



**GENERAL NOTES:**

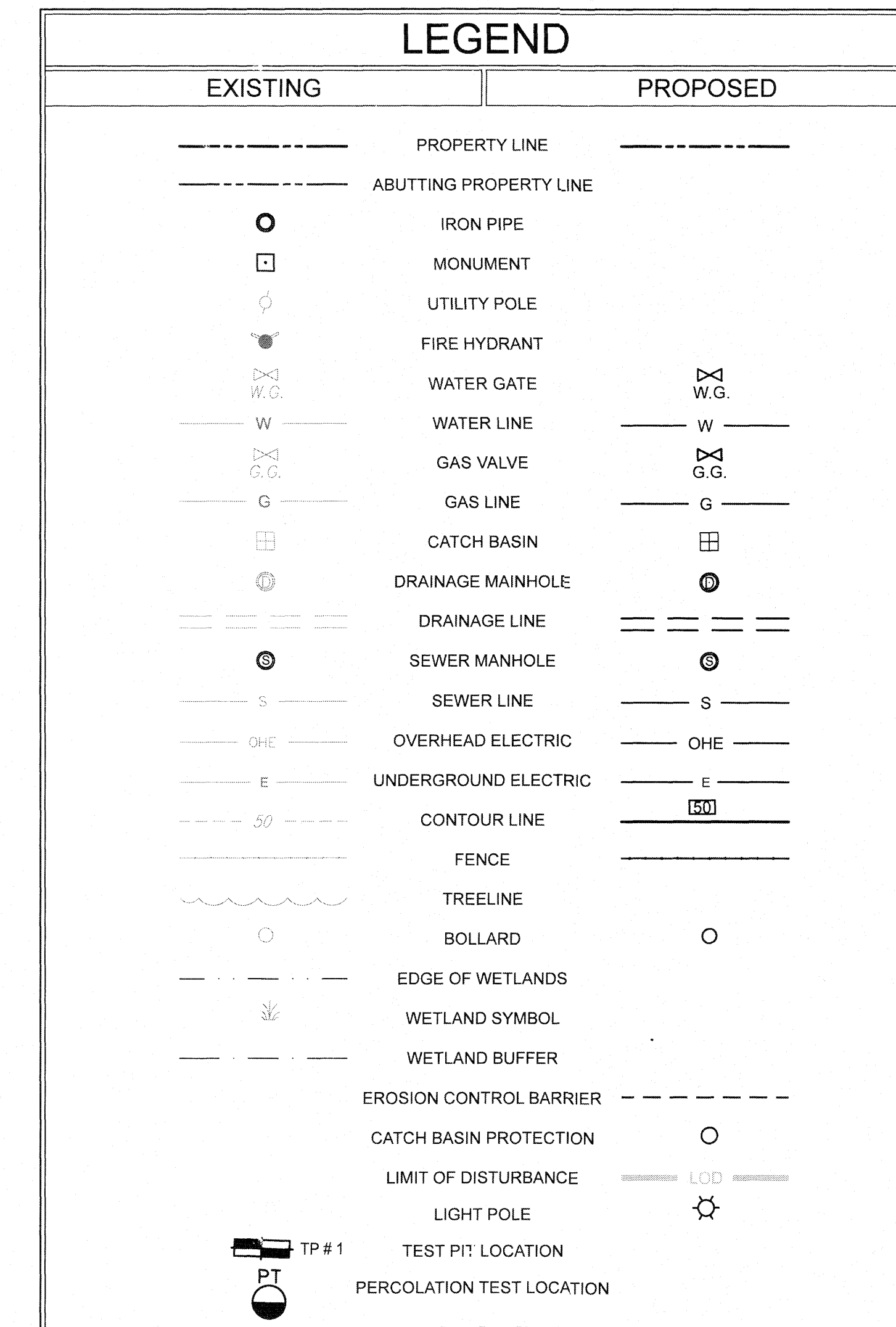
- CONTRACTOR SHALL ADHERE TO AND IS RESPONSIBLE FOR COMPLIANCE WITH ALL DETAILS, NOTES, PLANS AND SPECIFICATIONS CONTAINED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL WORK PERFORMED BY THEIR SUBCONTRACTORS IS IN FULL COMPLIANCE WITH THESE REQUIREMENTS. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:
  - PLAN ENTITLED "EXISTING CONDITION PLAN OF LAND IN STURBRIDGE, MASSACHUSETTS" PREPARED BY THOMPSON-LISTON ASSOCIATES, INC., 51 MAIN STREET, BOLYSTON, MA 01505, DATED 06/15/2022, REVISED 9/8/2022.
  - FORM 11 - SOIL SUITABILITY ASSESSMENT FOR ON-SITE SEWAGE DISPOSAL, PREPARED BY CMG ENVIRONMENTAL, DATED 05/13/2022.
  - WETLAND DELINEATION PERFORMED BY GLENN KREVOVSKY OF EBT ENVIRONMENTAL, INC. ON 4/11/2021. ANRAD APPROVED BY STURBRIDGE CONSERVATION COMMISSION ON 9/22/2022. ORDER OF RESOURCE AREA DELINEATION ISSUED.
- THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO PERFORMING ANY WORK ON-SITE OR OFF-SITE. THE CONTRACTOR SHALL THOROUGHLY REVIEW AND UNDERSTAND ALL PERMITS AND PERMIT CONDITIONS, AND NOTIFY THE ENGINEER OF ANY CONFLICT WITH THE DESIGN PLAN PRIOR TO FABRICATION OF ANY MATERIALS OR PRODUCTS TO BE USED AS PART OF THE PROJECT.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THESE PLANS, THE PROJECT'S SPECIFICATIONS, CONDITIONS OF APPROVALS AND PERMITS, AND ALL APPLICABLE RULES, REGULATIONS, CODES, LAWS AND STANDARDS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS NOTED HEREIN ARE A PART OF THE CONSTRUCTION PLANS AND DOCUMENTS. IF DISCREPANCY OR AMBIGUITY EXISTS, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN THE PLANS AND THE GEOTECHNICAL REPORT GOVERN. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING SHOULD ANY CONFLICTS BE IDENTIFIED PRIOR TO COMMENCING WITH ANY ADDITIONAL WORK.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND PROPOSED LAYOUT DIMENSIONS AND MUST NOTIFY CMG, INC. IN WRITING IMMEDIATELY IF ACTUAL SITE CONDITIONS DIFFER OR ARE IN CONFLICT WITH THE PROPOSED WORK. NO COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ADDITIONAL WORK THAT HAVE TO BE REDONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS UNLESS THE CONTRACTOR RECEIVES WRITTEN PERMISSION FROM CMG.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL BUILDING PLANS FOR ALL BUILDING AND ADJACENT APPURTENANCES FOR EXACT LOCATIONS AND DIMENSIONS SUCH AS ENTRY/EXIT DOOR LOCATIONS, ELEVATIONS, BUILDING DIMENSIONS, AND EXACT UTILITY CONNECTION LOCATIONS.
- PRIOR TO PERFORMING ANY WORK ON-SITE, THE CONTRACTOR SHALL REVIEW ALL CONSULTANTS PLANS AND SPECIFICATIONS INCLUDING THE ENTIRE SITE PLAN AND THE LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR MUST IMMEDIATELY NOTIFY ARCHITECT AND SITE ENGINEER IN WRITING OF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES WHICH EXIST.
- DEBRIS MUST NOT BE BURNED OR BURIED ON SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE PROJECT'S SPECIFICATIONS AND PLANS, AND ALL LOCAL STATE, AND FEDERAL RULES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS AND THE DESIGN AND INSTALLATION OF ANY SHORING THAT MAY BE REQUIRED, ALL OF WHICH SHALL BE IN ACCORDANCE WITH CURRENT OSHA STANDARDS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR IMPLEMENTING ANY ADDITIONAL PRECAUTIONS TO PROTECT AND ASSURE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES.
- THE CONTRACTOR SHALL PROTECT AND ASSURE STABILITY OF STRUCTURES (SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE) ADJACENT TO THE WORK AREA THAT ARE TO REMAIN, AND IMPLEMENT ANY APPROPRIATE MEASURES REQUIRED TO ENSURE STRUCTURAL STABILITY OF THE SAME. CONTRACTOR SHALL ASSURE A SAFE WORK AREA FOR WORKERS, PEDESTRIANS, ANY THIRD PARTY, AND ADJUTING PROPERTIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING OR PROPOSED STRUCTURES (INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC.) AND ANY OTHER IMPROVEMENTS THAT ARE TO REMAIN AND SHALL BEAR ANY AND ALL COSTS THAT MAY BE ASSOCIATED WITH THE SAME. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED DURING DEMOLITIONS, REPAIRS SHALL BE MADE USING NEW PRODUCT/ MATERIALS RESULTING IN A PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- ALL CONCRETE MUST BE AIR ENTRAINED WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED ON THE PLANS, DETAILS, AND/OR GEOTECHNICAL REPORT.
- CMG, INC. HAS NO RESPONSIBILITY REGARDING JOB SAFETY AND/OR OVERSIGHT/ SUPERVISION, OR ANYTHING RELATED TO THE SAME, LEGALLY NOR CONTRACTUALLY AT ANY TIME. CMG, INC. IS NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SAFETY ISSUES.
- CMG, INC. WILL REVIEW CONTRACTOR SUBMITTALS WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE SOLE PURPOSE OF CHECKING FOR CONFORMANCE WITH THE INTENT OF THE DESIGN AND CONTRACT DOCUMENTS. CMG, INC. IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS UNLESS CONTRACTOR RECEIVED EXPLICIT DIRECTION TO DO SO, IN WRITING, FROM CMG, INC.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A TRAFFIC PROTECTION PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER ON AND/OR OFF-SITE. THE COST ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF SAID PLAN SHALL BE INCLUDED IN THE BASE BID/ CONTRACT COST. A TRAFFIC CONTROL PLAN FOR WORK ON ROUTE 20 WILL BE NECESSARY FOR MASSDOT REVIEW.
- ALL ONSITE AND OFFSITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL APPROVAL REQUIREMENTS.
- THE CONTRACTOR SHALL INSTALL AND/OR CONSTRUCT ALL ASPECTS OF THE PROJECT IN STRICT COMPLIANCE WITH AND ACCORDANCE WITH MANUFACTURER'S INSTALLATION STANDARDS, RECOMMENDATIONS AND SPECIFICATIONS, AND IN CASE OF CONFLICT, THE MORE RESTRICTIVE SHALL GOVERN.

**GENERAL GRADING & UTILITY NOTES:**

- PRIOR TO STARTING ANY SITE ACTIVITY OR DEMOLITION, THE CONTRACTOR SHALL "CALL BEFORE YOU DIG", "DIG SAFE" AND/OR APPLICABLE STATE DAMAGE CONTROL SYSTEM FOR THE REQUIRED UTILITY MARK OUTS IN ADVANCE OF ANY EARTH DISTURBANCE. IN ADDITION TO THIS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING ONSITE UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF THE PROJECT ACTIVITIES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED WITH LOCAL UTILITY COMPANIES AND THE CONTRACTOR. WATER, SANITARY SEWER, AND ALL OTHER UTILITY SERVICE CONNECTION POINTS MUST BE INDEPENDENTLY CONFIRMED BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES MUST IMMEDIATELY BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER.
- CONSTRUCTION SHALL BEGIN AT THE LOWEST ELEVATION AND/OR INVERT (POINT OF CONNECTION) AND PROGRESS UPGRADIENT, WHERE UTILITIES ARE PROPOSED TO CROSS/ TRAVERSE EXISTING UNDERGROUND UTILITIES, THE ELEVATIONS OF THE EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION BY EXCAVATING A TEST PIT AT THE PROPOSED UTILITY CROSSING POINT TO VERIFY EXISTING UTILITY LOCATIONS, ELEVATIONS, AND/OR INVERTS. SHOULD THE FIELD VERIFIED EXISTING UTILITY BE IN CONFLICT WITH THE PROPOSED SITE DESIGNS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND SHALL NOT PROCEED WITH SAID UTILITY CONSTRUCTION UNTIL FURTHER DIRECTION IS GIVEN FROM THE DESIGN ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION, AT NO COST TO THE OWNER. CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL CONSTRUCTION AND CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE PERMITS AND CONDITIONS, DRAWINGS, REPORTS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT PRIOR TO MOBILIZATION FOR AND COMMENCEMENT OF CONSTRUCTION. SHOULD THERE BE ANY CONFLICT AND/OR DISCREPANCY BETWEEN ANY OF THE DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER IN WRITING OUTLINING SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR MUST INSTALL ALL UTILITIES THAT FUNCTION BY GRAVITY, INCLUDING STORM SEWER AND SANITARY SEWER COMPONENTS, PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS AND SERVICE SIZES, GREASE TRAP REQUIREMENTS/ DETAILS, DOOR ACCESS, AND EXTERIOR GRADING AND REPORT CONFLICT WITH THE SITE PLAN TO THE ENGINEER.
- THE CONTRACTOR MUST COORDINATE INSTALLATION OF ALL UTILITY'S SERVICES WITH THE INDIVIDUAL SERVICE PROVIDER TO ASSURE INDIVIDUAL INSTALLATION REQUIREMENTS ARE MET. THE CONTRACTOR SHALL ENSURE THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS SET FORTH BY THE JURISDICTION HAVING AUTHORITY AND CONTROL OF SAID UTILITY.
- WATER SERVICE AND WATER MAIN INSTALLATIONS SHALL BE PER THE SPECIFICATIONS OF THE LOCAL UTILITY COMPANY HAVING JURISDICTION OF THE UTILITY INCLUDING, BUT NOT LIMITED TO PRODUCT MATERIALS AND BURIAL DEPTHS. CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY COMPANY AND THE ARCHITECT TO ASSURE PROPER WATER METER SIZING PRIOR TO CONSTRUCTION.
- SERVICES FOR ELECTRICAL, CABLE TV, FIBER OPTIC, TELEPHONE, ETC. SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY SERVICE PROVIDER'S SPECIFICATIONS AND STANDARDS.
- SITE GRADING, EXCAVATION, FILL, COMPACTION AND MATERIALS USED FOR EARTH WORK AND UTILITY INSTALLATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS SET FORTH IN GEOTECHNICAL REPORT REFERENCED FOR THIS PROJECT OR THE APPROPRIATE UTILITY COMPANY'S SPECIFICATIONS. WHEN GEOTECHNICAL REPORT OR RECOMMENDATIONS HAVE NOT BEEN DEVELOPED, ALL SOILS MATERIALS, FILLS, AND COMPACTION SHALL COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO. CMG ENVIRONMENTAL, INC. SHALL HAVE NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION, AND BACKFILL.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARD AND REGULATIONS, AS WELL AS ANY LOCAL AUTHORITY THAT MAY HAVE JURISDICTION OVER TRENCHING PROCEDURES. CMG ENVIRONMENTAL, INC. IS NOT RESPONSIBLE FOR ANY MEANS AND METHODS OR PERFORMANCE CRITERIA ASSOCIATED WITH EXCAVATION TRENCHING AND IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR APPROPRIATE PROCEDURES ARE ADHERED TO.
- CONTRACTOR SHALL ADJUST FRAMES, COVERS, AND GRATES OF ALL EXISTING MANHOLES, INLET STRUCTURES, WATER GATE BOXES, AND SANITARY CLEANOUT RISERS AS NECESSARY, TO MATCH PROPOSED GRADES.
- STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS III WITH SILT TIGHT JOINTS. IF HIGH DENSITY POLYETHYLENE PIPE (HDPE) IS SPECIFIED ON THE PLANS, IT MUST CONFORM TO AASHTO M294 AND TYPE S (SMOOTH INTERIOR WITH ANGULAR CORRUGATIONS) WITH GASKET FOR SILT TIGHT JOINT. ROOF DRAINS MUST BE PVC SDR 26 OR SCHEDULE 40 UNLESS INDICATED OTHERWISE.
- SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 EXCEPT WHERE INDICATED OTHERWISE. SANITARY SEWER LATERAL MUST BE PVC SCHEDULE 40 OR PVC SDR 26 UNLESS INDICATED, IN WRITING, OTHERWISE.
- PIPE LENGTHS INDICATED FOR SANITARY AND STORM SEWERS ARE MEASURED CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- ROOF DRAIN LOCATIONS ARE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATING THE ROOF CONNECTIONS WITH FINAL ARCHITECTURAL PLAN LOCATIONS.
- WATER MAIN AND WATER SERVICE PIPING SHALL BE INSTALLED PER THE LOCAL WATER COMPANY'S OR THE AUTHORITY HAVING JURISDICTION SPECIFICATIONS. IN THE ABSENCE OF SUCH SPECIFICATIONS, WATER MAIN PIPING MUST BE CEMENT-LINED DUCTILE IRON (DI) MINIMUM CLASS 52 THICKNESS MUST COMPLY WITH THE APPLICABLE AWWA STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ENSURE THAT ANY AND ALL WORK LOCATED IN THE EXISTING PAVED ROADWAYS AND/OR STREETS BE REPAIRED IN ACCORDANCE WITH THE REFERENCED MUNICIPAL, COUNTY, AND/OR DOT DETAILS AS APPLICABLE. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE PERMITTING, INSPECTION, AND APPROVAL OF COMPLETED WORK WITH THE AGENCY HAVING JURISDICTION OVER THE PROPOSED WORK.
- THE RELOCATION OF EXISTING AND/OR THE INSTALLATION OF NEW UTILITY POLES AND TRANSFORMERS ARE AT THE SOLE DISCRETION OF UTILITY COMPANIES TO FINALIZE ALL UTILITY SERVICES AND/OR RELOCATIONS TO ASSURE NO CONFLICT WITH THE DESIGN PLANS. SHOULD A CONFLICT ARISE DUE TO THE FINAL DESIGNS OF THE UTILITY COMPANY, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING AND AWAIT A WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH FURTHER UTILITY INSTALLATIONS.

**ADA INSTRUCTIONS TO CONTRACTOR:**

- THE CONTRACTOR SHALL REVIEW THE PROPOSED CONSTRUCTION WITH THE LOCAL BUILDING OFFICIAL PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTORS SHALL BE PRECISE IN THE CONSTRUCTION OF AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE PARKING, COMPONENTS, AND ACCESS ROUTES FOR THE PROJECT. THESE COMPONENTS SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA REGULATIONS AND CONSTRUCTION STANDARDS. THESE COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
  - PARKING SPACES AND PARKING AISLES SHALL NOT EXCEED A 1:50 (1/4" PER FOOT OR NOMINALLY 2.0%) SLOPE IN ANY DIRECTION
  - CURB RAMPS SHALL NOT EXCEED A 1:12 (8.3%) SLOPE FOR A MAXIMUM LENGTH OF SIX (6) FEET
  - RAMPS SHALL BE EQUIPPED WITH LANDINGS AT EACH END, SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION, AND HAVE POSITIVE DRAINAGE AWAY FROM THE LANDING.
  - ACCESSIBLE ROUTES SHALL BE A MINIMUM OF 36" WIDE (UNOBSTRUCTED). HANDRAILS AND CAR OVERHANGS MAY NOT OBSTRUCT THESE AREAS. LONGITUDINAL SLOPES (DIRECTION OF TRAVEL) SHALL NOT EXCEED 1:20 (5.0%) AND SHALL HAVE A CROSS SLOPE NO GREATER THAN 1:50 (2.0%)
  - ACCESSIBLE ROUTES EXCEEDING 1:20 (5.0%) SHALL BE CONSIDERED A "RAMP". MAXIMUM SLOPES OF A RAMP SHALL BE 1:12 (8.3%) IN THE DIRECTION OF TRAVEL, AND A CROSS SLOPE OF 1:50 (2.0%). RAMPS SHALL HAVE MAXIMUM RISE OF 2.5 FEET, SHALL BE EQUIPPED WITH HAND RAILS AND LANDINGS AT THE TOPS AND BOTTOM OF THE RAMP. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING.
  - A LANDING SHALL BE PROVIDED AT THE EXTERIOR OF ALL DOORS. LANDINGS SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION AND HAVE POSITIVE DRAINAGE AWAY FOR THE LANDING. THE LANDING SHALL BE NO LESS THAN 60 INCHES LONG UNLESS PERMITTED OTHERWISE PER THE ADA REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN IN AREAS OF EXISTING DOORWAYS, ACCESSIBLE ROUTES OR OTHER AREAS WHERE RE-CONSTRUCTION IS PROPOSED. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY FIELD CONDITIONS THAT DIFFER IN ANY MANNER FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK



**TYPICAL ABBREVIATIONS**

PROP.	PROPOSED	E.O.P.	EDGE OF PAVEMENT	VAC.	VACUUM
EX.	EXISTING	V.G.C.	VERTICAL GRANITE CURB	TRANS.	TRANSFORMER
N/F	NOW OR FORMERLY	S.G.C.	SLOPED GRANITE CURB	GEN.	GENERATOR
ND	NOT DETERMINED	C.C.B.	CAPE COD BERM	APPROX. LOC.	APPROXIMATE LOCATION
TBD	TO BE DEMOLISHED	B.C.C.	BITUMINOUS CONCRETE CURB	INV.	INVERT
CONC.	CONCRETE	C.C.	CONCRETE CURB	TBD	TO BE DETERMINED
BIT.	BITUMINOUS	W.G.	WATER GATE	FF	FINISH FLOOR ELEVATION
UP	UTILITY POLE	G.G.	GAS GATE	TF	TOP OF FOUNDATION ELEVATION

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD
1.	11/08/2022	PER PEER REVIEW COMMENTS	RL	DTF
2.	12/09/2022	PER PEER REVIEW #2 COMMENTS	RL	DTF

**PROPOSED "INTERSTATE TOWING" FACILITY**  
**#698 MAIN STREET**  
**STURBRIDGE, MA 01518**

**WRECKER, LLC.**  
**1660 WESTOVER ROAD**  
**CHICOPEE, MA 01020**

PROJECT: PREPARED FOR:

**ENGINEERING SERVICES**  
**ENVIRONMENTAL SERVICES**

67 Hall Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 fax: 774-241-0906

ISSUE DATE:	10/11/2022
DRAWN BY:	RL
CHECKED BY:	DTF
SCALE:	1" = 20'
PROJECT NO.:	2022-035

1925 STATE HIGHWAY LAYOUT  
PLAN BOOK 45, PLAN 41

ZONE: GENERAL INDUSTRIAL DISTRICT  
AREA: 43,560 SQ. FT.  
FRONTAGE: 150 FT.  
WIDTH: 150 FT. ALONG FRONT YARD SETBACK LINE  
FRONT YARD: 30 FT.  
SIDE YARD: 20 FT.  
REAR YARD: 20 FT.  
LOT COVERAGE: 50% MAX.  
HEIGHT: 35 FT. MAX.  
IMPERVIOUS: 70% MAX.  
HABITABLE FLOOR AREA: 750 SQ. FT.

**DIG SAFE:**  
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED ACCORDING TO AVAILABLE PROPOSED PLANS, FIELD NOTES, SKETCHES AND RECORD PLANS FROM VARIOUS CONTRACTORS, UTILITY COMPANIES AND PUBLIC AGENCIES. THE SIZE, TYPE AND LOCATION AS DEPICTED HEREON ARE APPROXIMATE ONLY. THE ACTUAL UTILITY LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, DRILLING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRS ARE STARTED. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 811 OR 1-888-344-7233.

**NOTE:**  
1. GLENN KREIVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC. LOCATED BY THOMPSON-LISTON ASSOCIATES, INC. PROVIDED WETLAND FLAGGING AND THE NOTES AROUND THE OLD FOUNDATION & UNDERGROUND PIPE

JIUDING USA, INC  
ASSESSORS: 2323-704

JIUDING USA, INC  
ASSESSORS: 2323-704

SUBURBAN RESIDENTIAL ZONE  
GENERAL INDUSTRIAL ZONE

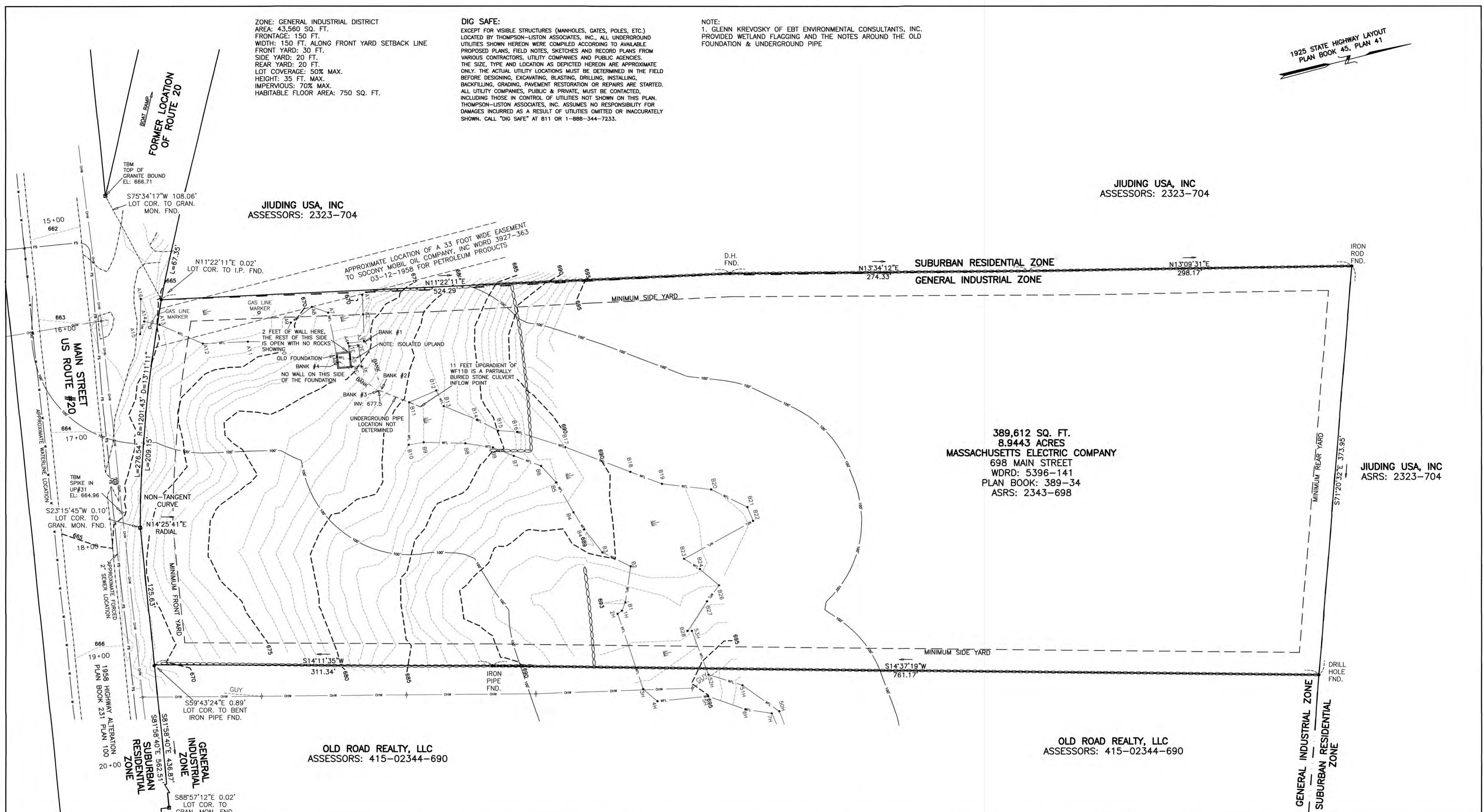
389,612 SQ. FT.  
8.9443 ACRES  
MASSACHUSETTS ELECTRIC COMPANY  
698 MAIN STREET  
WDRD: 5396-141  
PLAN BOOK: 389-34  
ASRS: 2343-698

JIUDING USA, INC  
ASRS: 2323-704

OLD ROAD REALTY, LLC  
ASSESSORS: 415-02344-690

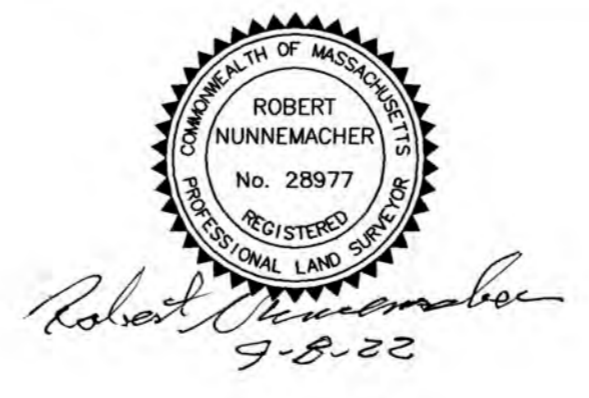
OLD ROAD REALTY, LLC  
ASSESSORS: 415-02344-690

GENERAL INDUSTRIAL ZONE  
SUBURBAN RESIDENTIAL ZONE

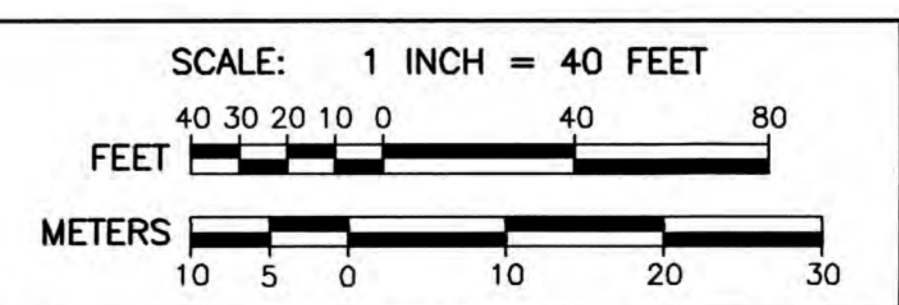


KEY

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>WETLAND EDGE &amp; FLAG NO. 100' BUFFER ZONE EDGE</li> <li>EXISTING UNDERGROUND DRAIN OR SEWER PIPE</li> <li>FORCED SEWER PIPE</li> <li>SEWER MANHOLE</li> <li>SEWER CLEANOUT</li> <li>DRAIN MANHOLE</li> <li>CATCHBASIN WITH HEADER</li> <li>CATCHBASIN</li> <li>FLARED END SECTION</li> <li>GAS LINE</li> <li>GAS VALVE</li> <li>GAS METER</li> </ul> | <ul style="list-style-type: none"> <li>WATER LINE</li> <li>WATER GATE</li> <li>WATER SHUT OFF</li> <li>HYDRANT</li> <li>EDGE OF PAVEMENT</li> <li>6" BITUMINOUS BERM</li> <li>12" BITUMINOUS BERM</li> <li>GUARD RAIL</li> <li>IRON ROD WITH CAP</li> <li>UNLESS OTHERWISE NOTED</li> <li>GRANITE MONUMENT</li> <li>CONCRETE MONUMENT</li> <li>UNDERGROUND UTILITY LINE</li> <li>UNDERGROUND ELECTRIC LINE</li> <li>UNDERGROUND TELEPHONE LINE</li> </ul> | <ul style="list-style-type: none"> <li>OVERHEAD WIRES</li> <li>UTILITY POLE</li> <li>UTILITY POLE WITH GUY WIRE</li> <li>ELECTRIC MANHOLE</li> <li>TELEPHONE MANHOLE</li> <li>ELECTRIC TRANSFORMER</li> <li>ELECTRIC BOX</li> <li>TELEPHONE BOX</li> <li>CABLE BOX</li> <li>CHAIN LINK FENCE</li> <li>STOCKADE FENCE</li> <li>1' CONTOUR</li> <li>5' CONTOUR</li> <li>STONE WALL</li> <li>RETAINING WALL</li> </ul> |
|--|---|---|



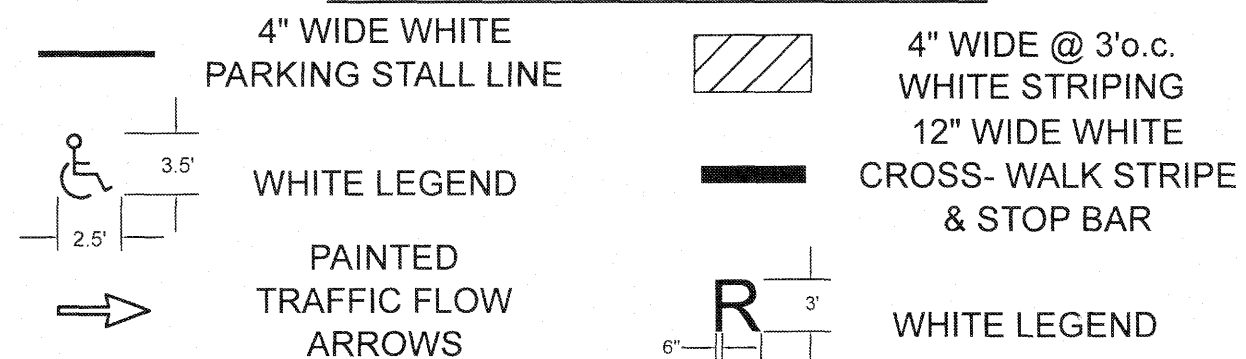
DATE: JUNE 15, 2022  
REVISION DATES:  
AUGUST 31, 2022  
SEPTEMBER 8, 2022



THOMPSON-LISTON ASSOCIATES, INC.  
PROFESSIONAL CIVIL ENGINEERS  
PROFESSIONAL LAND SURVEYORS  
51 MAIN STREET, PO BOX 570  
BOYLSTON, MASS. 01505-0570  
TEL: 508-869-6151 EMAIL: info@tlainc.net

EXISTING CONDITIONS PLAN OF LAND IN  
STURBRIDGE, MASSACHUSETTS  
OWNED BY:  
MASSACHUSETTS ELECTRIC COMPANY  
698 MAIN STREET  
WDRD: 5396-141  
ASRS: 2343-698

**PAVEMENT STRIPING LEGEND:**



**ZONING INFORMATION TABLE - STURBRIDGE, MA**

**#698 MAIN STREET**

APPLICANT: WRECKER, LLC. 1660 WESTOVER ROAD CHICOPEE, MA 01020  
 CURRENT OWNER: WRECKER, LLC. 1660 WESTOVER ROAD CHICOPEE, MA 01020  
 ASSESSOR'S MAP ID: 415-02343-698 DEED: BK 68328 PG 151  
 ZONING: GENERAL INDUSTRIAL DISTRICT  
 EXISTING USE: VACANT LAND  
 PROPOSED USE: AUTOMOBILE STORAGE - ALLOWED (ZONING BYLAWS, SECTION 300-4.6.A.(4))  
 SITE PLAN REVIEW AND DESIGN REVIEW BY PLANNING BOARD

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN)	43,560 S.F.	389,612± S.F. (8.94 Ac.)	389,612± S.F. (8.94 Ac.)
FRONTAGE	150 FT.	335± FT.	335± FT.
FRONT SETBACK	30 FT.	N/A	88.86 FT.
SIDE SETBACK	20 FT.	N/A	128.47 FT.
REAR SETBACK	20 FT.	N/A	903.40 FT.
MAX. BLDG. HEIGHT	35 FT.	N/A	25.83 FT.
LOT COVERAGE (%)	50%	0%	1.8% (7,000 S.F.)
IMPERVIOUS COVER (%)	70%	0%	13.2% (51,338 S.F.)

**PROPOSED PARKING CALCULATION:**

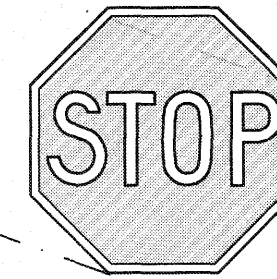
	REQUIRED	PROPOSED
Vehicle Repair (\$300-16.11) 3 Bays x 2 Spaces/ Bay + 6 Employees x 1 Space/ Employee	12 Spaces	12 Spaces
Marked Handicap Accessible Spaces (1-25 Spaces) 1 Van Accessible	1 Space	1 Space
<b>Total Spaces =</b>	<b>13 Spaces</b>	<b>13 Spaces</b>

**REVISIONS**

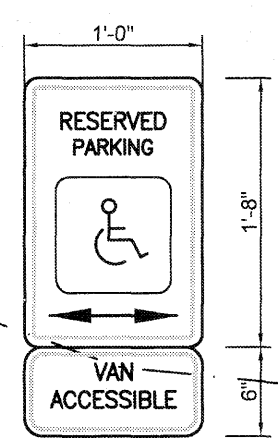
NO.	DATE	DESCRIPTION
1.	11/30/2022	PER PEER REVIEW COMMENTS
2.	12/5/2022	PER PEER REVIEW #2 COMMENTS



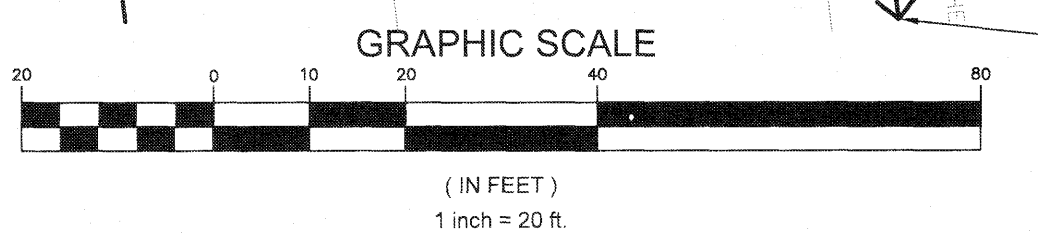
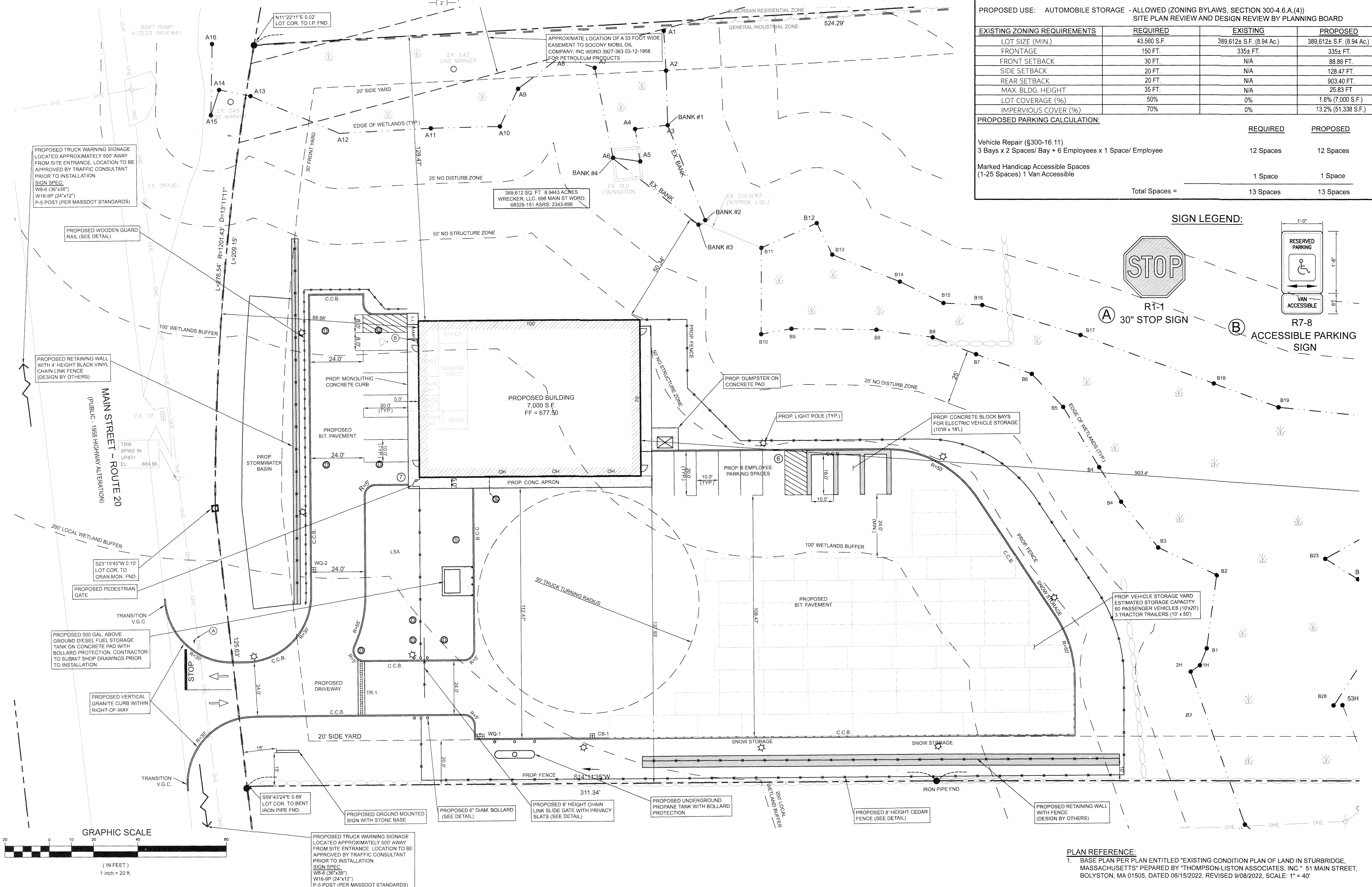
**SIGN LEGEND:**



R1-1  
30" STOP SIGN



R7-8  
ACCESSIBLE PARKING SIGN



PROPOSED TRUCK WARNING SIGNAGE LOCATED APPROXIMATELY 500' AWAY FROM SITE ENTRANCE. LOCATION TO BE APPROVED BY TRAFFIC CONSULTANT PRIOR TO INSTALLATION.  
 SIGN SPEC:  
 W8-6 (36"x36")  
 W16-9P (24"x12")  
 P-5 POST (PER MASSDOT STANDARDS)

**SIGHT LINE NOTE:**  
 1. APPLICANT AND/OR MASSDOT TO MAINTAIN PROPER SIGHT LINES TO SITE IN ORDER TO ALLOW SAFE VEHICULAR ACCESS & EGRESS FROM THE SITE.

**PLAN REFERENCE:**  
 1. BASE PLAN PER PLAN ENTITLED "EXISTING CONDITION PLAN OF LAND IN STURBRIDGE, MASSACHUSETTS" PREPARED BY "THOMPSON-LISTON ASSOCIATES, INC." 51 MAIN STREET, BOLYSTON, MA 01505, DATED 06/15/2022, REVISED 9/08/2022, SCALE: 1" = 40'  
 2. WETLAND BOUNDARY DELINEATION PERFORMED BY GLENN KREVOISKY OF EBT ENVIRONMENTAL, INC. ON 4/11/2021. ANRAD PLAN APPROVED BY STURBRIDGE CONSERVATION COMMISSION ON 9/22/2022.

**DIG SAFE NOTE (1-888-344-7233):**  
 CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

**PROJECT:** PROPOSED "INTERSTATE TOWING" FACILITY  
**#698 MAIN STREET**  
**STURBRIDGE, MA 01518**  
**PREPARED FOR:** WRECKER, LLC.  
 1660 WESTOVER ROAD  
 CHICOPEE, MA 01020

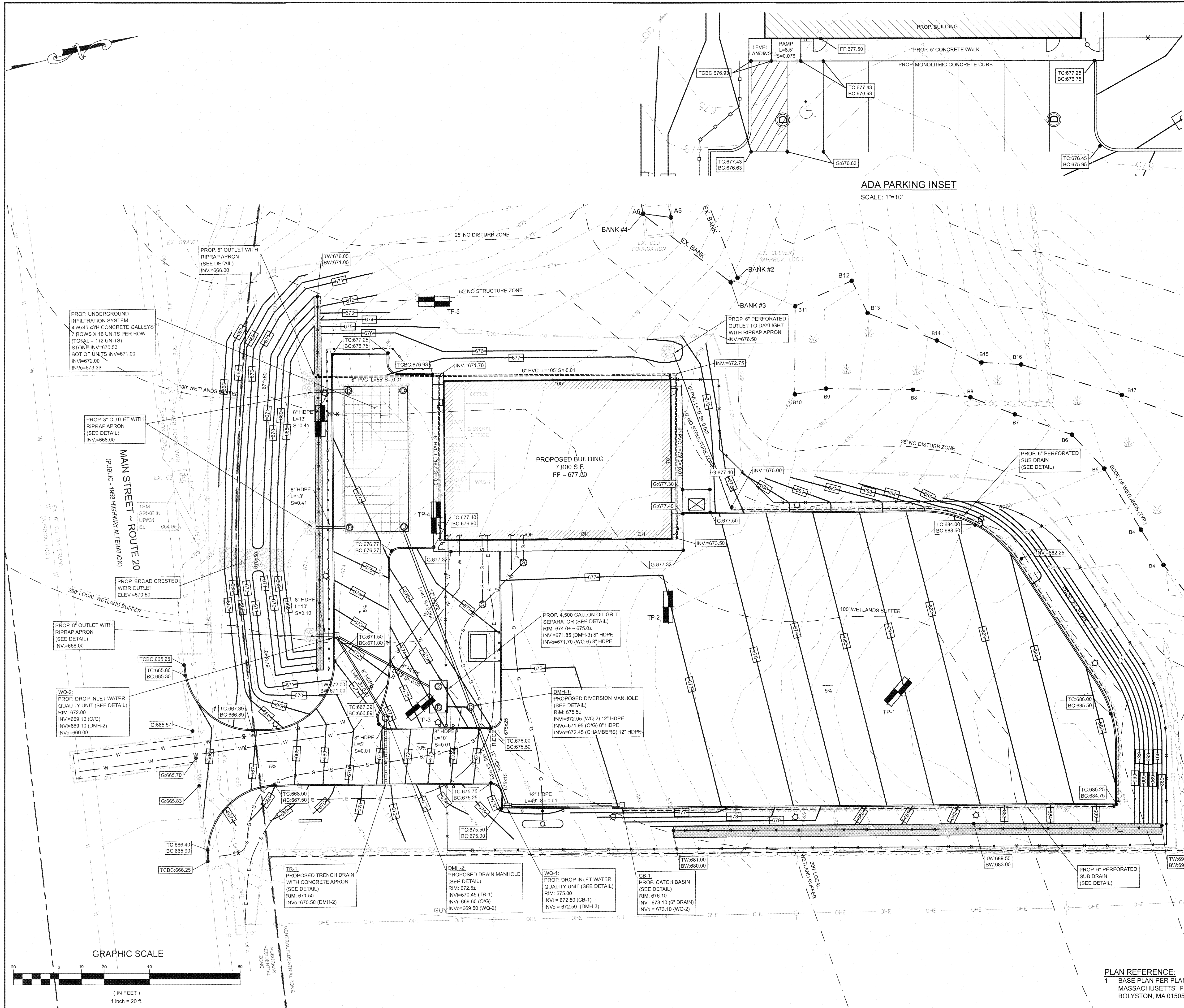
**ENGINEERING SERVICES**  
**ENVIRONMENTAL SERVICES**  
 67 Hall Road  
 Sturbridge, MA 01566  
 Phone: 774-241-0901  
 fax: 774-241-0906



ISSUE DATE: 10/11/2022  
 DRAWN BY: RL CHECKED BY: DTF  
 SCALE: 1" = 20'  
 PROJECT NO.: 2022-035

**SITE LAYOUT PLAN**

**C-1.0**



**SOIL TEST RESULTS**  
PERFORMED BY: DANIEL O'DRISCOLL, L.S.E.  
WITNESSED BY: DAVID FAIST, P.E.  
CMG ENGINEERING  
DATE: MAY 13, 2022

**TEST PIT: TP-1**  
ELEV.=689.5±

0'-12"	A	LOAM 10YR 3/3
12-18"	Bw	SANDY LOAM 10YR 6/6
18-60"	C1	SANDY LOAM 10 YR 4/6
60"	C2	REFUSAL 10% ANG / SUB-ANG. BOULDERS

MOTTLING @ 42" 5YR 5/8  
NO WEEPING OBSERVED  
E.S.H.G.W. = 686.0±

**TEST PIT: TP-2**  
ELEV.=682.0±

0'-10"	A	LOAM 10YR 3/3
10-16"	Bw	SANDY LOAM 10YR 6/6
16-87"	C1	SANDY LOAM 10 YR 4/6
87"	C2	REFUSAL 10% GRAVEL 20% ANG / SUB-ANG. BOULDERS

MOTTLING @ 48" 10YR 6/6  
NO WEEPING OBSERVED  
E.S.H.G.W. = 678.0±

**TEST PIT: TP-3**  
ELEV.=675.0±

0'-12"	A	LOAM 10YR 3/3
12-28"	Bw	SANDY LOAM 10YR 6/6
28-102"	C1	SANDY LOAM 10 YR 4/4
102"	C2	REFUSAL 20% GRAVEL 20% ANG / SUB-ANG. BOULDERS

MOTTLING @ 48" 10YR 5/6  
WEEPING @ 84"  
E.S.H.G.W. = 671.0±

**TEST PIT: TP-4**  
ELEV.=675.5±

0'-60"	HTM	
60-114"	C1	SANDY LOAM 10 YR 5/4 20% GRAVEL 30% ANG / SUB-ANG. BOULDERS

MOTTLING @ 75" 5YR 5/8  
NO WEEPING OBSERVED  
E.S.H.G.W. = 669.0±

**TEST PIT: TP-5**  
ELEV.=674.0±

0'-9"	A	LOAM 10YR 3/3
9-12"	Bw	DEPTH VARIES ON LEDGE
12-30"	CR	BROKEN LEDGE

NO MOTTLING OBSERVED  
NO WEEPING OBSERVED

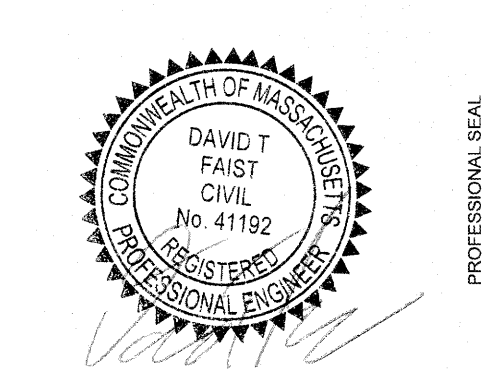
**TEST PIT: TP-6**  
ELEV.=669.5±

0'-10"	A	LOAM 10YR 3/3
10-24"	Bw	SANDY LOAM 10YR 6/6
24-78"	C1	LOAMY SAND 5YR 5/6 3% ANG / SUB-ANG. BOULDERS

MOTTLING @ 54" 10YR 5/8  
NO WEEPING OBSERVED  
E.S.H.G.W. = 665.0±

**CUT/FILL QUANTITY ESTIMATE:**  
ESTIMATE CUT VOLUME = 8,217± C.Y.  
ESTIMATE FILL VOLUME = 1,445± C.Y.  
ESTIMATED EXPORT VOLUME = 6,772± C.Y.

NO.	DATE	DESCRIPTION	BY	CHKD
1.	11/09/2022	PER PEER REVIEW COMMENTS	RL	DTF
2.	12/29/2022	PER PEER REVIEW #2 COMMENTS	RL	DTF



**PROJECT:** PROPOSED "INTERSTATE TOWING" FACILITY  
#698 MAIN STREET  
STURBRIDGE, MA 01518

**PREPARED FOR:** WRECKER, LLC.  
1660 WESTOVER ROAD  
CHICOPEE, MA 01020

**ENGINEERING SERVICES**  
ENVIRONMENTAL SERVICES  
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906

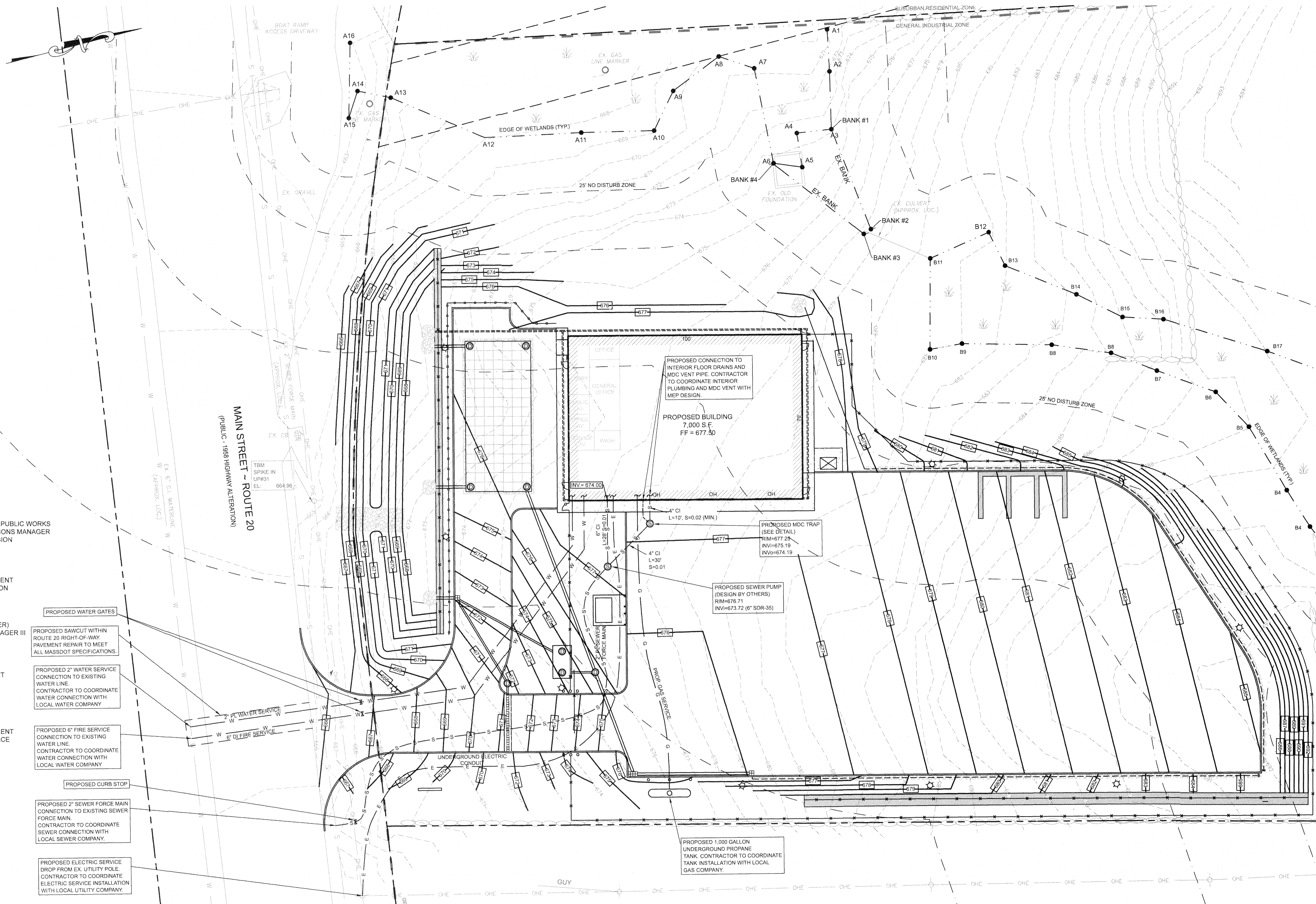


ISSUE DATE: 10/11/2022  
DRAWN BY: RL CHECKED BY: DTF  
SCALE: 1" = 20'  
PROJECT NO.: 2022-035

**GRADING & DRAINAGE PLAN**

C-2.0

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**CONTACTS:**

STURBRIDGE DEPARTMENT OF PUBLIC WORKS  
 MARK AUGELLO - DPW OPERATIONS MANAGER  
 1 NEW BOSTONE ROAD EXTENSION  
 STURBRIDGE, MA 01566  
 PHONE: (508) 347-2515  
 FAX: (508) 347-2517

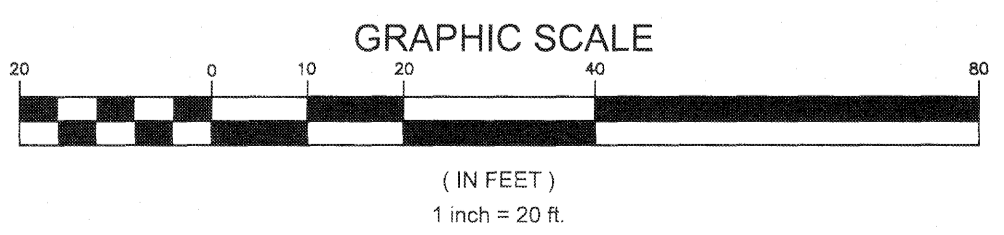
STURBRIDGE WATER DEPARTMENT  
 1 NEW BOSTONE ROAD EXTENSION  
 STURBRIDGE, MA 01566  
 PHONE: (508) 347-2513

VEOLIA NORTH AMERICA (SEWER)  
 SHANE MOODY - PROJECT MANAGER III  
 20 WATERWORKS DRIVE  
 STURBRIDGE, MA 01566  
 PHONE: (508) 347-2513

STURBRIDGE FIRE DEPARTMENT  
 JOHN A. GRASSO - FIRE CHIEF  
 346 MAIN STREET  
 STURBRIDGE, MA 01566  
 PHONE: (508) 347-2525  
 FAX: (508) 347-7904

STURBRIDGE POLICE DEPARTMENT  
 EARL DESSERT - CHIEF OF POLICE  
 346 MAIN STREET  
 STURBRIDGE, MA 01566  
 PHONE: (508) 347-2525  
 FAX: (508) 347-7904

- PROPOSED WATER GATES
- PROPOSED SAWCUT WITHIN ROUTE 20 RIGHT-OF-WAY. PAVEMENT REPAIR TO MEET ALL MASSDOT SPECIFICATIONS.
- PROPOSED 2" WATER SERVICE CONNECTION TO EXISTING WATERLINE. CONTRACTOR TO COORDINATE WATER CONNECTION WITH LOCAL WATER COMPANY.
- PROPOSED 6" FIRE SERVICE CONNECTION TO EXISTING WATERLINE. CONTRACTOR TO COORDINATE WATER CONNECTION WITH LOCAL WATER COMPANY.
- PROPOSED CURB STOP
- PROPOSED 2" SEWER FORCE MAIN CONNECTION TO EXISTING SEWER FORCE MAIN. CONTRACTOR TO COORDINATE SEWER CONNECTION WITH LOCAL SEWER COMPANY.
- PROPOSED ELECTRIC SERVICE DROP FROM EX. UTILITY POLE. CONTRACTOR TO COORDINATE ELECTRIC SERVICE INSTALLATION WITH LOCAL UTILITY COMPANY.

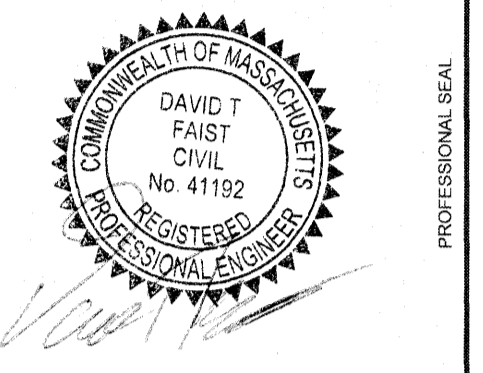


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REVISIONS	
NO.	DESCRIPTION
1.	11/30/2022 PER PEER REVIEW COMMENTS
2.	12/26/2022 PER PEER REVIEW #2 COMMENTS



**PROJECT:** PROPOSED "INTERSTATE TOWING" FACILITY  
 #698 MAIN STREET  
 STURBRIDGE, MA 01518

PREPARED FOR:  
**WRECKER, LLC.**  
 1660 WESTOVER ROAD  
 CHICOPEE, MA 01020

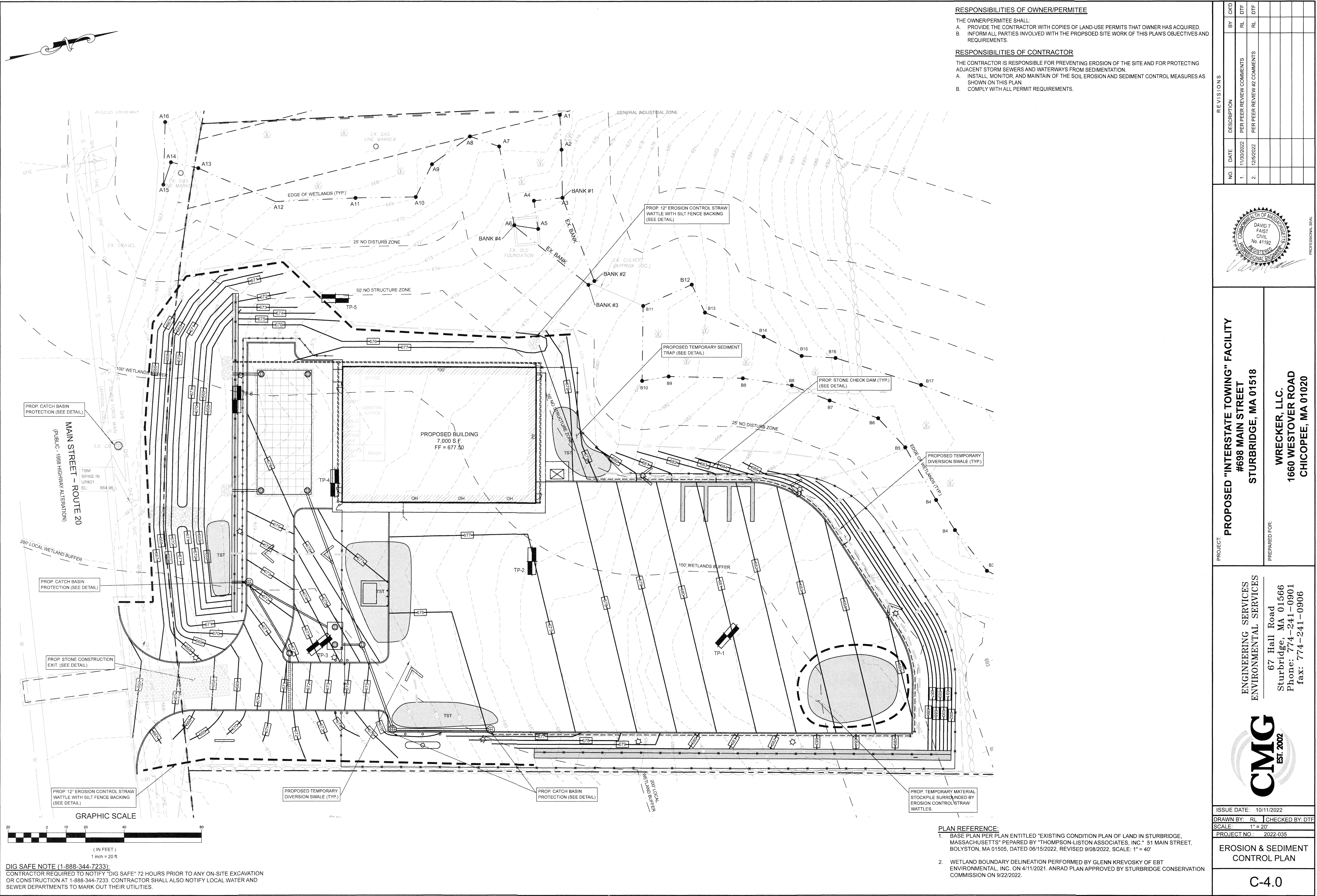
**ENGINEERING SERVICES**  
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 67 Hall Road  
 Sturbridge, MA 01566  
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UTILITY PLAN

C-3.0



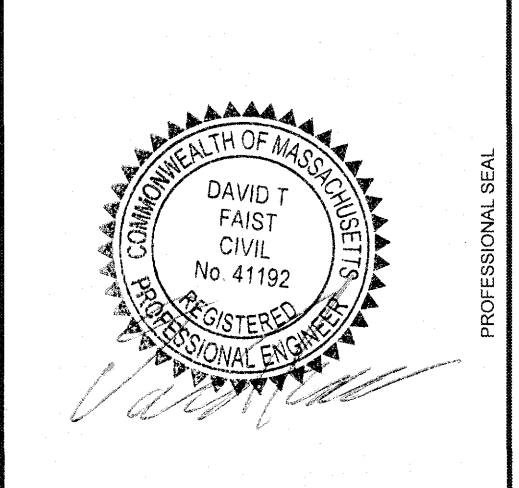
**RESPONSIBILITIES OF OWNER/PERMITEE**

- THE OWNER/PERMITEE SHALL:
- PROVIDE THE CONTRACTOR WITH COPIES OF LAND-USE PERMITS THAT OWNER HAS ACQUIRED.
  - INFORM ALL PARTIES INVOLVED WITH THE PROPOSED SITE WORK OF THIS PLAN'S OBJECTIVES AND REQUIREMENTS.

**RESPONSIBILITIES OF CONTRACTOR**

- THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING EROSION OF THE SITE AND FOR PROTECTING ADJACENT STORM SEWERS AND WATERWAYS FROM SEDIMENTATION.
- INSTALL, MONITOR AND MAINTAIN OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THIS PLAN.
  - COMPLY WITH ALL PERMIT REQUIREMENTS.

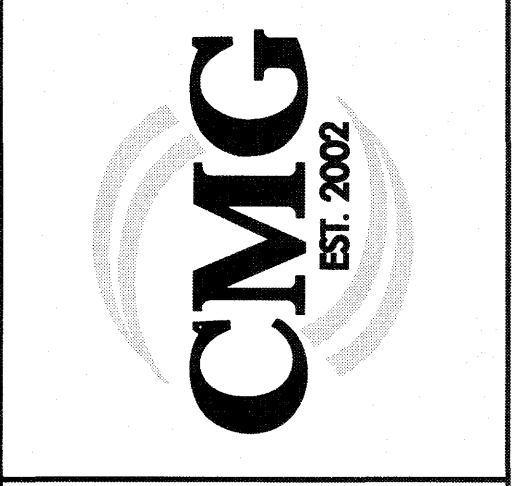
REVISIONS	
NO.	DESCRIPTION
1.	11/02/2022 PER PEER REVIEW COMMENTS
2.	12/02/2022 PER PEER REVIEW #2 COMMENTS



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**#698 MAIN STREET  
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**PREPARED FOR:** WRECKER, LLC.  
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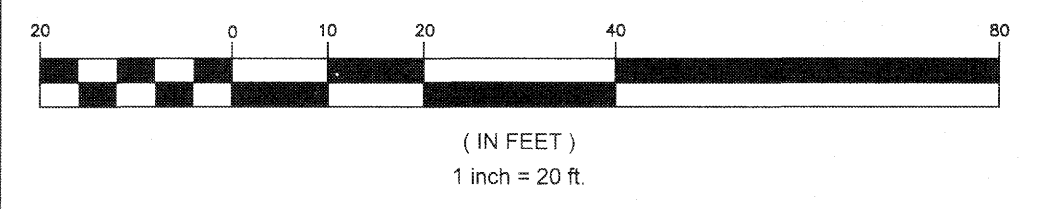
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**EROSION & SEDIMENT CONTROL PLAN**

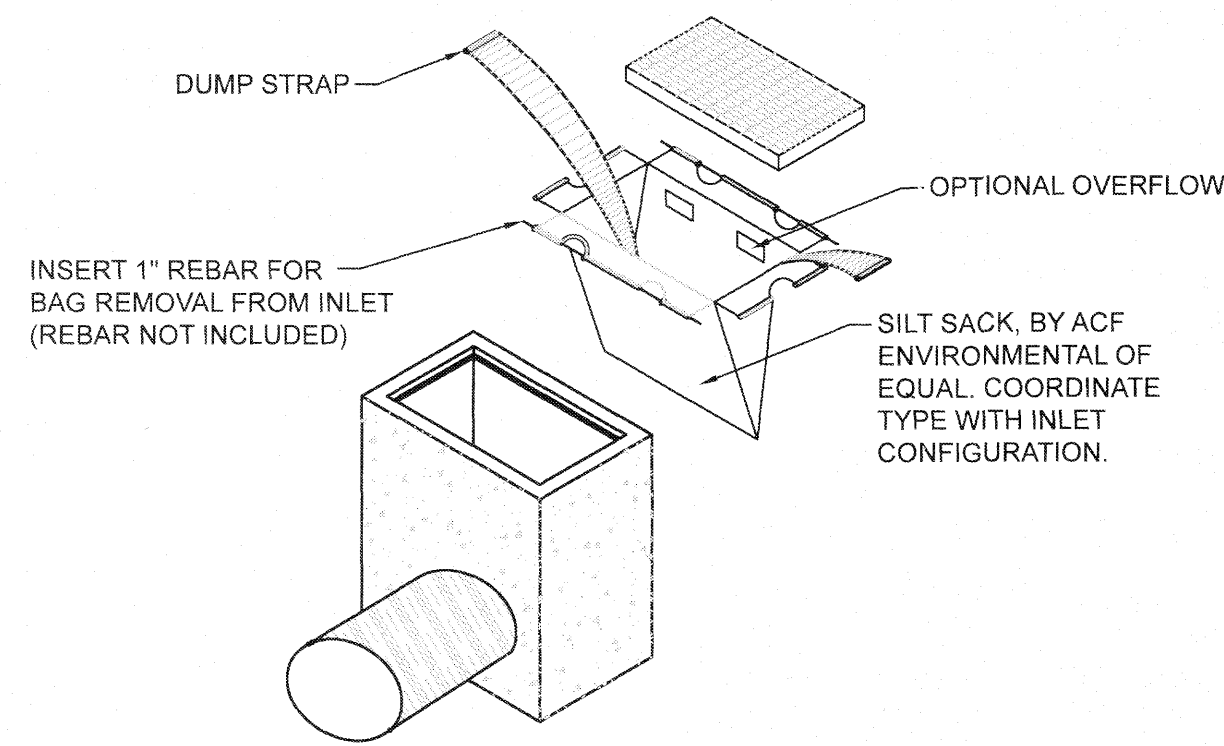
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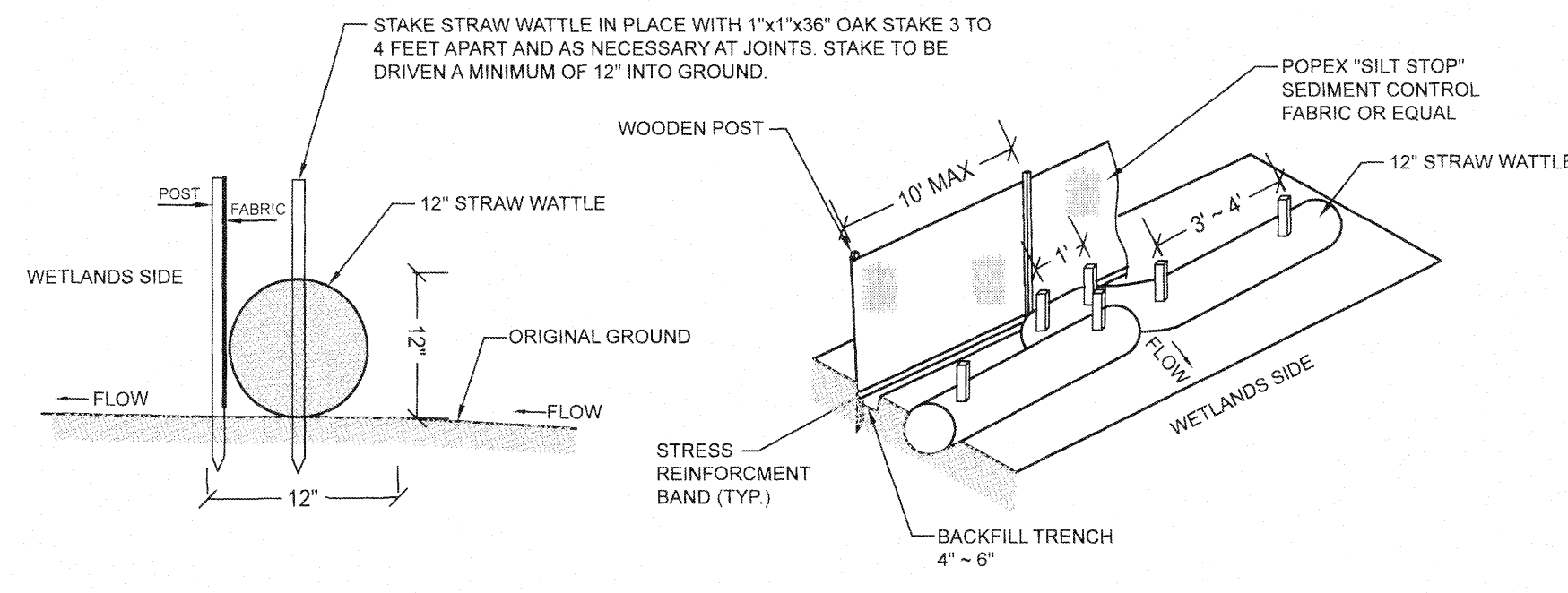
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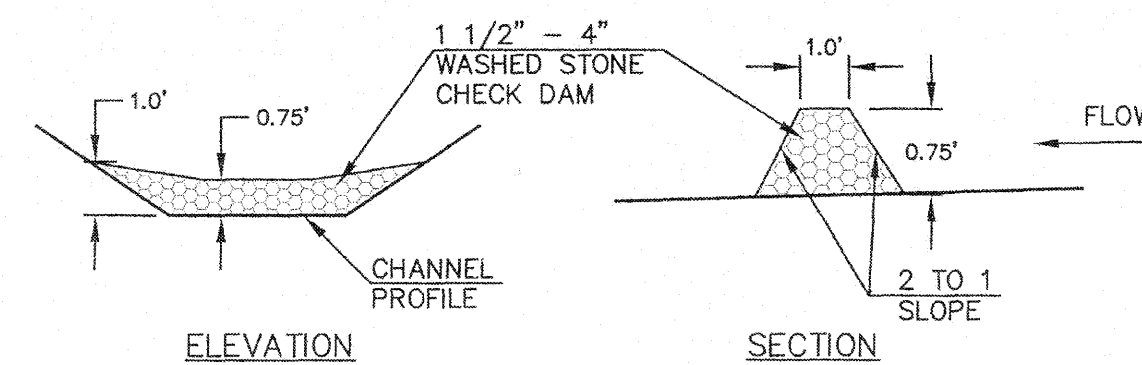
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**SILT SACK DETAIL**  
NOT TO SCALE

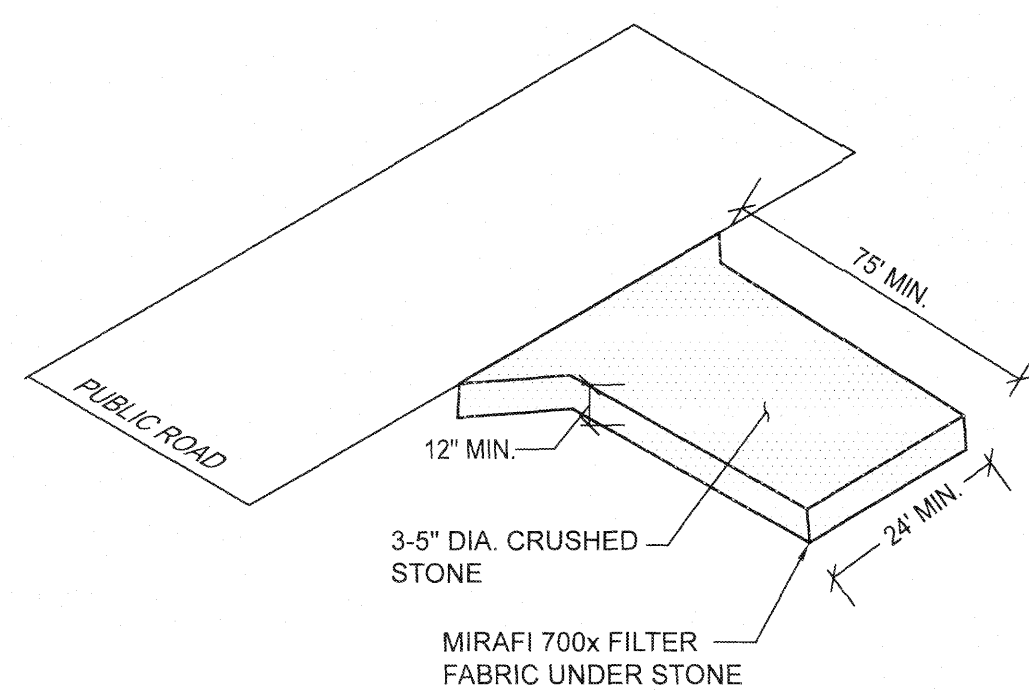


**STRAW WATTLE DETAIL**  
NOT TO SCALE

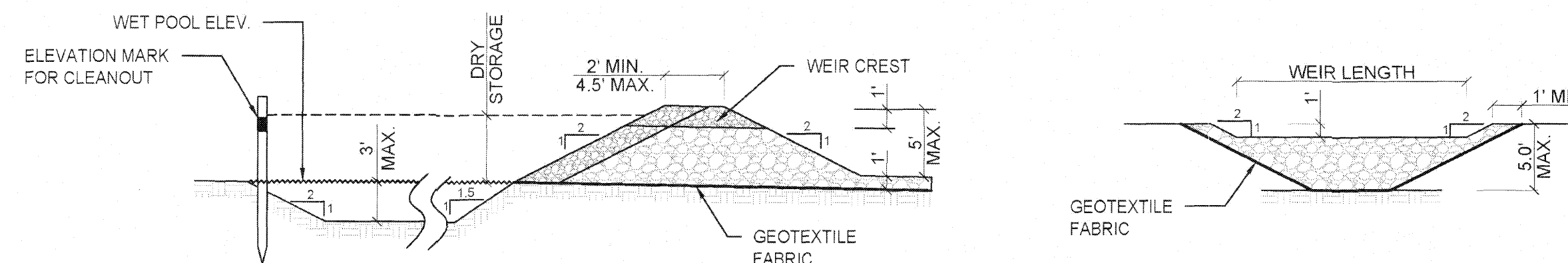
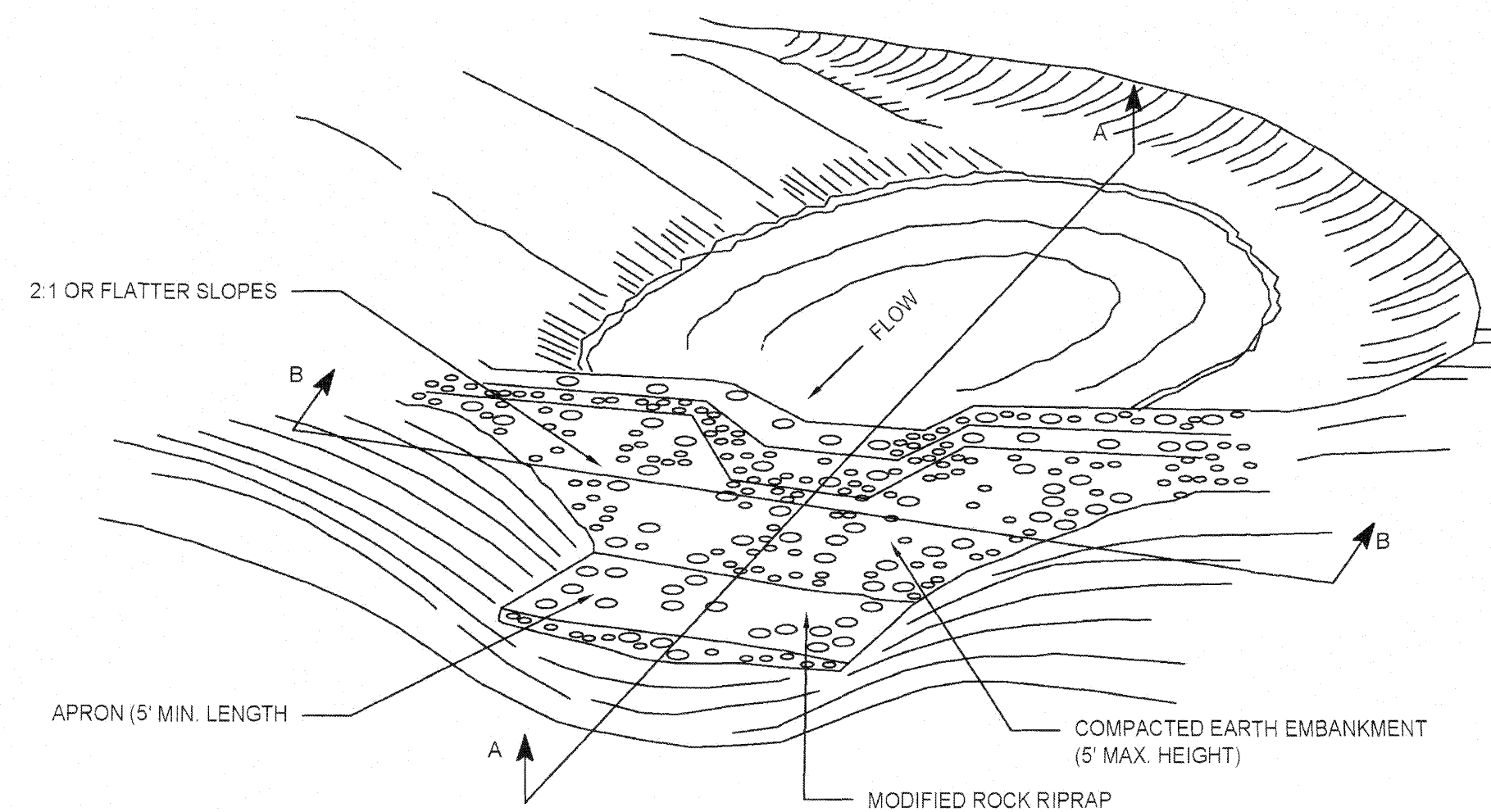


**CHECK DAM**  
N.T.S.

**CHECK DAM DETAIL**  
NOT TO SCALE



**CONSTRUCTION EXIT DETAIL**  
NOT TO SCALE



**TEMPORARY SEDIMENT TRAP DETAIL**  
NOT TO SCALE

**PROPOSED SEQUENCE OF CONSTRUCTION:**

1. CONDUCT A PRE-CONSTRUCTION MEETING WITH APPLICABLE TOWN STAFF, PEER REVIEW CONSULTANTS, AND ENGINEER OF RECORD.
2. OBTAIN ALL APPLICABLE PERMITS FROM THE TOWN AND STATE BEFORE STARTING ANY WORK ON THE SITE.
3. INSTALL EROSION CONTROLS AS SHOWN ON THE PLAN AND DETAILS.
4. ROUGH GRADE THE SITE AS SHOWN ON THE GRADING AND DRAINAGE PLAN.
5. CONSTRUCT THE PROPOSED BUILDINGS PER THE SITE PLAN.
6. INSTALL ALL SUBSURFACE UTILITIES AND STORMWATER CONVEYANCE/TREATMENT STRUCTURES.
7. FINALIZE PROPOSED SITE IMPROVEMENTS PER THE APPROVED SITE PLAN. INSTALL GROUND COVER TREATMENT PER THE LANDSCAPE PLAN TO STABILIZE ANY DISTURBED AREAS.
8. COORDINATE FINAL APPROVALS WITH ENGINEER OF RECORD & APPLICABLE TOWN DEPARTMENTS AS BUILT SURVEY AND INSPECTIONS WILL BE REQUIRED PRIOR TO FINAL APPROVAL BY THE TOWN DEPARTMENTS.
9. REMOVE ALL EROSION CONTROL MEASURES FROM THE SITE AND PROPERLY DISPOSE OF MEASURES OFF-SITE.

**DESCRIPTION AND MAINTENANCE OF EROSION CONTROL MEASURES:**

**TEMPORARY STABILIZATION MEASURES**

SILT FENCING WITH STRAW WATTLES OR APPROVED EQUAL. INSTALL SILT FENCE/STRAW WATTLES AT VARIOUS LOCATIONS AS SHOWN ON THE PLANS AND DETAILS. EMBED THE SILT FENCE AND WATTLES INTO THE GROUND AND FIRMLY ANCHOR IT AS SHOWN IN THE DETAILS. REMOVE SEDIMENT ONCE LEVELS HAVE REACHED 1/4 OF THE EFFECTIVE FENCE-HEIGHT. REPAIR AND/OR REPLACE IMMEDIATELY IF DAMAGED OR DETERIORATED.

**CONSTRUCTION ENTRANCE:**

PLACE 1 - 3" STONE ON A GEOTEXTILE FILTER FABRIC ALONG A STABLE FOUNDATION. ENTRANCE SHALL BE INSPECTED WEEKLY OR AFTER A HEAVY RAIN EVENT. MUD AND SEDIMENT TRACKED OR WASHED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY ONCE MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE GRAVEL. THE PAD SHOULD BE TOP DRESSED WITH STONE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.

**SILT SACK DROP INLET PROTECTION:**

SILT SACK OR APPLICABLE FABRIC DROP INLET PROTECTION DEVICE SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. TRAPPING DEVICES AND STRUCTURES THEY PROTECT SHOULD BE INSPECTED AFTER EVERY RAIN STORM AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM THE TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP.

**TEMPORARY STABILIZATION:**

TOP SOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED AND MULCH PROCEDURES AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS. AREAS OF THE SITE WHICH ARE TO BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

**DUST CONTROL:**

TAKE PRECAUTIONS TO PREVENT DUST FROM BECOMING A NUISANCE TO ADJACENT PROPERTY OWNERS. BROOM OFF PAVEMENTS ADJOINING THE EXCAVATION ON A DAILY BASIS. COVER AND/OR KEEP MOIST ALL EARTH STOCKPILES AT ALL TIMES. USE CALCIUM CHLORIDE TO CONTROL DUST OVER CERTAIN AREAS OF THE SITE, AS DIRECTED BY THE ENGINEER OR SHOWN ON THE PLANS. CALCIUM CHLORIDE SHALL CONFORM TO ASTM D-88, TYPE 1. THE CONTRACTOR SHALL MAINTAIN AND INSPECT, ON A DAILY BASIS, THE ADEQUACY OF DUST CONTROL MEASURES AND CORRECT ANY DEFICIENCIES IMMEDIATELY.

**STOCKPILING OR STORAGE OF EXCAVATED MATERIALS:**

COMPLETELY SURROUND TEMPORARY MATERIAL STOCKPILES WITH STRAW WATTLES TO PREVENT TRANSPORTATION OF SEDIMENT.

**TEMPORARY SEDIMENT TRAP:**

SEDIMENT TRAPS SHALL BE INSPECTED AFTER EACH SIGNIFICANT RAIN EVENT. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH. CLEAN OR REPLACE SPILLWAY GRAVEL FACING IF CLOGGED AND REPLACE ANY DISPLACED RIPRAP. CONTRACTOR SHOULD OBSERVE STORMWATER FLOW PATHS DURING RAIN EVENTS TO DETERMINE IF TRAPS ARE EFFECTIVELY CAPTURING AND TREATING SITE RUNOFF. IF THE TRAPS APPEAR TO NOT CAPTURING STORMWATER RUNOFF, THE CONTRACTOR SHALL SITE THE TEMPORARY SEDIMENT TRAPS IN A BETTER LOCATION.

**PERMANENT STABILIZATION MEASURES**

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED AND MULCH SPECIFICATIONS AND PROCEDURE SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LANDSCAPED AREAS. IF TOPSOIL, SEED, AND/OR MULCH IS WASHED AWAY BY RAINFALL, THE CONTRACTOR SHALL RESTORE THE AREA.

**GENERAL CONTROLS:**

**WASTE DISPOSAL:**

THE CONTRACTOR SHALL PROVIDE AN ADEQUATE NUMBER OF COVERED WASTE CONTAINERS TO ENSURE THAT NO LITTER, DEBRIS, BUILDING MATERIALS, OR SIMILAR MATERIALS ARE DISCHARGED TO WETLANDS OR WATERCOURSES. THE CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO USE THE CONTAINERS FOR WASTE MATERIAL. THE CONTRACTOR SHALL BE PROMPTLY EMPTIED WHEN FULL.

**PAVEMENT MAINTENANCE:**

THE CONTRACTOR SHALL SWEEP PAVED ROADWAYS ADJACENT TO THE SITE ON A ROUTINE BASIS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADWAYS AND WASHING OF MUD INTO WATERWAYS. IF THE CONTRACTOR'S SCHEDULE FOR CLEANING THE PAVEMENT IS FOUND TO BE INADEQUATE BY THE OWNER, OWNER'S REPRESENTATIVE, OR CITY, THE CONTRACTOR SHALL INCREASE THE FREQUENCY AT NO ADDITIONAL COST TO THE OWNER.

**PROHIBITED DISCHARGES:**

CONTRACTOR SHALL PREVENT DAILY CONSTRUCTION MATERIALS AND WASTE FROM ENTERING ANY WETLANDS OR WATERCOURSES, INCLUDING BUT NOT LIMITED TO: CONTAMINATED GROUNDWATER, CONCRETE WASHOUT, FUELS, SOAPS OR SOLVENTS, PAINT, TOXIC SUBSTANCES, ETC.

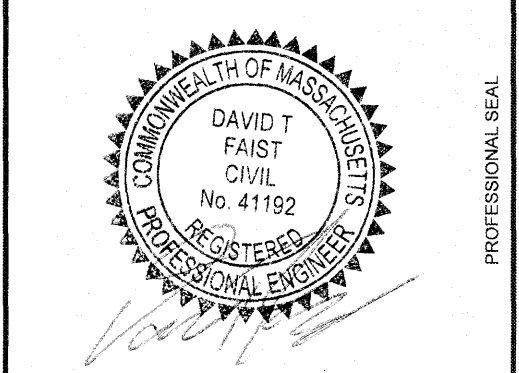
**EXCAVATION DEWATERING:**

CONTRACTOR SHALL NOT DISCHARGE DEWATERING MEASURES DIRECTLY INTO WETLANDS AND WATERCOURSES. CONTRACTOR TO UTILIZE ON-SITE INFILTRATION BASINS WITH VELOCITY DIFFUSION DEVICES TO PROPERLY SETTLE DEWATERING FLUIDS. TREATMENT CHEMICALS ARE PROHIBITED FROM ENTERING THE SETTLING BASIN AND MUST BE HANDLED ACCORDING TO APPLICABLE RIDEM REGULATIONS.

**GENERAL CONDITIONS:**

1. IF EROSION CONTROL MEASURES ARE DAMAGED BY CONSTRUCTION VEHICLES, ACTS OF VANDALISM, OR SEVERE WEATHER CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY REMOVE SEDIMENT IN THE VICINITY OF THE EROSION CONTROL MEASURES AND REPAIR THESE MEASURES TO A FUNCTIONAL CONDITION.
2. IF, DURING OR AFTER CONSTRUCTION, IT BECOMES APPARENT THAT EXISTING EROSION CONTROL MEASURES ARE INCAPABLE OF CONTROLLING EROSION, THE ENGINEER OR THE TOWN MAY REQUIRE ADDITIONAL CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, ADDITIONAL WATTLES, SILT FENCE, SEDIMENT BASINS, MECHANICALLY ANCHORED MULCH, OR ENHANCED DEWATERING FILTRATION.
3. NO CONSTRUCTION SHALL PROCEED UNTIL A WRITTEN PROPOSAL OF METHODS TO PREVENT CONSTRUCTION DEBRIS, PAINT, SPENT BLAST MATERIALS, OR OTHER MATERIALS FROM ENTERING A STORM SEWER, THE WETLAND, OR WATERCOURSE HAS BEEN SUBMITTED BY THE CONTRACTOR TO THE OWNER AND APPROVED BY THE OWNER, AND SUCH METHODS HAVE BEEN IMPLEMENTED AS THE OWNER DIRECTS. THESE MATERIALS SHALL BE COLLECTED AND DISPOSED OF IN AN ENVIRONMENTALLY SAFE MANNER IN ACCORDANCE WITH ALL APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS. THE OWNER MAY ORDER THE CONTRACTOR TO CEASE SUCH ACTIVITY TEMPORARILY IF, IN THE JUDGEMENT OF THE OWNER, WIND OR STORM CONDITIONS THREATEN TO CAUSE THE DEPOSIT OF SUCH MATERIALS INTO A WATERWAY.
4. ALL TEMPORARILY FILL SHALL BE STABILIZED DURING USE TO PREVENT EROSION AND SHALL BE SUITABLY CONTAINED TO PREVENT SEDIMENT OR OTHER PARTICULATE MATTER FROM ENTERING A WETLAND OR WATERCOURSE. ALL AREAS AFFECTED BY TEMPORARY FILLS MUST BE RESTORED TO THEIR ORIGINAL CONTOURS OR AS DIRECTED BY THE OWNER, AND REVEGETATED. THE AREAL EXTENT OF TEMPORARY FILL OR EXCAVATION SHALL BE CONFINED TO THAT AREA NECESSARY TO PERFORM THE WORK, AS APPROVED BY THE OWNER.
5. DUMPING OF OIL, CHEMICALS OR OTHER DELETERIOUS MATERIALS ON THE GROUND IS FORBIDDEN. THE CONTRACTOR SHALL PROVIDE A MEANS OF CATCHING, RETAINING, AND PROPERLY DISPOSING OF DRAINED OIL, REMOVED OIL FILTERS, OR OTHER DELETERIOUS MATERIAL. ALL SPILLS OF SUCH MATERIALS SHALL BE REPORTED IMMEDIATELY BY THE CONTRACTOR TO APPROPRIATE CITY AND STATE AGENCIES.
6. EPA-NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES REQUIRED.
7. INSPECTIONS: EROSION CONTROL SHALL BE INSPECTED WEEKLY OR AFTER A LEGITIMATE STORM EVENT. INSPECTION SHALL BE RECORDED IN A LOG ALONG WITH TIME AND DATE. LOG SHALL BE AVAILABLE FOR INSPECTION BY THE TOWN OFFICIALS UPON REQUEST.

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	CKD
1.	11/30/2022	PER PEER REVIEW COMMENTS	RL	DTF
2.	12/5/2022	PER PEER REVIEW #2 COMMENTS	RL	DTF



PROJECT: **PROPOSED "INTERSTATE TOWING" FACILITY**  
#698 MAIN STREET  
STURBRIDGE, MA 01518

PREPARED FOR: **WRECKER, LLC.**  
1660 WESTOVER ROAD  
CHICOPEE, MA 01020

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

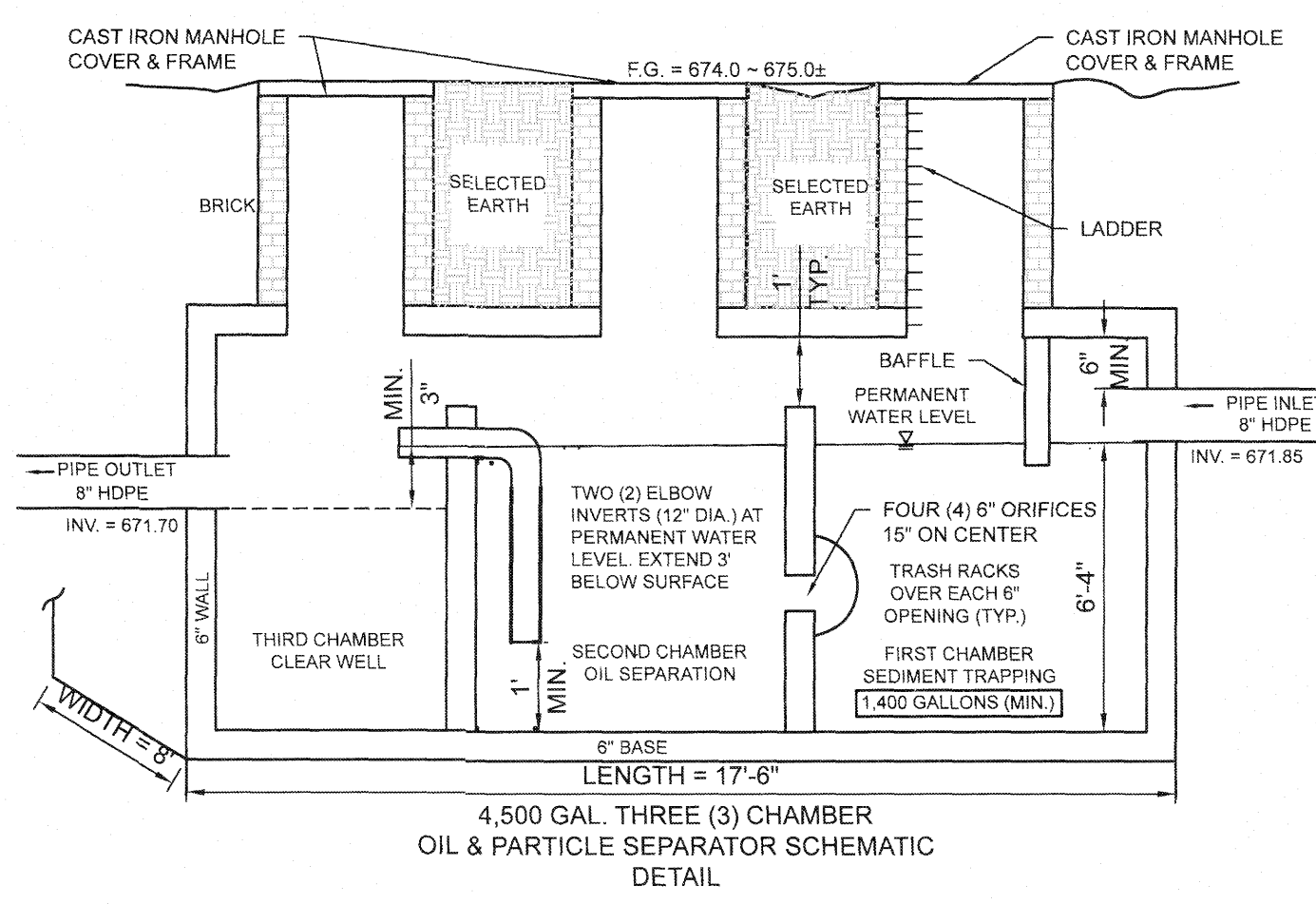
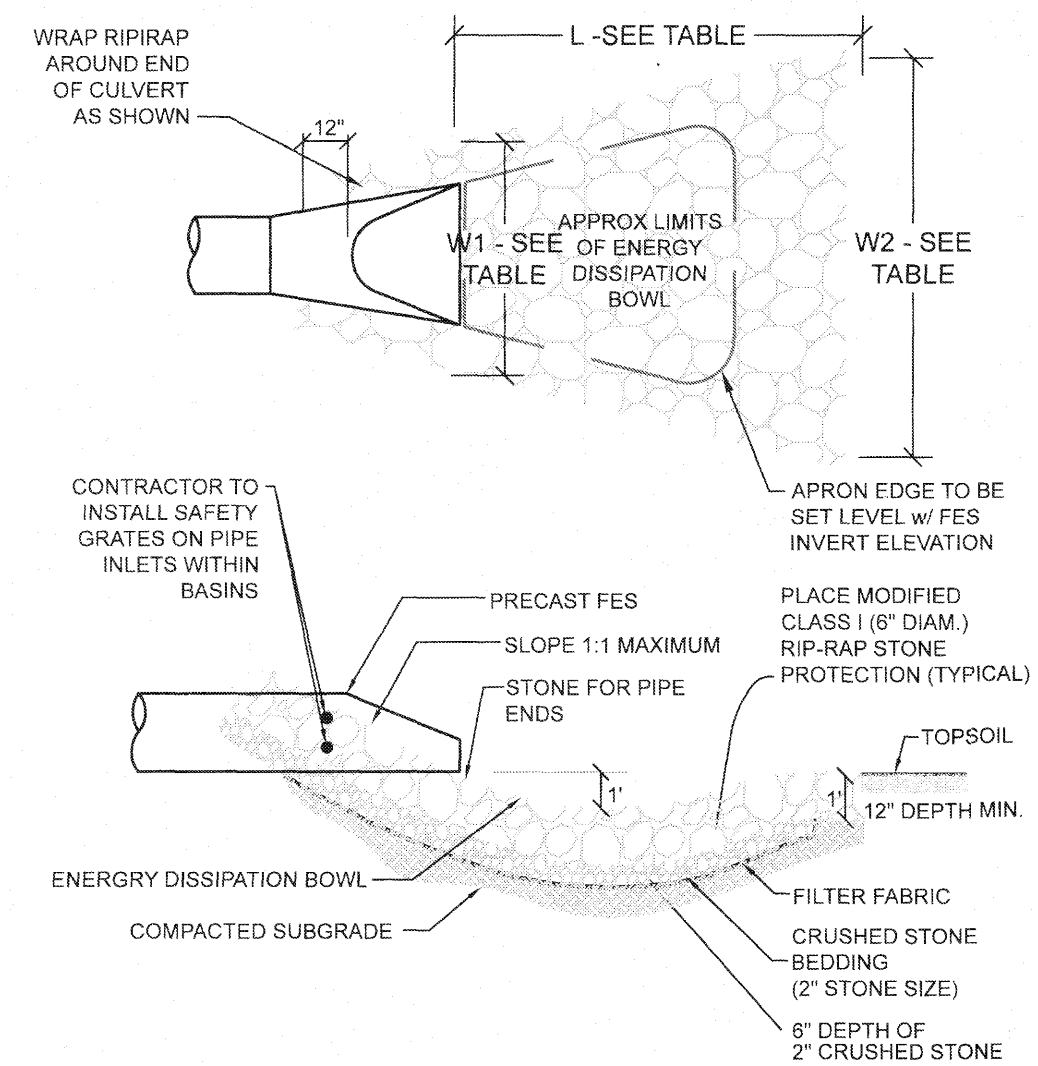
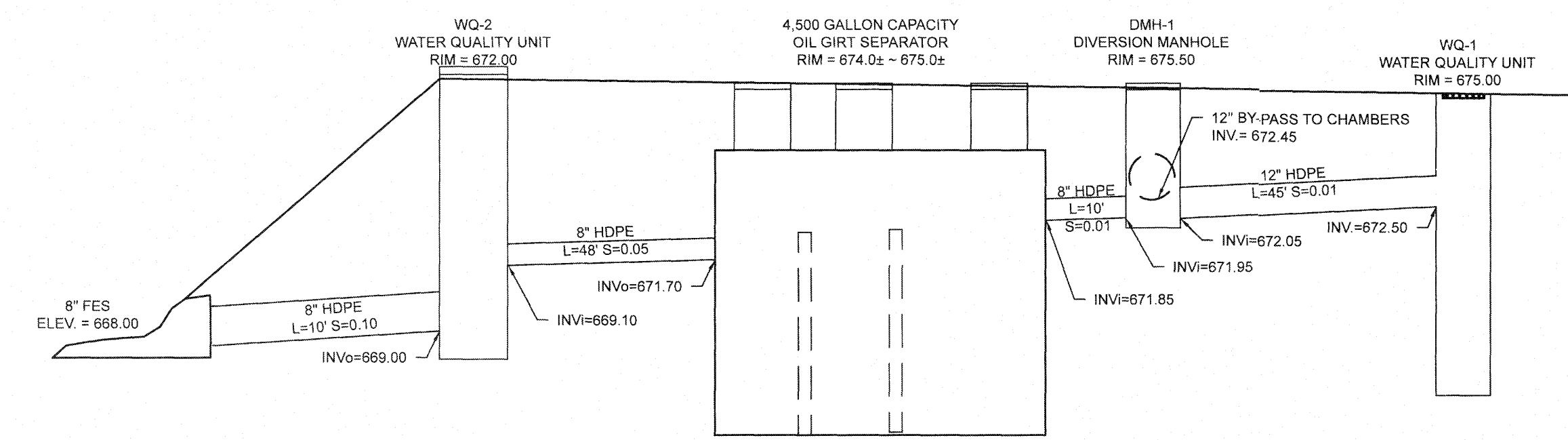
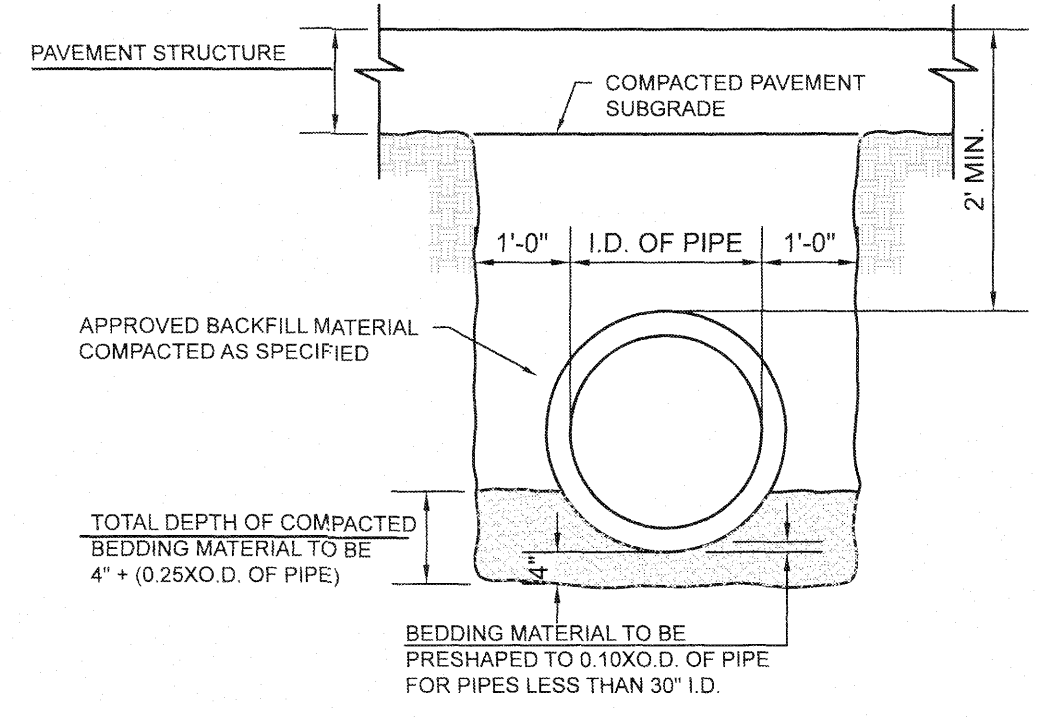
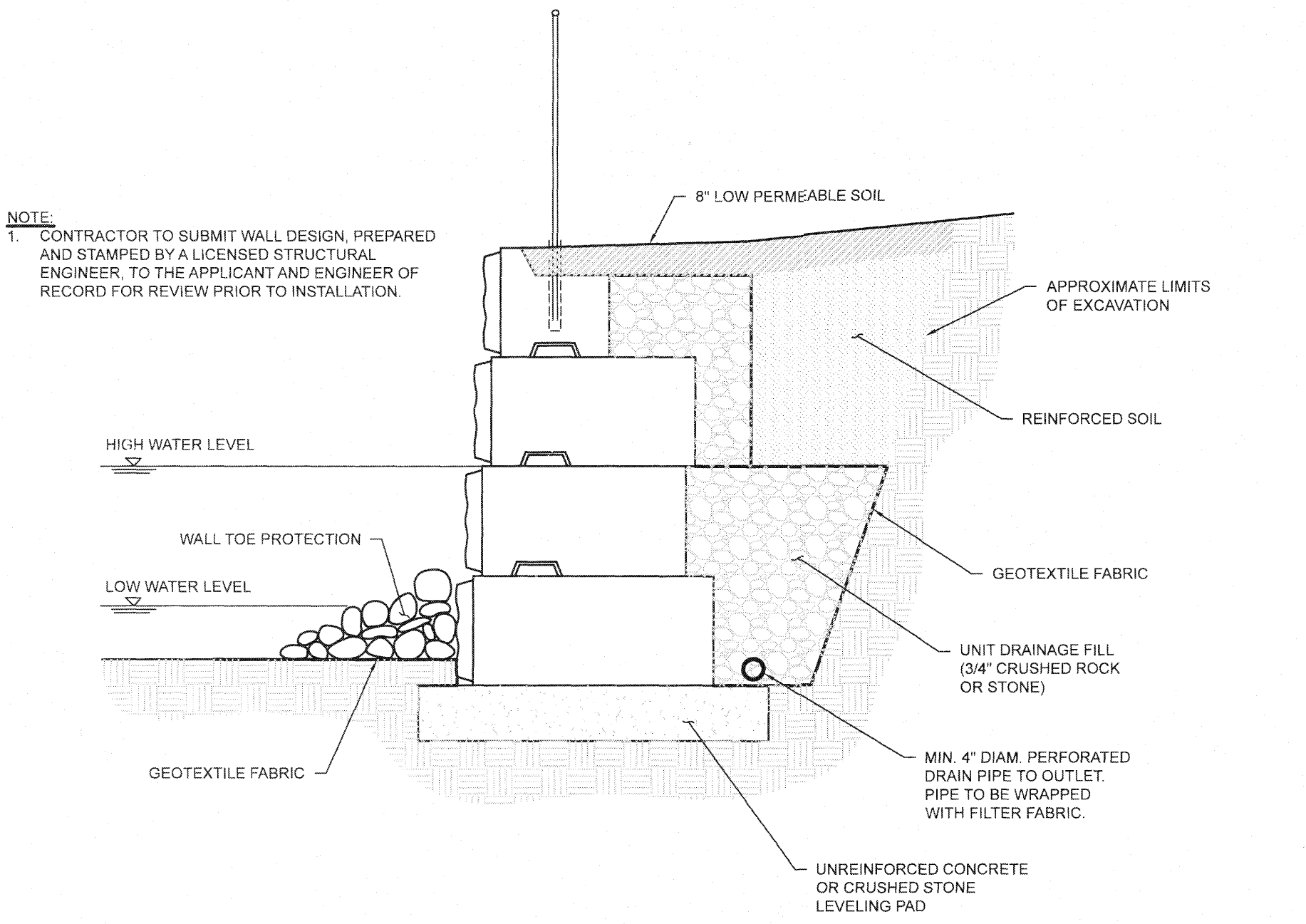
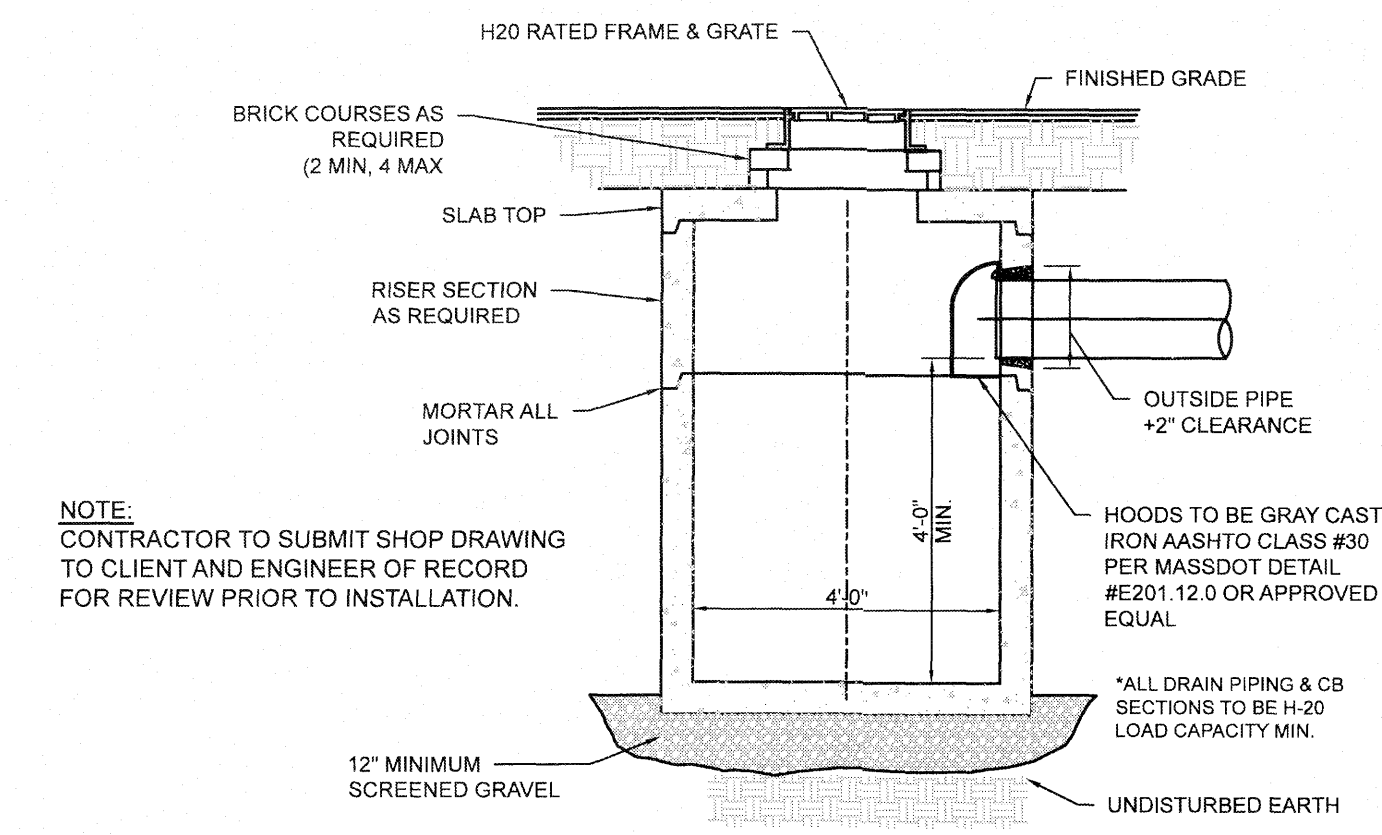
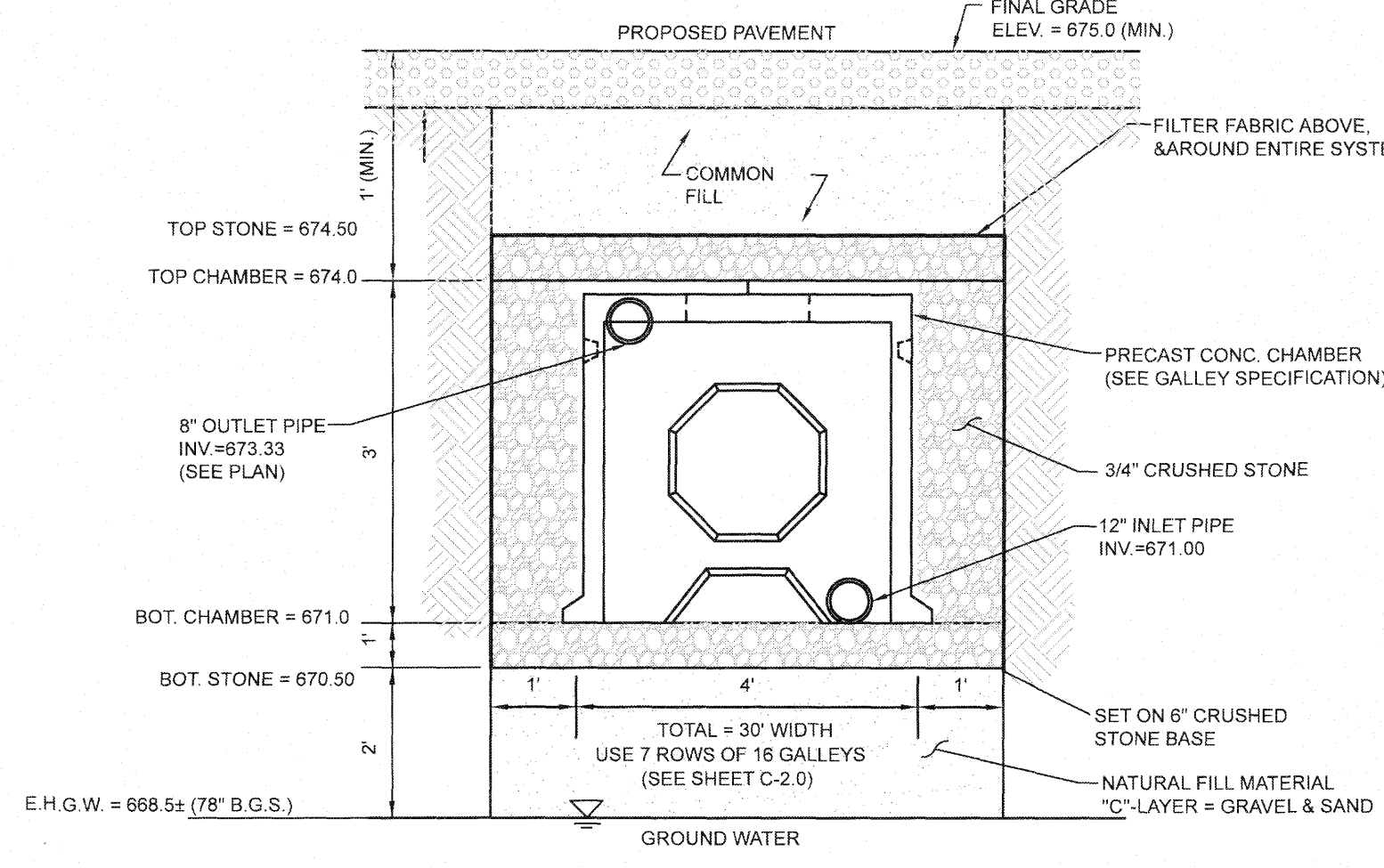
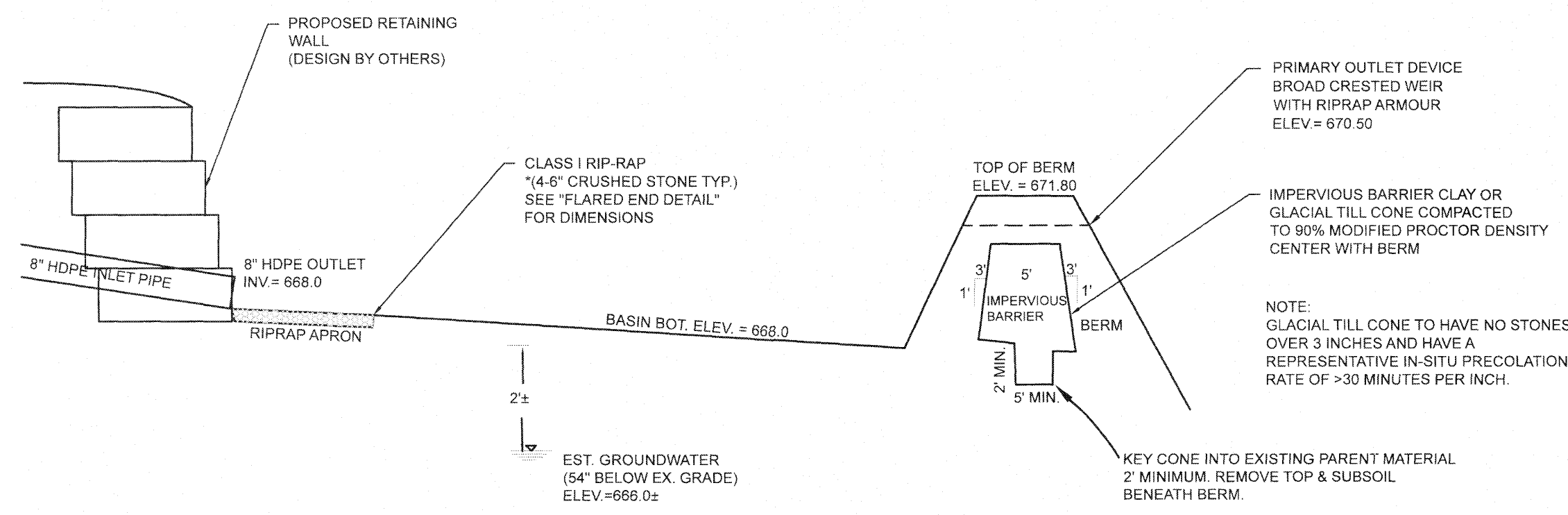
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



ISSUE DATE: 10/11/2022  
DRAWN BY: RL | CHECKED BY: DTF  
SCALE: 1" = 20'  
PROJECT NO.: 2022-035

EROSION & SEDIMENT CONTROL DETAIL





**NOTE:**  
THE OIL SEPARATOR SHALL BE DESIGNED BY THE STRUCTURAL ENGINEER.

- 3,000 GAL PRECAST CONC. TANK 5000 PSI IN 28 DAYS
- DESIGN TANK TO HANDLE SOIL SURCHARGE AND H-20 LOADING.
- SHOP DRAWINGS MUST BE SUBMITTED
- FOR LOCATION SITE PLAN, DWG. C-2
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OIL PARTICLE SEPARATOR INCLUDING DETAIL OF TRASH RACK & INTERIOR TANK DETAIL.

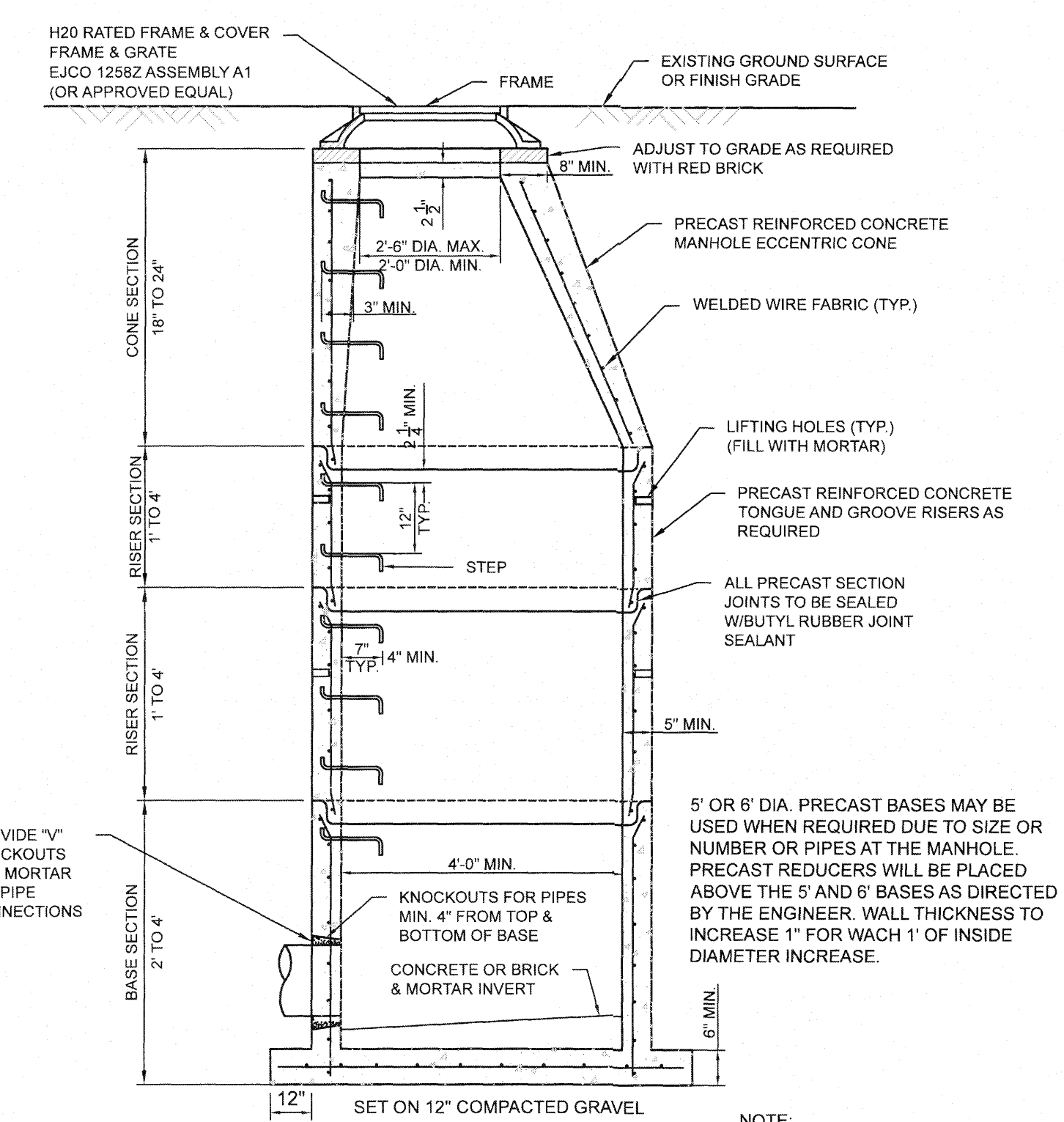
OIL GRIT SEPARATOR #1 SIZING:  
DESIGN CAPACITY = 400 CF / ACRE IMPERVIOUS

7.485 GAL / CF X 400 CF = 2,992 GAL / ACRE

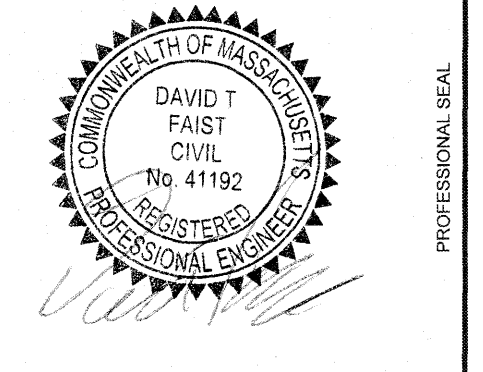
PROPOSED PAVEMENT AREA = 36,408 S.F. = 0.83 ACRE

2,992 GAL / ACRE X 0.83 ACRE =

2,500 GAL = VOLUME OF 1ST CHAMBER



NO.	DATE	DESCRIPTION	BY	CHKD
1.	11/02/2022	PER PEER REVIEW COMMENTS	RL	DJF
2.	12/29/2022	PER PEER REVIEW #2 COMMENTS	RL	DJF

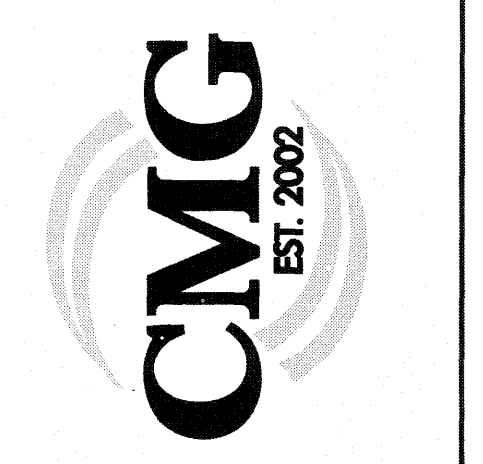


**PROPOSED "INTERSTATE TOWING" FACILITY**  
#698 MAIN STREET  
STURBRIDGE, MA 01518

PREPARED FOR:  
**WRECKER, LLC.**  
1660 WESTOVER ROAD  
CHICOPEE, MA 01020

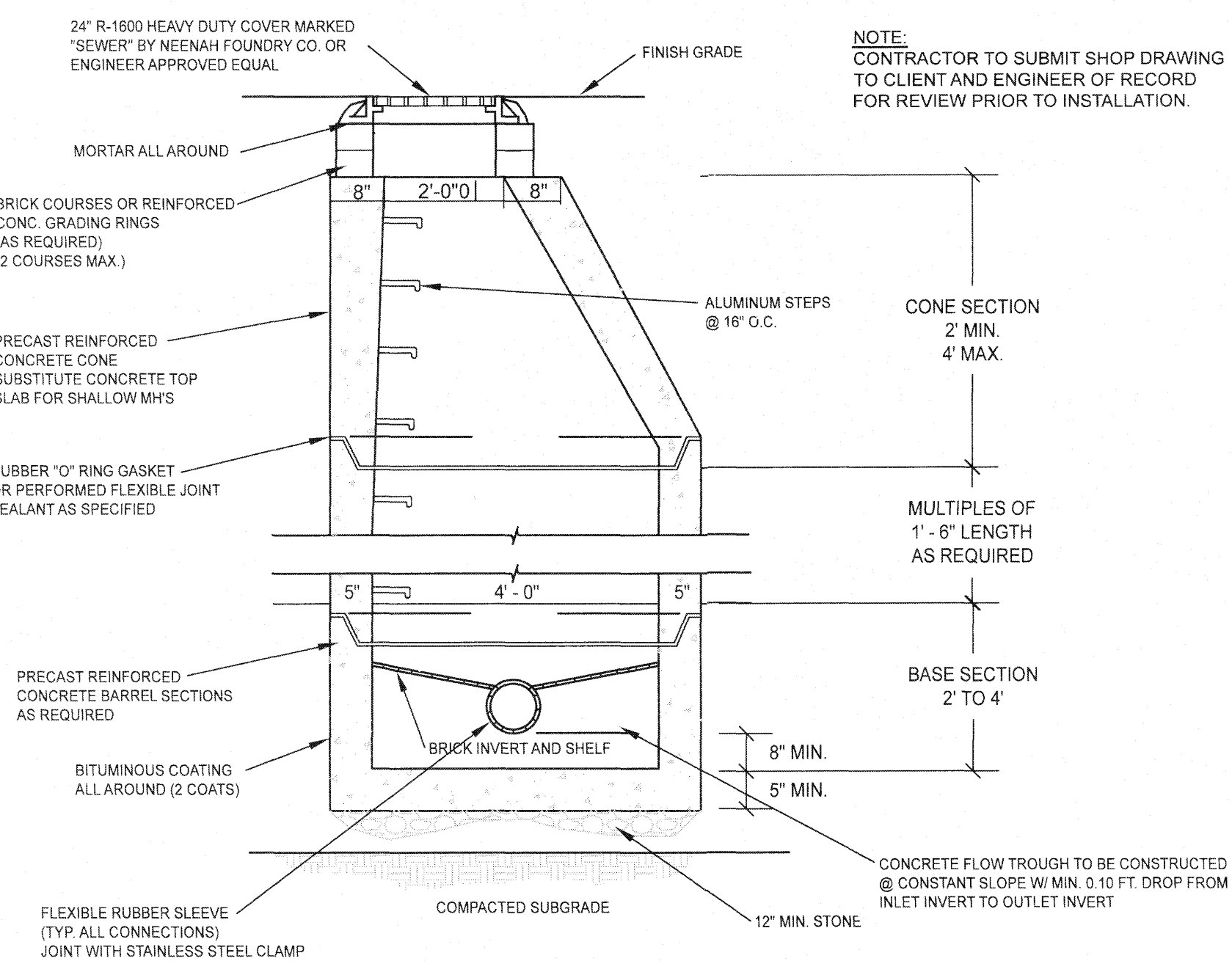
ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906

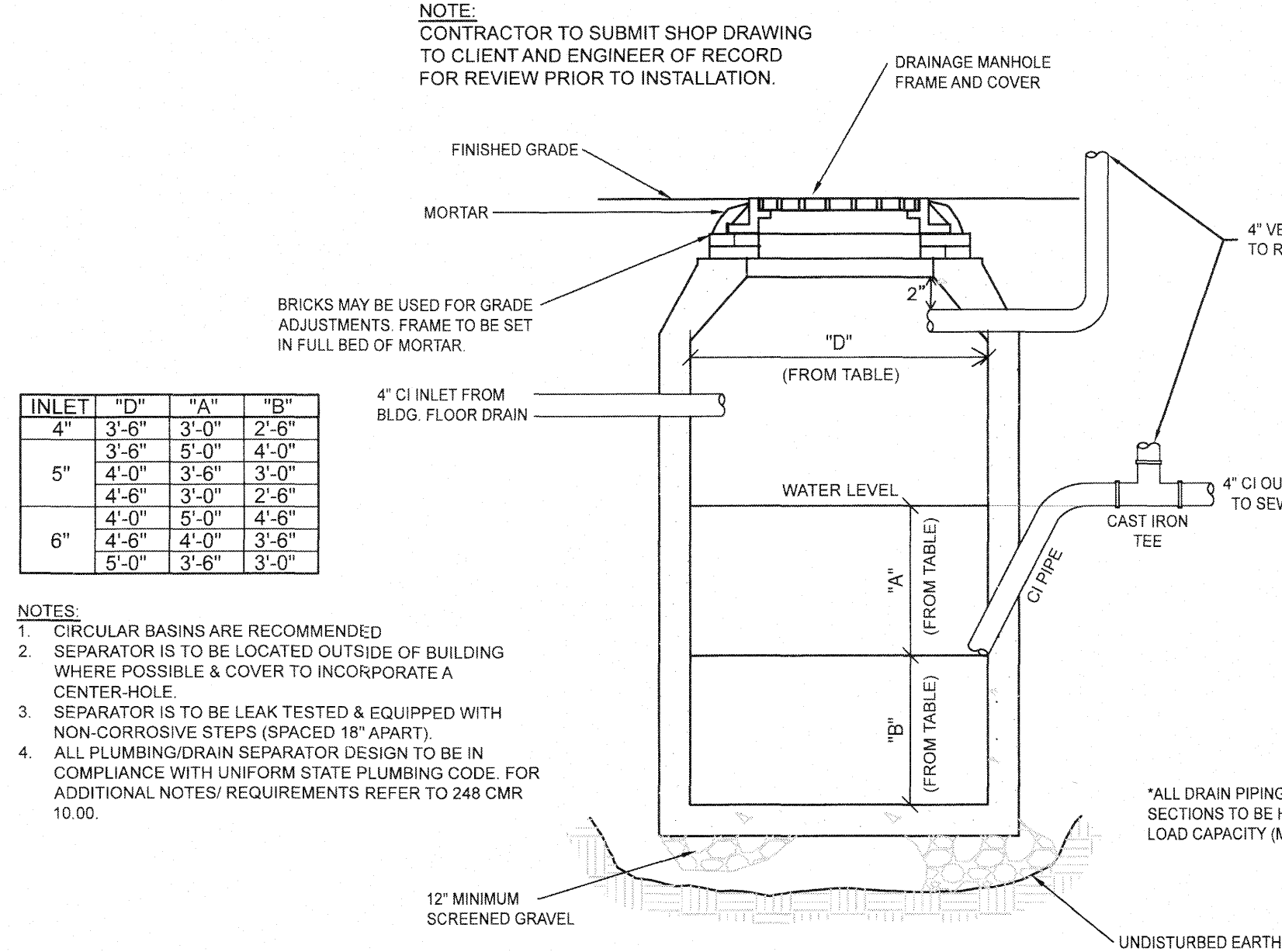


ISSUE DATE: 10/11/2022  
DRAWN BY: RL CHECKED BY: DJF  
SCALE: 1" = 20'  
PROJECT NO.: 2022-035

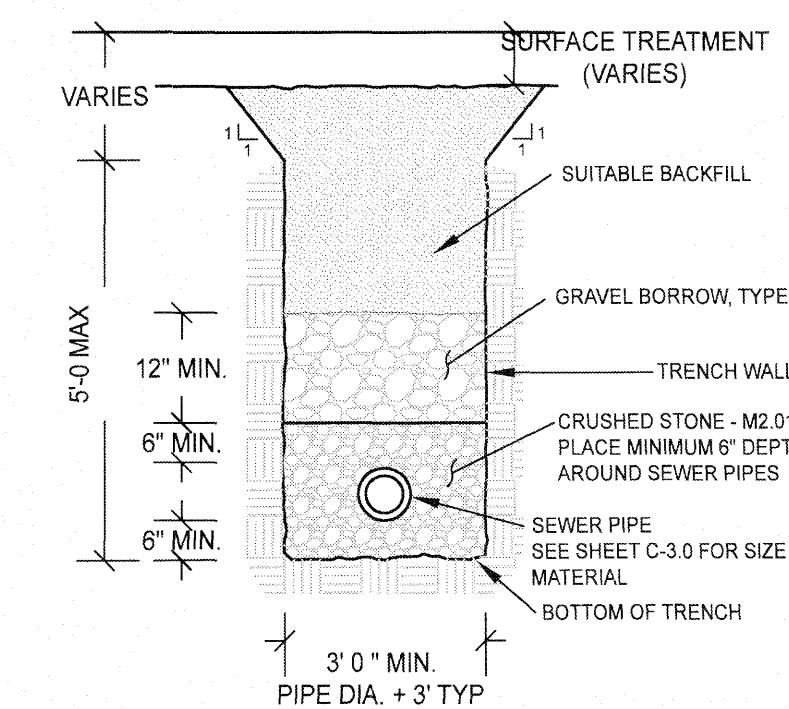
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C-5.0



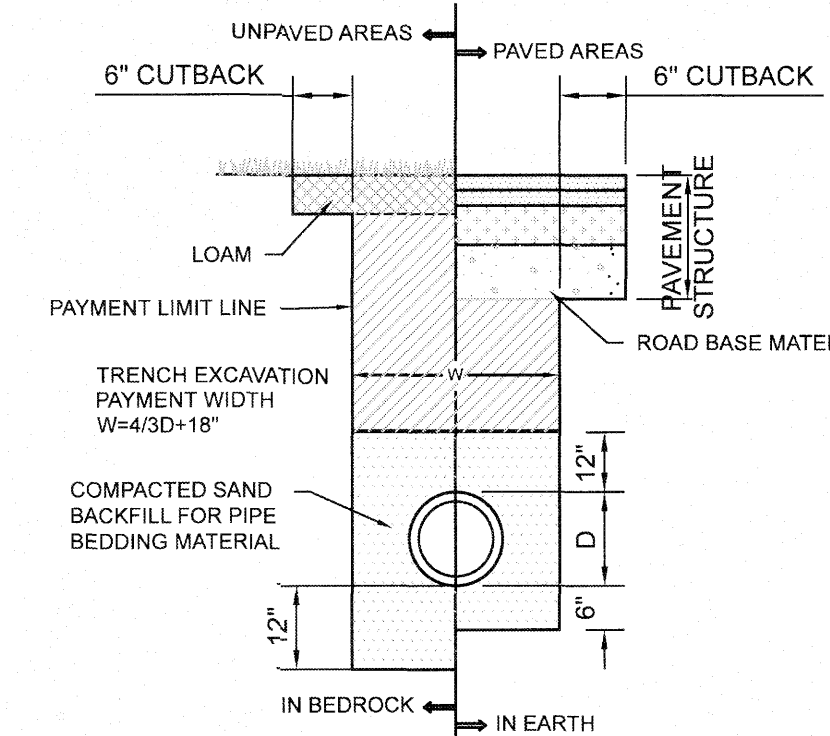
**PRECAST SEWER MANHOLE**  
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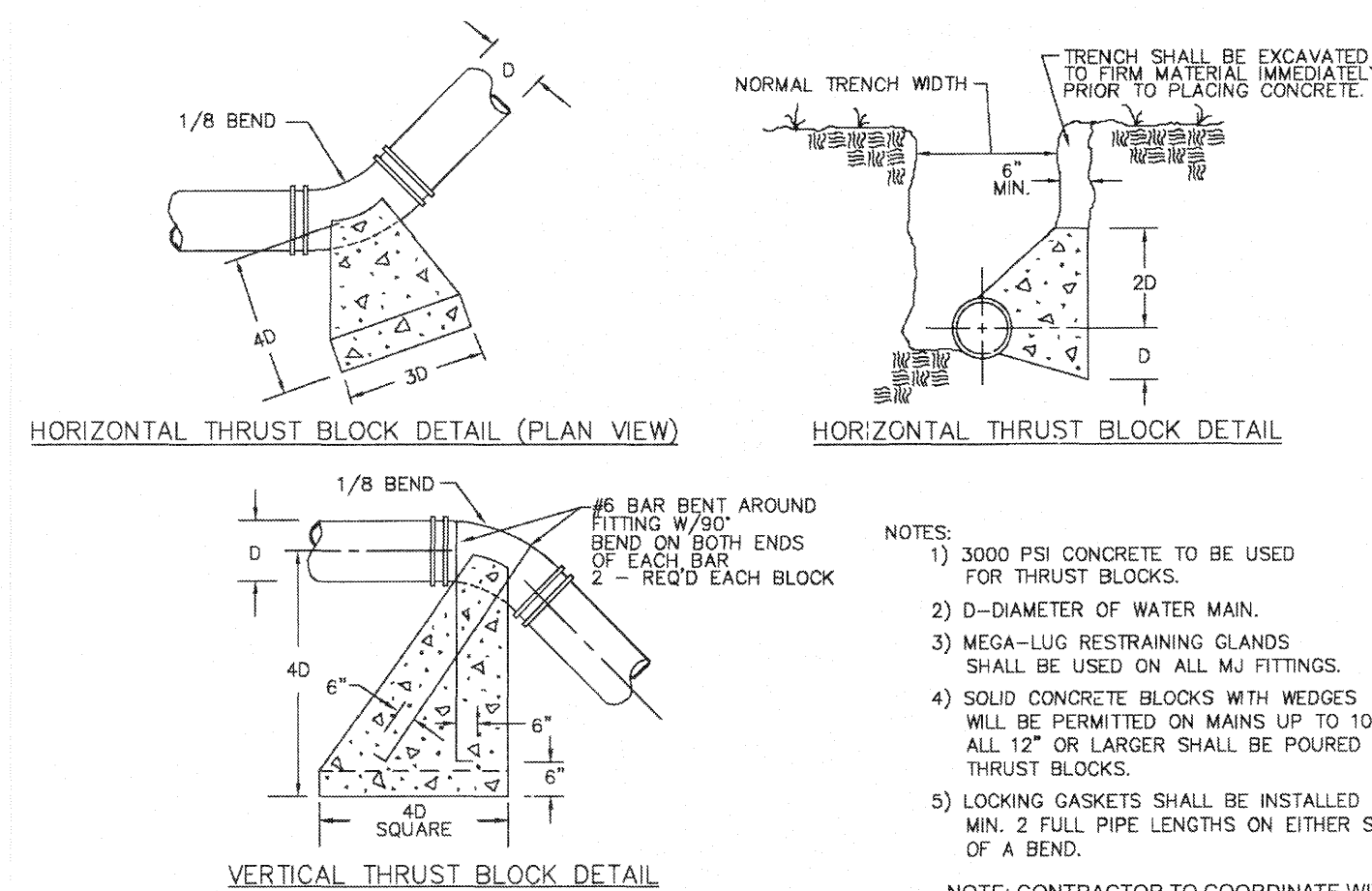
**MDC TRAP DETAIL**  
NOT TO SCALE



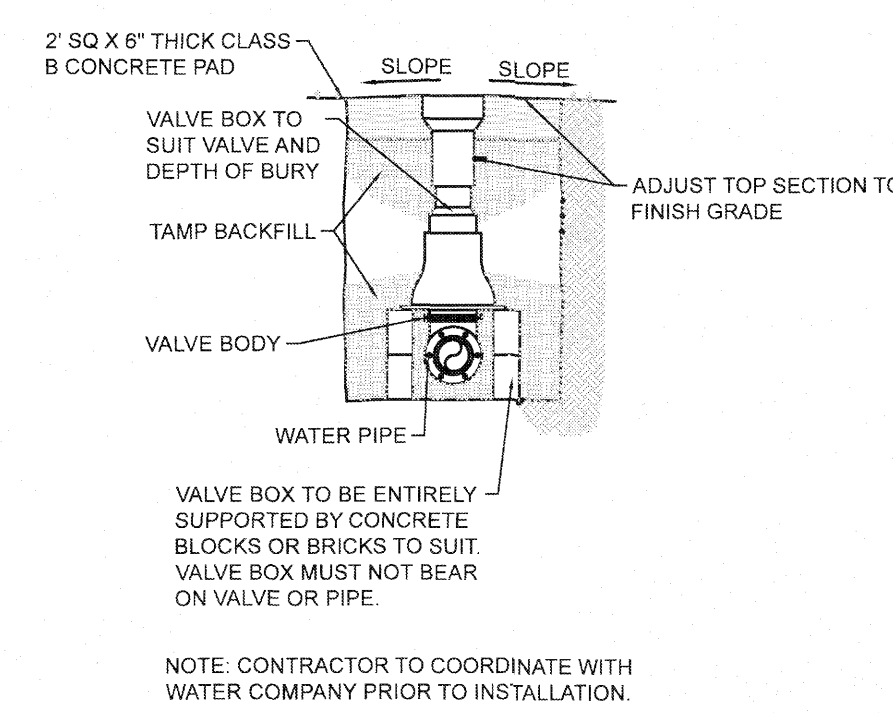
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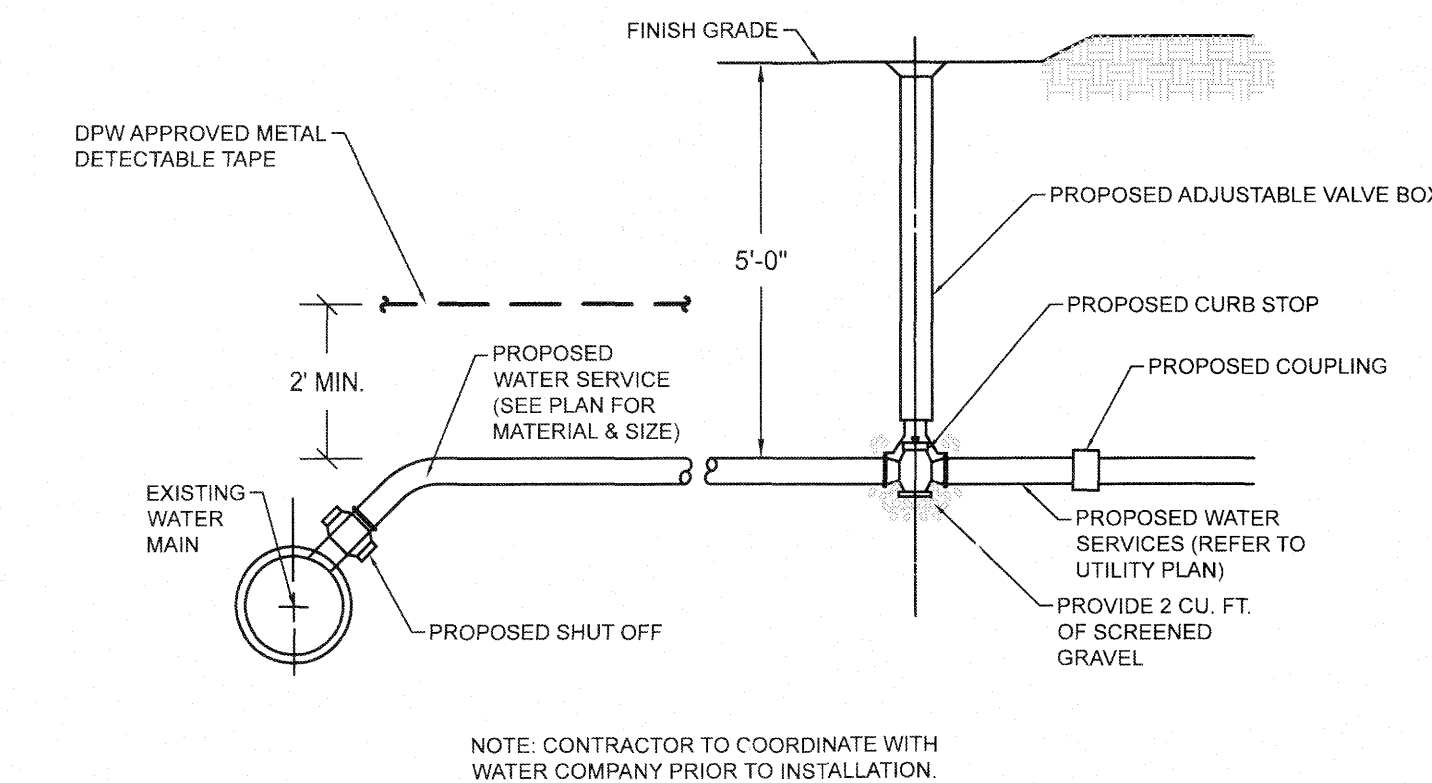
**UTILITY TRENCH DETAIL**  
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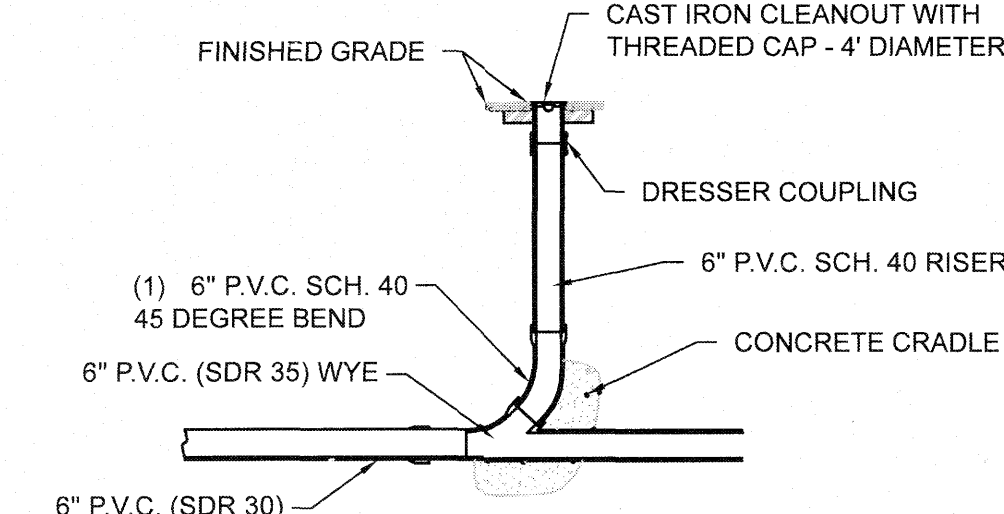
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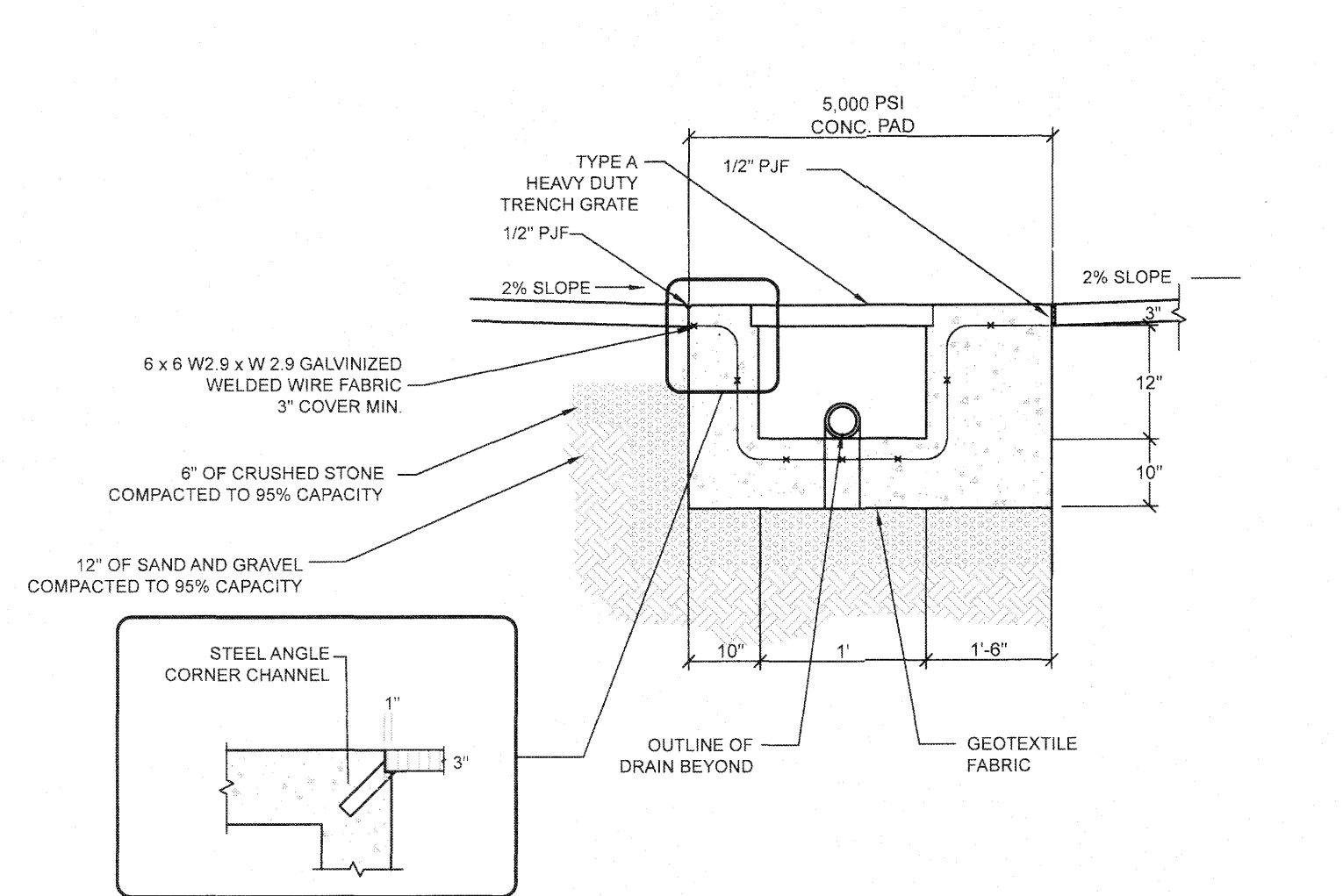
**WATER GATE VALVE DETAIL**  
NOT TO SCALE



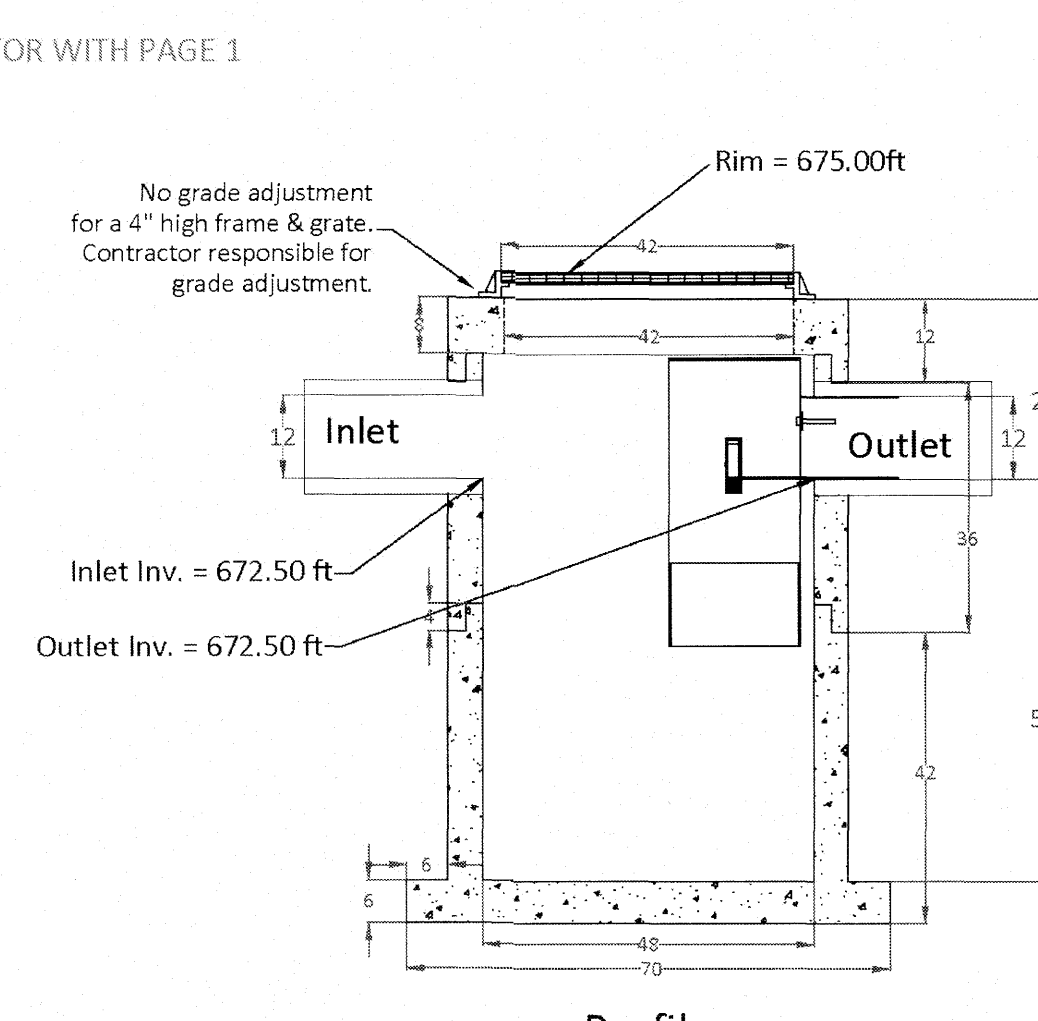
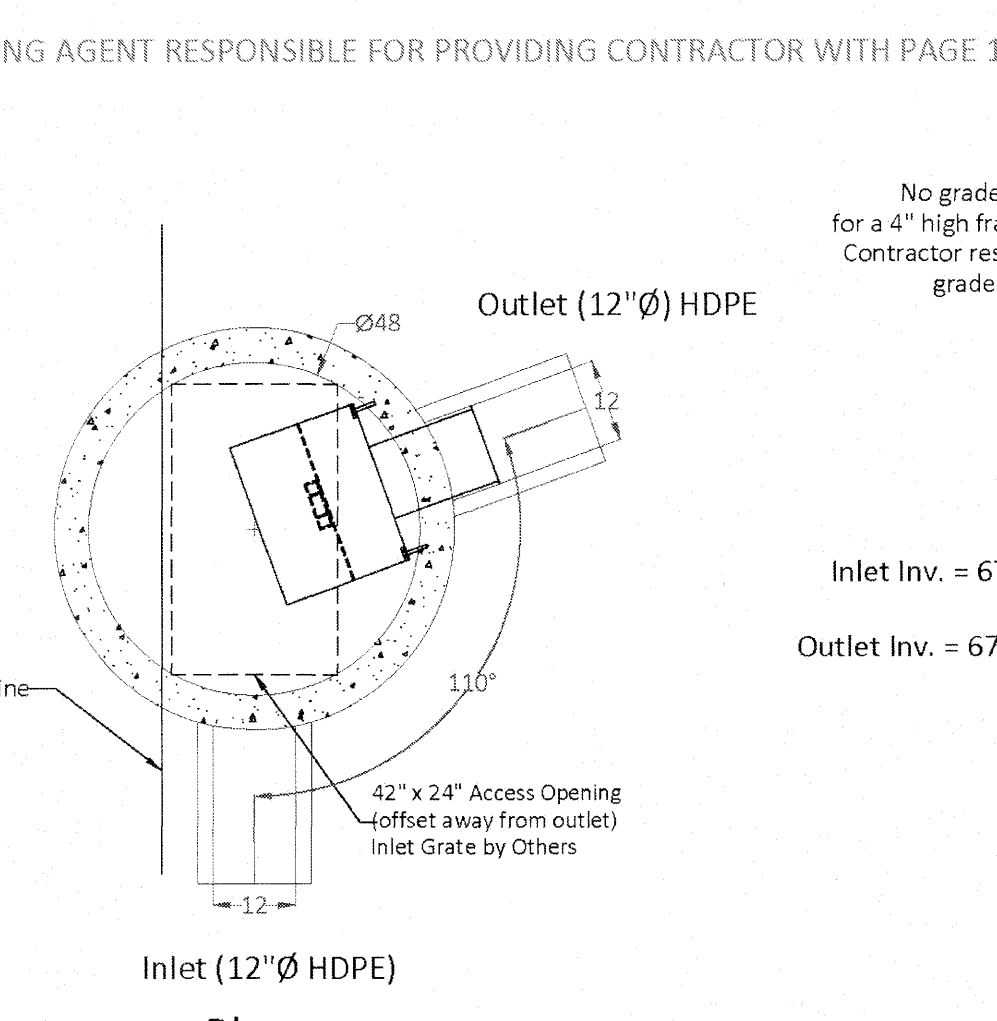
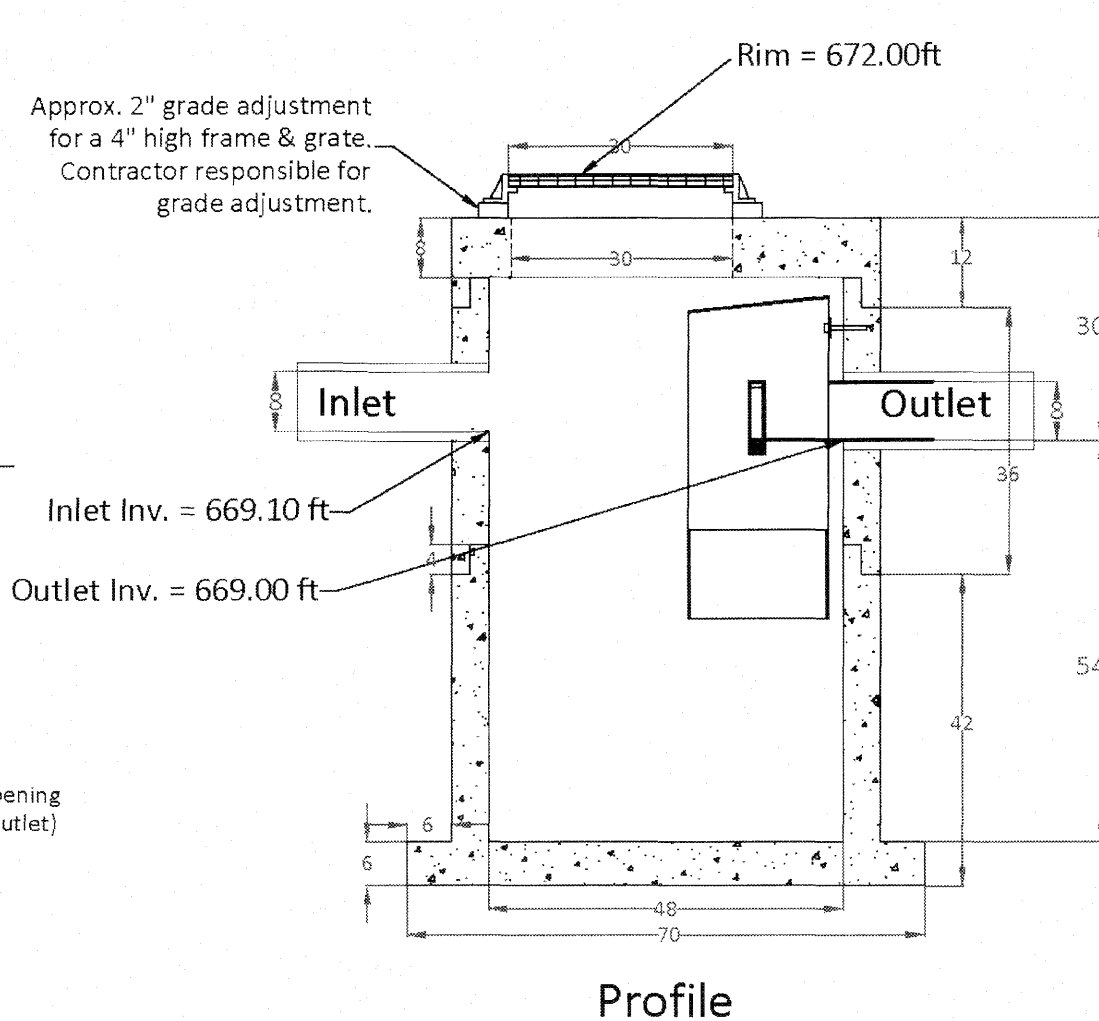
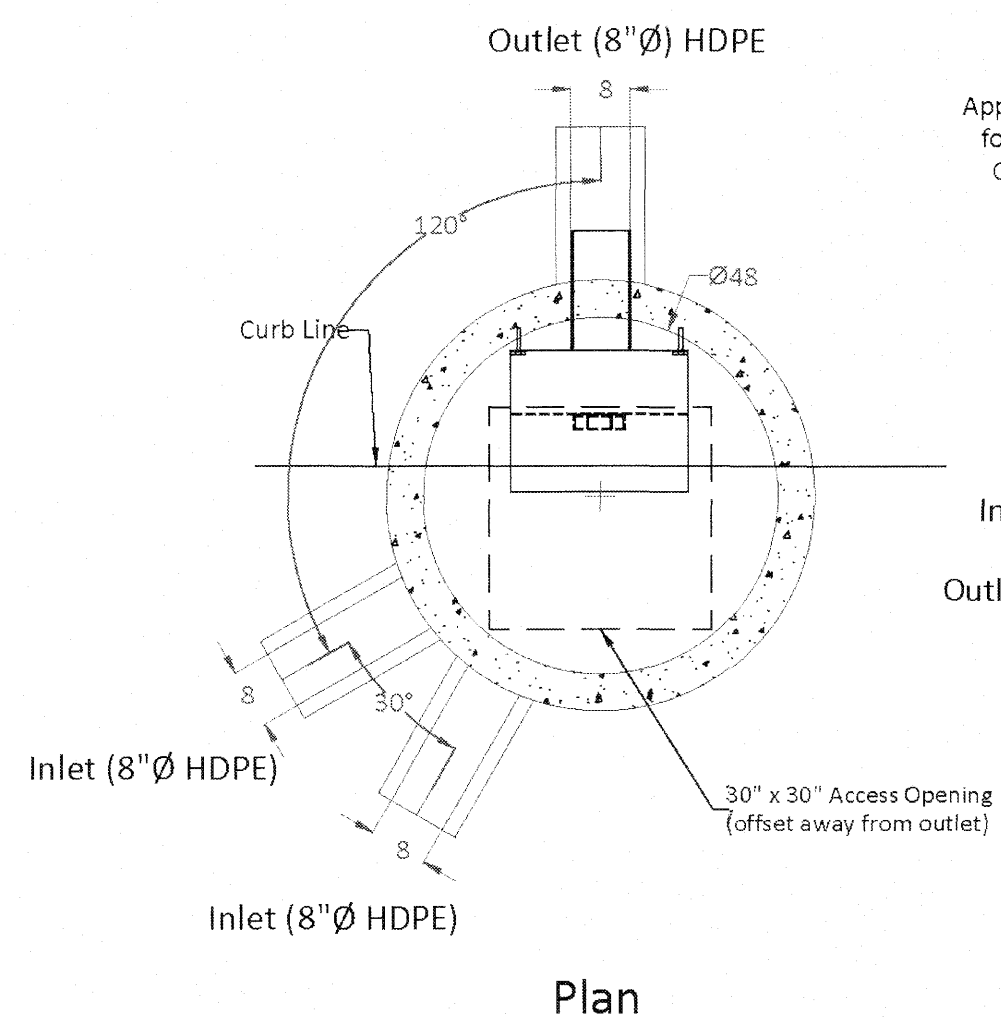
**WATER SERVICE CONSTRUCTION DETAIL**  
NOT TO SCALE



**CLEANOUT DETAIL**  
NOT TO SCALE



**TYPICAL TRENCH DRAIN DETAIL**  
NOT TO SCALE

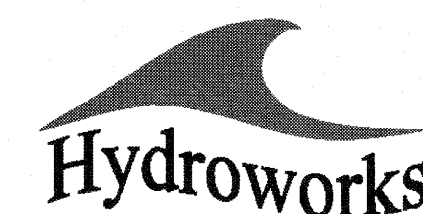


Any alternate equal must have independent testing to both the 2013 NJDEP separator protocol and the 2013 ETV Canada separator protocol

HydroDome by Hydroworks, LLC  
U.S. Patent # 10,801,196  
www.hydroworks.com  
888-290-7900

**HydroDome HD4i (48"Ø)**

PROJECT: 698 Main Street WQ-2  
LOCATION: Sturbridge, MA  
REVISION DATE: 10/14/2022



Any alternate equal must have independent testing to both the 2013 NJDEP separator protocol and the 2013 ETV Canada separator protocol

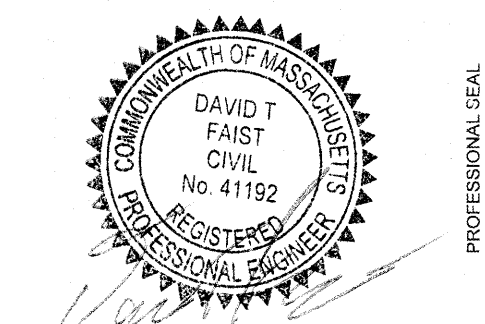
HydroDome by Hydroworks, LLC  
U.S. Patent # 10,801,196  
www.hydroworks.com  
888-290-7900

**HydroDome HD4i (48"Ø)**

PROJECT: 698 Main Street WQ-1  
LOCATION: Sturbridge, MA  
REVISION DATE: 10/14/2022



REVISIONS	
NO.	DESCRIPTION
1.	PER PEER REVIEW COMMENTS
2.	PER PEER REVIEW #2 COMMENTS



PROJECT: **PROPOSED "INTERSTATE TOWING" FACILITY**  
**#698 MAIN STREET**  
**STURBRIDGE, MA 01518**

PREPARED FOR:  
**WRECKER, LLC.**  
**1660 WESTOVER ROAD**  
**CHICOPEE, MA 01020**

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES

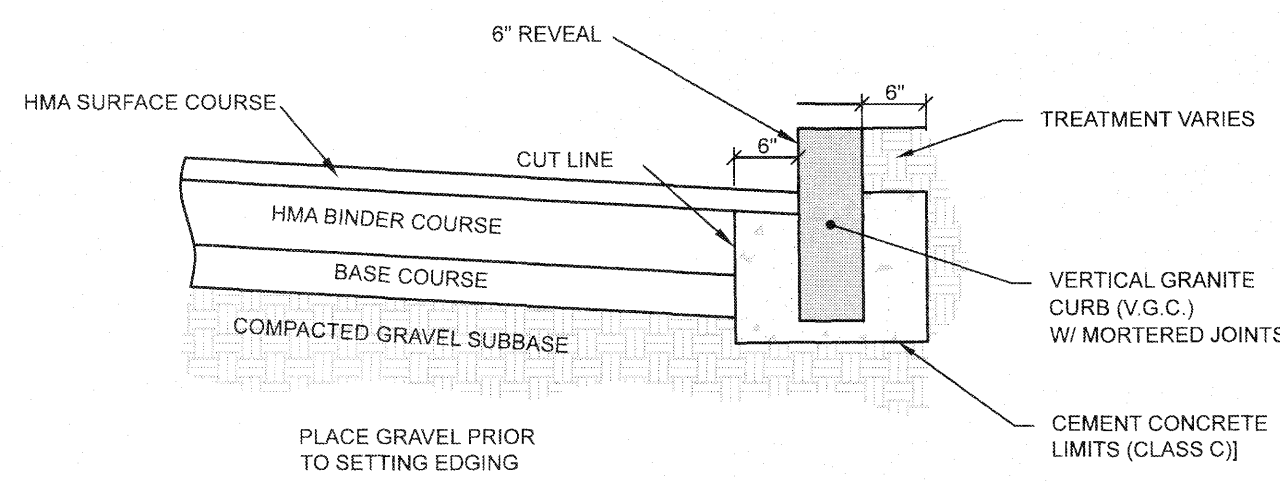
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906



ISSUE DATE: 10/11/2022  
DRAWN BY: RL CHECKED BY: DTF  
SCALE: 1" = 20"  
PROJECT NO.: 2022-035

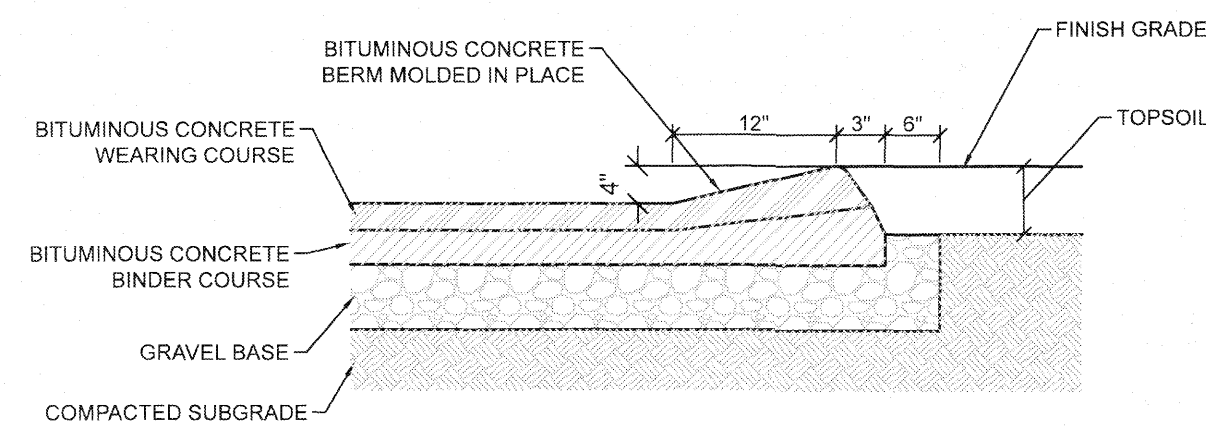
CONSTRUCTION  
DETAILS

C-5.1

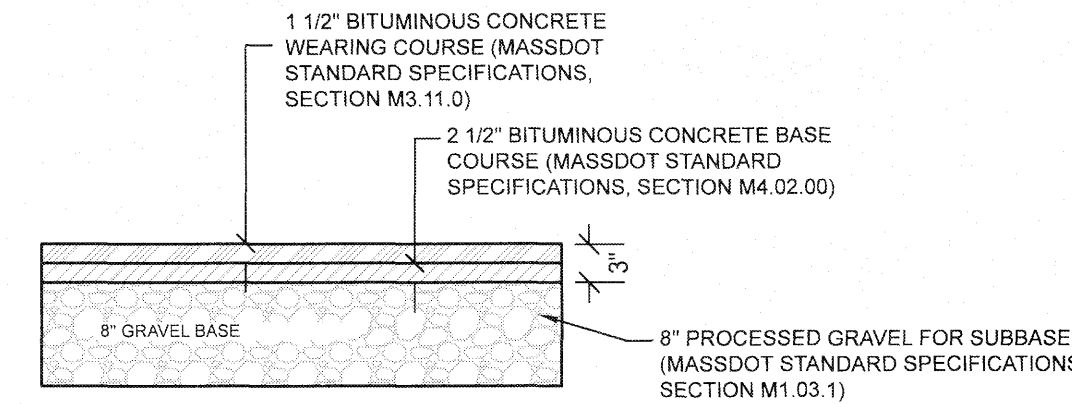


- NOTES:
1. THIS PROCEDURE IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE COURSE IS IN PLACE PRIOR TO BINDER AND TOP PLACEMENT.
  2. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BASE AND GRAVEL. REPLACE WITH CEMENT CONCRETE.
  3. ANY DESIGNATED CEMENT CONCRETE THAT IS ACCEPTABLE UNDER SECTION M4 OF THE STANDARD SPECIFICATIONS MAY BE USED. ALL TEST REQUIREMENTS ARE WAIVED. HOT MIX ASPHALT SHALL NOT BE USED AS A SUBSTITUTE.
  4. PROPOSED VERTICAL GRANITE CURBING MATERIALS AND INSTALLATION TO MEET MASSDOT STANDARD SPECIFICATIONS.

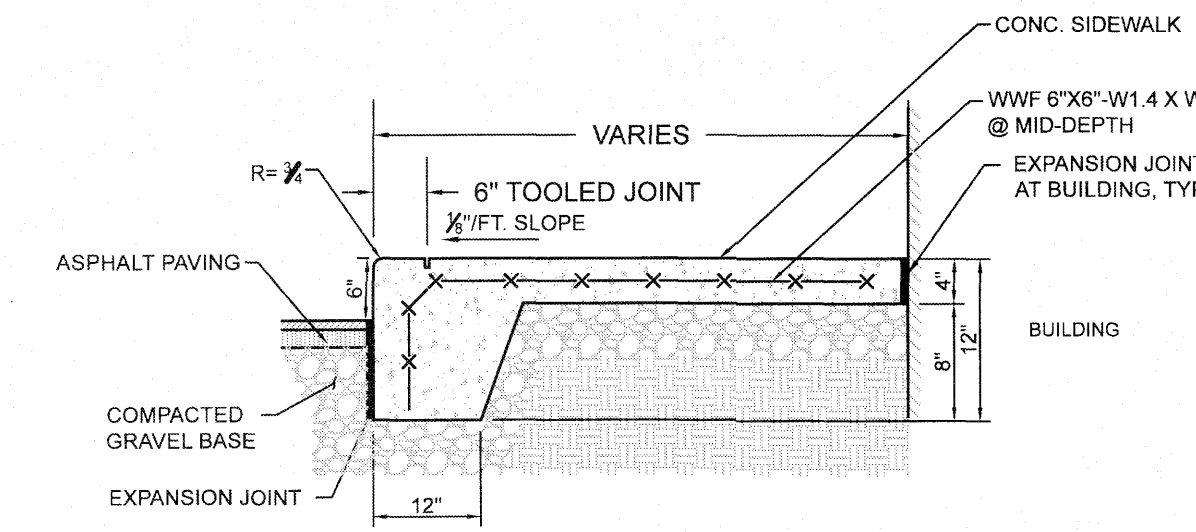
**VERTICAL GRANITE CURB DETAIL**  
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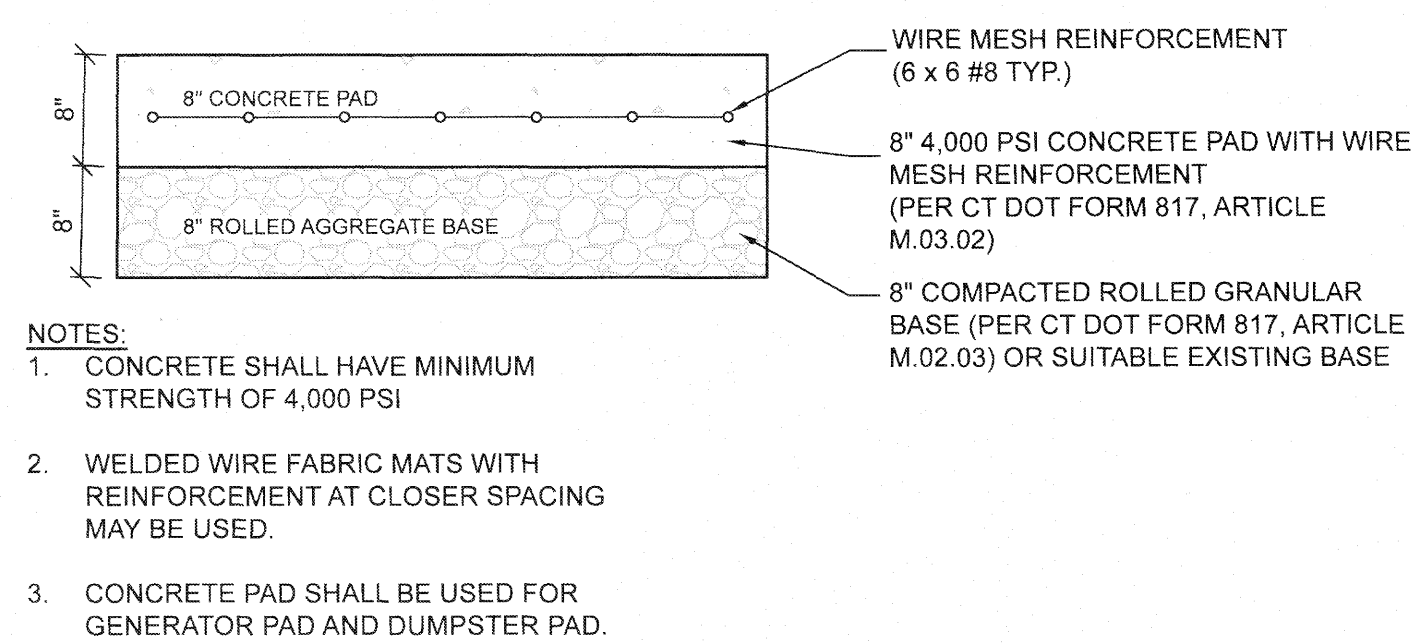
**CAPE COD BERM DETAIL**  
NOT TO SCALE



**ASPHALT PAVEMENT DETAIL**  
NOT TO SCALE

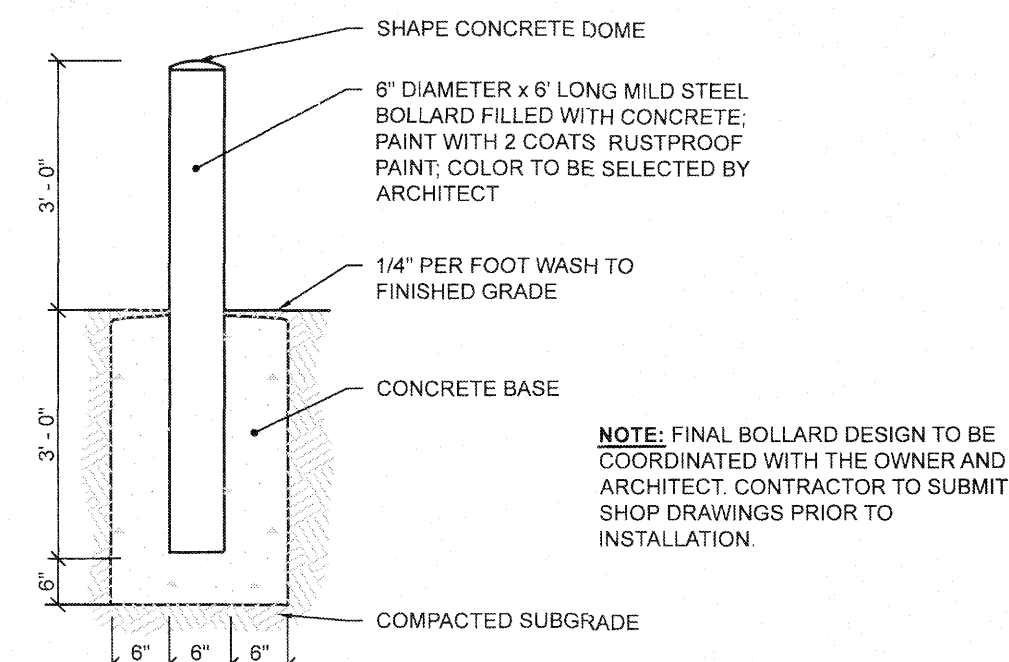


**CONC. MONOLITHIC CURB & SIDEWALK DETAIL**  
NOT TO SCALE

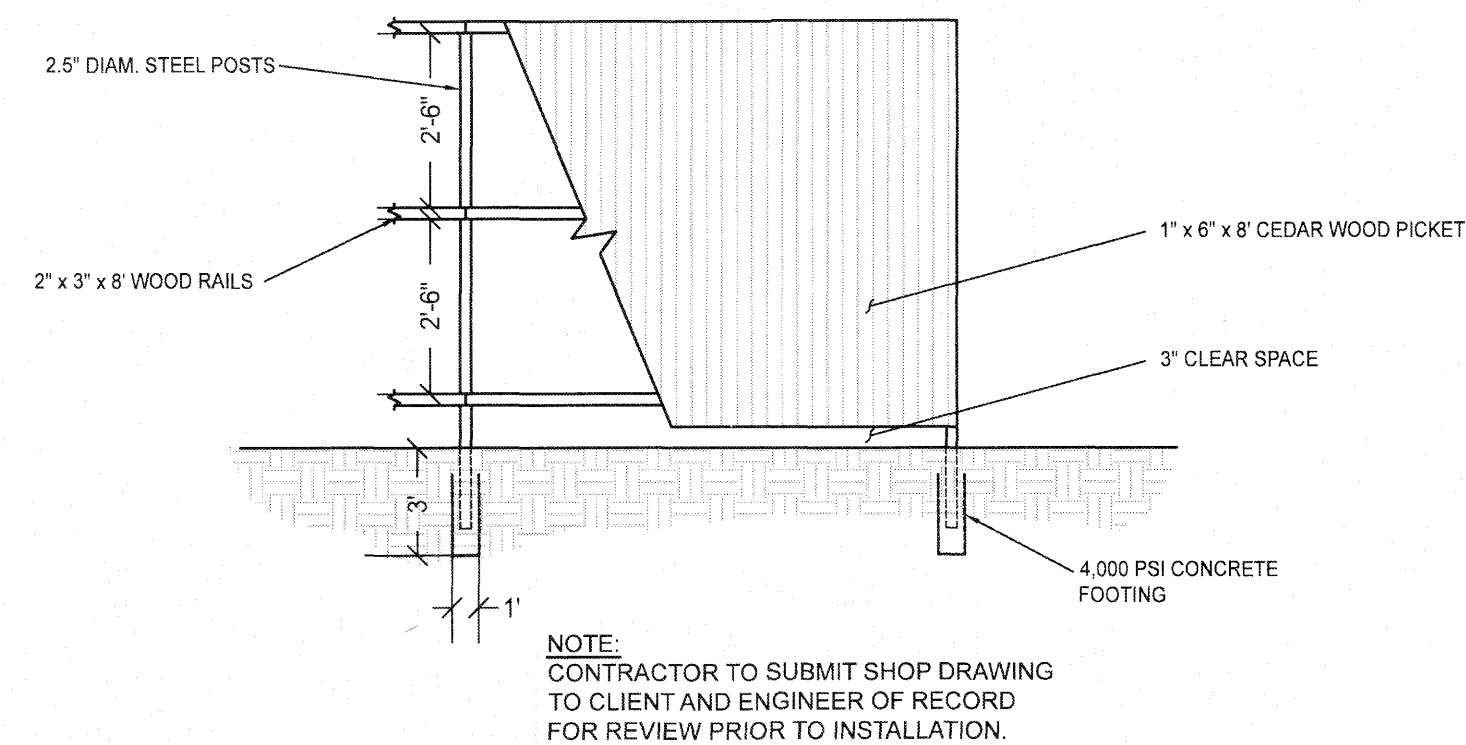


- NOTES:
1. CONCRETE SHALL HAVE MINIMUM STRENGTH OF 4,000 PSI
  2. WELDED WIRE FABRIC MATS WITH REINFORCEMENT AT CLOSER SPACING MAY BE USED.
  3. CONCRETE PAD SHALL BE USED FOR GENERATOR PAD AND DUMPSTER PAD.

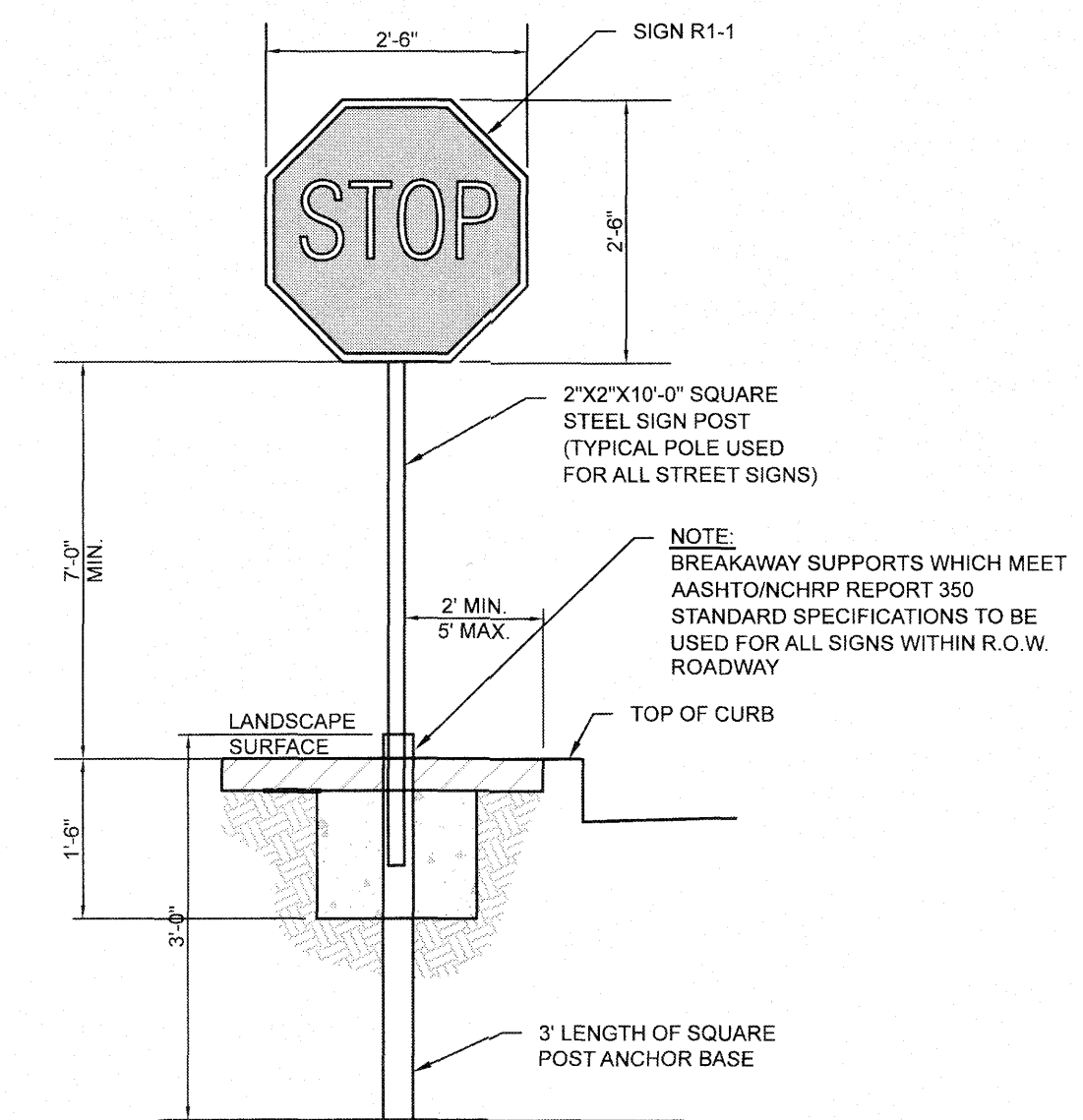
**CONCRETE PAD DETAIL**  
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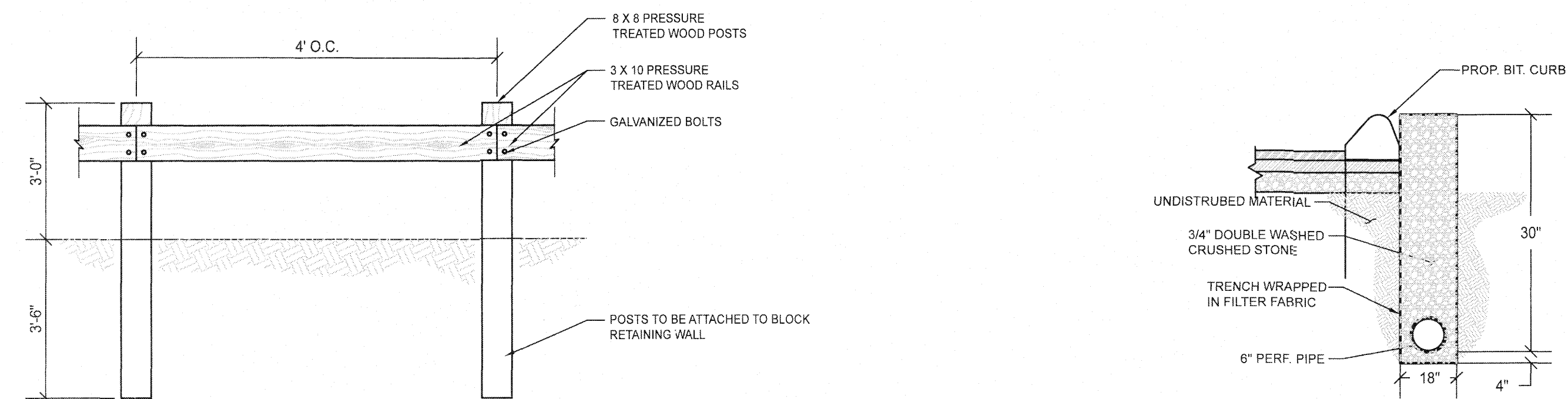
**STEEL PIPE BOLLARD DETAIL**  
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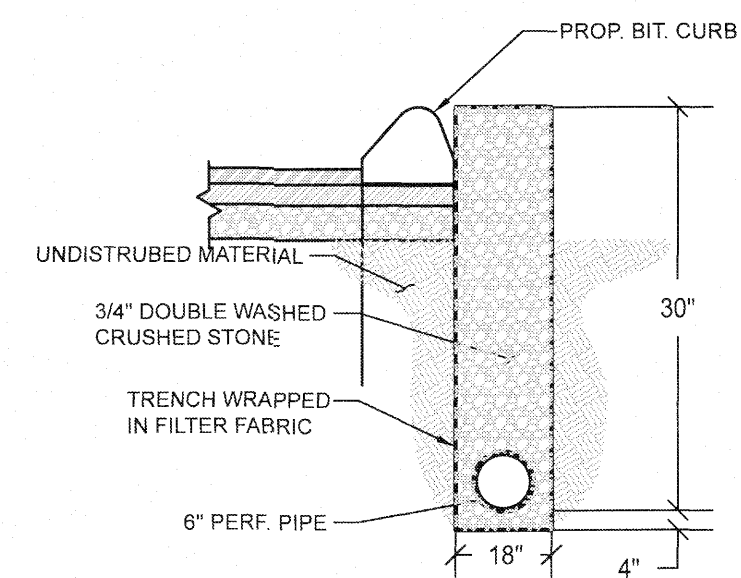
**8' HEIGHT CEDAR STOCKADE FENCE DETAIL**  
NOT TO SCALE



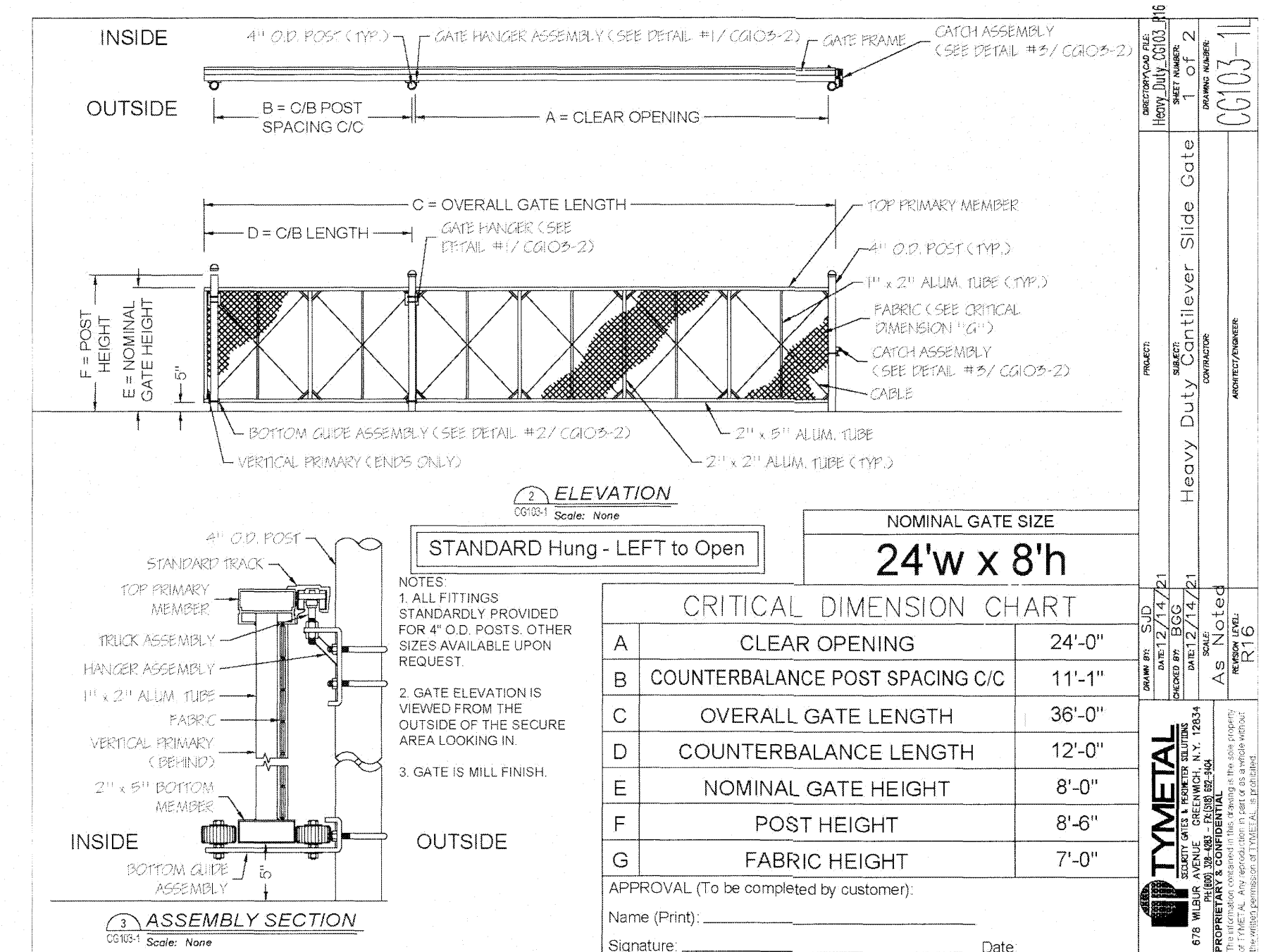
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**WOODEN GUARDRAIL DETAIL**  
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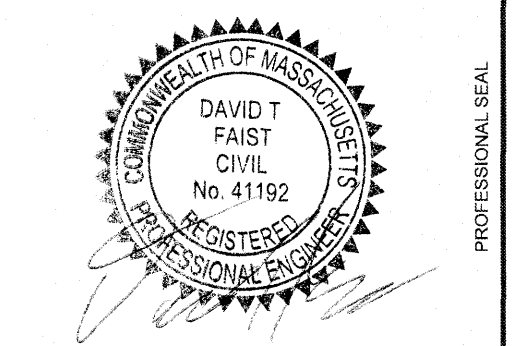
**SUBDRAIN DETAIL**  
NOT TO SCALE



**8' HEIGHT CHAINLINK FENCE & SLIDING GATE DETAIL**  
NOT TO SCALE

CRITICAL DIMENSION CHART	
A	CLEAR OPENING 24'-0"
B	COUNTERBALANCE POST SPACING C/C 11'-1"
C	OVERALL GATE LENGTH 36'-0"
D	COUNTERBALANCE LENGTH 12'-0"
E	NOMINAL GATE HEIGHT 8'-0"
F	POST HEIGHT 8'-6"
G	FABRIC HEIGHT 7'-0"

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	CHKD
1.	11/30/2022	PER PEER REVIEW COMMENTS	RL	DTF
2.	12/5/2022	PER PEER REVIEW #2 COMMENTS	RL	DTF



PROJECT: **PROPOSED "INTERSTATE TOWING" FACILITY**  
#698 MAIN STREET  
STURBRIDGE, MA 01518

PREPARED FOR: **WRECKER, LLC.**  
1660 WESTOVER ROAD  
CHICOPEE, MA 01020

ENGINEERING SERVICES ENVIRONMENTAL SERVICES  
67 Hall Road  
Sturbridge, MA 01566  
Phone: 774-241-0901  
fax: 774-241-0906

**CMG** EST. 2002

ISSUE DATE: 10/11/2022  
DRAWN BY: RL CHECKED BY: DTF  
SCALE: 1" = 20'  
PROJECT NO.: 2022-035

**CONSTRUCTION DETAILS**

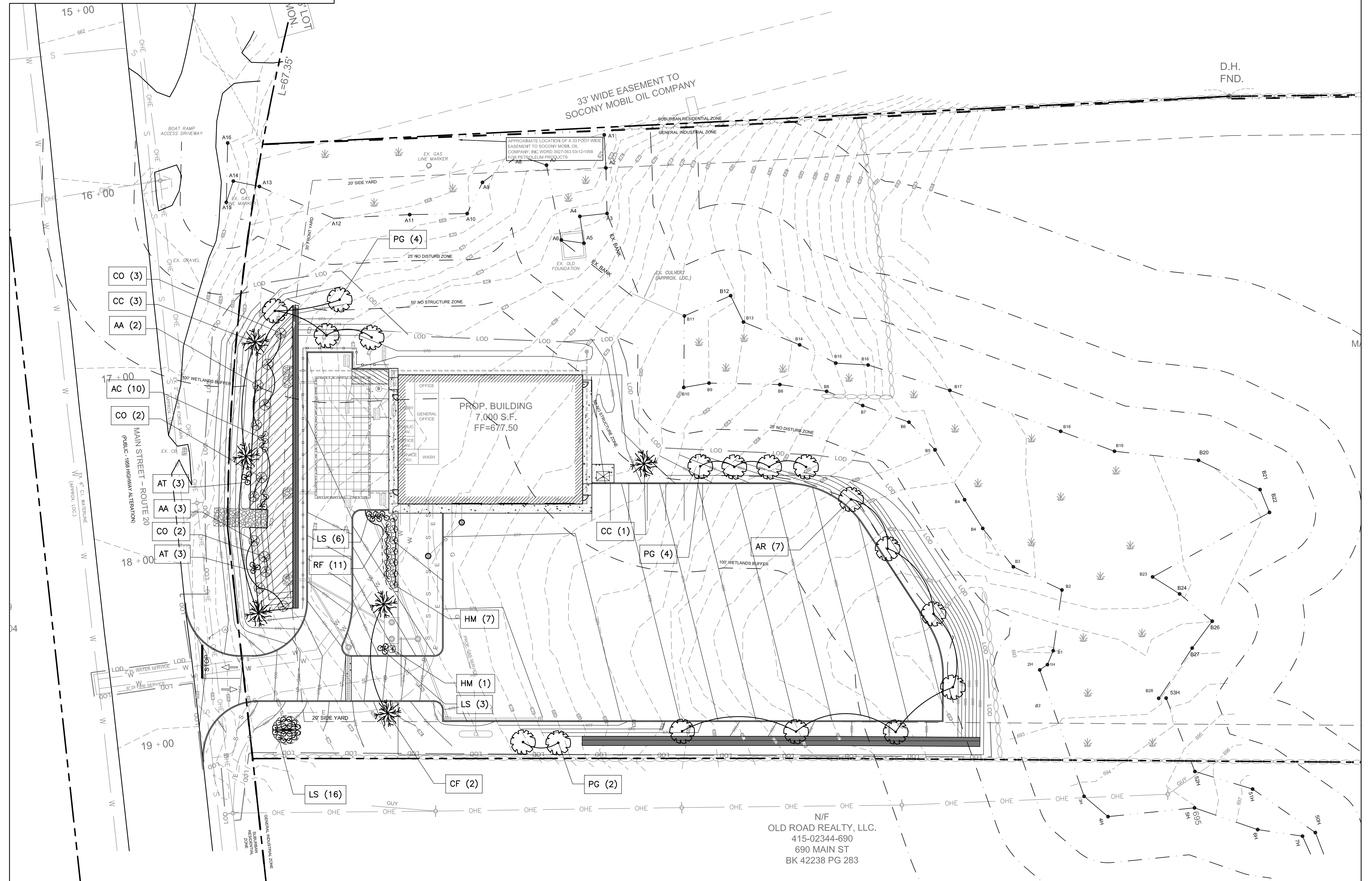
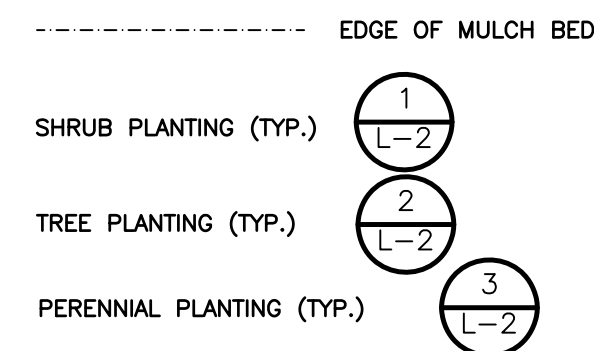
C-5.2

Plant Schedule					
Symbol	Quantity	Botanical Name	Common Name	Size	Root
<b>Trees</b>					
CF	2	CORNUS FLORIDA 'RUBRA'	FLOWERING DOGWOOD	2-2.5" CAL.	BB
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	2-2.5" CAL.	BB
AR	7	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2.5" CAL.	BB
PG	10	PICEA GLAUCA 'DENSATA'	CANADIAN SPRUCE	5'-6'	BB
<b>Shrubs</b>					
HM	8	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	2'-2.5' H	
CO	7	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	2'-2.5' H	
AA	5	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2'-2.5' H	
<b>Perennials</b>					
LS	22	LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA DAISY	#2 POT	
AT	6	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#2 POT	
AC	10	AQUILEGIA CANADENSIS	RED COLUMBINE	#2 POT	
RF	11	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	#2 POT	

N/F  
VAN GERVEN  
415-02323-704  
704 MAIN ST  
BK 63755 PG 270

**LANDSCAPE NOTES**

- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT. PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "DIGSAFE" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS. ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 -LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM AND A 3" LAYER SHREDDED PINE BARK MULCH.
- EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
- ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 4" LAYER OF LOAM AND SEED.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
- SEE LANDSCAPE DETAILS ON SHEET L-2 FOR PLANTING INFORMATION.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
- RESTORATION SEED MIX TO BE "NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX" FROM NEW ENGLAND WETLAND PLANTS, INC. 820 WEST ST. AMHERST MA. (413)-548-8000. SEED MIX TO BE APPLIED BY HYDROSEEDER IN EARLY SPRING OR LATE FALL AS APPROVED BY THE LANDSCAPE ARCHITECT. APPROXIMATE AREA TO RECEIVE SEED MIX 3,200 SQ. FT.



N/F  
OLD ROAD REALTY, LLC.  
415-02344-690  
690 MAIN ST  
BK 42238 PG 283

NO.	DATE	BY	CHECKED	DESCRIPTION

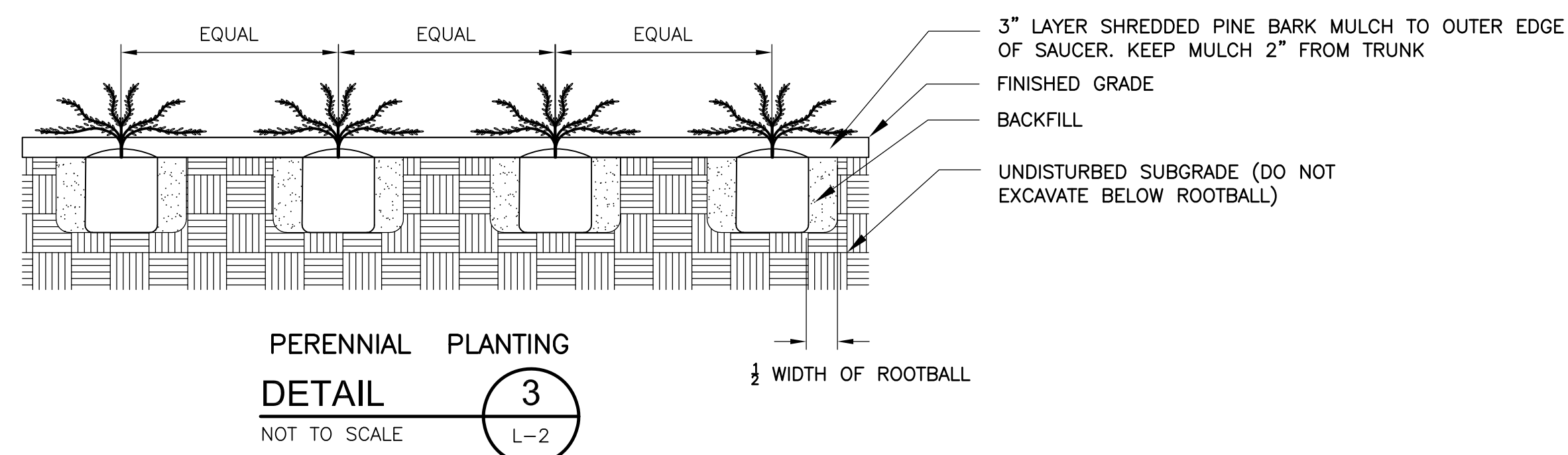
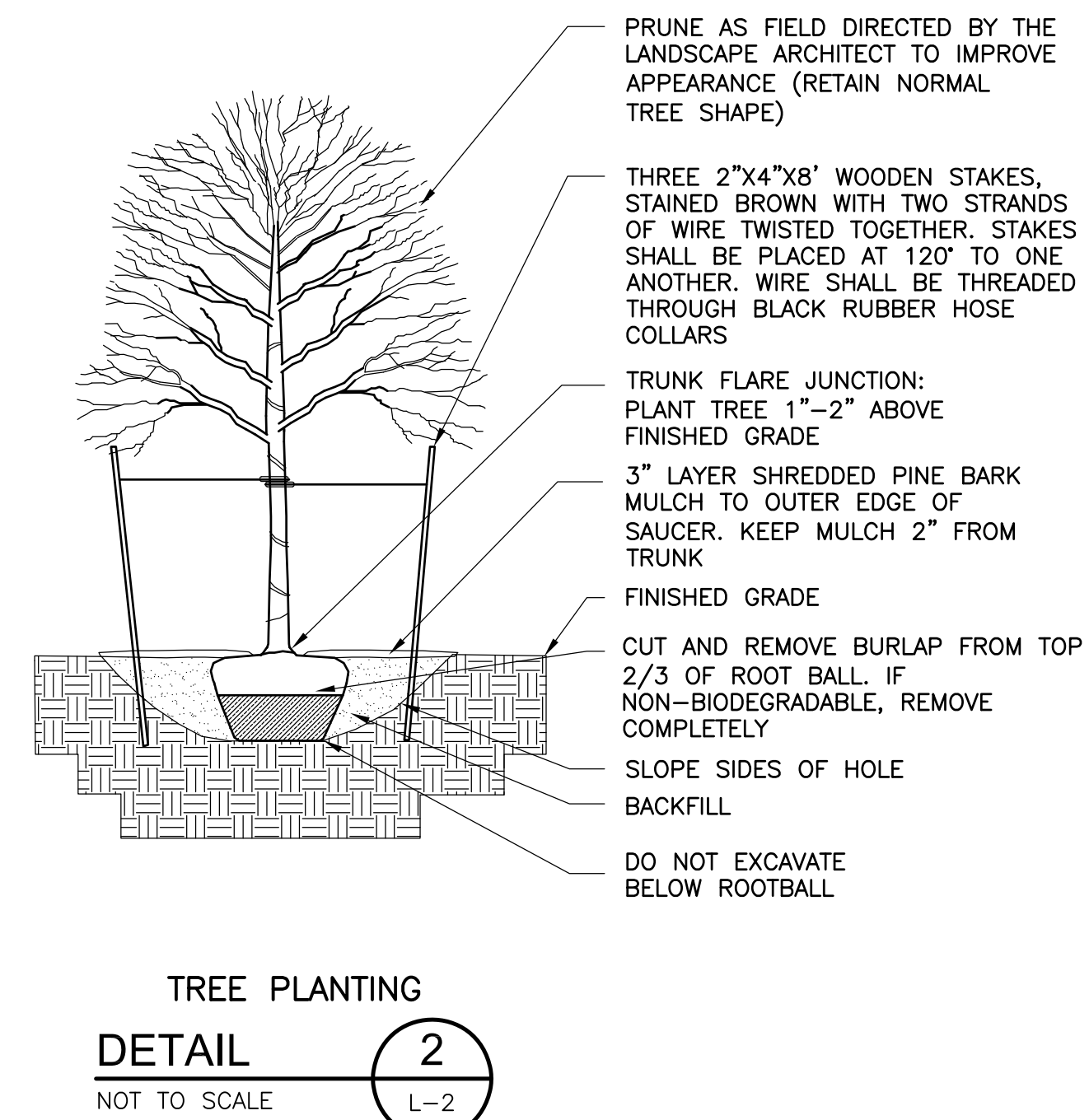
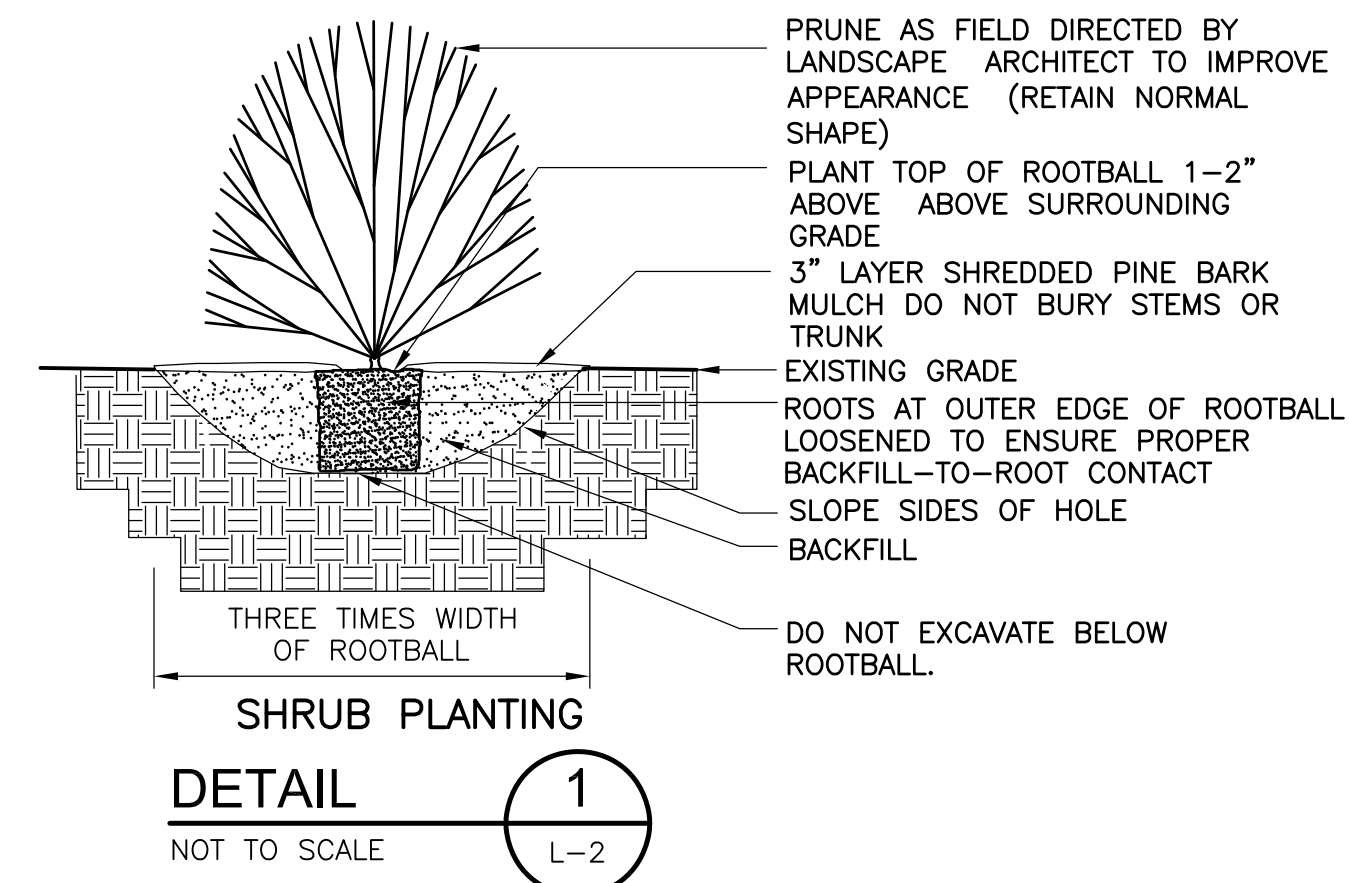


Proj. Mgr: JC  
Designed: JC  
Drawn: JC  
Checked: DF  
Scale: AS NOTED  
Date: OCT. 2022

**PLANTING PLAN**  
PROPOSED "INTERSTATE TOWING" FACILITY  
698 MAIN STREET  
STURBRIDGE MA

Proj. No.  
Dwg. No.

L-1



NO.	DATE	BY	CHECKED	DESCRIPTION

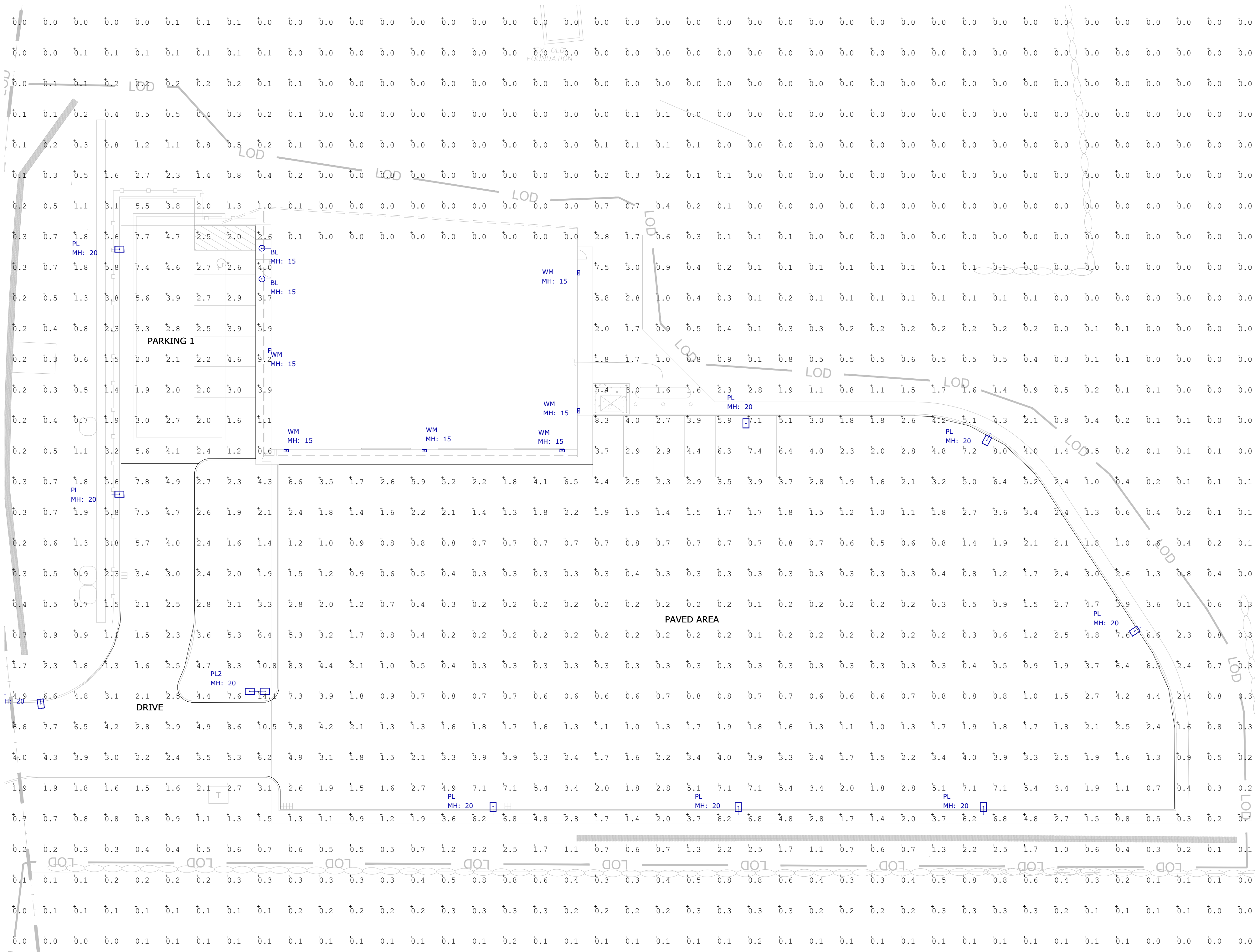


Proj. Mgr.: JC  
 Designed: JC  
 Drawn: JC  
 Checked: DF  
 Scale: AS NOTED  
 Date: OCT. 2022

**PLANTING DETAILS**  
 PROPOSED 'INTERSTATE TOWING' FACILITY  
 698 MAIN STREET  
 STURBRIDGE MA

Proj. No.  
 Dwg. No.

**L-2**



### Elements by FIC LED Area Light

**Applications**

- TCP LED Area lights feature a low profile, 30° elevation rated design that delivers a bright, uniform light while saving energy over traditional LED sources. Maintenance costs are virtually eliminated over their long rated life. Applications include parking lots, walkways, auto dealerships, campuses and other public areas.

**Construction**

- Virtually approaching a flat, low-profile design
- Flat top design prevents self-cleaning during rain events
- Heavy duty die-cast aluminum housing
- Durable UV stabilized powder coat finish
- Many optional mounting accessories available (see page 6)

**Electrical**

- Accepts 120/277V or 277/480V
- AEMAX 3-pin & 4-pin photometric receptacle options available
- System rated for long 50,000 hour rated life
- Offer wall location rated
- IPX7 (120/277V) and IPX8 (277/480V), single-segment cove standard

**Optics**

- Durable acrylic optics resist yellowing
- Distribution Type II standard, Type IV and V optional
- Optics can be rotated to satisfy complex applications. See next page for more details.

**Warranty**

Five year, 50,000 hour limited warranty against defects in manufacturing\* \*10 year limited warranty available for an additional fee.

### Elements by FIC LED Area Light

**Applications**

- This product family can be effectively used in outdoor wall mount locations, commercial, industrial, hotel and facilities exterior lighting, parking lot garage doors, high walk, areas, security, etc.

**Construction**

- Die-cast aluminum housing
- Impact-resistant polycarbonate lens
- Durable bronze powder coat
- Some footprint on existing HD wall packs
- Operating Temperature: -40°C to 40°C
- Four backdrops available for wiring

**Electrical**

- EFC wall location rated
- Easy-access wiring compartment
- System rated for long 50,000 hour life
- Efficiency: 100lm/w up to 130 LPW

**Optics**

- High light transmission polycarbonate lens
- Delivers bright, white light and excellent uniformity

**Warranty**

Five year limited warranty against defects in manufacturing

## 2 TCP Type LED Area Light Specifications

### Calvin Wall TMS LIGHTING

ESTABLISHED 1983

2W 1 2 3 4 5 6 7 8 9 10

**1 - Location**

- I: Indoor
- O: Outdoor

**2 - Lamping**

- 150N: 150W Incandescent
- 292C: 29W CFL (PL-T)
- 302C: 30W CFL (PL-T)
- 42CF: 42W CFL (PL-T)
- 70MH: 70W MH (E-17)
- 100MH: 100W MH (E-17)
- 15LED: 15W LED (CRI 80)
- 16LED: 16W LED (CRI 80)

**3 - Finish**

- BR: Brushed aluminum
- AN: Anodized (bright)
- EN: Enamel-coated
- FS: White
- FS: Manganese Blue
- FS: Pewter
- FS: Forest green
- FS: Granite yellow
- FS: Matte black
- FS: Gloss black
- FS: Flat aluminum
- FS: Mirror silver
- FS: Architectural bronze
- FS: Matched platinum (standard)
- FS: Matched gold (standard)
- FS: Matched copper (standard)
- FS: Silver metallic
- FS: Bronze metallic
- ANL: ANL custom color (specify)

**4 - Voltage**

- 120: 120V
- 277: 277V
- S47V: S47V (CF and MH only)

**5 - Backlight/Driver**

- None
- VM: Wall mount (integral)
- RM: Remote indoor mount (NEMA 4)
- RM: Remote outdoor mount (NEMA 4)

**6 - Dimming**

- None
- DM: CF dimming (Advance Mark 10 B)
- DMV: CF dimming (Advance Mark 7 B, 8, 10V)
- DMV: CF dimming (Advance DALI)
- DMV: CF dimming (Lutron Ecopilot-8)
- DMV: LED dimming (0-10V, current-sensing)

**7 - Emergency**

- None
- EM: Integral LED or CF
- EMC: Integral LED or CF cold pack
- EMR: Remote LED or CF
- EMCR: Remote LED or CF cold pack

**8 - Globes**

- None
- G1: Clear, elongated globe
- G3: Prismatic elongated globe
- LUC: Clear, flat disc

**9 - Wire Guard**

- None
- W10: 10" Wire guard (chrome-plated)

Note: Some options may not be compatible with others. To ensure compatibility between options, please visit [tmslighting.com](http://tmslighting.com) on the "options" page of each luminaire, and use the configuration tool.

### Elements by FIC Select Series LED Full Cutoff Wall Pack

**Applications**

- This product family can be effectively used in outdoor wall mount locations, commercial, industrial, hotel and facilities exterior lighting, parking lot garage doors, high walk, areas, security, etc.

**Construction**

- Die-cast aluminum housing
- Impact-resistant polycarbonate lens
- Durable bronze powder coat
- Some footprint on existing HD wall packs
- Operating Temperature: -40°C to 40°C
- Four backdrops available for wiring

**Electrical**

- EFC wall location rated
- Easy-access wiring compartment
- System rated for long 50,000 hour life
- Efficiency: 100lm/w up to 130 LPW

**Optics**

- High light transmission polycarbonate lens
- Delivers bright, white light and excellent uniformity

**Warranty**

Five year limited warranty against defects in manufacturing

### Elements by FIC Select Series LED Full Cutoff Wall Pack

**Applications**

- This product family can be effectively used in outdoor wall mount locations, commercial, industrial, hotel and facilities exterior lighting, parking lot garage doors, high walk, areas, security, etc.

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- Impact-resistant polycarbonate lens
- Durable bronze powder coat
- Some footprint on existing HD wall packs
- Operating Temperature: -40°C to 40°C
- Four backdrops available for wiring

**Electrical**

- EFC wall location rated
- Easy-access wiring compartment
- System rated for long 50,000 hour life
- Efficiency: 100lm/w up to 130 LPW

**Optics**

- High light transmission polycarbonate lens
- Delivers bright, white light and excellent uniformity

**Warranty**

Five year limited warranty against defects in manufacturing

## 3 TCP Type LED Full Cutoff Specifications

### Calvin Wall TMS LIGHTING

ESTABLISHED 1983

2W 1 2 3 4 5 6 7 8 9 10

**1 - Location**

- I: Indoor
- O: Outdoor

**2 - Lamping**

- 150N: 150W Incandescent
- 292C: 29W CFL (PL-T)
- 302C: 30W CFL (PL-T)
- 42CF: 42W CFL (PL-T)
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- 100MH: 100W MH (E-17)
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- 16LED: 16W LED (CRI 80)

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- EN: Enamel-coated
- FS: White
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- FS: Flat aluminum
- FS: Mirror silver
- FS: Architectural bronze
- FS: Matched platinum (standard)
- FS: Matched gold (standard)
- FS: Matched copper (standard)
- FS: Silver metallic
- FS: Bronze metallic
- ANL: ANL custom color (specify)

**4 - Voltage**

- 120: 120V
- 277: 277V
- S47V: S47V (CF and MH only)

**5 - Backlight/Driver**

- None
- VM: Wall mount (integral)
- RM: Remote indoor mount (NEMA 4)
- RM: Remote outdoor mount (NEMA 4)

**6 - Dimming**

- None
- DM: CF dimming (Advance Mark 10 B)
- DMV: CF dimming (Advance Mark 7 B, 8, 10V)
- DMV: CF dimming (Advance DALI)
- DMV: CF dimming (Lutron Ecopilot-8)
- DMV: LED dimming (0-10V, current-sensing)

**7 - Emergency**

- None
- EM: Integral LED or CF
- EMC: Integral LED or CF cold pack
- EMR: Remote LED or CF
- EMCR: Remote LED or CF cold pack

**8 - Globes**

- None
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- G3: Prismatic elongated globe
- LUC: Clear, flat disc

**9 - Wire Guard**

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- W10: 10" Wire guard (chrome-plated)

Note: Some options may not be compatible with others. To ensure compatibility between options, please visit [tmslighting.com](http://tmslighting.com) on the "options" page of each luminaire, and use the configuration tool.

## 1 Photometric Layout and Calculations



Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
⊖	BL	2	TMS # 2W-I-15LED-40K-120V-WM-TBD-TBD	0.900	15	1351
⊕	PL	9	TCP # TALUZDA2T3F40KBR	0.900	94.097	14115
⊕	PL2	1	TCP # TALUZDA2T3F40KBR	0.900	188.194	28230
⊕	WM	6	TCP # SFWUZDSW4CCT	0.900	38.02	5661

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	0.35	14.1	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	3.97	10.5	1.3	3.05	8.08
PARKING 1	Illuminance	Fc	3.26	7.7	1.2	2.72	6.42
PAVED AREA	Illuminance	Fc	2.07	8.3	0.1	20.70	83.00

### NOTES:

- A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
- SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
- CALCULATION POINTS ARE TAKEN AT GRADE.
- CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

**SK & Associates**  
Experience the light™

20/22 Carver Circle  
Canton, MA 02021

T - 781-821-1700  
www.skandassociates.com

**A. Crane CONSTRUCTION**  
GENERAL CONTRACTOR

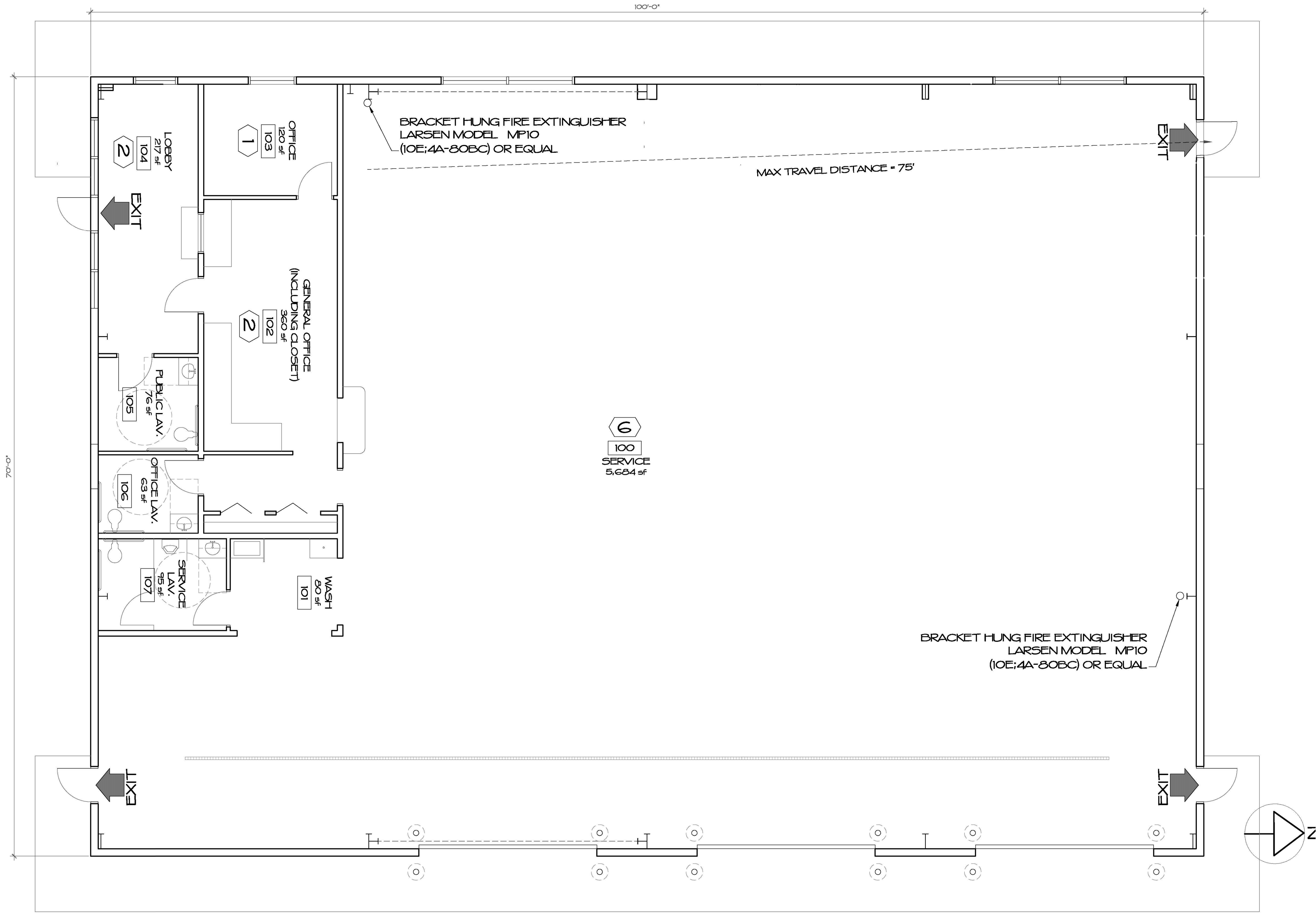
821 East Main St  
Chicopee, MA 01020

# Interstate Towing

## Photometric Layout Calculations Schedules and Specifications

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DRAWN BY:	AM	2		
CHECKED BY:	AD	3		
APPROVED BY:	JM	4		
SCALE:	AS NOTED	5		
		6		
		7		

# SL1

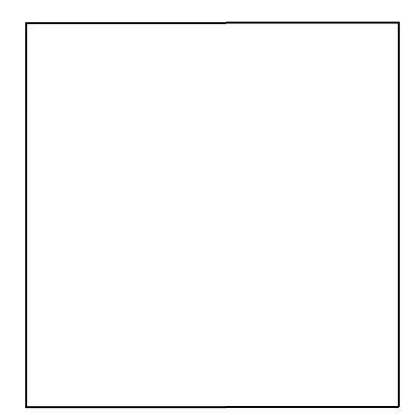


FLOOR PLAN

1/4" = 1'-0"

**ROY S. BROWN ARCHITECTS**  
 85 CHILSON ROAD  
 WILBRATAM, MA 01095  
 P 413.596.2360  
 F 413.596.2360  
 email: RSBSBA@GMAIL.COM

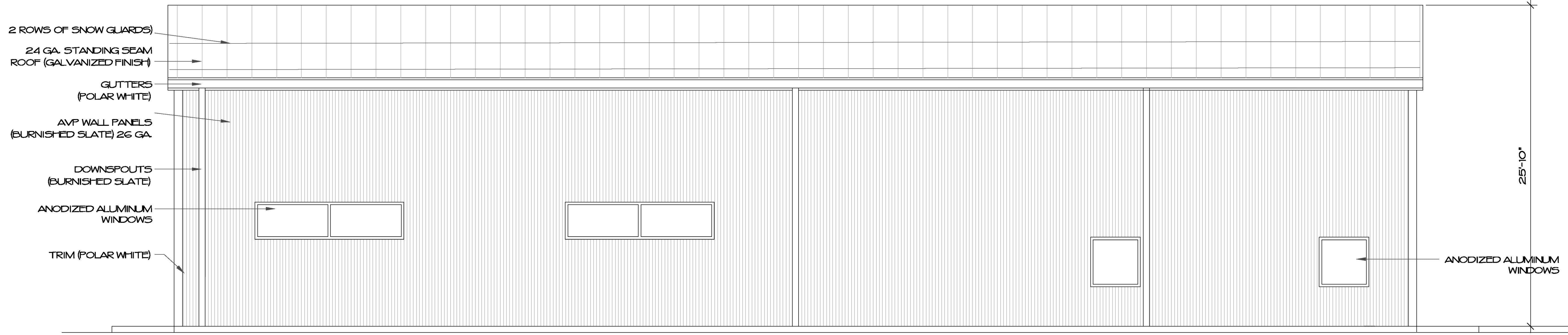
DATE	REVISIONS	CHECK
		MFG
		RSB
9/10/2022		RSB
21-08-03		



**INTERSTATE TOWING  
 STRURBRIDGE FACILITY**  
 698 MAIN STREET  
 STRURBRIDGE, MA 01518

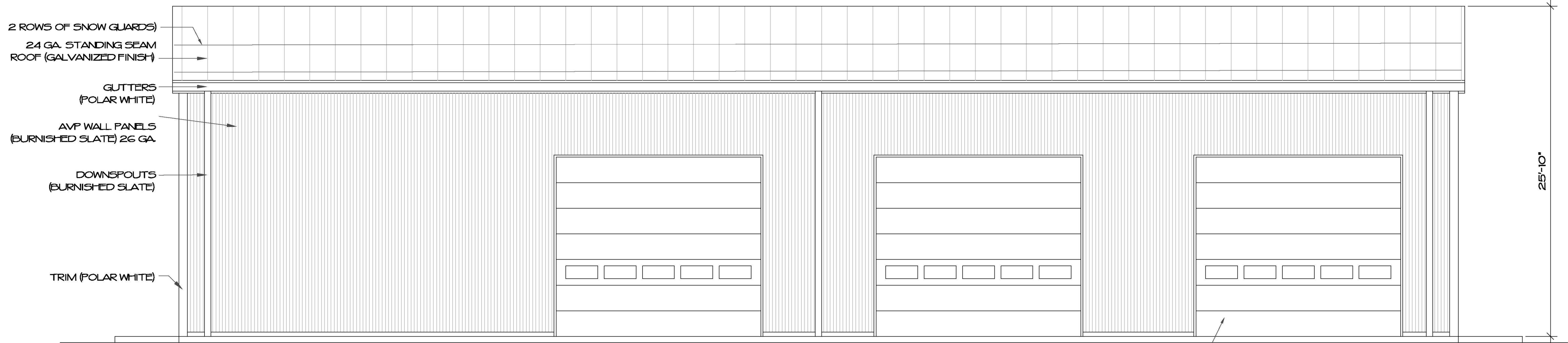
A.1	9
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WEST ELEVATION

1/4"=1'-0"



EAST ELEVATION

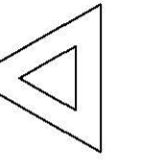
1/4"=1'-0"

NOTE: EXTERIOR CONCRETE FILLED BOLLARDS AT OVERHEAD DOORS NOT SHOWN FOR CLARITY. SEE FLOOR PLAN FOR LOCATIONS.

14'-0" X 14'-0" OVERHEAD DOORS (WHITE) TYP.

ROY S. BROWN ARCHITECTS

85 CHILSON ROAD  
WILBRATAM, MA 01095  
P 413.596.2360  
F 413.596.2360  
email: RSB@RSBA.GMAIL.COM



DATE	REVISIONS	CHECK
		MFG
		RSB
		DATE: 9/10/2022
		PROJECT No. 21-08-03

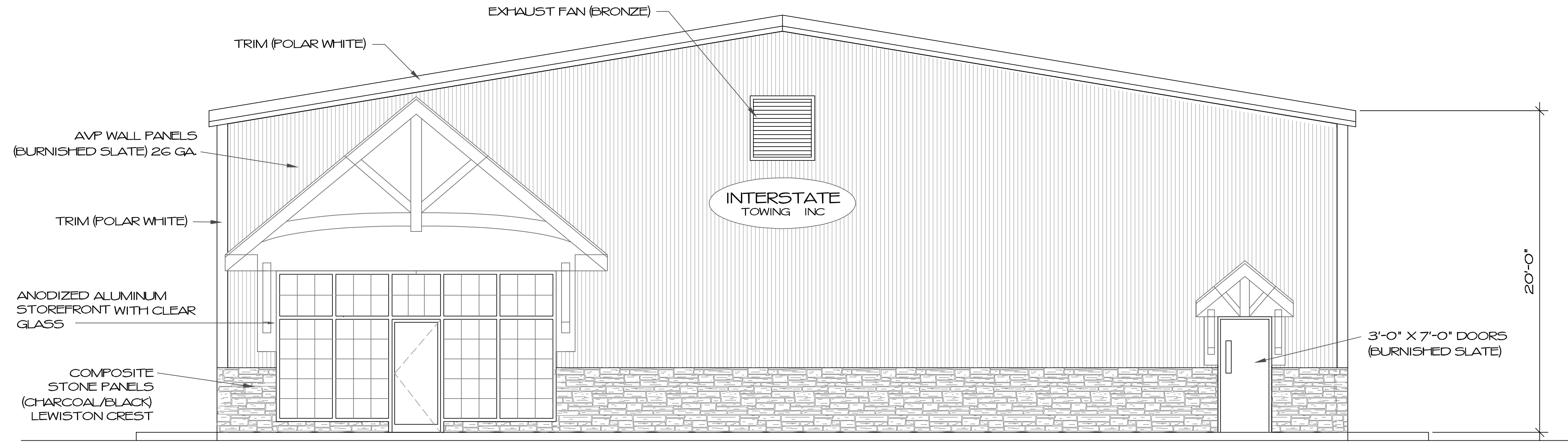
INTERSTATE TOWING  
STRUBRIDGE FACILITY  
678 MAIN STREET  
STRUBRIDGE, MA 01518



EXTERIOR FINISHES

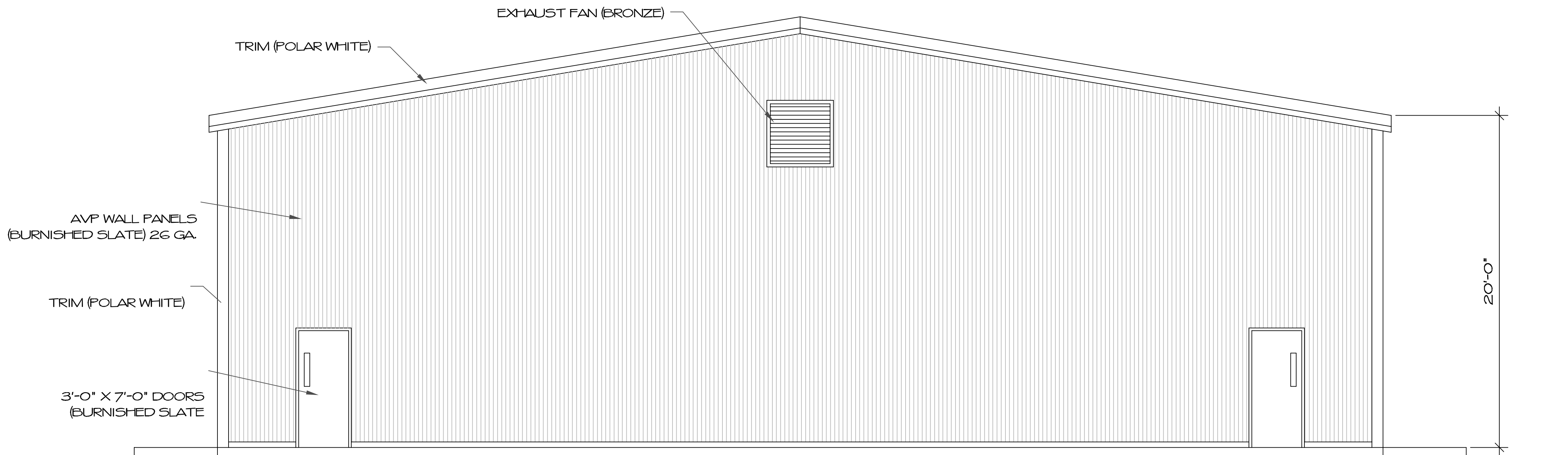
PRE-ENGINEERED BUILDING BY METALLIC BUILDING SYSTEMS

1. ROOF: 24 GAUGE DOUBLE-LOCK GALVALUME PLUS
2. WALL PANELS: AVP 26 GA. SIGNATURE 200 IN BURNISHED SLATE
3. TRIM AND GUTTERS TO BE SIGNATURE 200 IN POLAR WHITE. DOWNSPOUTS TO BE SIGNATURE 200 IN BURNISHED SLATE.
4. ALUMINUM STOREFRONT SYSTEM AND WINDOWS TO BE CLEAR ANODIZED FINISH WITH CLEAR GLASS.
5. COMPOSITE STONE PANELS: TANDO SHADOW RIDGE LEWISTON CREST
6. HOLLOW METAL PASS DOORS TO BE BURNISHED SLATE
7. OVERHEAD DOORS TO BE WHITE
8. LOUVERS TO BE BRONZE ALUMINUM.



SOUTH ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

ROY S. BROWN ARCHITECTS

85 CHILSON ROAD  
WILBRHAM, MA 01095  
P 413.596.2360  
F 413.596.2360  
email: RSB@GMAIL.COM

CHECK	REVISIONS	DATE
DESIGN   MFG		
PROJ. MANAGER		
ARCHITECT		
DATE: 9/10/2022		
PROJECT No. 21-08-03		

INTERSTATE TOWING  
STRURBRIDGE FACILITY  
698 MAIN STREET  
STRURBRIDGE, MA 01518