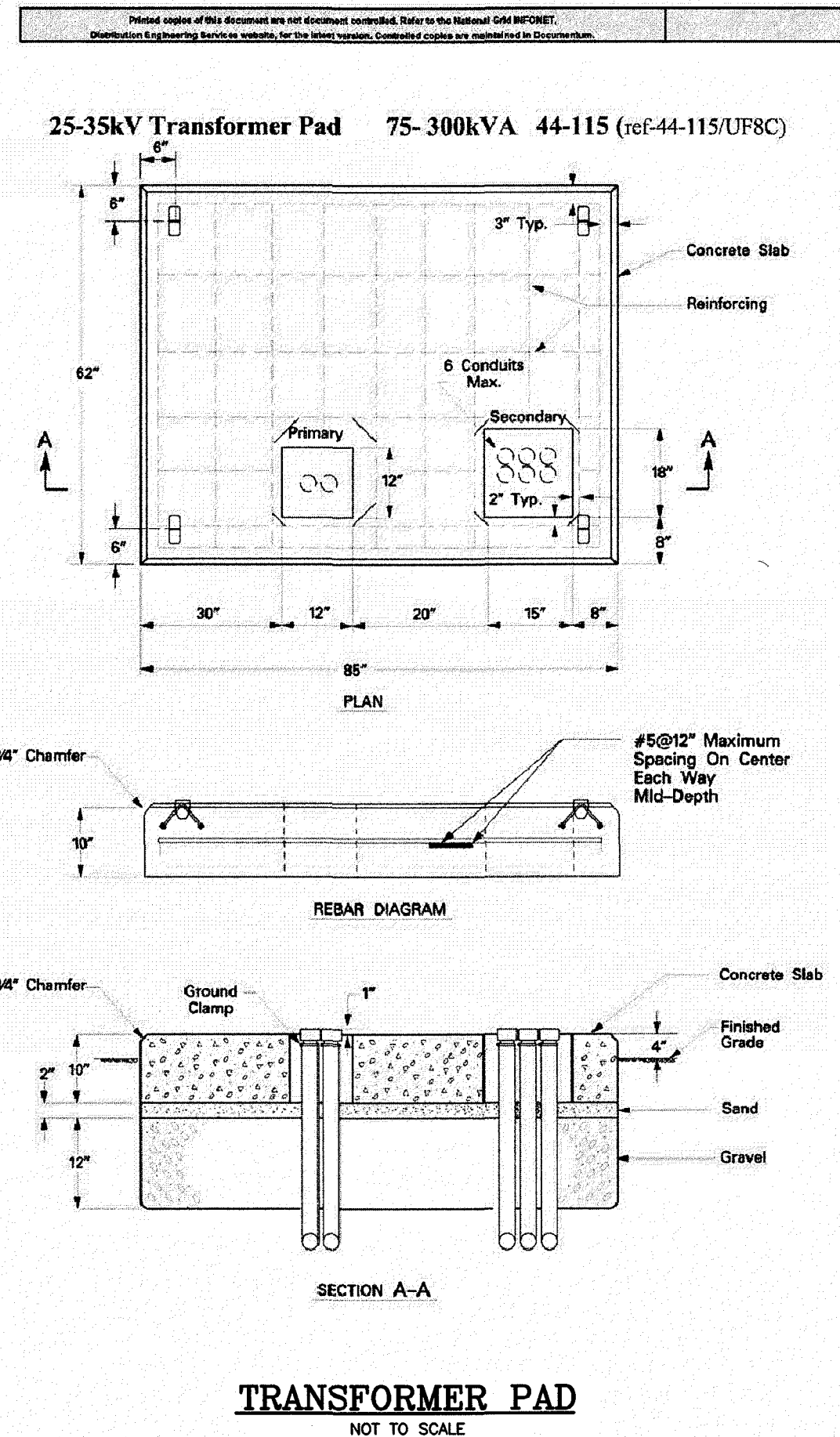
NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

TEST PIT DATA

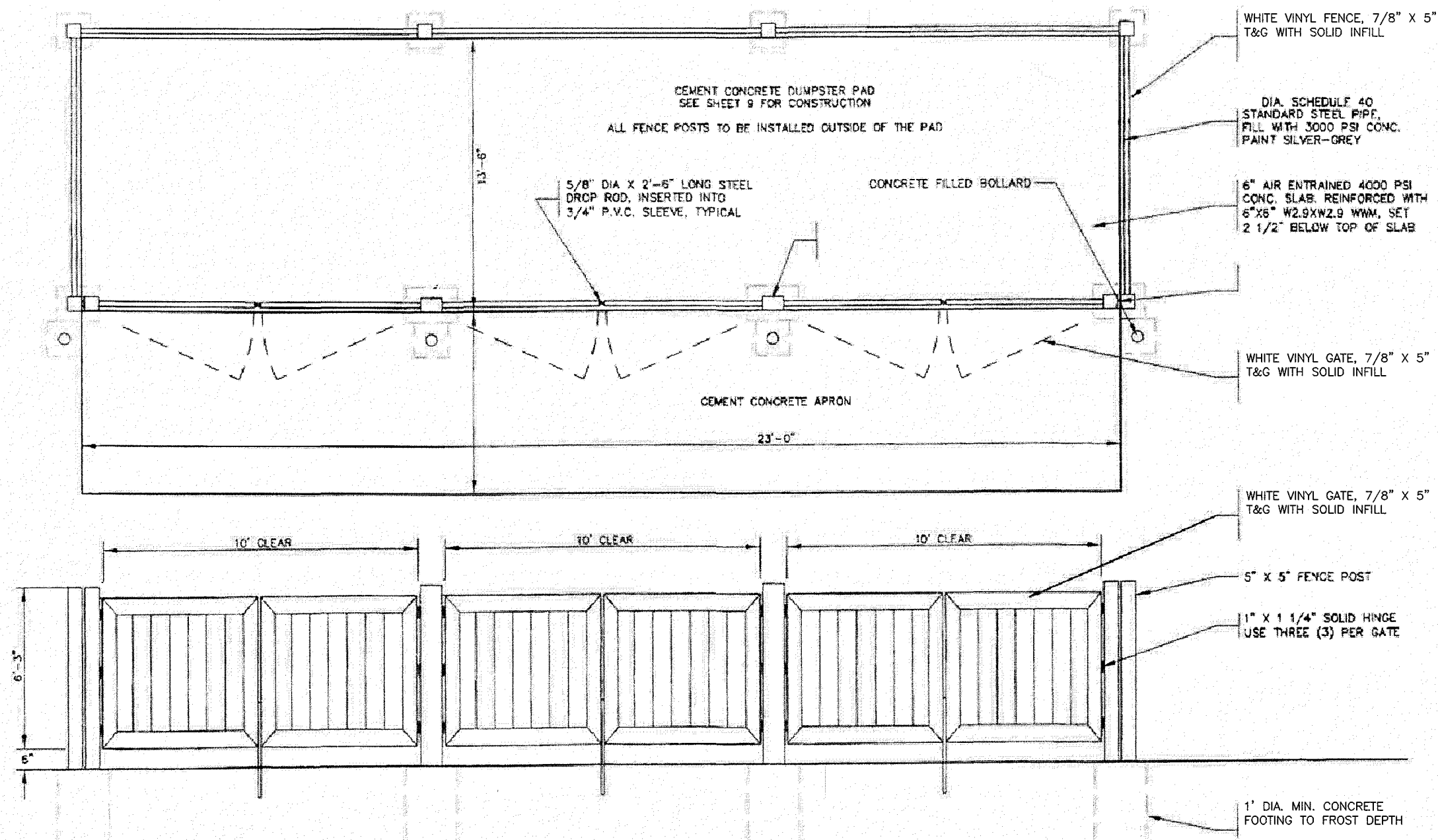
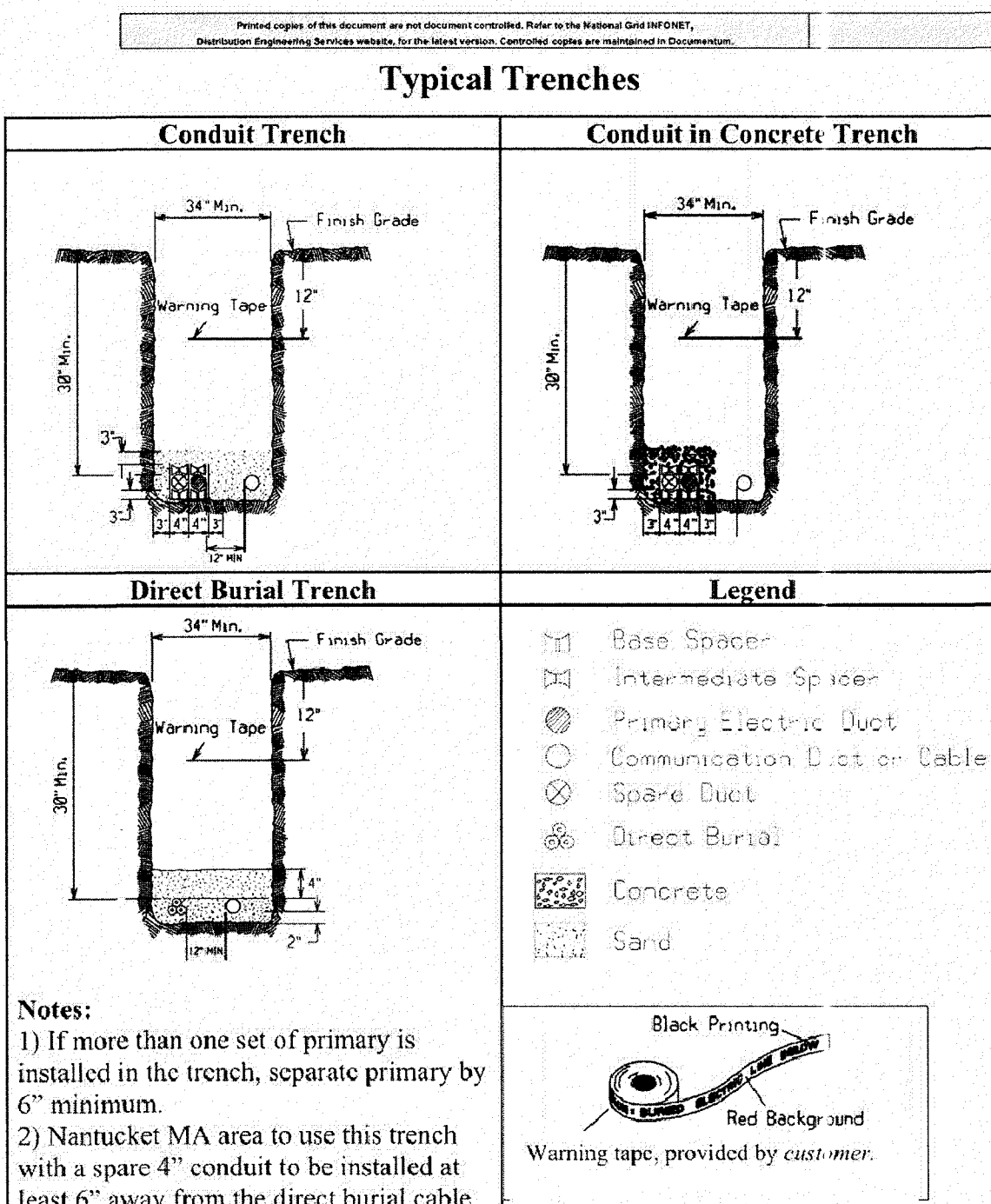
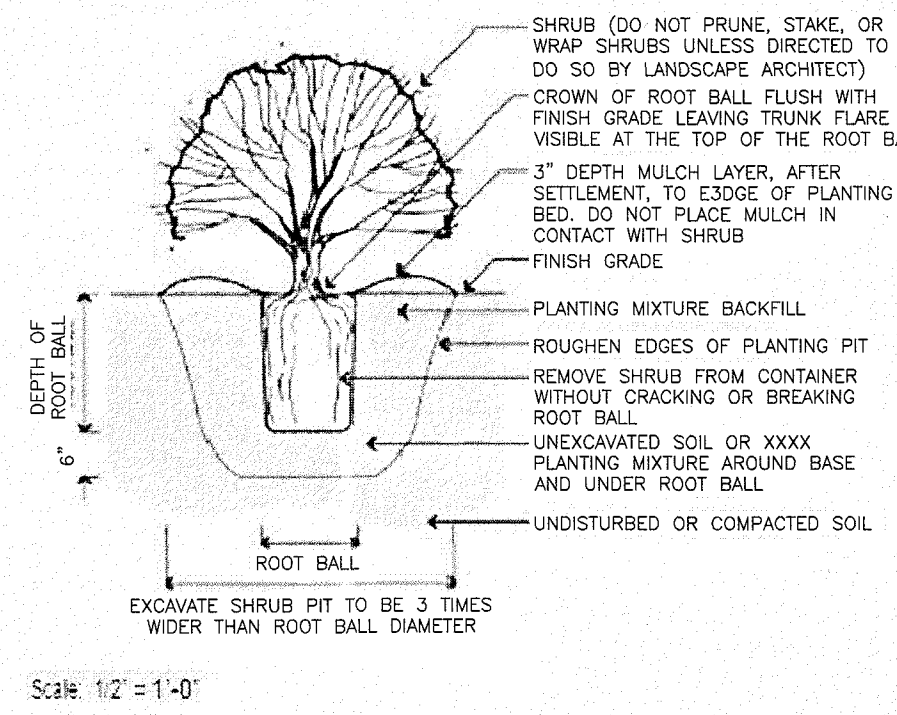
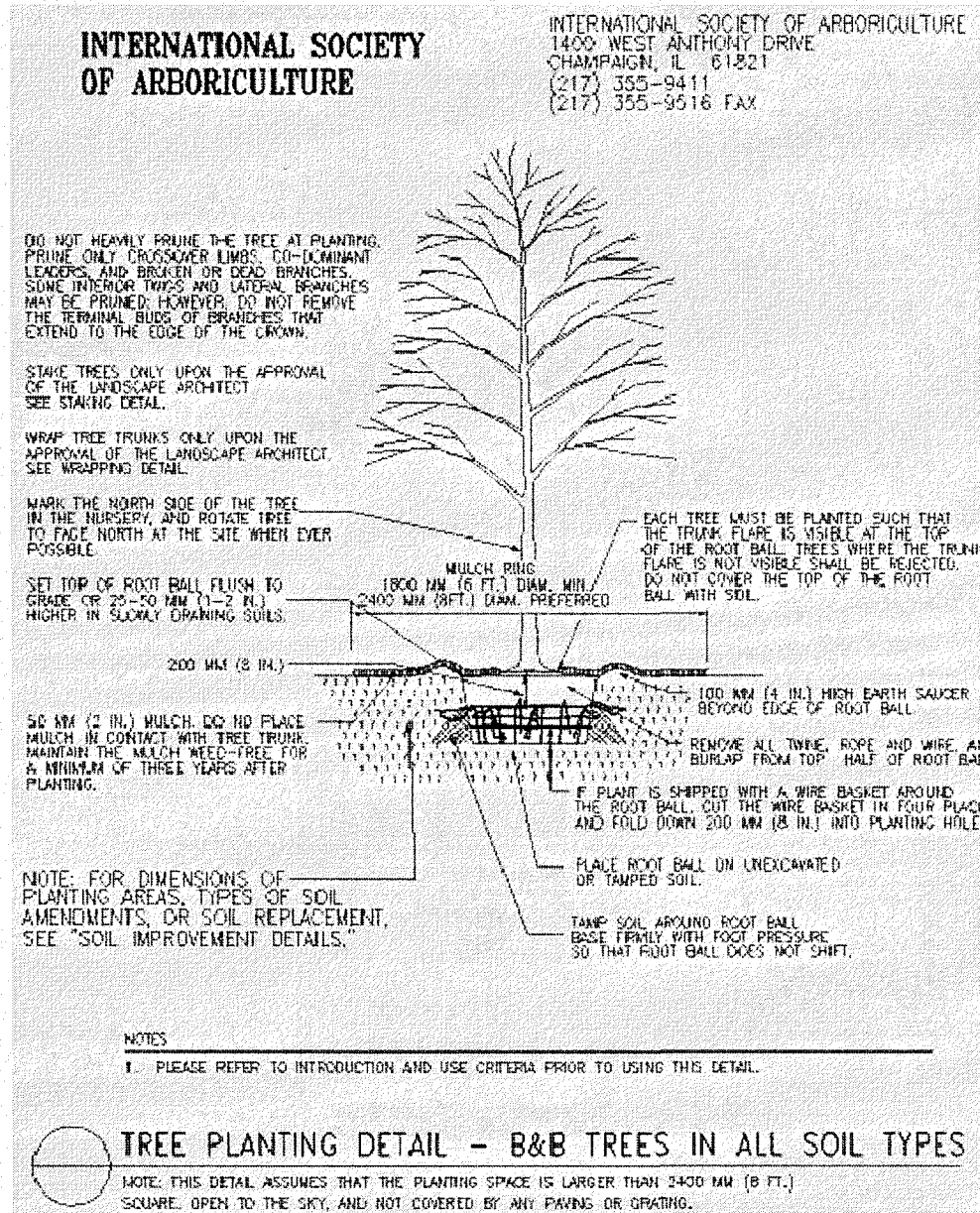
Client: Petrogas Group New England, Inc.
Project Address: 236 Route 15
Town/State: Sturbridge, MA
Job Number: 419217
Date: October 10, 2017
Performed by: Diane Pantermoller

Test Pit No. FSHWT:	TP-1 72" >114"	SCS Soil: Standing Water: Roots:	None None	Mottles: Quantity/Contrast
Depth 0-60" 60-114"	Horizon Fill C	Soil Texture Sandy Fill Sand	Color 10yr 6/8	Consistence FR
Test Pit No. ESHWT:	TP-2 24" >100"	SCS Soil: Standing Water: Roots:	40" None	Mottles: Quantity/Contrast
Depth 0-5" 5-16" 16-40" 40-100"	Horizon A B C1 C2	Soil Texture Loamy Sand Loamy Sand Loamy Sand Loamy Sand	Color 10yr 3/2 10yr 5/6 7.5yr 6/8 2.5y 5/1	Consistence FR FR FR FR
Test Pit No. ESHWT:	TP-3 48" 96"	SCS Soil: Standing Water: Roots:	None None	Mottles: Quantity/Contrast
Depth 0-8" 8-22" 22-96"	Horizon A B C	Soil Texture Loamy Sand Loamy Sand Loamy Sand	Color 10yr 3/2 10yr 5/6 2.5y 7/1	Consistence FR FR FR

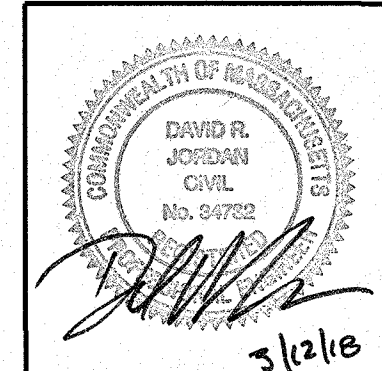


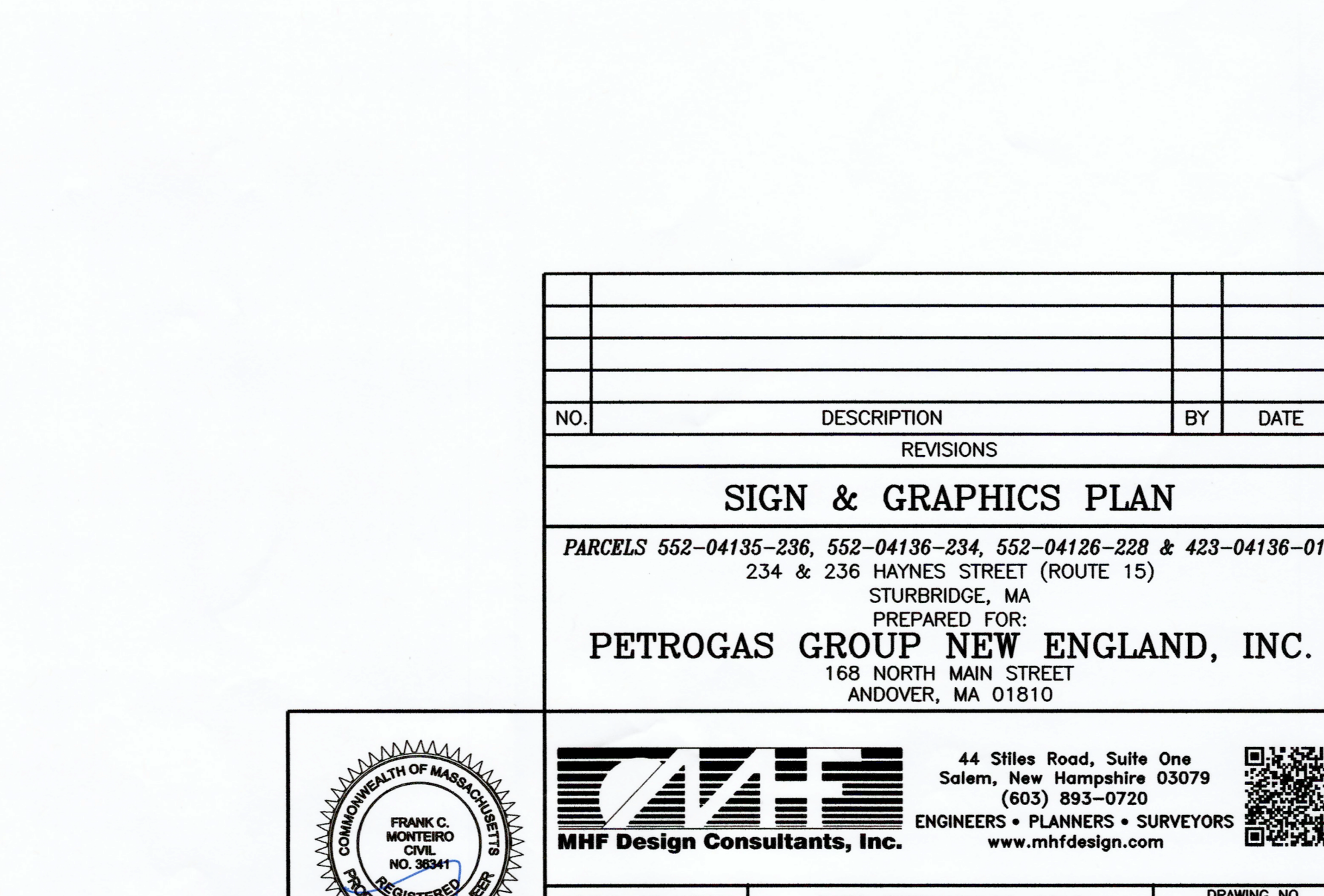
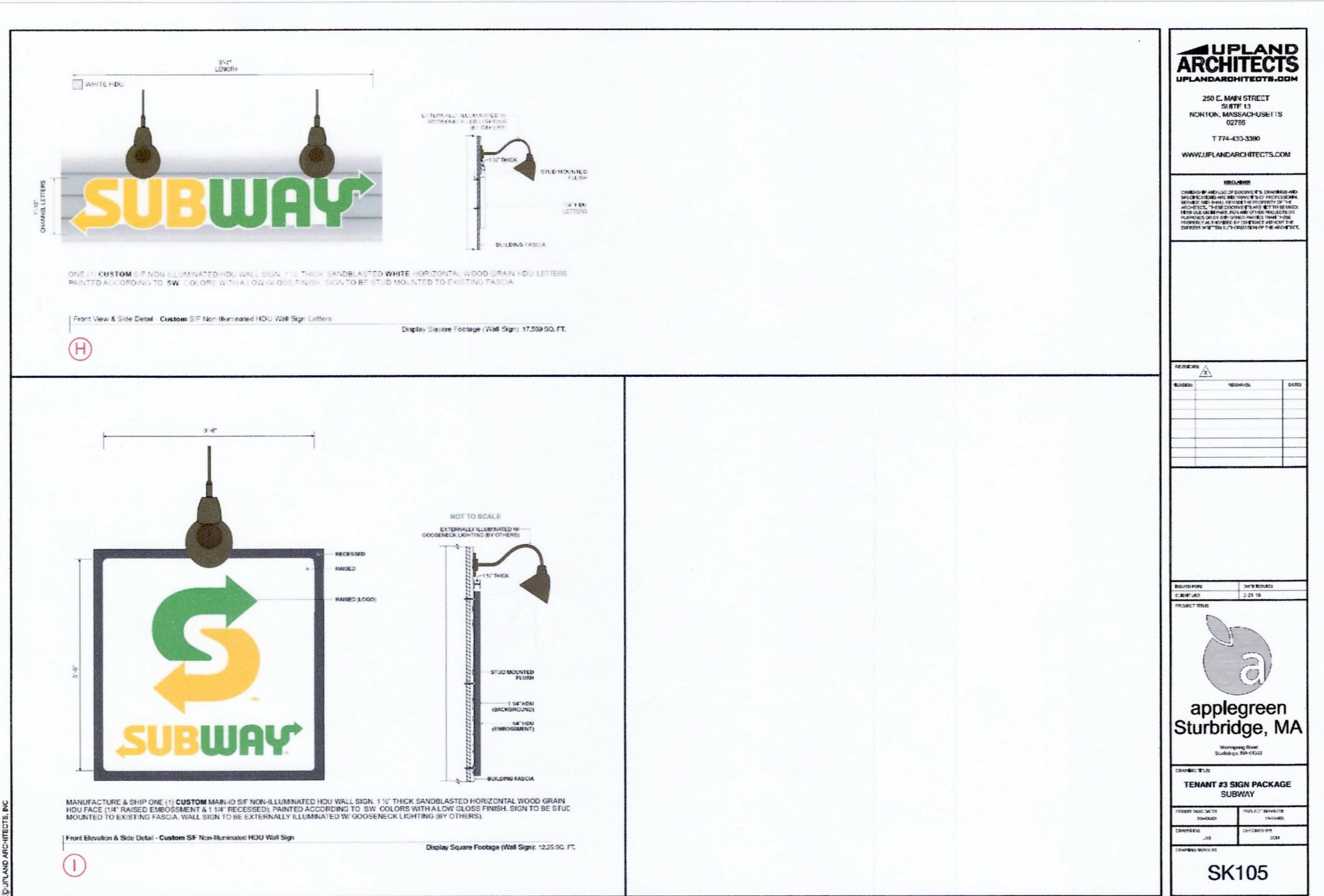
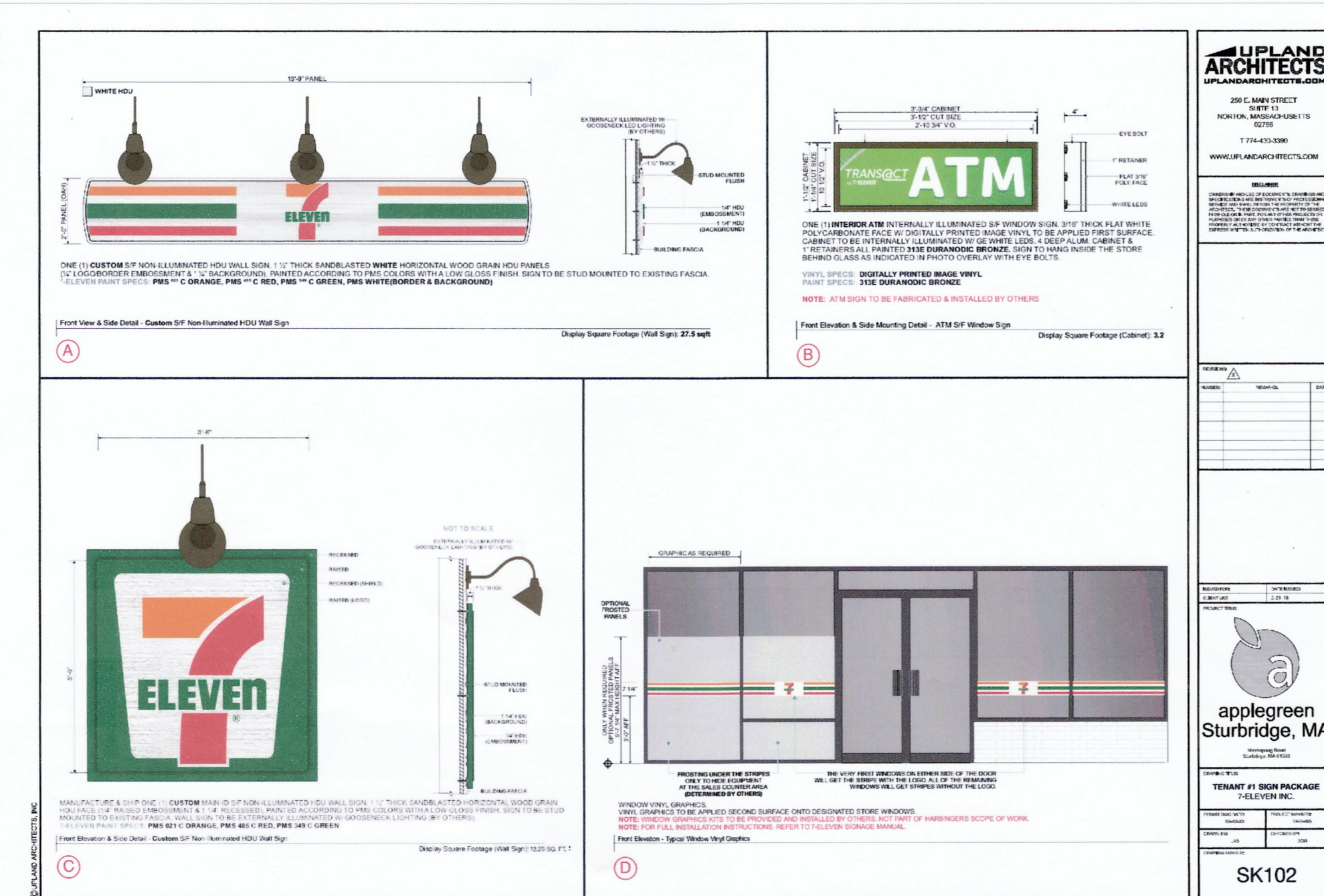
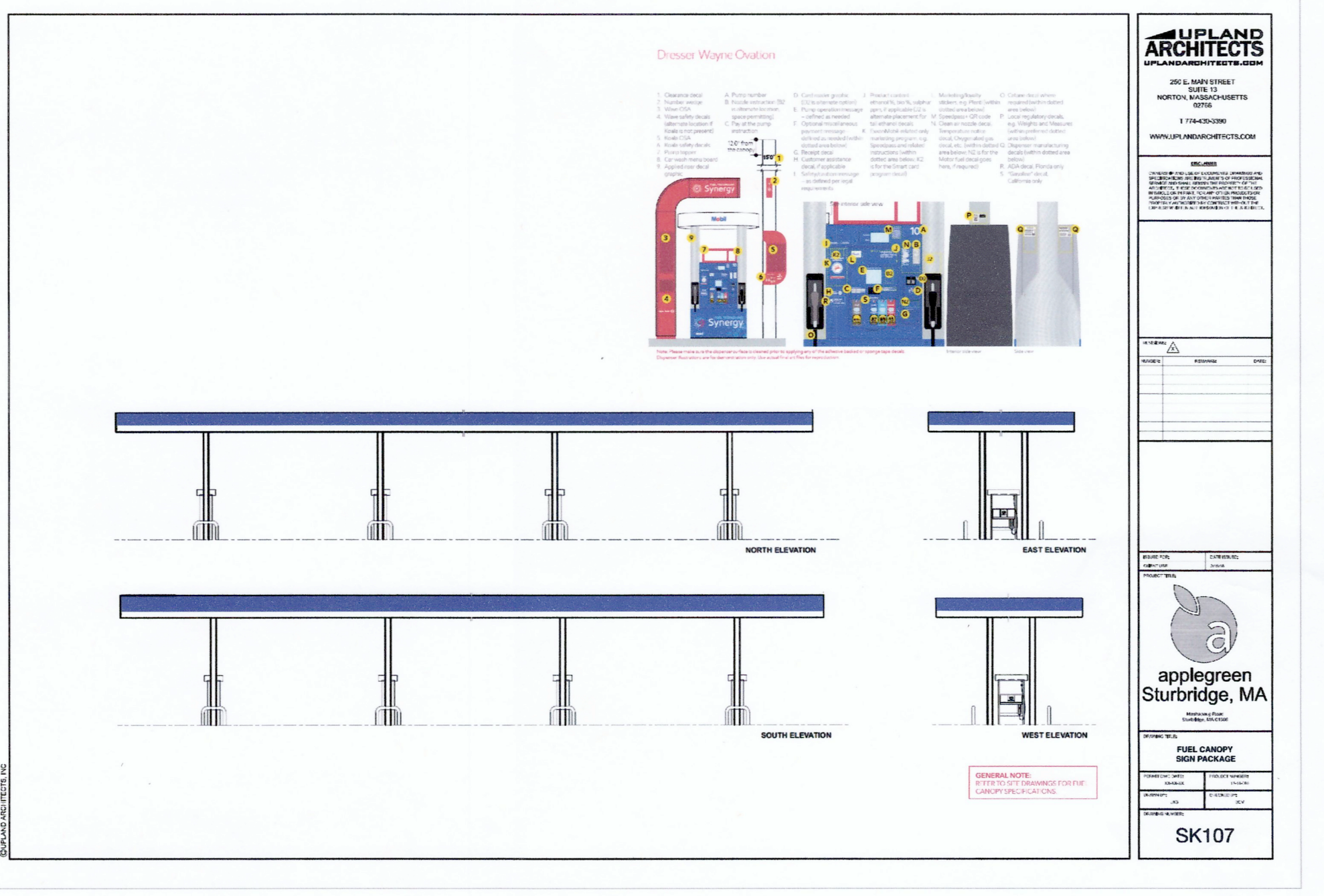
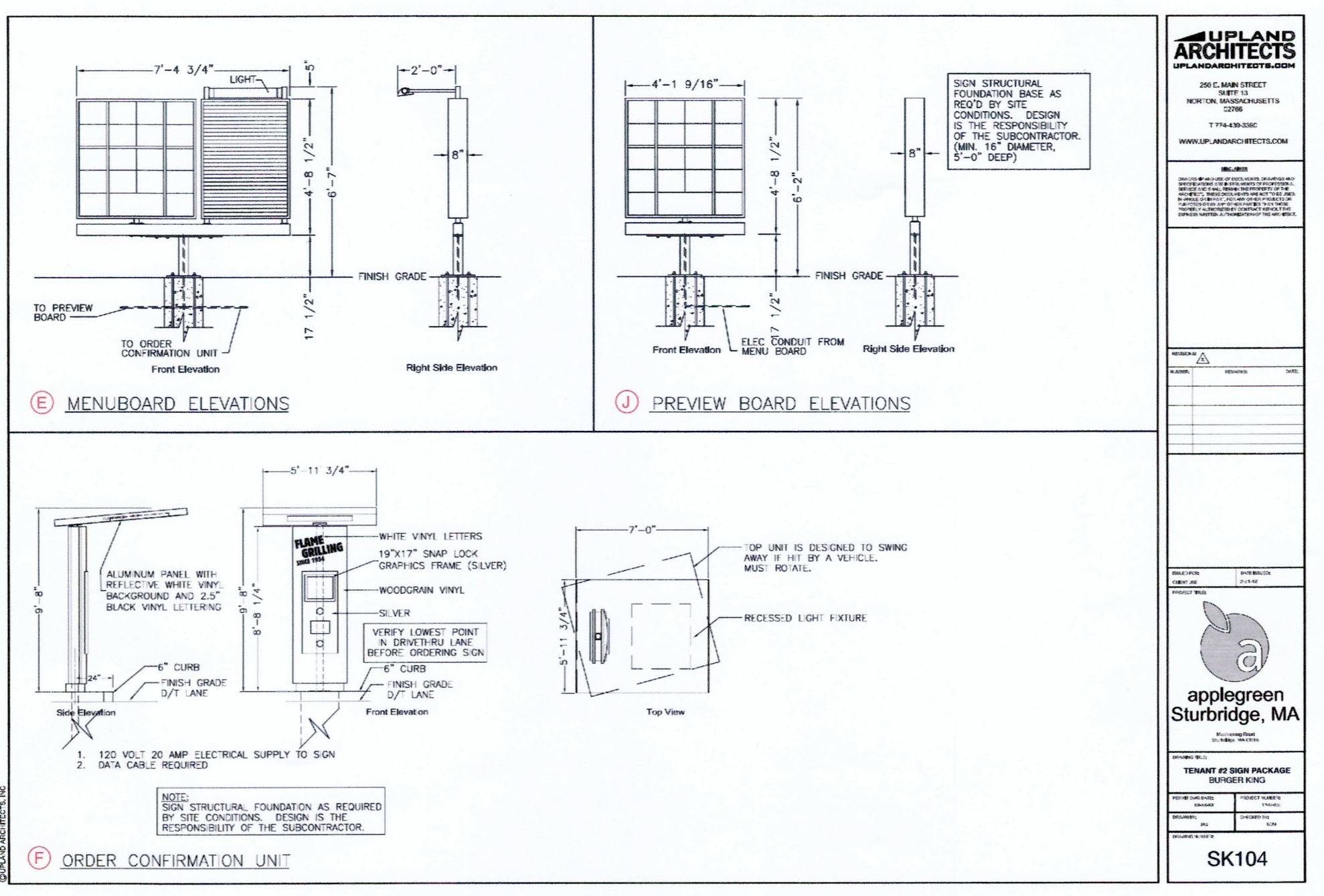
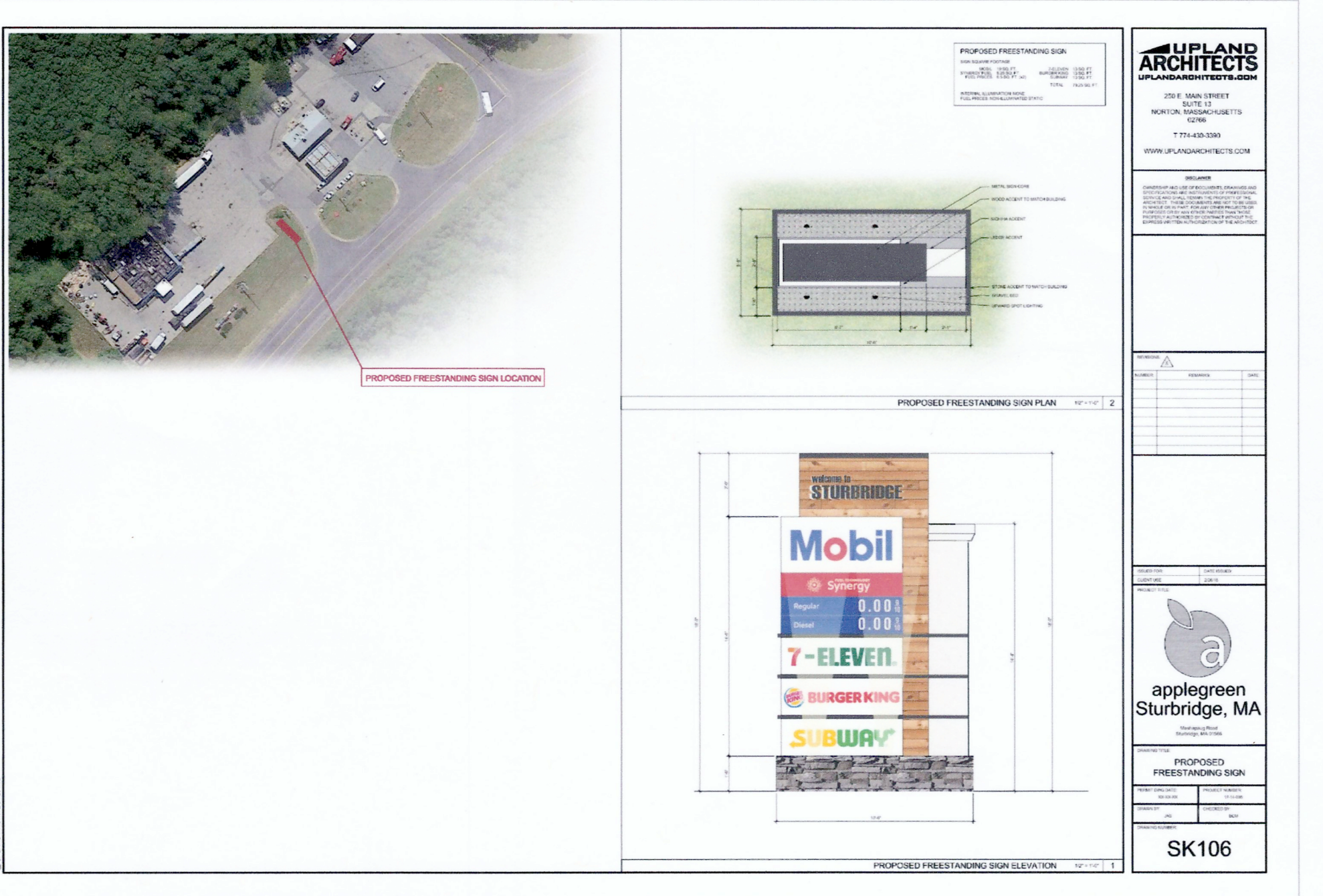
I:\Projects\Test Pit Logs\Massachusetts\419217\Preliminary Test Pit Logs.docx
Page 1 of 1

TEST PIT LOGS



1	REVISE PLANTING DETAILS	HS	3/12/18
NO.	DESCRIPTION	BY	DATE
REVISIONS			
DETAIL SHEET			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010			
234 & 236 HAYNES STREET (ROUTE 15)			
STURBRIDGE, MA			
PREPARED FOR:			
PETROGAS GROUP NEW ENGLAND, INC.			
168 NORTH MAIN STREET			
ANDOVER, MA 01810			
44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
SCALE: AS NOTED	DATE: FEBRUARY 20, 2018	DRAWING NO. 4192DET.DWG	
DRAWN BY: DSA	CHECKED BY: HS	PROJECT NO. 419217	SHEET NO. 13 OF 14

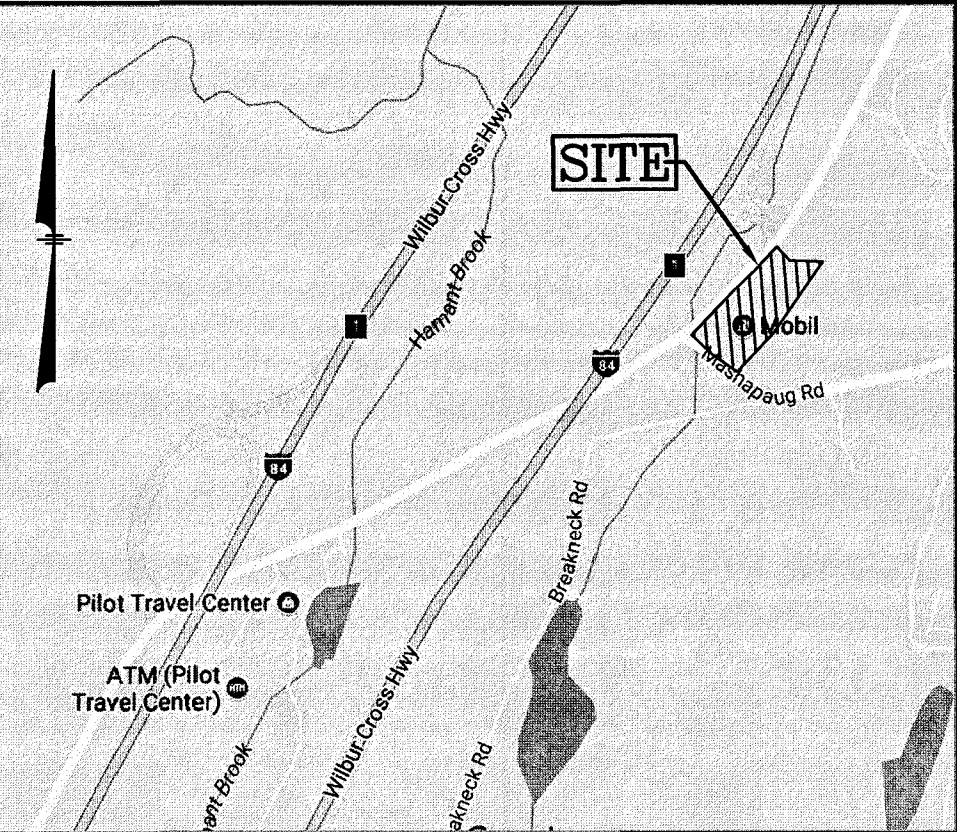




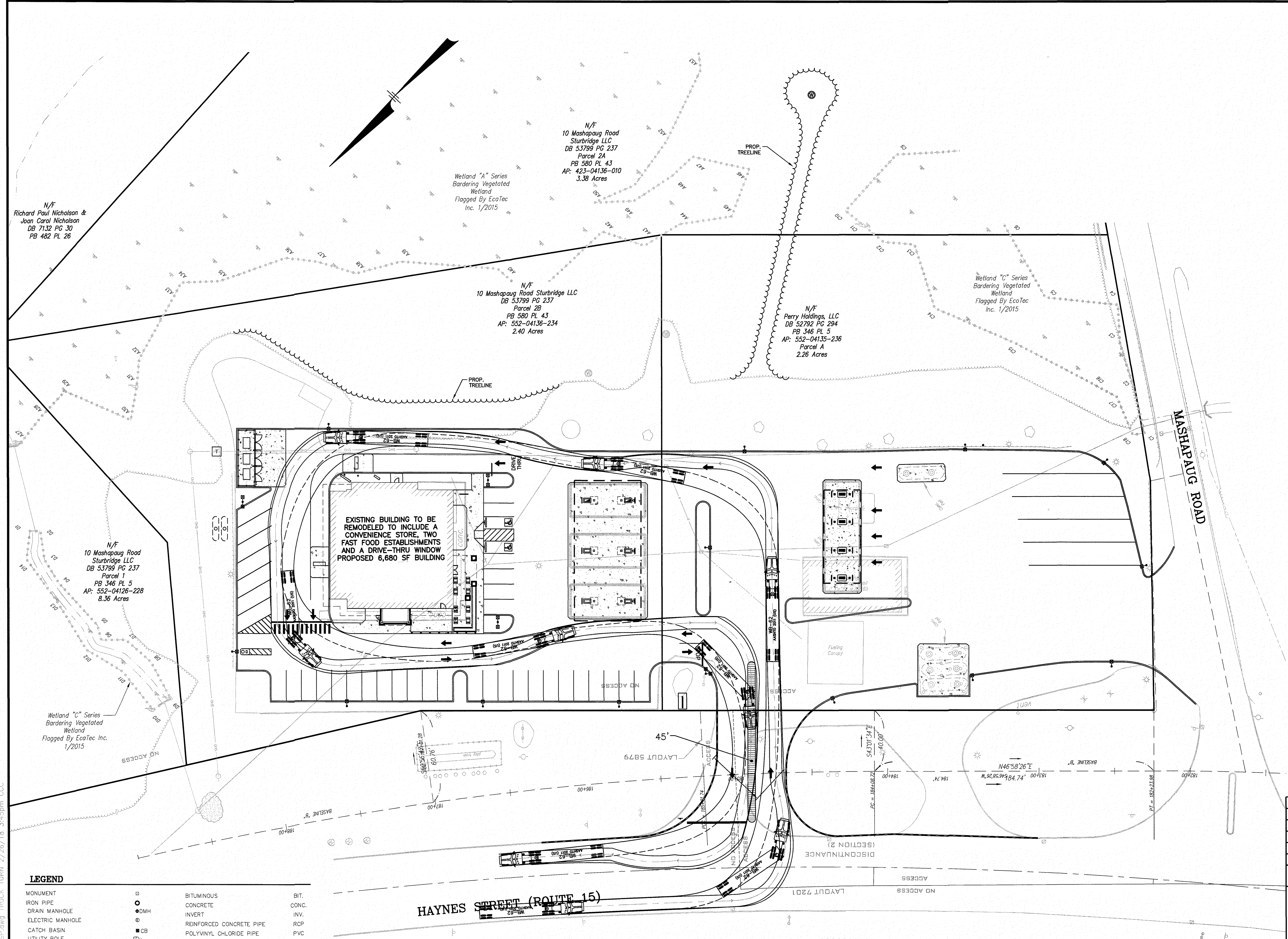
NO.	DESCRIPTION	BY	DATE
SIGN & GRAPHICS PLAN			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010			
234 & 236 HAYNES STREET (ROUTE 15)			
STURBRIDGE, MA			
PREPARED FOR:			
PETROGAS GROUP NEW ENGLAND, INC.			
168 NORTH MAIN STREET			
ANDOVER, MA 01810			
44 Shiles Road, Suite One			
Salem, New Hampshire 03079			
(603) 893-0720			
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SCALE: AS NOTED			
DATE: FEBRUARY 20, 2018			
DRAWING NO. 4192DET.DWG			
DRAWN BY: SJB			
CHECKED BY: HS			
PROJECT NO. 419217			
SHEET NO. 14 OF 14			



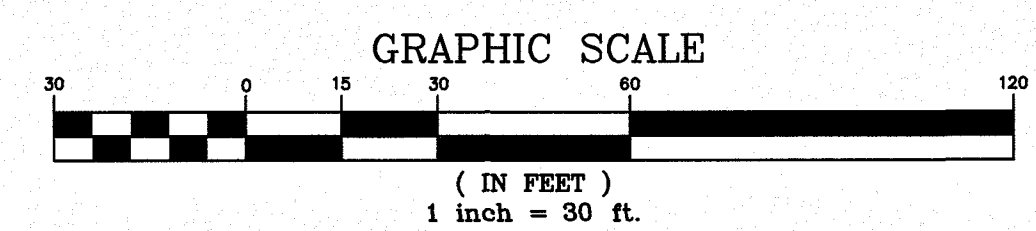
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LOCATION MAP
(NOT TO SCALE)



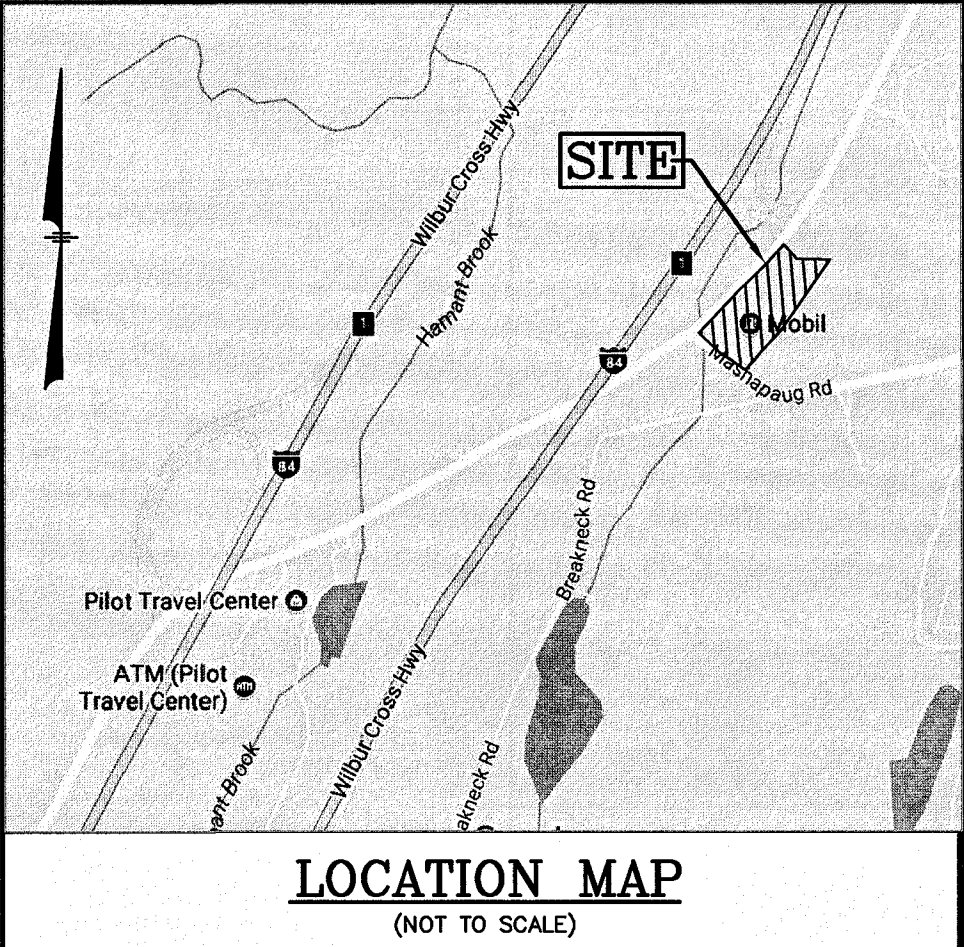
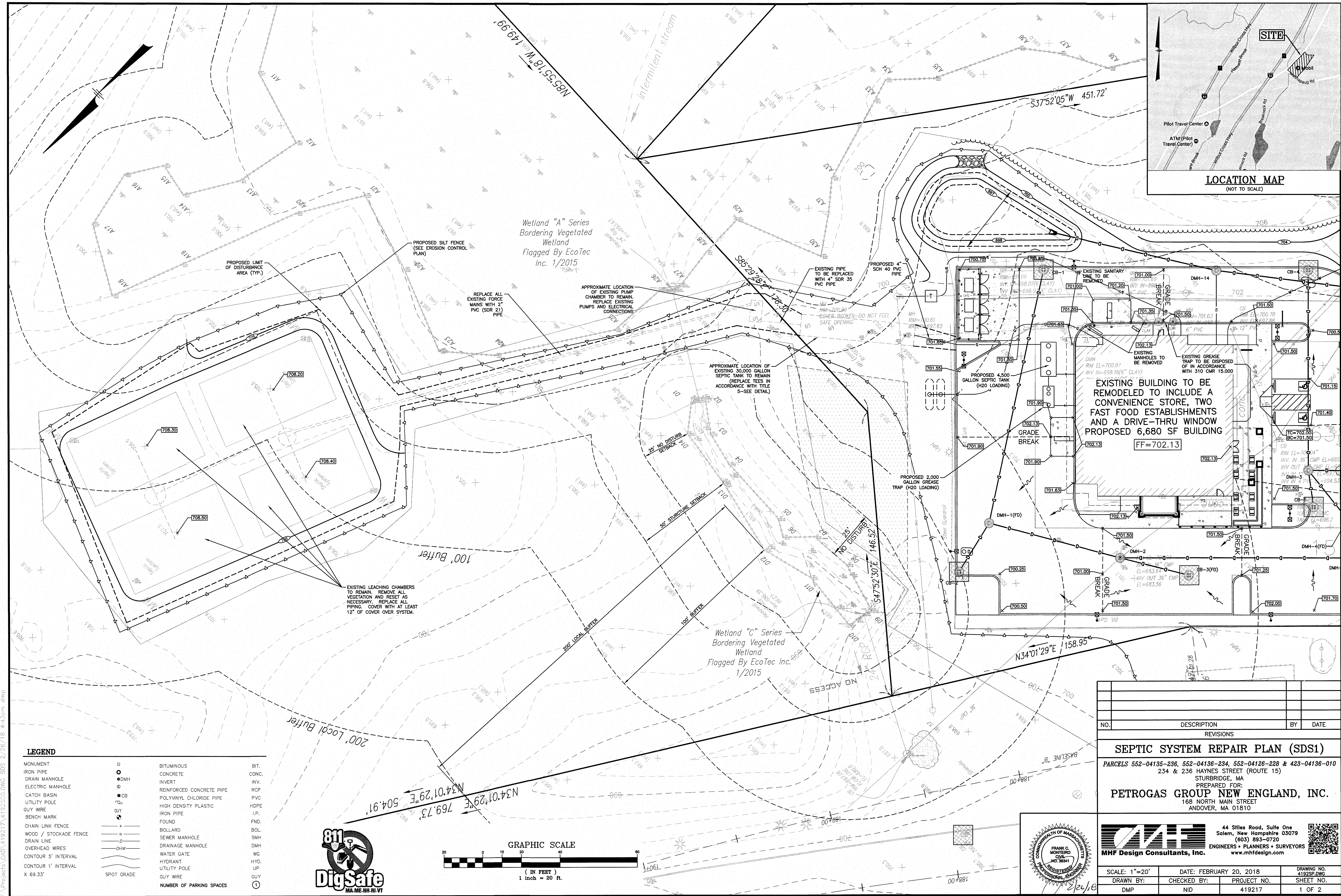
LEGEND		
MONUMENT	○	BIT.
IRON PIPE	●	CONC.
DRAIN MANHOLE	○ DMH	INV.
ELECTRIC MANHOLE	●	RCR
CATCH BASIN	■ CB	PVC
UTILITY POLE	○	HDPE
GUY WIRE	— GUY	I.P.
BENCH MARK	⊕	FND.
CHAIN LINK FENCE	—	BOL.
WOOD / STOCKADE FENCE	—	SMH
DRAIN LINE	—	DMH
OVERHEAD WIRES	— OHW	WG
CONTOUR 5' INTERVAL	—	HYD.
CONTOUR 1' INTERVAL	—	UP
X 69.33'	—	GUY
	SPOT GRADE	①
	NUMBER OF PARKING SPACES	



NO.	DESCRIPTION	BY	DATE
REVISIONS			
TRUCK TURN PLAN			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010			
234 & 236 HAYNES STREET (ROUTE 15)			
STURBRIDGE, MA			
PREPARED FOR:			
PETROGAS GROUP NEW ENGLAND INC.			
168 NORTH MAIN STREET			
ANDOVER, MA 01810			
		44 Shiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com	
SCALE: 1"=30'	DATE: FEBRUARY 20, 2018	DRAWING NO. 4192SP.DWG	
DRAWN BY: SJB	CHECKED BY: HS	PROJECT NO. 419217	SHEET NO. 1 OF 1

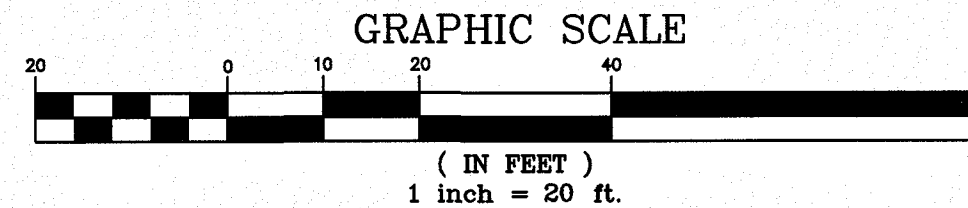
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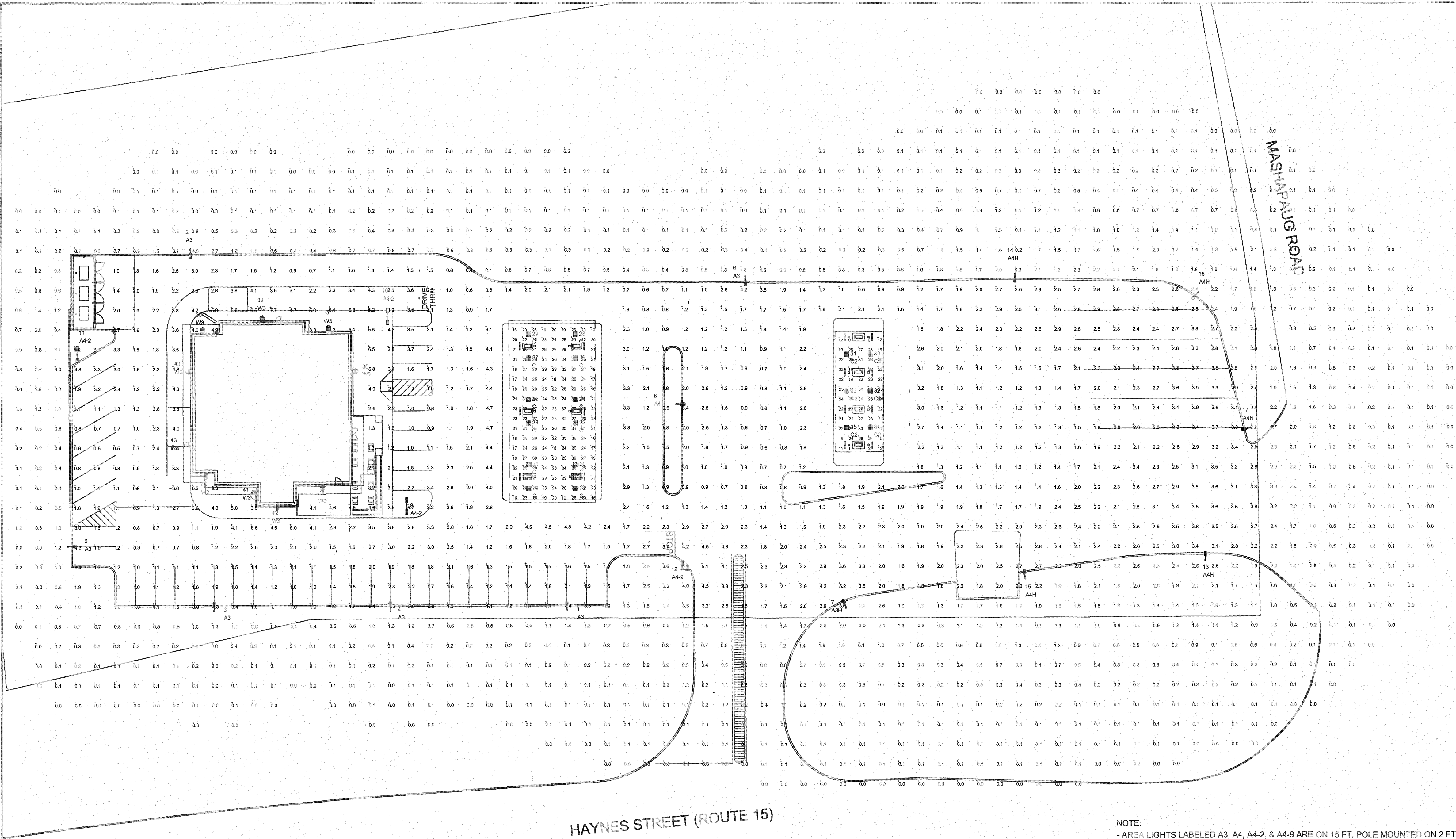
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LEGEND

MONUMENT	BIT.
IRON PIPE	CONC.
DRAIN MANHOLE	INV.
ELECTRIC MANHOLE	RCP
CATCH BASIN	POLYVINYL CHLORIDE PIPE
UTILITY POLE	HIGH DENSITY PLASTIC
GUY WIRE	IRON PIPE
BENCH MARK	HDPE
CHAIN LINK FENCE	FND.
WOOD / STOCKADE FENCE	BOL.
DRAIN LINE	SMH
OVERHEAD WIRES	DMH
CONTOUR 5' INTERVAL	WG
CONTOUR 1' INTERVAL	HYD.
X 69.33'	UP
	GUY
	①
	NUMBER OF PARKING SPACES





LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3	17
2	A3	17
3	A3	17
4	A3	17
5	A3	17
6	A3	17
7	A3H	33
8	A4	17
9	A4-2	17
10	A4-2	17
11	A4-2	17
12	A4-9	17
13	A4H	33
14	A4H	33
15	A4H	33
16	A4H	33
17	A4H	33
18	C	15
19	C	15
20	C	15
21	C	15
22	C	15
23	C	15
24	C	15
25	C	15
26	C	15
27	C	15
28	C	15
29	C	15
30	C2	15
31	C2	15
32	C2	15
33	C2	15
34	C2	15
35	C2	15
36	W3	12
37	W3	12
38	W3	12
39	W3	12
40	W3	12
41	W3	12
42	W3	12
43	W3	12
44	W3	12
45	W3	12

NOTE:
- AREA LIGHTS LABELED A3, A4, A4-2, & A4-9 ARE ON 15 FT. POLE MOUNTED ON 2 FT. CONCRETE BASE
- AREA LIGHTS LABELED A3H & A4H ARE ON 30 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DIESEL CANOPY	21.03	34	0	N.A.	N.A.
GAS CANOPY	24.04	34	16	1.50	2.13
PAVED AREA	2.22	9.3	0.4	5.55	23.25
UNDEFINED	0.51	6.0	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER
	6	A3	SINGLE	5264	1.030	1.000	1.030	51.29	307.74	Cree Inc
	1	A3H	SINGLE	18523	1.030	1.000	1.030	165	165	Cree Inc
	1	A4	SINGLE	5329	1.030	1.000	1.030	53	53	Cree Inc
	3	A4-2	BACK-BACK	5329	1.030	1.000	1.030	106	318	Cree Inc
	1	A4-9	2 @ 90 DEGREES	5329	1.030	1.000	1.030	106	106	Cree Inc
	5	A4H	SINGLE	18523	1.030	1.000	1.030	165	825	Cree Inc
	12	C	SINGLE	12406	1.030	0.910	0.937	86.679	1040.148	Cree Inc
	6	C2	SINGLE	12406	1.030	0.750	0.773	69.3432	416.0592	Cree Inc
	10	W3	SINGLE	4031	1.030	1.000	1.030	42.96	429.6	Cree Inc
										DESCRIPTION
										BXSP-B-HT-3ME-A-57K-UL-XX-ML
										BXSP2-HO-HT-3ME-165W-57K-UL-XX-ML
										BXSP-B-HT-4ME-A-57K-UL-XX-ML
										BXSP-B-HT-4ME-A-57K-UL-XX-ML
										BXSP2-HO-HT-4ME-165W-57K-UL-XX-ML
										CPY250-B-DM-D-B-UL-XX-57K-ML (SET @ 2)
										CPY250-B-DM-D-B-UL-XX-57K-ML (SET @ 0)
										XSPWA03MC-UXK

LIGHTING PLAN

REV.	BY	DATE	DESCRIPTION
R1	FNE	2/4/18	ROTATED SITE 160 DEGREES & MOVED LUMINAIRE #10 & CHANGED TO TYPE 3

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SCALE: 1" = 30'
LAYOUT BY: FNE
DWG SIZE: D
DATE: 2/8/18

PROJECT NAME:
PETROGAS
STURBRIDGE, MA
DRAWING NUMBER:
RL-5206-S1-R1





AREA

SYMBOL:	QTY:	LABEL:
	6	A3

BXSP-B-HT-3ME-A-57K-UL-XX-ML

	1	A4
	3	A4-2
	1	A4-9

BXSP-B-HT-4ME-A-57K-UL-XX-ML

XSP Series

XSP™ LED Street/Area Light - Single Module - Version B

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Based on advanced energy savings and reduced maintenance, Cree achieves greater optical control with our NanoDirect™ Precision Delivery Optic™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadways, parking lots, walkways and general area spaces

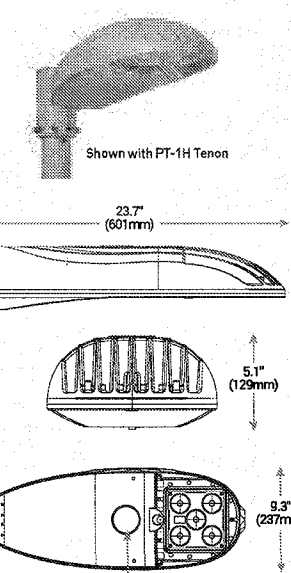
Performance Summary

NanoDirect™ Precision Delivery Optic™ optics
Made in the U.S.A. and imported parts
CCT: 4000K (w/ 3000K, 5000K (w/ 3000K)
Limited Warranty: 10 years on luminaires/10 years on Colorfast DataGuard® finish

*See lighting.org for warranty details

Accessories

Single Module
Single Module with
Cree's LED mounting bracket



Shown with Type DME Optics

Ordering Information

Example: BXSP-B-HT-3ME-A-57K-UL-XX-ML

Product	Version	Mounting	Optic	Input Power	CCT	Voltage	Color Options	Options
BXSP-B	HT	Standard	Optic	300W	4000K	120-277V	Black, Silver, White	None

*See lighting.org for warranty details



Rev. Date: V1.0/05/2014



Canada: www.cree.com/canada

US: lighting.usa.com

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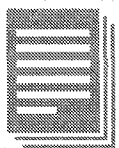
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AREA

SYMBOL:	QTY:	LABEL:
	1	A3H

BXSP2-HO-HT-3ME-165W-57K-UL-XX-ML

	5	A4H
--	---	-----

BXSP2-HO-HT-4ME-165W-57K-UL-XX-ML

XSP Series

XSP™ High Output LED Street/Area Luminaire - Double Module

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Based on advanced energy savings and reduced maintenance, Cree achieves greater optical control with our NanoDirect™ Precision Delivery Optic™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadways, parking lots, walkways and general area spaces

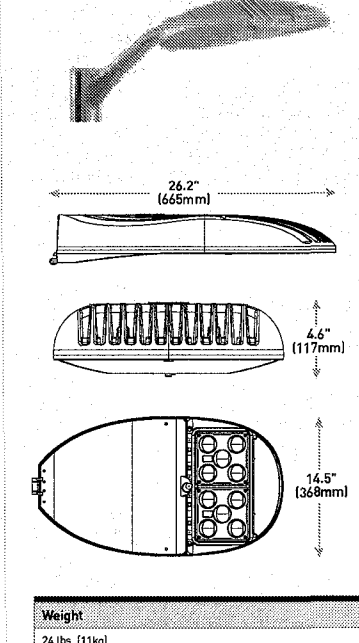
Performance Summary

NanoDirect™ Precision Delivery Optic™ optics
Made in the U.S.A. and imported parts
CCT: 4000K (w/ 3000K, 5000K (w/ 3000K)
Limited Warranty: 10 years on luminaires/10 years on Colorfast DataGuard® finish

*See lighting.org for warranty details

Accessories

Single Module
Single Module with
Cree's LED mounting bracket



Shown with Type DME Optics

Ordering Information

Example: BXSP2-HO-HT-3ME-165W-57K-UL-XX-ML

Product	Version	Mounting	Optic	Input Power	CCT	Voltage	Color Options	Options
BXSP2-HO	HT	Standard	Optic	300W	4000K	120-277V	Black, Silver, White	None

*See lighting.org for warranty details



Rev. Date: V1.0/05/2014



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CANOPY

SYMBOL:	QTY:	LABEL:
	12	C

CPY250-B-DM-D-B-UL-XX-57K-ML (SET @ 2)

	6	C2
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CPY250-B-DM-D-B-UL-XX-57K-ML (SET @ 0)

CPY Series - Version B

CPY250™ LED Canopy/Soft Luminaire

Product Description

The CPY250™ LED Canopy/Soft Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted easily from below the canopy deck and can be pendant suspended. Direct lighting of the LEDs is achieved with a highly efficient performed heat or 0.1" (2.5mm) deep glass lens.

Applications: Petroleum complexes, CNG fueling stations, soffits

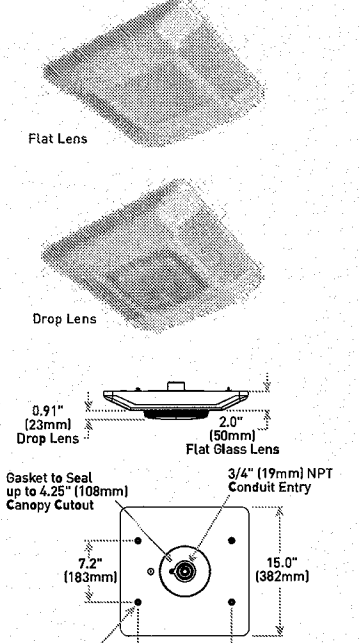
Performance Summary

Assembled in the U.S.A. and imported parts
Initial Delivered Lumen: Up to 20,000
Lifetime: Up to 100,000 hours
CCT: 4000K (w/ 3000K, 5000K (w/ 3000K)
Limited Warranty: 10 years on luminaires/10 years on Colorfast DataGuard® finish

*See lighting.org for warranty details

Accessories

Single Module
Single Module with
Cree's LED mounting bracket



Shown with Type DME Optics

Ordering Information

Example: CPY250-B-DM-D-B-UL-XX-57K-ML

Product	Version	Mounting	Optic	Input Power	CCT	Voltage	Color Options	Options
CPY250-B	DM	Standard	Optic	300W	4000K	120-277V	Black, Silver, White	None

*See lighting.org for warranty details



Rev. Date: V1.0/05/2014



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WALL MOUNTED

SYMBOL:	QTY:	LABEL:
	10	W3

XSPWA03MC-UXX

XSP Series

XSP™ LED Wall Mount Luminaire

Product Description

The XSP™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting bracket are designed for installation on standard single gang, 2-bay and mid-bay single gang, 2-bay. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including available light LED driver components and thermal management. Optic design features industry leading NanoDirect™ Precision Delivery Optic™ system in lens.

Applications: General area and security lighting

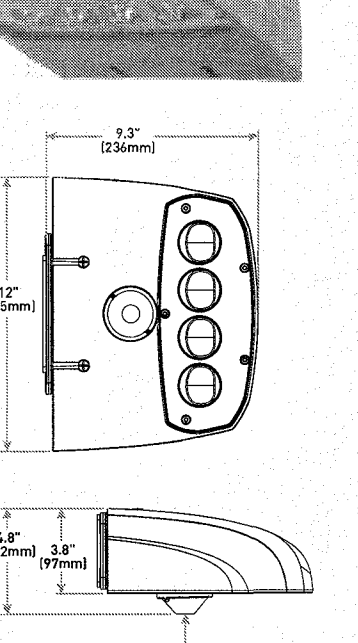
Performance Summary

NanoDirect™ Precision Delivery Optic™ optics
Made in the U.S.A. and imported parts
CCT: 4000K (w/ 3000K, 5000K (w/ 3000K)
Limited Warranty: 10 years on luminaires/10 years on Colorfast DataGuard® finish

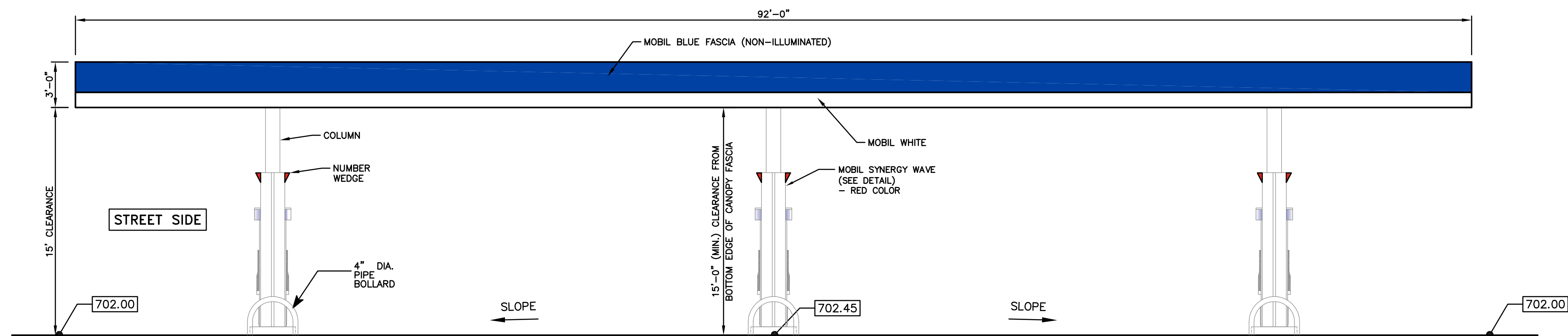
*See lighting.org for warranty details

Accessories

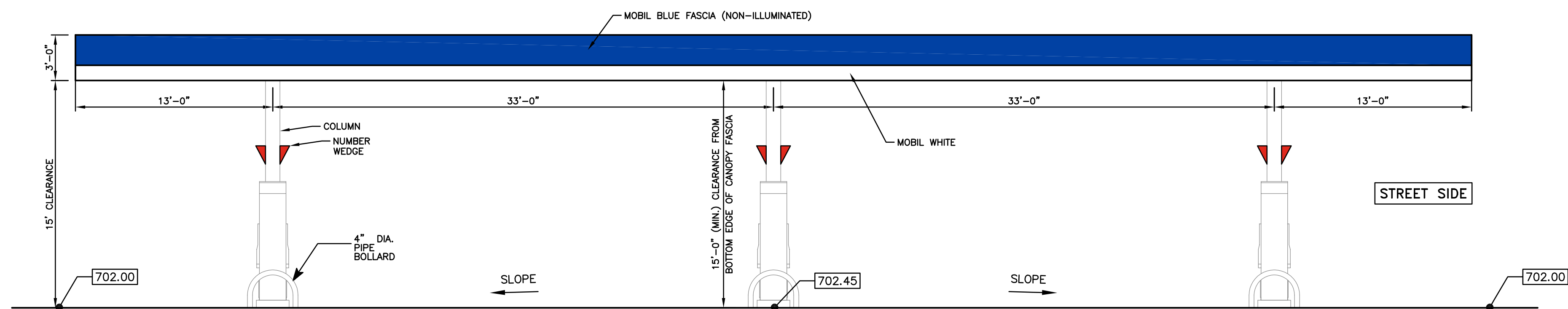
Single Module
Single Module with
Cree's LED mounting bracket



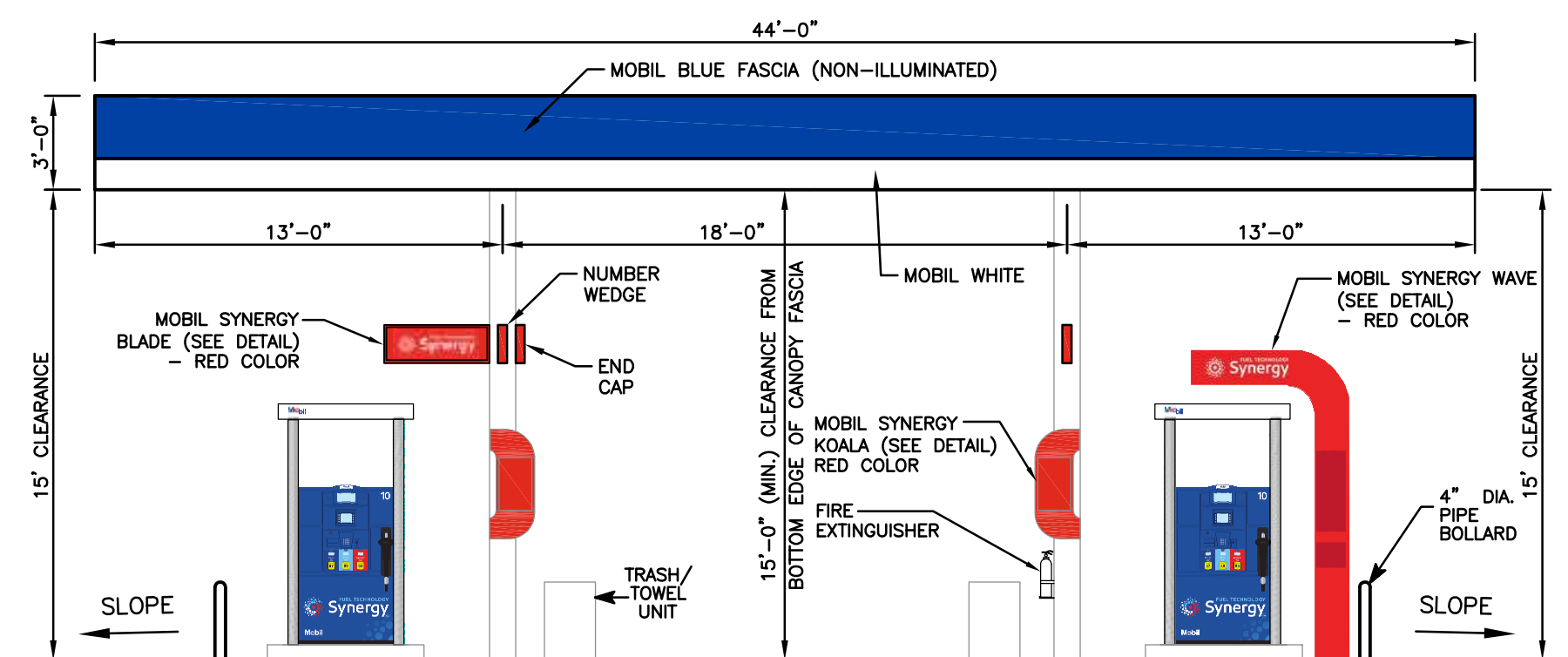
Shown with Type DME



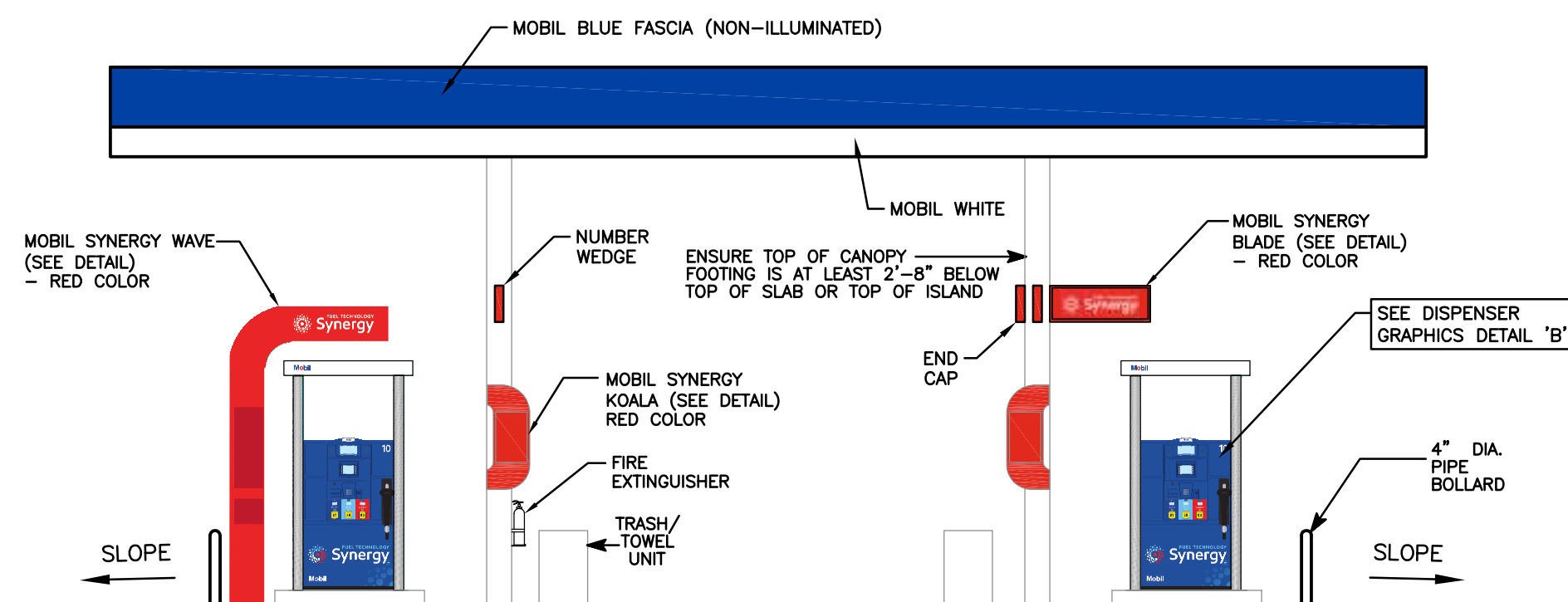
RIGHT ELEVATION - MASHAPAUG ROAD
SCALE: 3/16" = 1'-0"



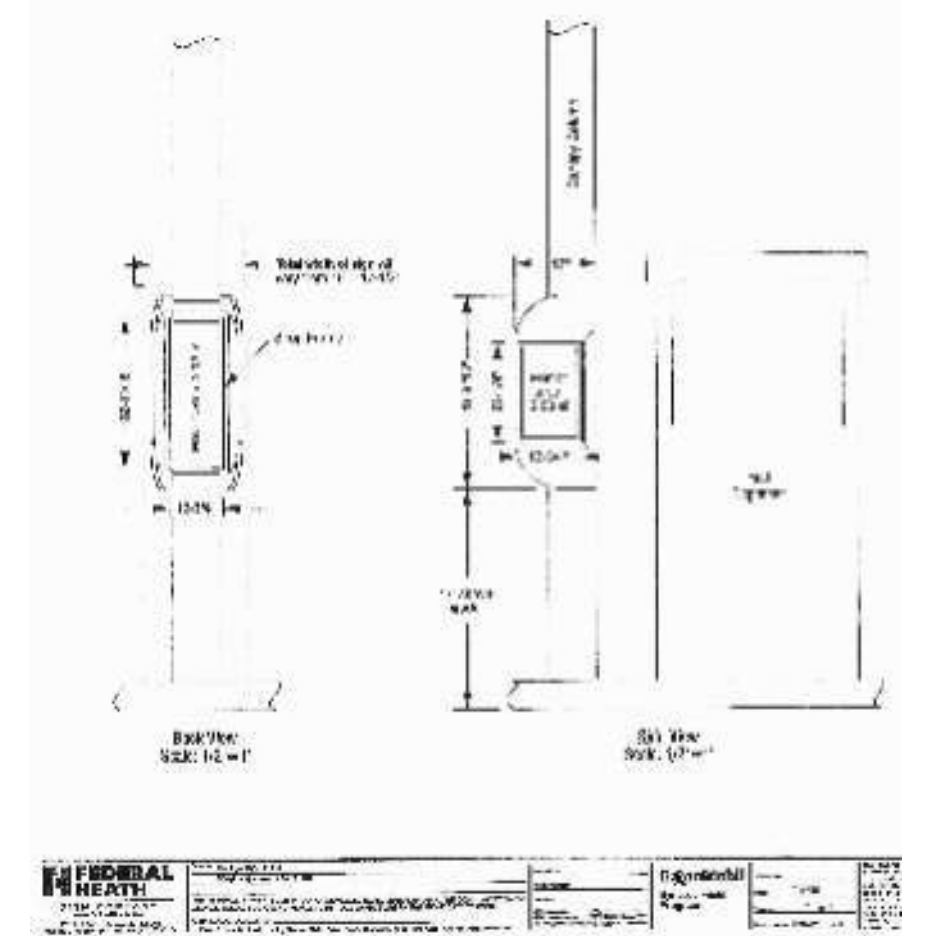
LEFT ELEVATION - STORE
SCALE: 3/16" = 1'-0"



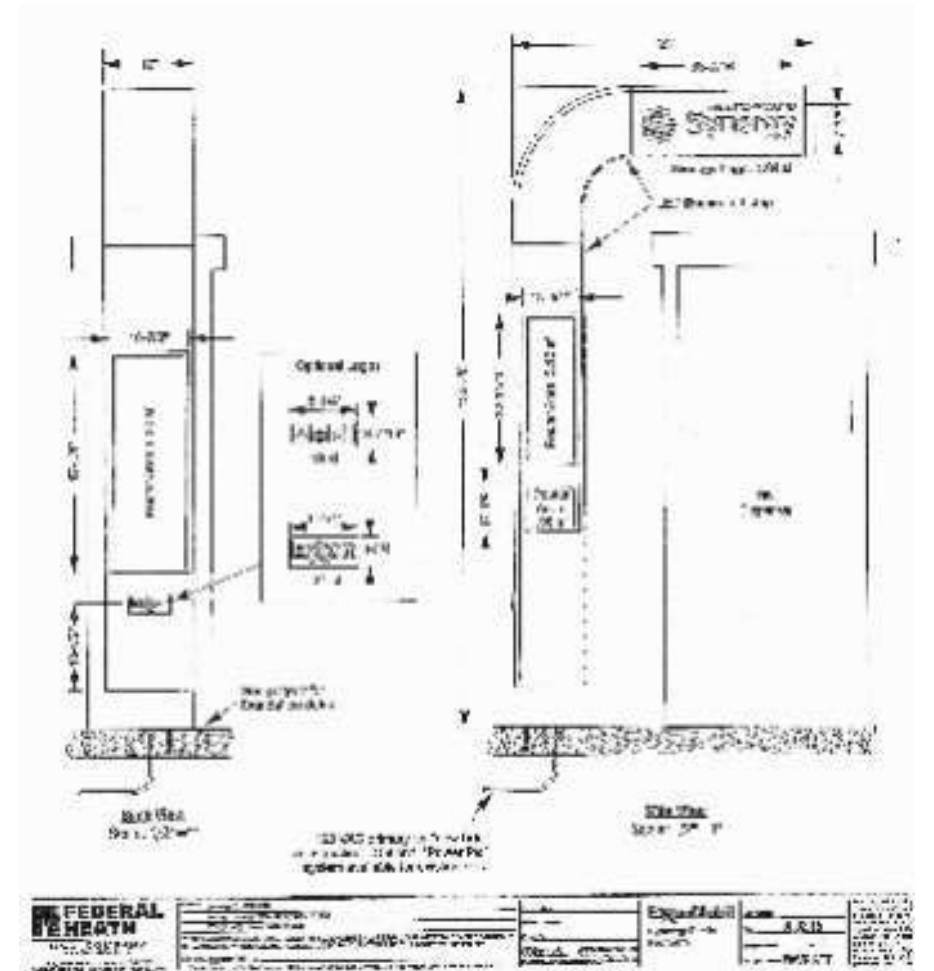
FRONT ELEVATION - HAYNES STREET (ROUTE 15)
SCALE: 3/16" = 1'-0"



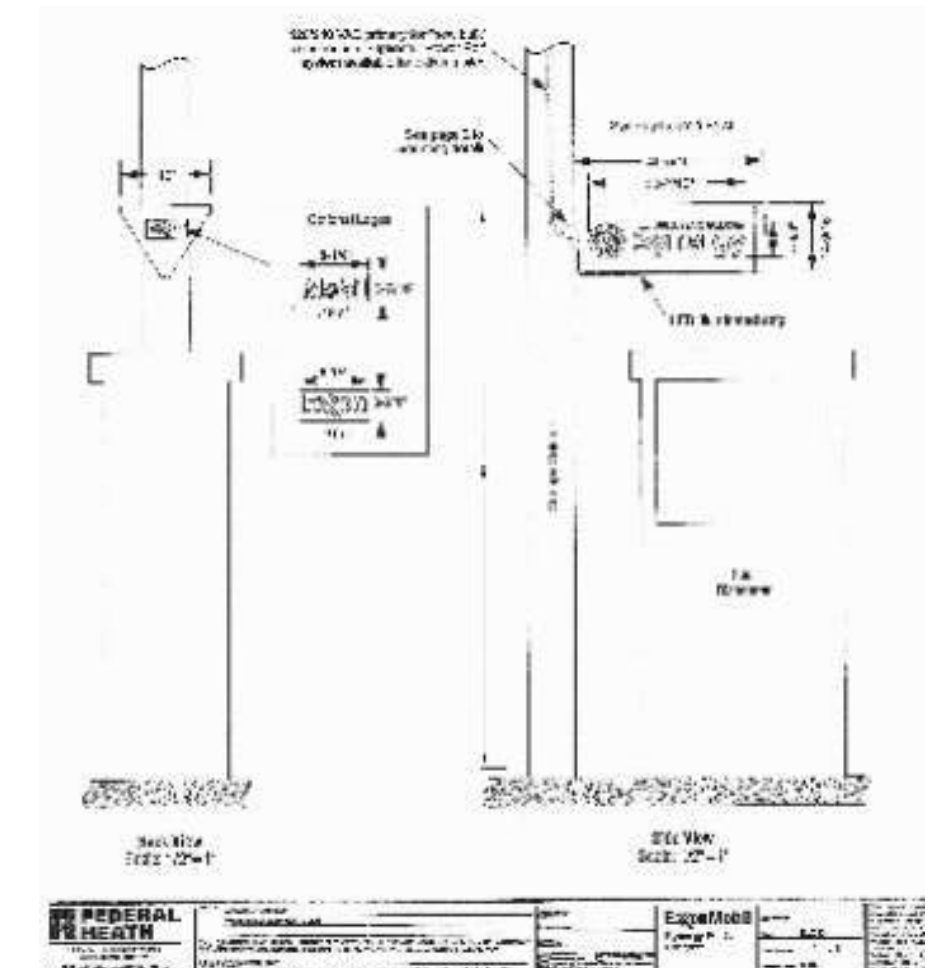
REAR ELEVATION
SCALE: 3/16" = 1'-0"



KOALA DETAIL
NOT TO SCALE



WAVE DETAIL
NOT TO SCALE



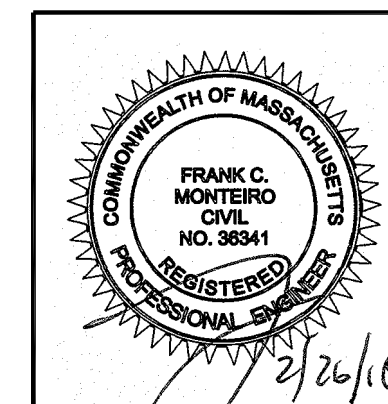
BLADE DETAIL
NOT TO SCALE

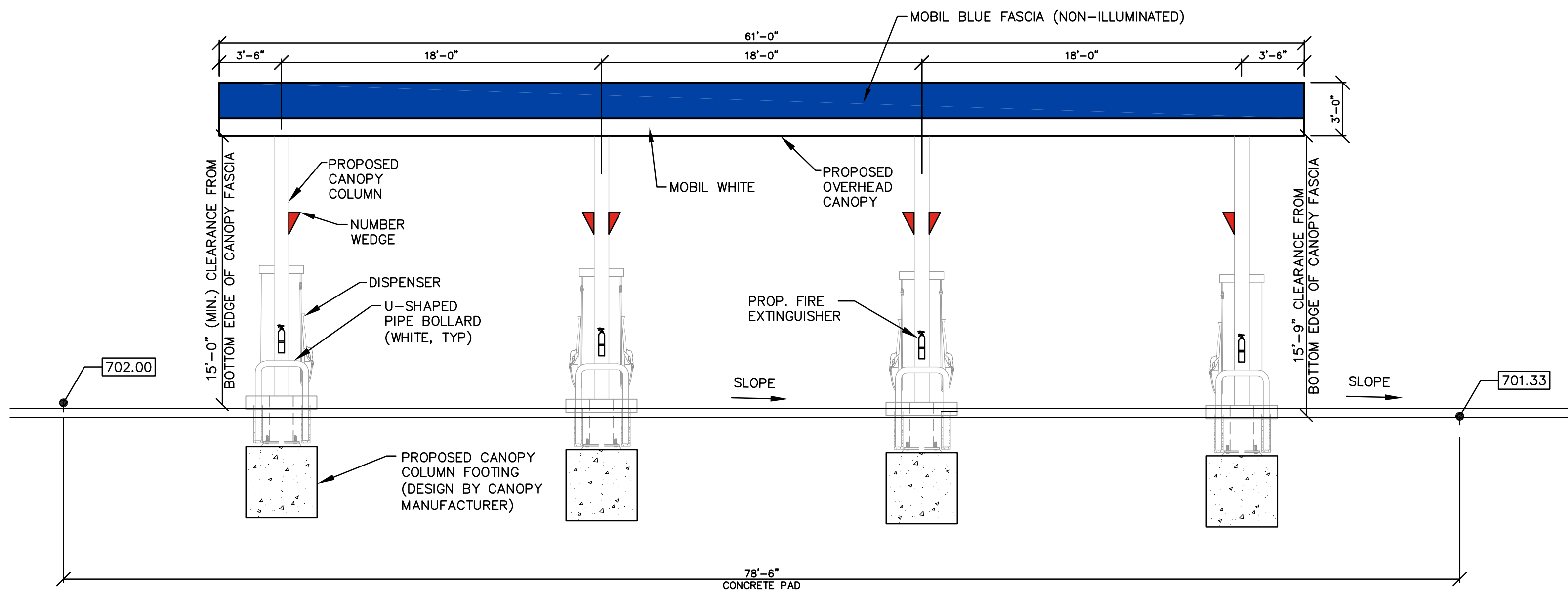
NO.	DESCRIPTION	BY	DATE

REVISIONS			
RETAIL FUEL CANOPY ELEVATIONS			
PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010			
234 & 236 HAYNES STREET (ROUTE 15)			
STURBRIDGE, MA			
PREPARED FOR:			
PETROGAS GROUP NEW ENGLAND INC.			
168 NORTH MAIN STREET			
ANDOVER, MA 01810			

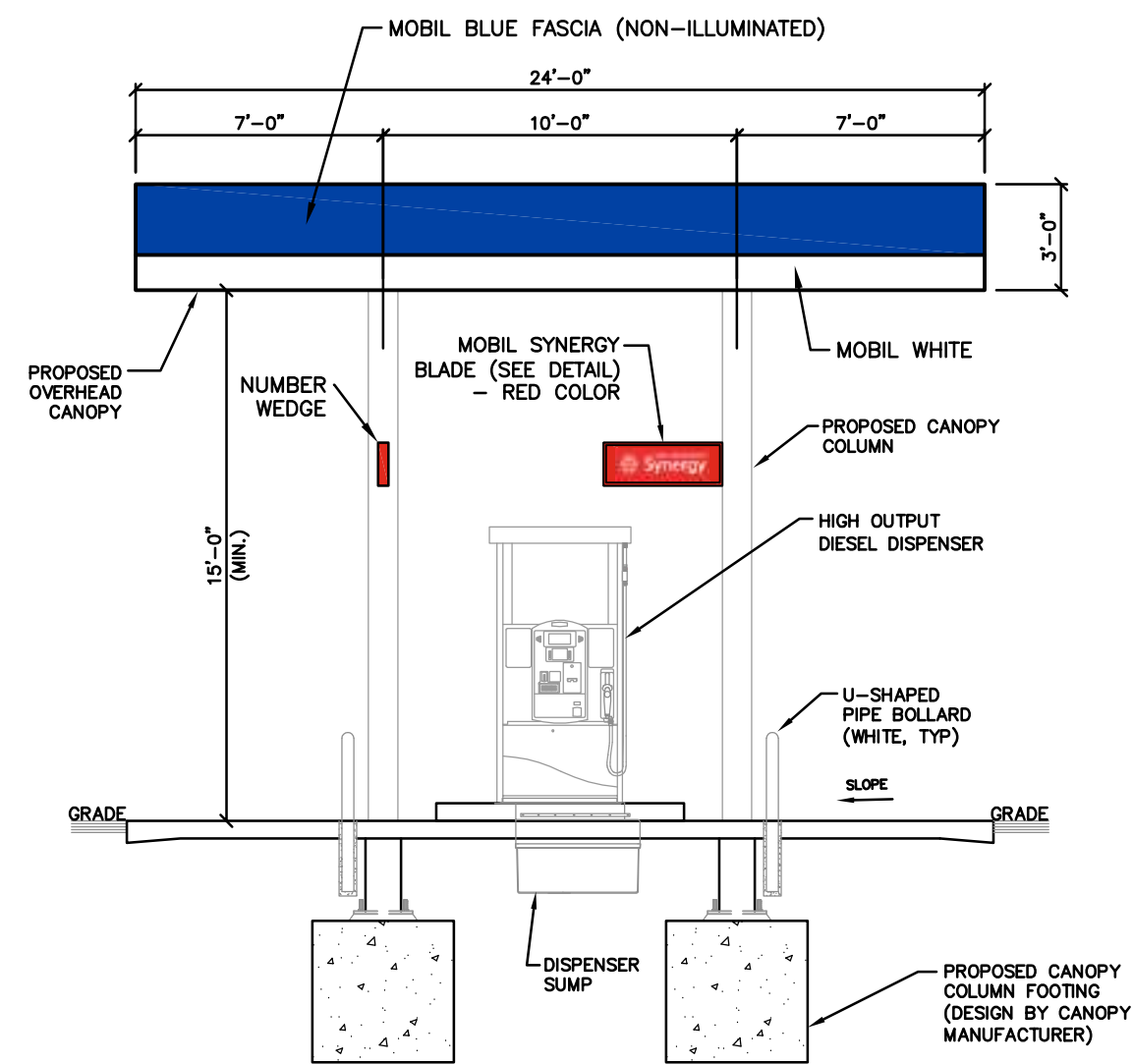
		44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com	
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SCALE: AS SHOWN	DATE: FEBRUARY 20, 2018	DRAWING NO. 4192CANELEV.DWG
DRAWN BY: DSA	CHECKED BY: HS	SHEET NO. 1 OF 1

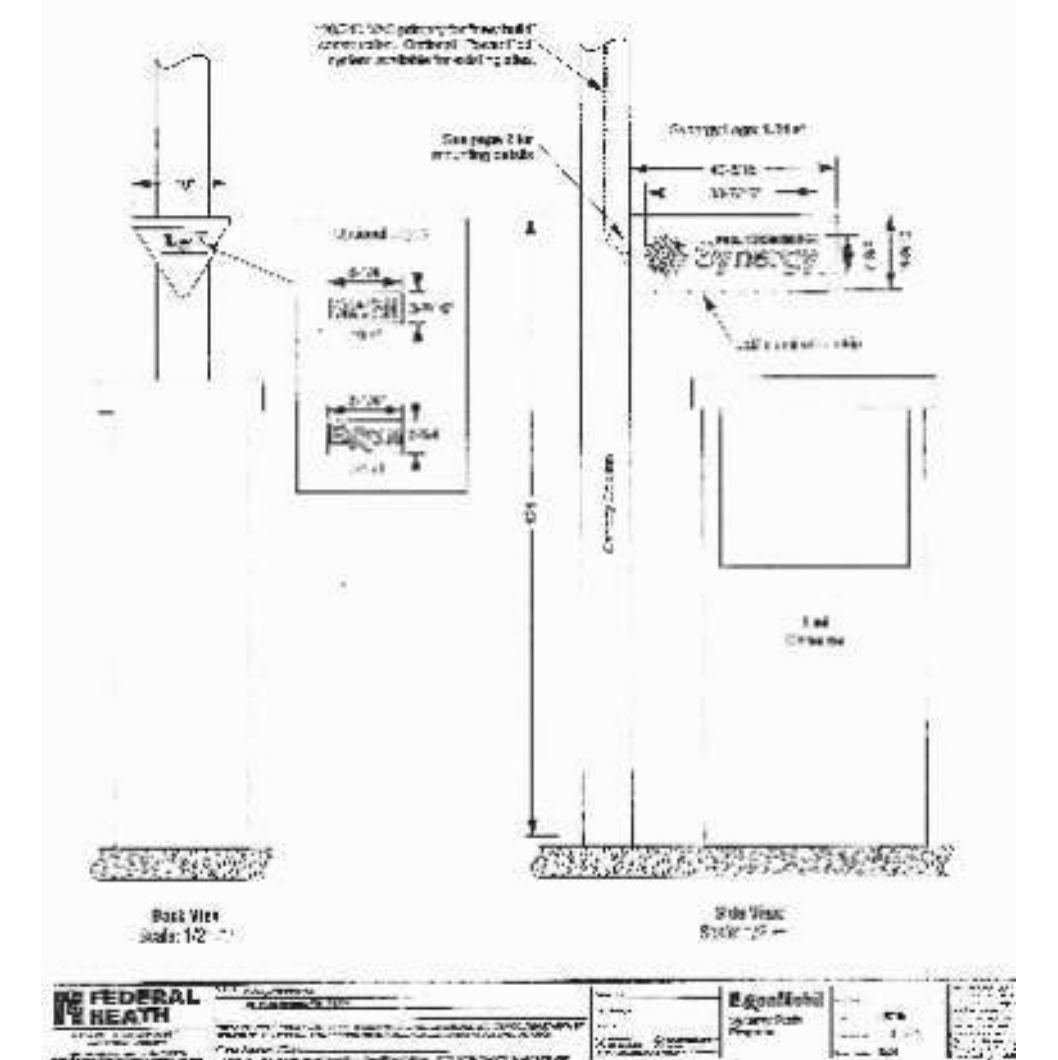




A RIGHT ELEVATION — MASHAPAug ROAD
SCALE: 3/16" = 1'-0"



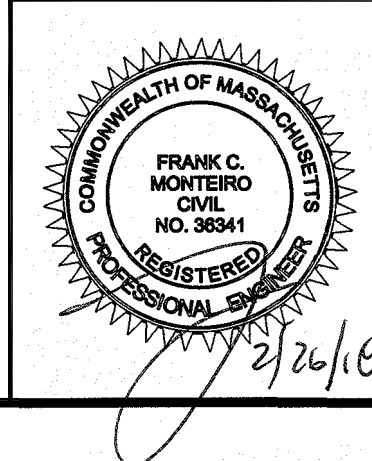
D FRONT ELEVATION — VIEWED FROM ROUTE 15
SCALE: 3/16" = 1'-0"



BLADE DETAIL
NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

COMMERCIAL DIESEL CANOPY ELEVATIONS
 PARCELS 552-04135-236, 552-04136-234, 552-04126-228 & 423-04136-010
 234 & 236 HAYNES STREET (ROUTE 15)
 STURBRIDGE, MA
 PREPARED FOR:
PETROGAS GROUP NEW ENGLAND INC.
 168 NORTH MAIN STREET
 ANDOVER, MA 01810

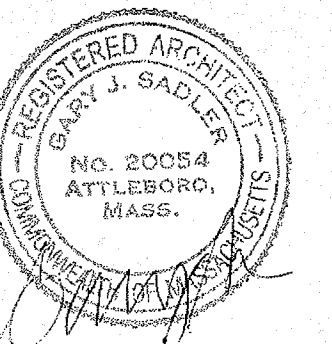


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 (603) 893-0720
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DRAWN BY: DSA	CHECKED BY: HS	SHEET NO. 1 OF 1
	PROJECT NO. 419217	

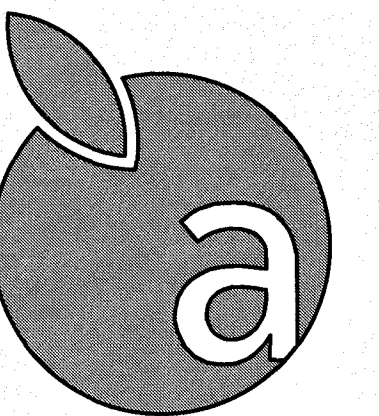
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[illegible]

ISSUED FOR:	DATE ISSUED:
CLIENT USE	1/15/18

PROJECT TITLE:



applegreen
Sturbridge, MA

Mashapaug Road
Sturbridge, MA 01566

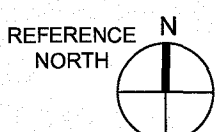
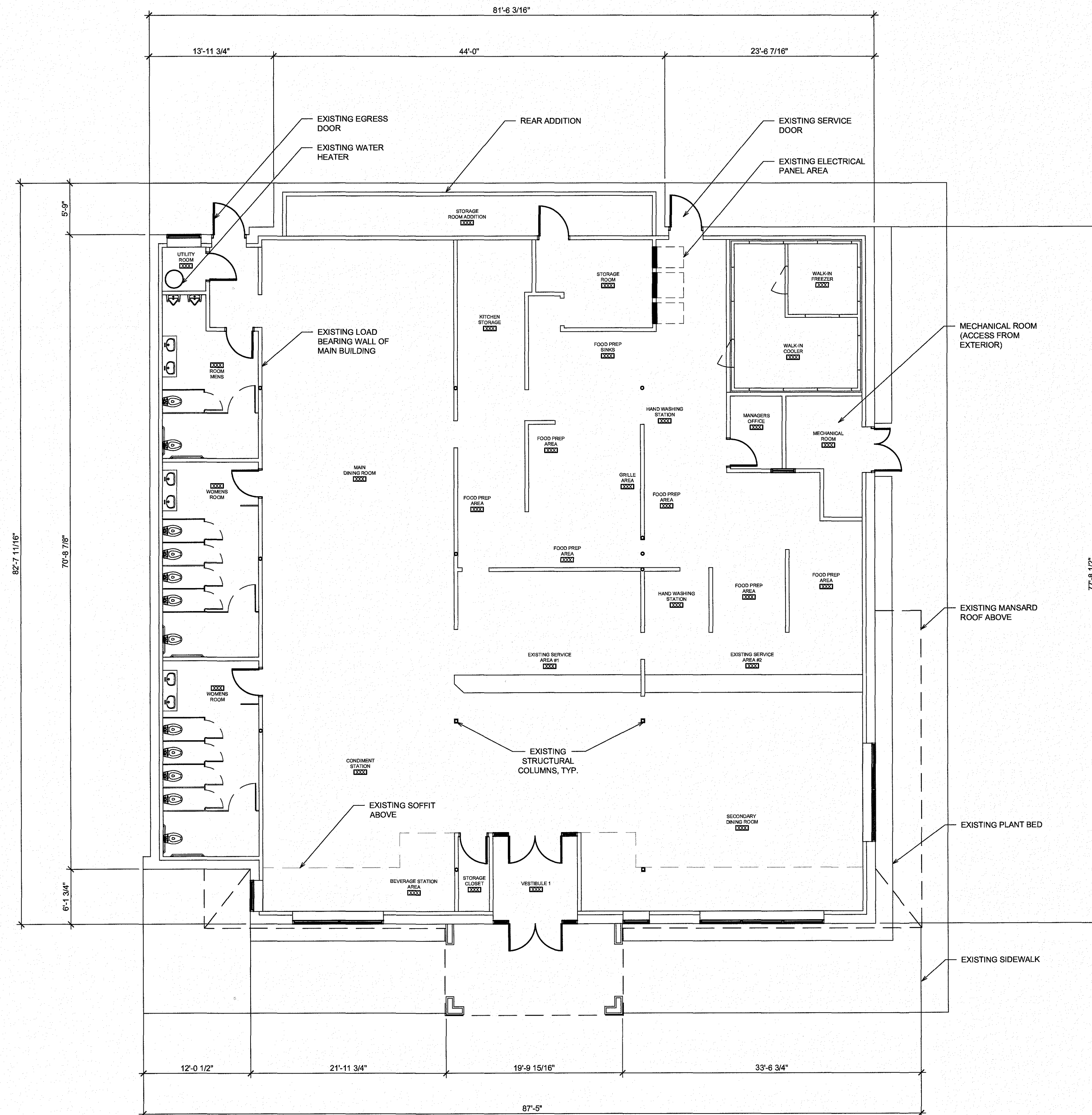
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EXISTING FLOOR PLAN

PERMIT DWG DATE: XX-XX-XX	PROJECT NUMBER: 17-14-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:

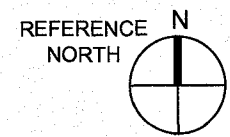
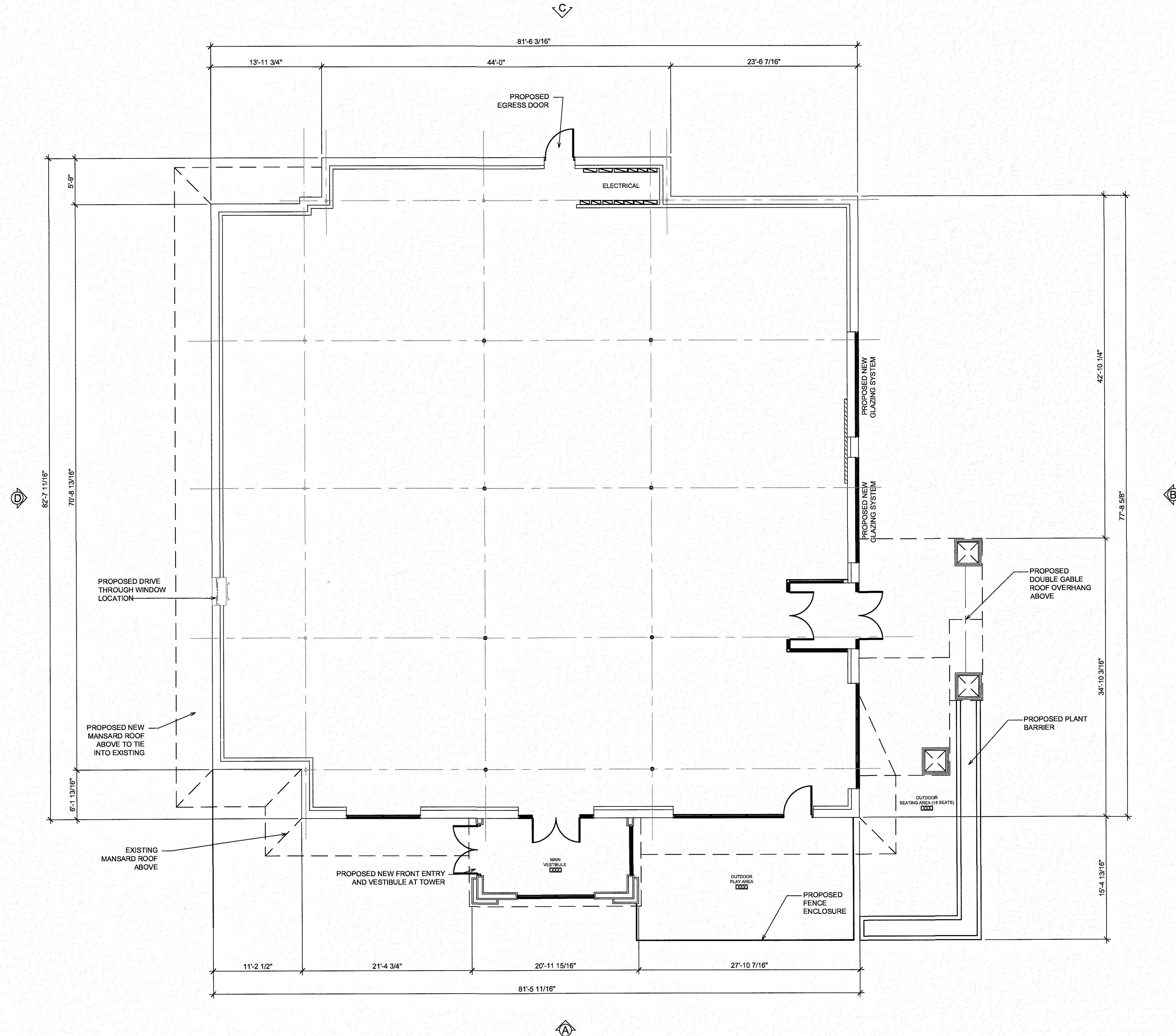
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EXISTING FLOOR PLAN

$$1/8'' = 1'-0''$$

1



PROPOSED SHELL PLAN

1/8" = 1'-0"

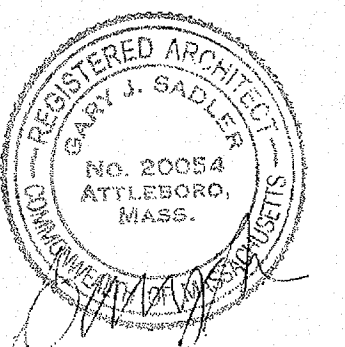
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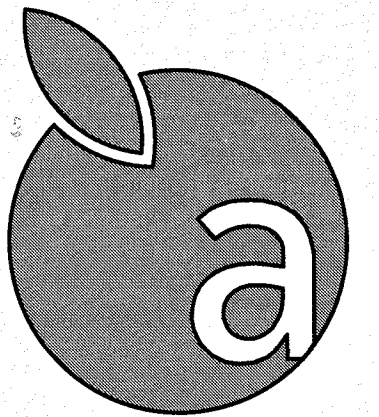
REVISIONS:

NUMBER	REMARKS	DATE



ISSUED FOR:	DATE ISSUED:
CLIENT USE	1/15/18

PROJECT TITLE:



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Sturbridge, MA

Mashapaug Road
Sturbridge, MA 01566

DRAWING TITLE:

PROPOSED SHELL PLAN

PERMIT DWG DATE XX-XX-XX	PROJECT NUMBER 17-14-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:

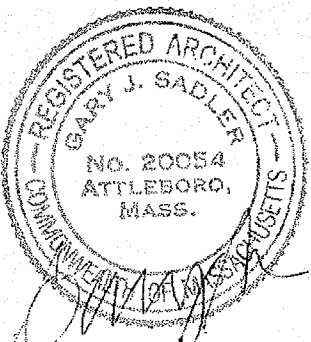
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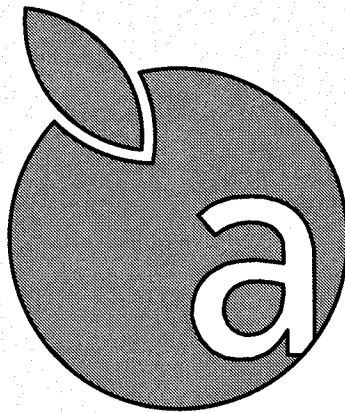
REVISIONS:

NUMBER:	REMARKS:	DATE:



ISSUED FOR:	DATE ISSUED:
CLIENT USE	1/15/18

PROJECT TITLE:



applegreen
Sturbridge, MA

Mashapaug Road
Sturbridge, MA 01566

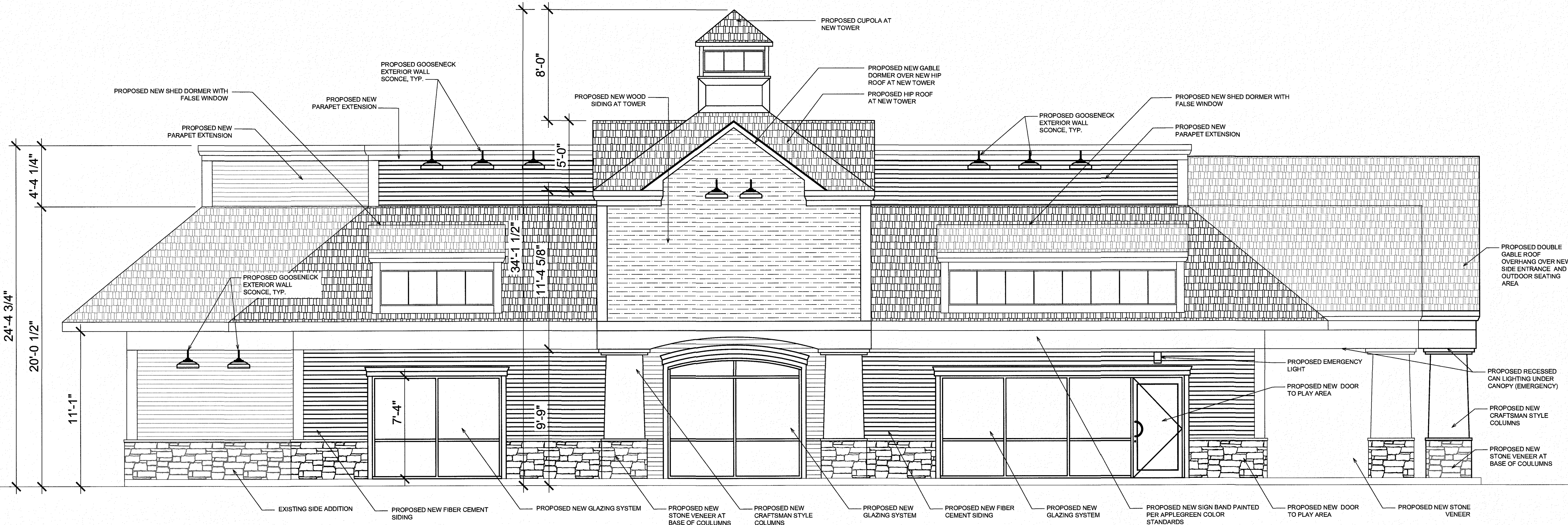
DRAWING TITLE:

PROPOSED EXTERIOR
ELEVATIONS

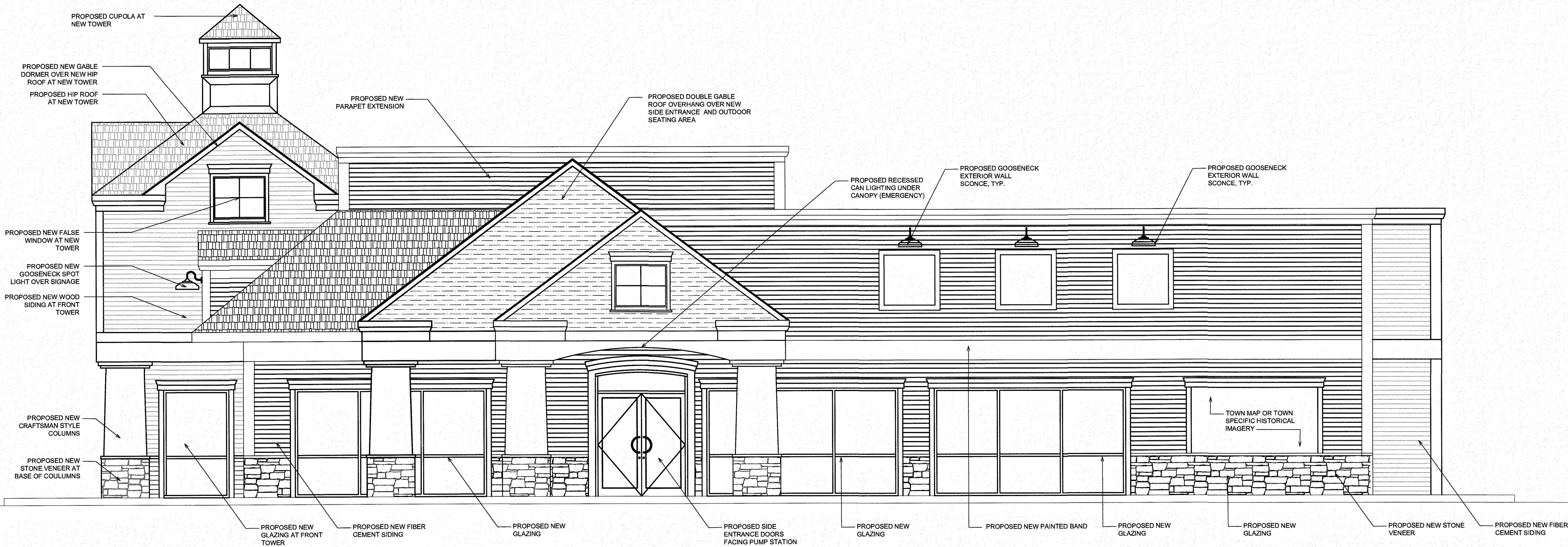
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DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:

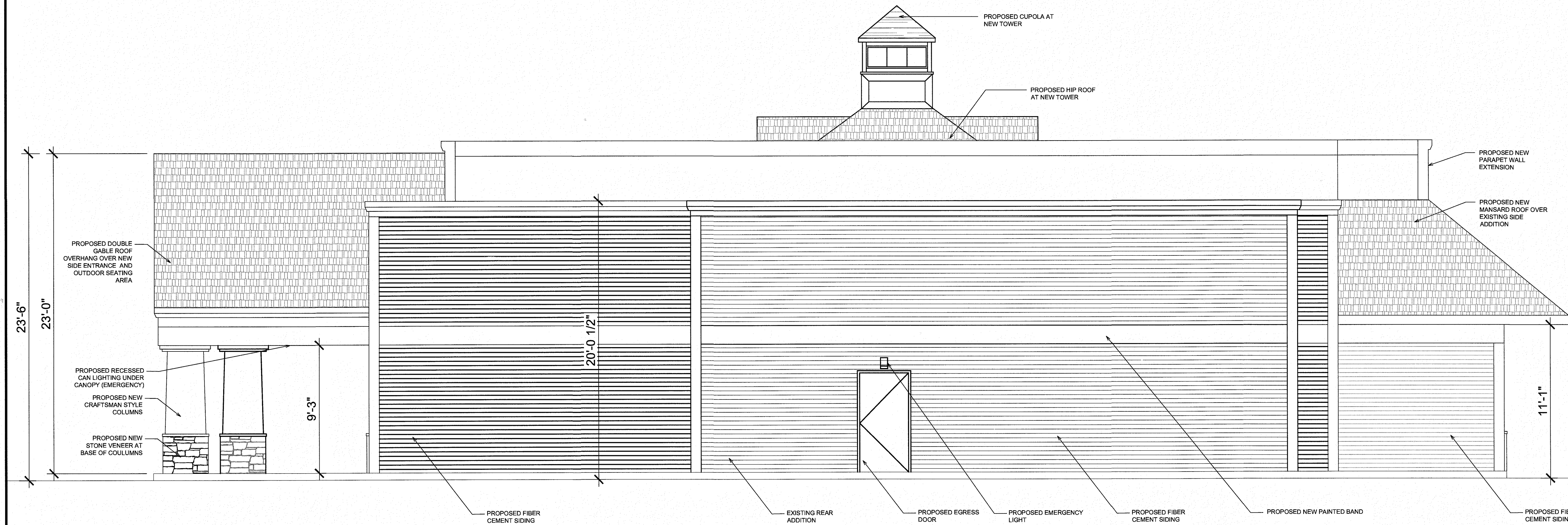
A200



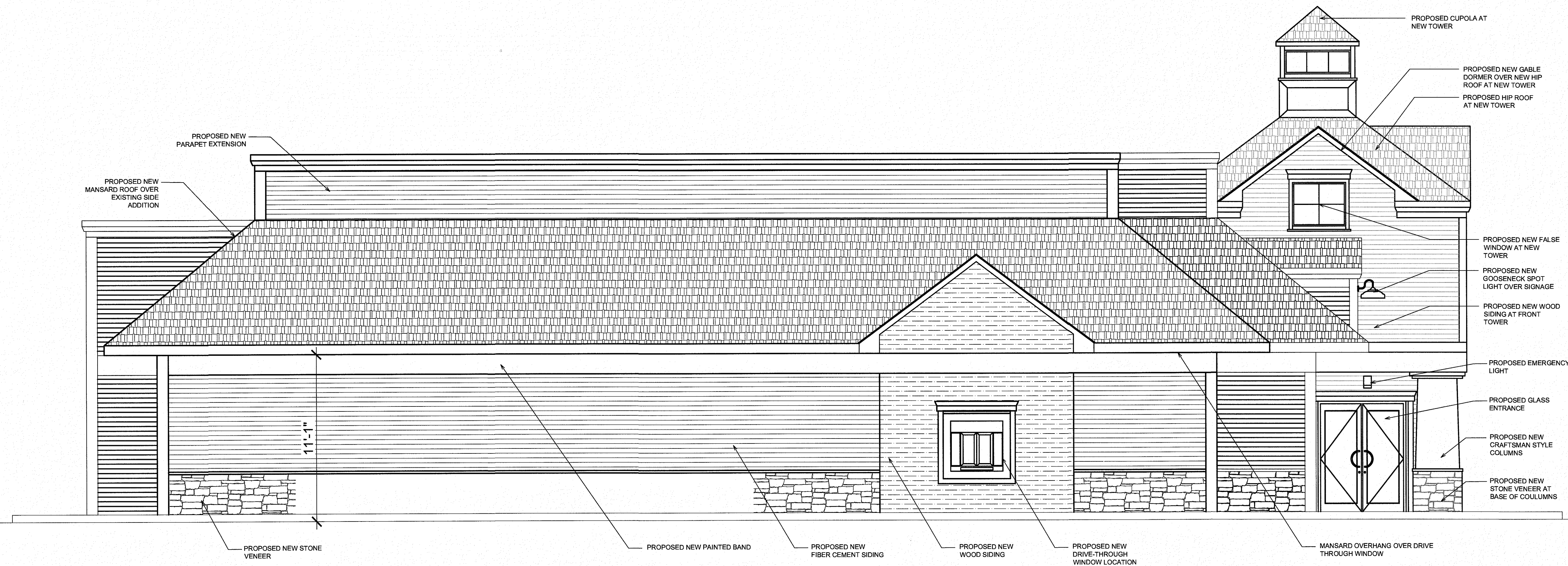
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PROPOSED EXTERIOR ELEVATION (B) 1/4" = 1'-0" 2



PROPOSED EXTERIOR ELEVATION (C) 1/4" = 1'-0" 1



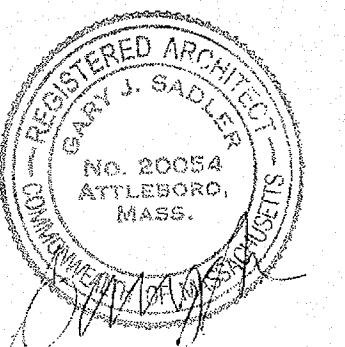
PROPOSED EXTERIOR ELEVATION (D) 1/4" = 1'-0" 2

DISCLAIMER

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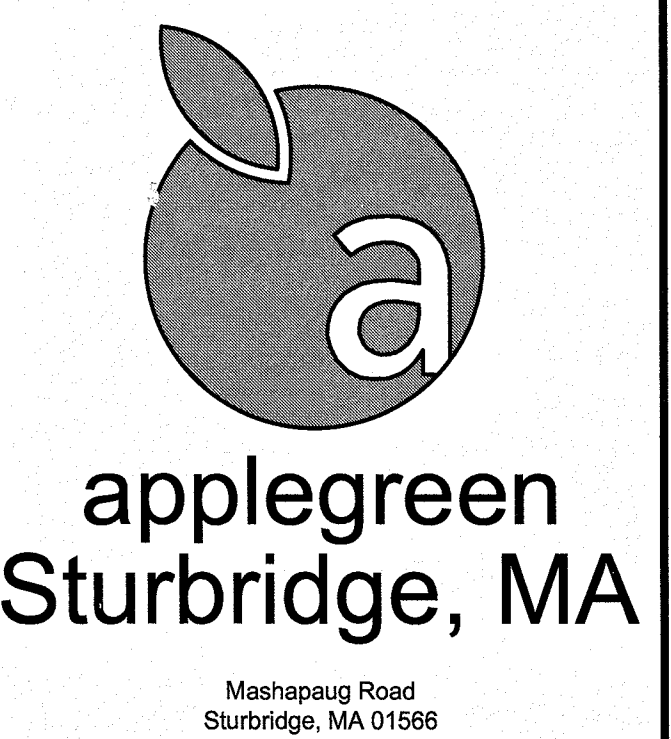
REVISIONS:

NUMBER:	REMARKS:	DATE:



ISSUED FOR:	DATE ISSUED:
CLIENT USE	1/15/18

PROJECT TITLE:



DRAWING TITLE:

PROPOSED EXTERIOR ELEVATIONS

PERMIT DWG DATE: XX-XX-XX	PROJECT NUMBER: 17-14-005
DRAWN BY: JAS	CHECKED BY: BCM

DRAWING NUMBER:

A201