

# SPECIAL PERMIT APPLICATION PLANS

## FOR

# STURBRIDGE PLAZA

### 178 MAIN STREET STURBRIDGE, MA 01566

#### PROJECT TEAM

**CIVIL ENGINEER**  
 KIMLEY-HORN & ASSOCIATES, INC.  
 300 BAKER AVENUE, SUITE 300  
 CONCORD, MA 01742  
 TEL: (617) 463-4269  
 CONTACT: MIKE YENTILE

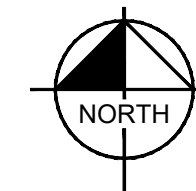
**ARCHITECT**  
 C2 DESIGN GROUP  
 24 AIRPORT ROAD  
 SCHENECTADY, NY 12302  
 TEL: 518-320-8250  
 CONTACT: SHAUN ANDRIANO, RA, LEED AP BD+C

**SURVEYOR**  
 HOLDEN ENGINEERING & SURVEYING, INC.  
 9 CONSTITUTION DRIVE  
 BEDFORD, NH 03110  
 TEL: 603-472-2078  
 CONTACT: RAYMOND P. SHEA



**SITE LOCATION MAP**

Source: Google Earth



NOT TO SCALE

#### PROPERTY INFORMATION

**OWNER/APPLICANT**  
 DRAGONFLY IBIS STURBRIDGE, LLC  
 48 EAST FLAGLER STREET, PH 105  
 MIAMI, FL 33131  
 TEL: 954-654-0632  
 CONTACT: JOHN STRZALKA

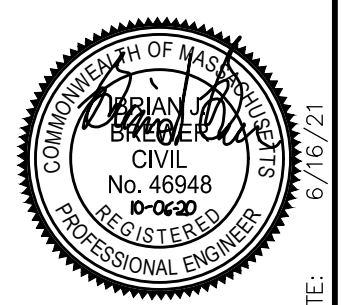
#### Sheet List Table

Sheet	Sheet Number	Sheet Title
1	C-0.0	COVER SHEET
2	1 of 3	EXISTING CONDITIONS
3	2 of 3	EXISTING CONDITIONS
4	3 of 3	EXISTING CONDITIONS
5	C-1.0	SITE PLAN
6	SD200	PROPOSED ELEVATION

NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOT FOR CONSTRUCTION

**Kimley-Horn**  
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 300 BAKER AVENUE, SUITE 300  
 CONCORD, MA 01742  
 PHONE: 781-326-0675  
 WWW.KIMLEY-HORN.COM



MA PROJECT	112441001
DATE	06-16-2021
SCALE	AS SHOWN
DESIGNED BY:	NG
DRAWN BY:	NG
CHECKED BY:	MY
DATE:	07/19/21

**COVER SHEET**

**STURBRIDGE PLAZA**  
 178 MAIN STREET  
 STURBRIDGE, MA 01566

TOWN OF STURBRIDGE MASSACHUSETTS

SHEET NUMBER  
**C-0.0**

**ZONING DATA**

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6.

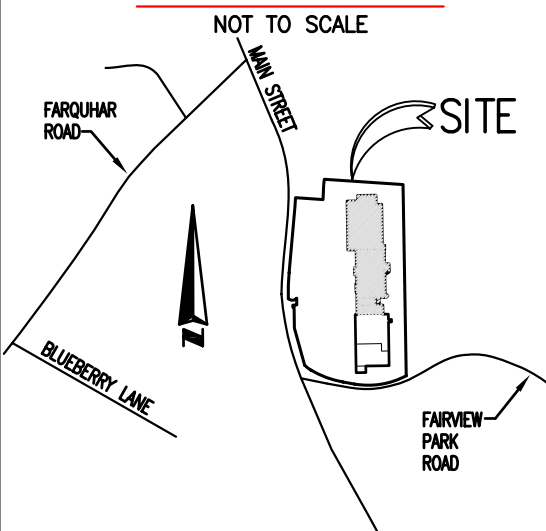
**SCHEDULE "B" ITEMS**

- 6 Possible rights of any public utility company in and to the electric poles along Route 131 and Fairview Park Road as lie within the premises, as shown on a survey entitled "ALTA/ACSM Land Title Survey, Property Survey Prepared For Samuels & Associates Management LLC, Sturbridge Plaza, Southbridge Road, Sturbridge, Massachusetts," prepared by F. A. Hesketh & Associates, Inc., dated July 24, 2002, last revised October 10, 2002, Job No. 02134.OP. DOES AFFECT THE PARENT PARCEL—UTILITY POLES SHOWN ON PLAN.
- 7 Conditions for maintenance of slope grade and lawn as described in two deeds from William A. Swiacki to Simon Konover et al, Trustees of Kopax Realty Trust, one dated December 18, 1970, recorded in Book 5084, Page 327, and one dated June 29, 1972, recorded in Book 5234, Page 559, as affected by Instrument to Correct Scrivener's Error dated October 26, 1972, recorded in Book 5282, Page 279. DOES AFFECT THE PARENT PARCEL—NOT SURVEY RELATED—NOT PLOTTABLE.
- 8 Lease by and between Simon Konover and Marvin M. Patron, as Trustee of Kopax Realty Trust (Landlord), and J.C. Penney Company, Inc., with rights as tenant only, Notice of which is dated July 15, 1977, recorded in Book 6278, Page 100; as affected by Lease Extension Agreement made by and between Simon Konover and Sturbridge Commercial Associates Limited Partnership, as Trustees of Kopax Realty Trust (Landlord), and J.C. Penney Company, Inc. (Tenant), Notice of which is dated December 30, 1991, recorded in Book 14315, Page 152. DOES AFFECT THE PARENT PARCEL — DOES AFFECT UNIT 1—BLANKET DESCRIPTION—NOT PLOTTABLE.
- 9 Lease made by and between Simon Konover and Sturbridge Commercial Associates Limited Partnership, as Trustees of Kopax Realty Trust (Landlord), and Shaw's Supermarkets, Inc. (Tenant), with rights as tenant only, Notice of which is dated December 11, 1991, recorded February 28, 1992, in Book 14000, Page 66. A Subordination of Non Disturbance and Attornment Agreement to be recorded at closing. DOES AFFECT THE PARENT PARCEL — DOES AFFECT UNIT 1—BLANKET DESCRIPTION—NOT PLOTTABLE.
- 10 Sturbridge Layout No. 8136 and Order of Taking by the Department of Public Works, Commonwealth of Massachusetts, recorded in Book 44952, Page 197. DOES AFFECT THE PARENT PARCEL — DOES AFFECT UNIT 1—CURRENT LAYOUT OF MAIN STREET SHOWN ON PLAN.
- 11 Easement to Massachusetts Electric Co. recorded in Book 47196, Page 235. DOES AFFECT THE PARENT PARCEL — DOES AFFECT UNIT 1—BLANKET DESCRIPTION—NOT PLOTTABLE.

**SITE PICTURES**



**VICINITY MAP**



**LAND AREA**

629,251 SQUARE FEET  
14.446 ACRES

**PARKING STALLS**

614 REGULAR PARKING SPACES  
24 HANDICAPPED ACCESSIBLE SPACES  
638 TOTAL PARKING SPACES

**STATEMENT OF ENCROACHMENTS**

NONE OBSERVED AT TIME OF SURVEY

**FLOOD NOTE**

BASED ON EXAMINATION OF FLOOD INSURANCE RATE MAP, MAP NUMBER 25027C0927E, EFFECTIVE DATE AS JULY 4, 2011, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE SUBJECT PROPERTIES LIE WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AND ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD.  
THE SUBJECT PROPERTIES ARE NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

--- ABUTTING PROPERTY LINE	--- CONCRETE	○ REBAR
--- BUILDING SETBACK LINE	● BOLLARD	⊙ RAILROAD SPIKE
--- CURBING	⊙ DRAIN MANHOLE	⊙ SEWER MANHOLE
--- EASEMENT	□ CATCH BASIN	⊙ SIGN
--- EDGE OF PAVEMENT	⊙ HAND HOLE	⊙ UTILITY POLE
--- FENCE	⊙ LIGHT POLE	⊙ WATER SHUT-OFF
--- FLOOD ZONE LINE	⊙ MAILBOX	⊙ HYDRANT
--- GUARD RAIL	⊙ MANHOLE	
--- OVERHEAD UTILITY LINES		
--- PROPERTY LINE		
--- TREELINE		
--- BUILDING TIE LINE		

**LEGAL DESCRIPTION**

Commercial Unit 1 in the Sturbridge Plaza Condominium, a condominium created by Meter Deed recorded with the Worcester County (Southern District) Registry of Deeds in Book 46520, Page 177 in accordance with the Massachusetts General Laws Chapter 183, Section 9.

The Unit is conveyed together with a 67 percentage in the common areas and facilities of the condominium. The approximate square footage of the condominium Unit 1 is 105,671

THE PROPERTY SHOWN HEREON IS ONE AND THE SAME AS THE PROPERTY DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2018-1037 DATED MAY 18, 2018.

**TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2018-1037 WITH AN EFFECTIVE DATE: MAY 18, 2018 AT 4:00 P.M.

**BEARING BASIS**

BEARINGS BASED ON A MAGNETIC READING TAKEN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MAIN STREET OF N 05° 06' 53" E.

**ALTA/NSPS LAND TITLE SURVEY**

STURBRIDGE PLAZA  
179 MAIN STREET

WORCESTER COUNTY STURBRIDGE, MASSACHUSETTS

**GENERAL NOTES**

- THE OWNER OF RECORD IS SEA STURBRIDGE PLAZA, LLC PO BOX 528, COLUMBIA, SC 29202.
- REFERENCE THIS PROPERTY AS PARCEL ID: 415-03417 OF THE TOWN OF STURBRIDGE, MA ASSESSORS MAPS.
- DEED REFERENCE IS BOOK 46520, PAGE 177, AND BOOK 28154, PAGE 215. AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS.
- THE TOTAL AREA OF THIS PARCEL IS 629,251 SQUARE FEET OR 14.446 ACRES.
- TABLE A ITEM 16— THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- TABLE A ITEM 17— THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO EVIDENCE OF A CEMETERY WAS OBSERVED ON THE SUBJECT PROPERTY.
- NO UNDERGROUND UTILITIES WERE OBSERVED AT THE TIME OF THE SURVEY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MAIN STREET AND FAIRVIEW PARK ROAD BOTH PUBLIC STREETS.
- ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.
- THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY.
- THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.
- THE PROPERTY DOES NOT CONTAIN SEPARATE TRACTS OR PARCELS.
- THERE ARE NO GAPS OR GORES BETWEEN THE SURVEYED BOUNDARY OF THE PROPERTY AND THE EXISTING RIGHT-OF-WAY LINES OF MAIN STREET AND FAIRVIEW PARK ROAD.

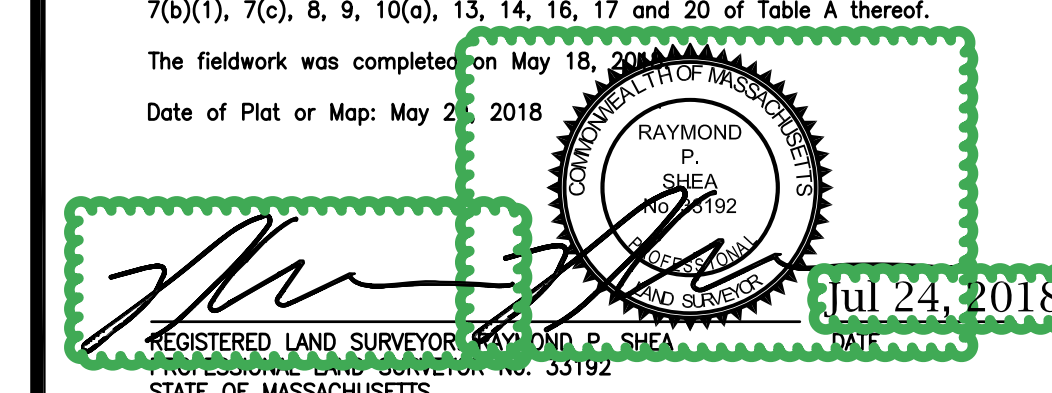
JOB NUMBER: 1820222	SCALE: 1" = 30'	DRAWN BY: DS	APPROVED BY: DJ
BY	REVISION HISTORY	CLIENT COMMENTS	DATE
			07-24-18

**SURVEYOR'S CERTIFICATE**

TO: Cornerstone Bank, Adams and Reese LLP, Dragonfly Ibis Sturbridge LLC, Old Republic National Title Insurance Company and AEI Consultants

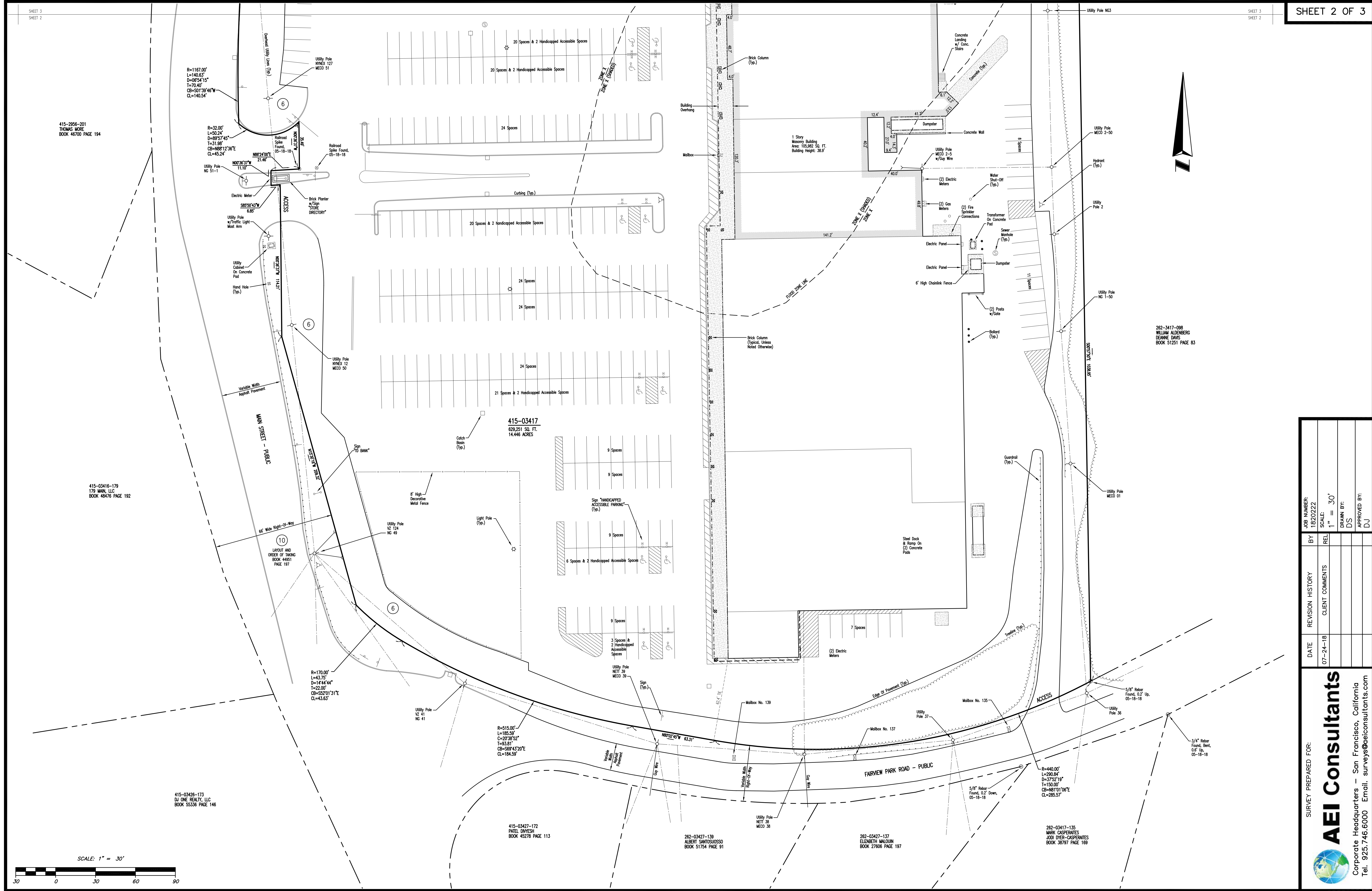
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17 and 20 of Table A thereof.

The fieldwork was completed on May 18, 2018.  
Date of Plat or Map: May 23, 2018



**HOLDEN**  
ENGINEERING & SURVEYING, Inc.  
9 Constitution Drive  
Bedford, NH 03110  
(603) 472-2078  
H.E.S. Job No. 1820222

**AEI Consultants**  
Corporate Headquarters — San Francisco, California  
Tel. 925.746.6000 Email. survey@aeiconsultants.com



415-2956-201  
THOMAS MORE  
BOOK 46700 PAGE 194

415-03416-179  
179 MAIN, LLC  
BOOK 48476 PAGE 192

415-03426-173  
DJ ONE REALTY, LLC  
BOOK 53336 PAGE 146

415-03427-172  
PATEL DIVESH  
BOOK 45278 PAGE 113

262-03427-139  
ALBERT SANTOSUSSO  
BOOK 51754 PAGE 91

262-03427-137  
ELIZABETH MAQUIN  
BOOK 27606 PAGE 197

262-03417-135  
MARK CASPERITES  
JUDI DYER-CASPERITES  
BOOK 36797 PAGE 169

262-3417-098  
WILLIAM ALLENBERG  
DEANNE DAVIS  
BOOK 51251 PAGE 83

DATE	REVISION HISTORY	BY	JOB NUMBER
07-24-18	CLIENT COMMENTS	REL	1820222

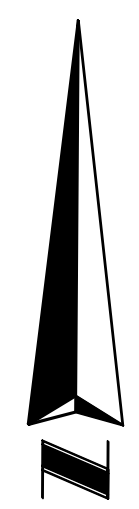
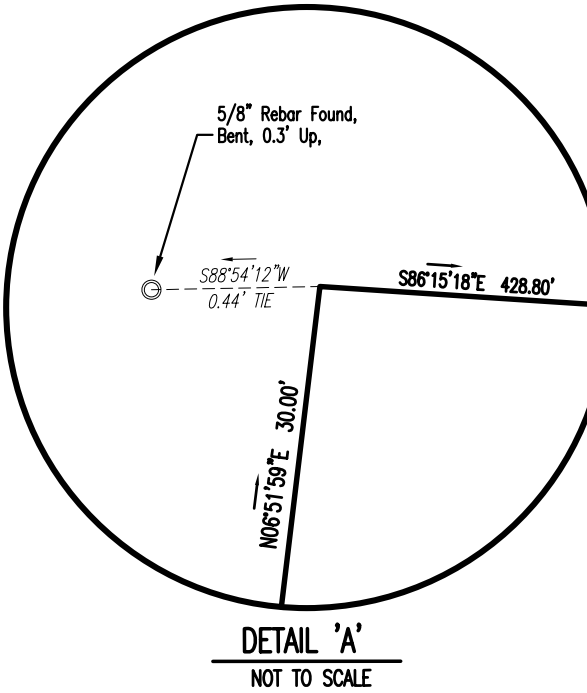
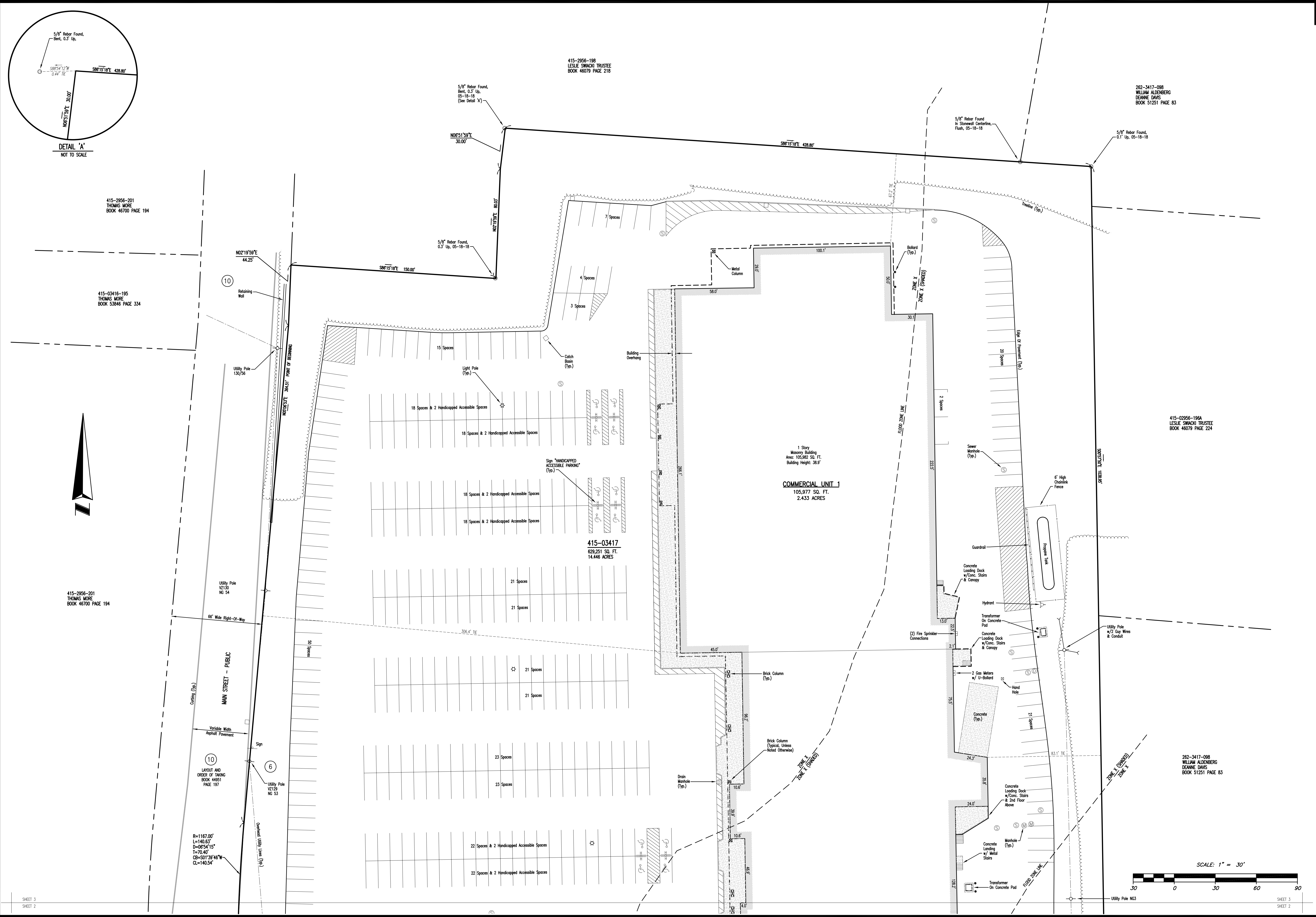
SURVEY PREPARED FOR:

**AEI Consultants**

Corporate Headquarters — San Francisco, California  
Tel. 925.746.6000 Email. surveys@aeiconsultants.com

SCALE: 1" = 30'

DRAWN BY: DS  
APPROVED BY: DJ



DATE	07-24-18
REVISION HISTORY	
BY	REL
CLIENT COMMENTS	
JOB NUMBER	1820222
SCALE	1" = 30'
DRAWN BY	DS
APPROVED BY	DJ

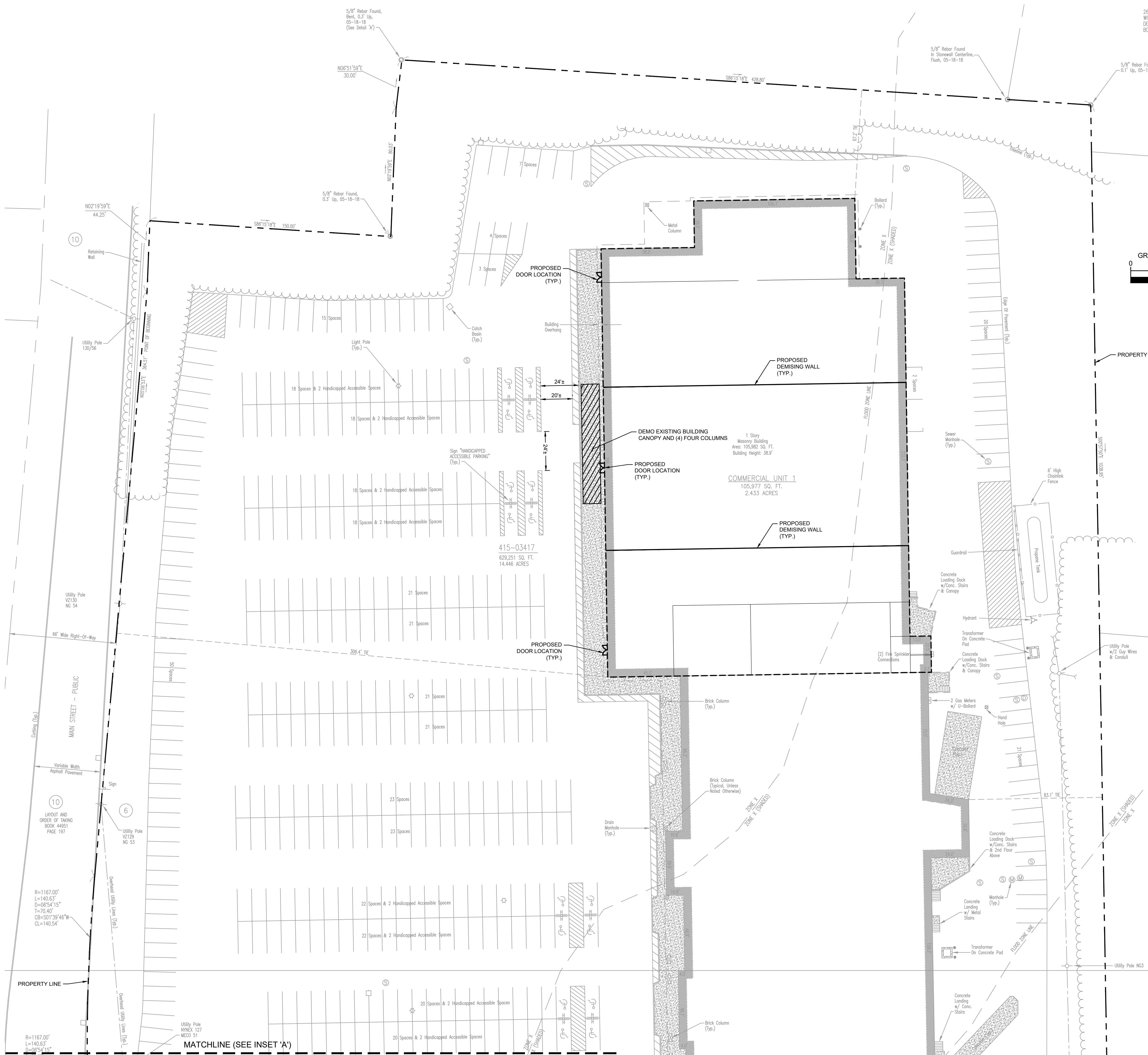
SURVEY PREPARED FOR:

**AEI Consultants**

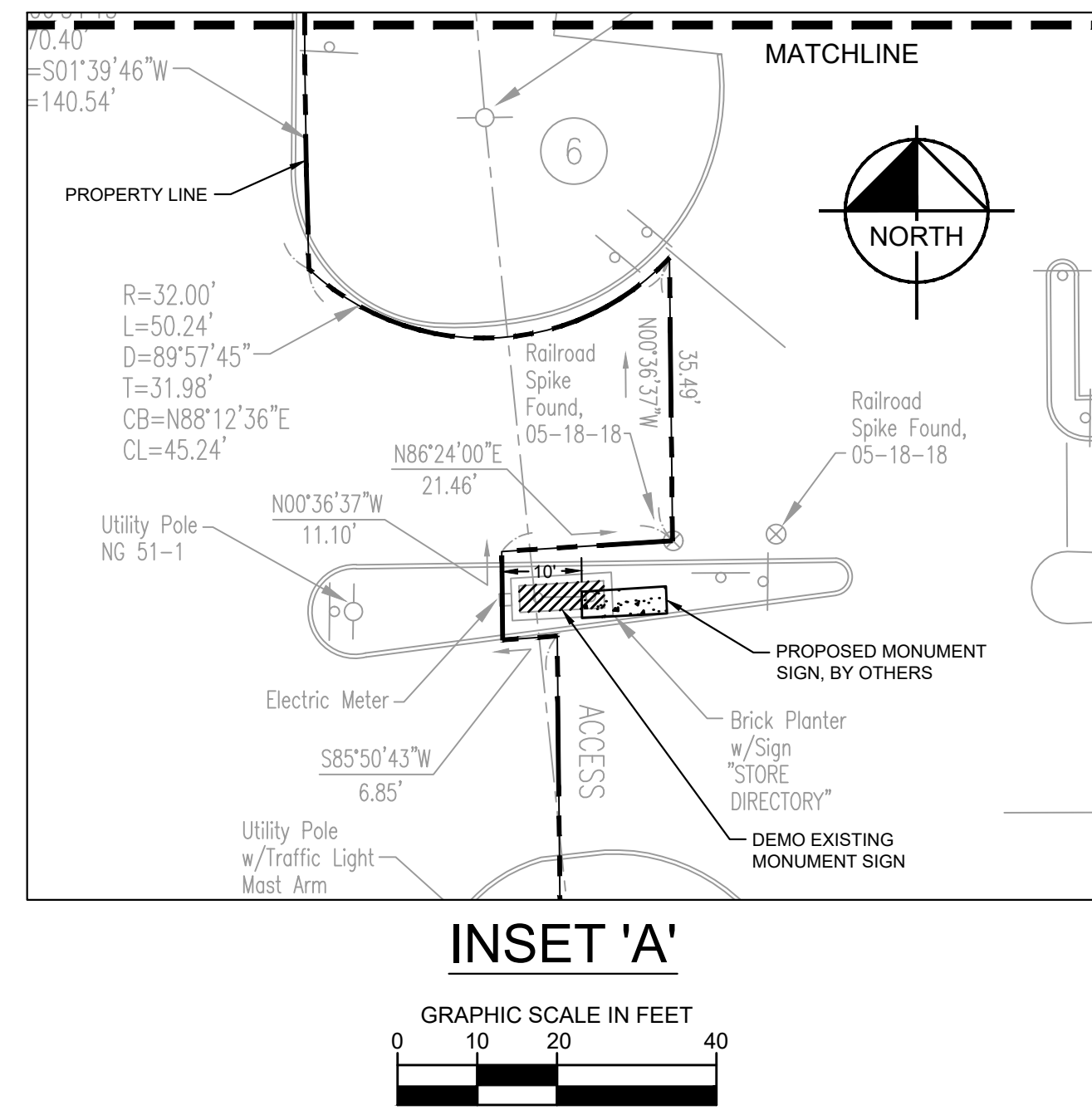
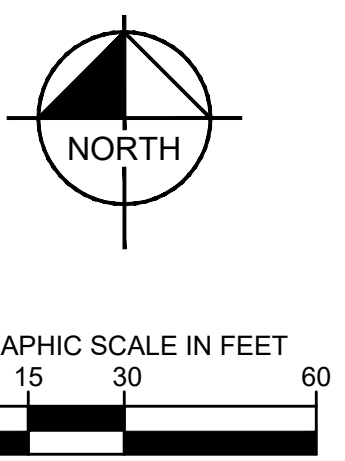
Corporate Headquarters — San Francisco, California  
 Tel. 925.746.6000 Email. surveys@aeiconsultants.com

J:\Dwg\CADD\1820222\_179\_Main St., Sturbridge, MA 01566.dwg Jul 24, 2018 RLADD

Sawd Wednesday, June 16, 2021 10:22:26 AM NICK GUARDINO Plotted Thursday, June 17, 2021 2:29:29 PM Guarnata, Nick  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn & Associates Inc. shall be without liability to Kimley-Horn & Associates Inc.



ZONING TABLE			
PARCEL ID	415-03417		
SITE AREA	14.446 ACRES		
BUILDING AREA	2.43 ACRES		
EXISTING PARKING	638 TOTAL SPACES (614 STANDARD; 24 HANDICAPPED)		
	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK	25'	25'	N/A
SIDE YARD SETBACK	10'	10'	N/A
REAR YARD SETBACK	10'	10'	N/A



**NOTE:**  
 EXISTING INFORMATION SHOWN HEREON BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC. DATED 07/24/2018.

NO.	REVISIONS	DATE	BY
1	SPECIAL PERMIT APPLICATION SUBMISSION	06/16/21	

**NOT FOR CONSTRUCTION**

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 300 CONCORD MA 01742  
 PHONE 781-326-0675  
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

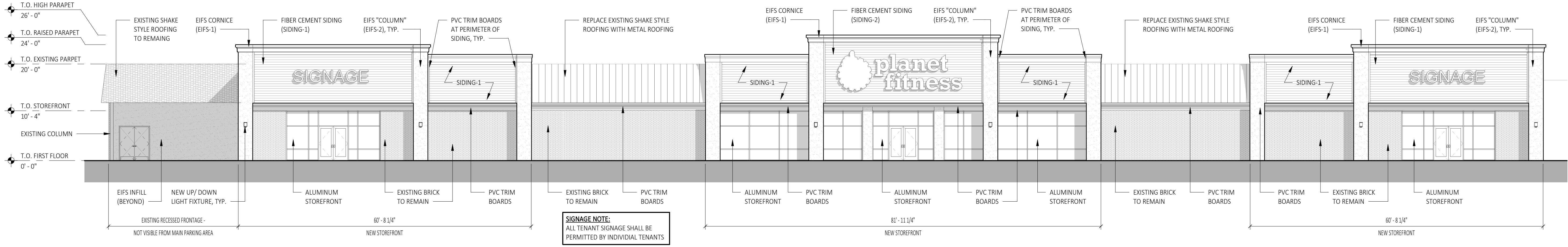
DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
06-16-2021	AS SHOWN	NG	NG	MY

# SITE PLAN

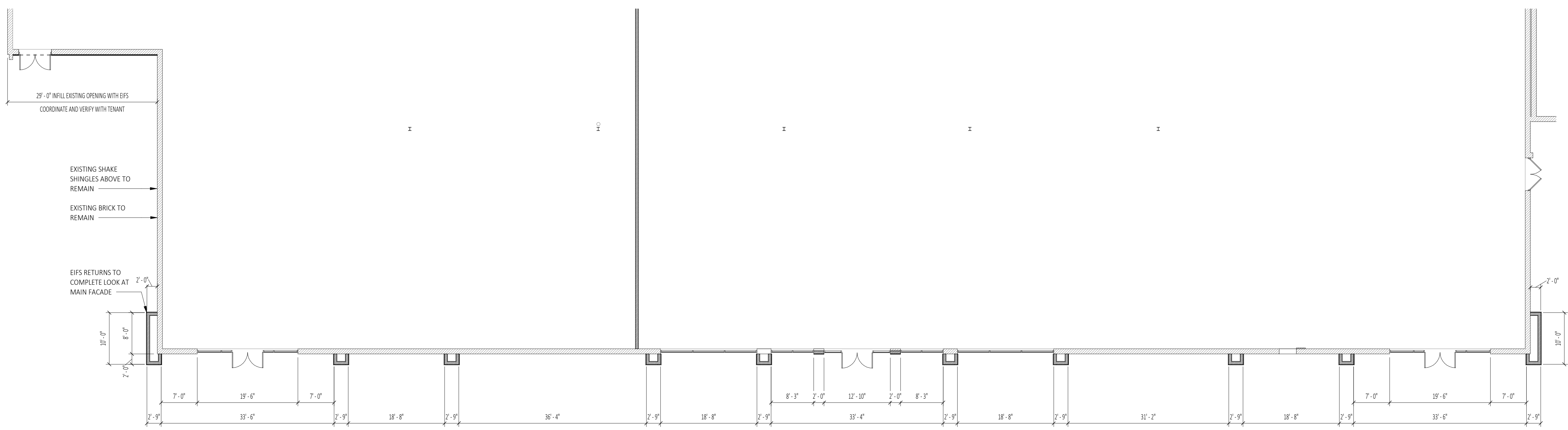
**STURBRIDGE PLAZA**  
 178 MAIN STREET  
 STURBRIDGE, MA 01566

TOWN OF STURBRIDGE MASSACHUSETTS

Key Name	Description	Manufacturer	Specification   Color	Notes
EIFS-1	EIFS FINISH	STO OR EQUAL	PAINTED SW7008 ALABASTER	
EIFS-2	EIFS FINISH	STO OR EQUAL	PAINTED SW7668 MARCH WIND	
METAL	METAL ROOFING	TBD	COLOR TO BE BLACK	
SIDING-1	FIBER CEMENT SIDING	HARDIE OR EQUAL	COBBLESTONE	
SIDING-2	FIBER CEMENT SIDING	HARDIE OR EQUAL	PAINTED SW7668 MARCH WIND	EXPOSURE TO MATCH SHAWS
STOREFRONT	4-1/2" ALUMINUM SYSTEM	KAWNEER OR EQUAL	COLOR TO BE CLEAR ALUMINUM	1" INSULATED, CLEAR, GLAZING



**2** Proposed Elevation  
SD200 SCALE: 3/32" = 1'-0"



**1** Proposed Storefront Plan  
SD200 SCALE: 3/32" = 1'-0"

**C2 ARCHITECTURE, PC**  
WWW.C2-DESIGNGROUP.COM  
24 AIRPORT ROAD | SCHENECTADY, NY 12302 | 518.320.8250

STAMP: \_\_\_\_\_ DATE: \_\_\_\_\_  
SUBMITTAL / REVISION: \_\_\_\_\_  
No. \_\_\_\_\_

Zoning Submission

Proposed Elevation  
Tenant Fit-Up for:  
**Planet Fitness - Sturbridge, MA**  
Sturbridge, MA 01566  
178 Main Street

DRAWN BY: C2 Architecture  
DATE: 06/14/2021  
SCALE: AS NOTED  
JOB NO: 2100-02  
SHEET: SD200

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PLOT DATE: 6/17/2021 2:00:18 PM