

1.) PROPERTY LINES/SITE FEATURES ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC.

2.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF STURBRIDGE'S DEPARTMENT OF PUBLIC WORKS & PARKS STANDARD SPECIFICATIONS & DETAILS, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.

3.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

4.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.

5.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.

6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.

7.) SEDIMENTATION CONTROL FENCE AND/OR STRAW BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ABUTTING PROPERTIES.

8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.

9.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

10.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF STURBRIDGE'S HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.

11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.

12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF STURBRIDGE REQUIREMENTS.

13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.

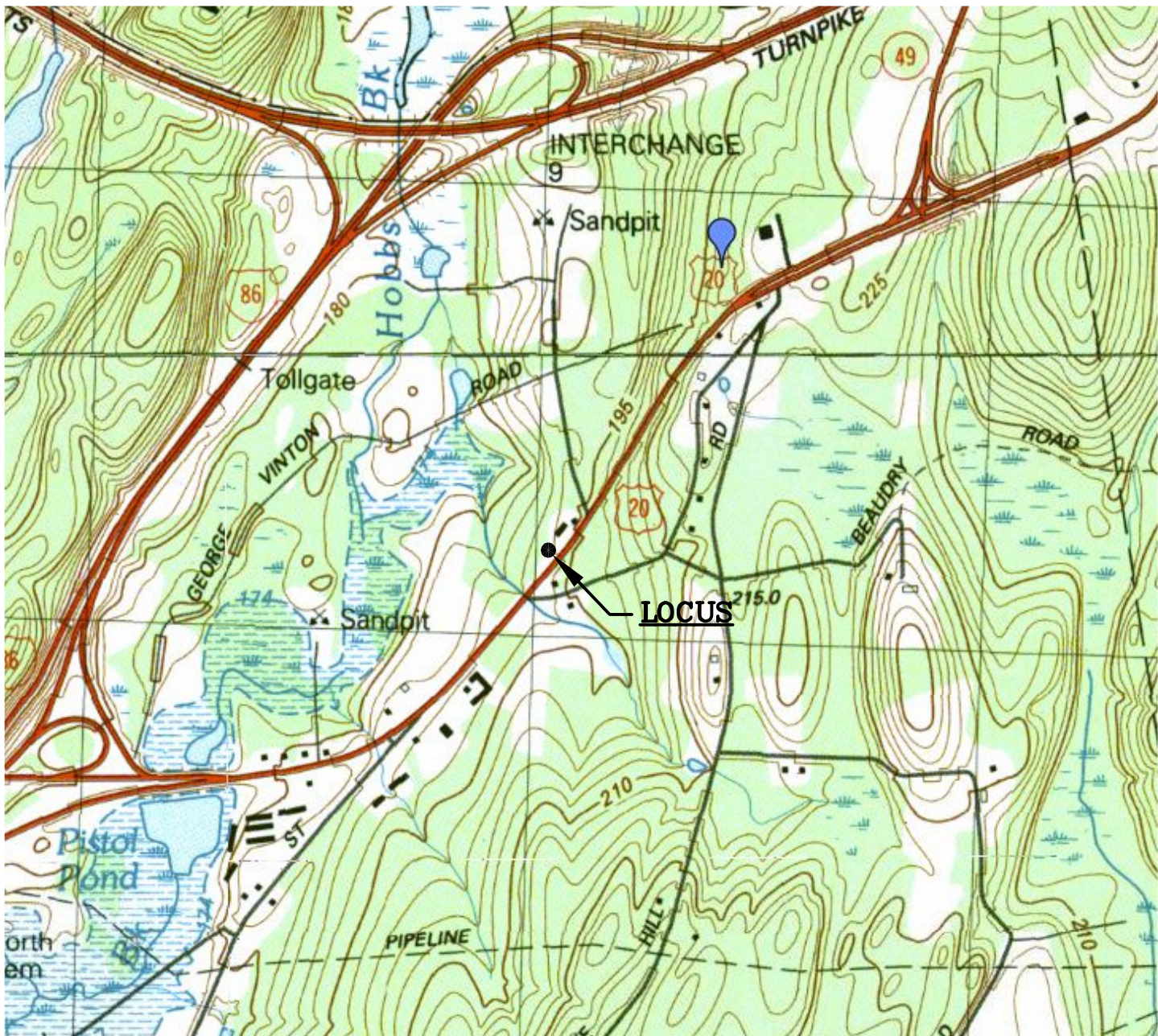
15.) TREE WORK MUST BE COMPLETED BY COMPANIES HOLDING CURRENT COMPLIANCE AGREEMENTS WITH THE MASSACHUSETTS LONGHORNED BEETLE ERADICATION PROJECT. ANY COMPANY CAN BECOME COMPLIANT BY ATTENDING A TRAINING SESSION AT THE PROGRAM OFFICE IN WORCESTER, MA.



UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 92 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT 1(888)344-7233 1(888)DIG-SAFE.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

DEFINITIVE SITE PLAN at 150 CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA



LOCUS MAP

1"=2000'

| ZONING DISTRICT: | INDUSTRIAL PARK | |
|-------------------------|---------------------|-------------------------|
| | REQUIRED | PROVIDED |
| MINIMUM AREA: | 87,120 S.F. (2 Ac.) | 269,200 S.F. (6.18 Ac.) |
| MINIMUM FRONTAGE: | 300' | 406' |
| MINIMUM SET BACK | | |
| FRONT: | 60' | 163' |
| SIDE: | 30' | 47' |
| REAR: | 30' | 70' |
| MAXIMUM LOT COVERAGE: | 33% | 3% |
| MAXIMUM IMPERVIOUS AREA | 70% | 17.5% |
| MAXIMUM BUILDING HEIGHT | 35' | <35' |

PLAN NOTES:

PLAN BOOK 187 PLAN 21
PLAN BOOK 799 PLAN 121
PLAN BOOK 562 PLAN 14
PLAN BOOK 631 PLAN 29

PLAN NOTES:

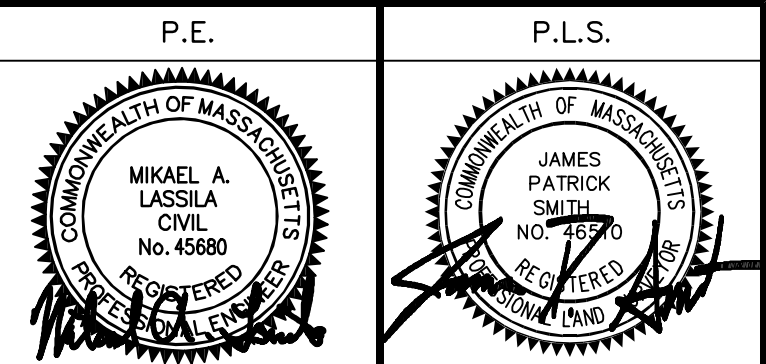
1.) TOPOGRAPHY SHOWN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC. IN OCTOBER & NOVEMBER 2020.

2.) THE BORDERING VEGETATED WETLANDS SHOWN WERE FLAGGED BY GLENN KREVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC. IN OCTOBER 2020 AND LOCATED BY MEANS OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC. IN NOVEMBER 2020.

3.) VERTICAL DATUM IS MASS STATE PLANE NGVD88.

4.) THE LOCUS PROPERTY IS LOCATED IN A ZONE X AREA OF MINIMAL FLOODING. SEE FLOOD FIRM MAP 25027C 0768 E, PANEL 768 OF 1075, DATED JULY 4, 2011.

5.) LANDSCAPE & LIGHTING PLANS (SHEETS 7 & 8) PROVIDED BY McCARTY COMPANIES, LEOMINSTER, MA.



APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

LEGEND

| | |
|---|------------------------------|
| ○ | IRON PIPE FOUND |
| ⊙ | DRILL HOLE FOUND |
| ⊗ | STONE OR CONCRETE MONUMENT |
| ⊕ | SEWER MANHOLE |
| ⊖ | DRAIN MANHOLE |
| ⊗ | ELECTRIC MANHOLE |
| ⊕ | TELEPHONE MANHOLE |
| ⊖ | WATER MANHOLE |
| ⊕ | UNDETERMINED MANHOLE |
| ⊖ | CATCH BASIN |
| ⊕ | CLEANOUT |
| ⊖ | MONITORING WELL |
| ⊕ | ANCHOR |
| ⊖ | UTILITY POLE |
| ⊕ | WATER GATE VALVE |
| ⊖ | WATER SHUT OFF |
| ⊕ | HYDRANT |
| ⊖ | BENCHMARK |
| ⊕ | GAS VALVE |
| ⊖ | SIGN |
| ⊕ | LIGHT POLE / LAMP POST |
| ⊖ | SPOT LIGHT |
| ⊕ | MAILBOX (MBX) |
| ⊖ | BOLLARD |
| ⊕ | OBSERVATION TEST PIT |
| ⊖ | HYDRIC SOIL TEST PIT |
| ⊕ | BORING TEST PIT |
| ⊖ | SHRUBS, BUSHES, ETC. |
| ⊕ | DECIDUOUS TREE |
| ⊖ | CONIFEROUS TREE |
| ⊕ | WETLAND FLAG |
| ⊖ | *MAHW END |
| ⊕ | MEAN ANNUAL HIGH WATER |
| ⊖ | BOULDER |
| ⊕ | VOC |
| ⊖ | CONCRETE CURBING |
| ⊕ | CAPE COD BERM (BITUMINOUS) |
| ⊖ | BITUMINOUS CURBING (GENERIC) |
| ⊕ | ELECTRIC LINE |
| ⊖ | SEWER LINE |
| ⊕ | DRAIN LINE |
| ⊖ | WATER LINE |
| ⊕ | GAS LINE |
| ⊖ | TELEPHONE LINE |
| ⊕ | FIRE PROTECTION LINE |
| ⊖ | OVERHEAD WIRES |
| ⊕ | CABLE TELEVISION |
| ⊖ | ROOF DRAIN |
| ⊕ | STONEWALL |
| ⊖ | EDGE OF PAVEMENT |
| ⊕ | FENCING (AS NOTED) |
| ⊖ | GUARD RAILING (AS NOTED) |
| ⊕ | TREE LINE |
| ⊖ | EDGE OF LANDSCAPING |
| ⊕ | BORDERING VEGETATED WETLAND |
| ⊖ | PROPERTY LINE |
| ⊕ | SUBSURFACE DRAIN |

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.

710 MAIN STREET
OXFORD, MA 01537
P.(508) 987-8713 F.(508) 987-8714

SHEET TITLE

COVER SHEET

DEFINITIVE SITE PLAN
at

150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA

PREPARED FOR
COBRA REALTY TRUST
SHEET 1 OF 11

SHEET NO.

C-1.0

LIST OF DRAWINGS:

| | |
|------------|--------------------------------------|
| SHEET - 1 | COVER SHEET |
| SHEET - 2 | EXISTING CONDITIONS |
| SHEET - 3 | LAYOUT & MATERIALS PLAN |
| SHEET - 4 | GRADING PLAN |
| SHEET - 5 | UTILITY & DRAINAGE PLAN |
| SHEET - 6 | EROSION & SEDIMENTATION CONTROL PLAN |
| SHEET - 7 | LANDSCAPE PLAN |
| SHEET - 8 | LIGHTING PLAN |
| SHEET - 9 | CONSTRUCTION DETAIL SHEET#1 |
| SHEET - 10 | CONSTRUCTION DETAIL SHEET#2 |
| SHEET - 11 | CONSTRUCTION DETAIL SHEET#3 |

APPLICANT:

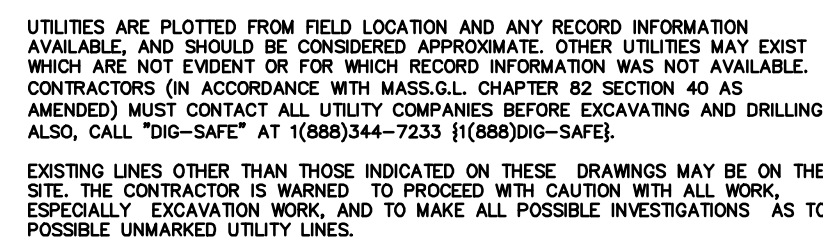
COBRA REALTY TRUST
MICHAEL CIESLA & MELVYN GLICKMAN
14 HARVARD STREET
WORCESTER, MA

OWNERS:

COBRA REALTY TRUST
MICHAEL CIESLA & MELVYN GLICKMAN
14 HARVARD STREET
WORCESTER, MA

DEED BOOK 9104 PG. 301
ASSESSORS PARCEL ID: 208-02612-150

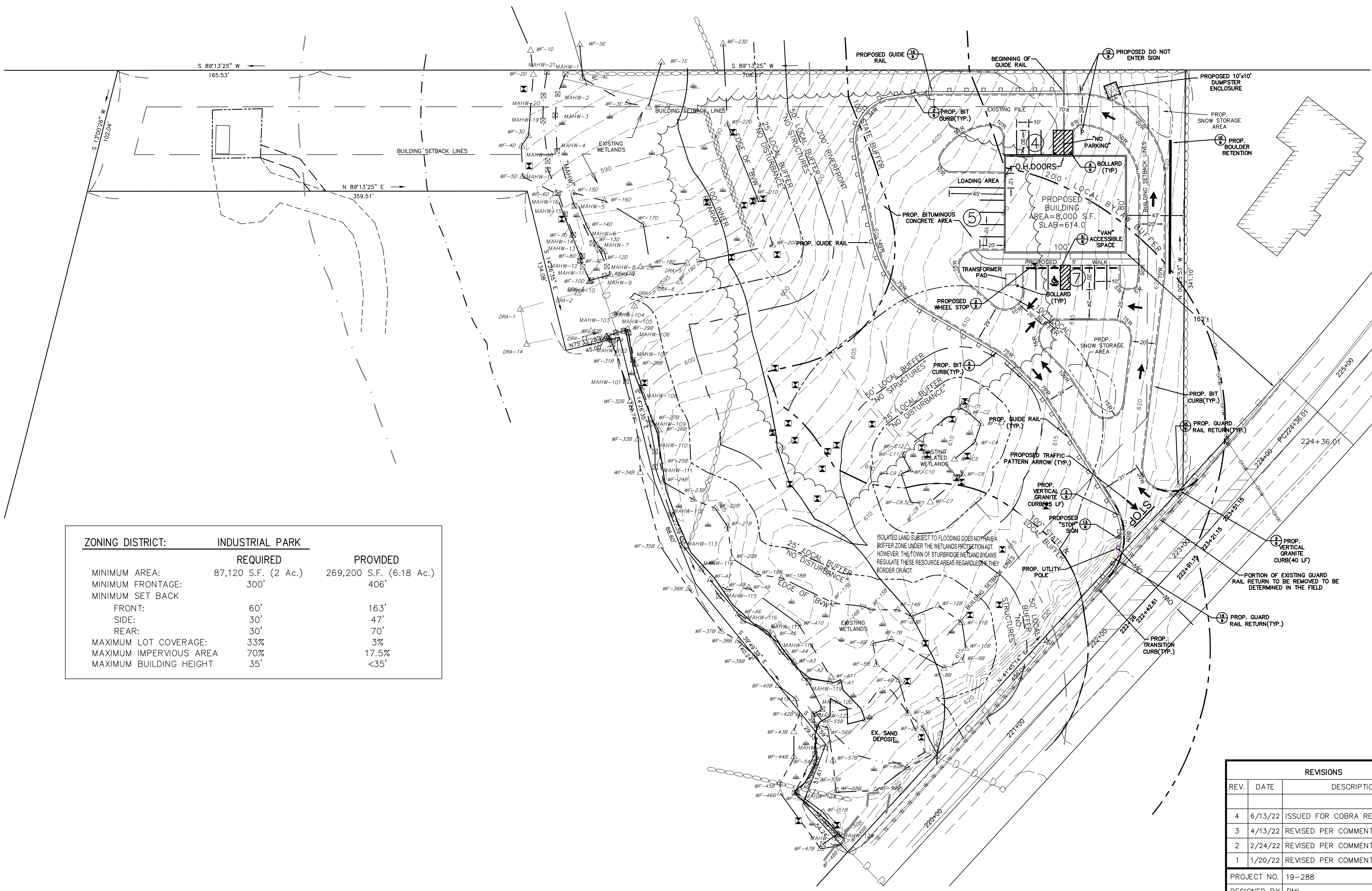
| REVISIONS | | |
|--------------------------------|---------|-------------------------------|
| REV. | DATE | DESCRIPTION |
| 4 | 6/13/22 | ISSUED FOR COBRA REALTY TRUST |
| 3 | 4/13/22 | REVISED PER COMMENTS. |
| 2 | 2/24/22 | REVISED PER COMMENTS. |
| 1 | 1/20/22 | REVISED PER COMMENTS. |
| PROJECT NO. 20-409 | | |
| DESIGNED BY PML | | |
| CHECKED BY AB | | |
| DATE 9/13/21 | | |
| CAD FILE 19-288_150...Alt2.dwg | | |



C-2.0

GRAPHIC SCALE

(IN FEET)
1 inch = 40 feet



| ZONING DISTRICT: | INDUSTRIAL PARK | |
|-------------------------|---------------------|-------------------------|
| | REQUIRED | PROVIDED |
| MINIMUM AREA: | 87,120 S.F. (2 Ac.) | 269,200 S.F. (6.18 Ac.) |
| MINIMUM FRONTAGE: | 300' | 406' |
| MINIMUM SET BACK | | |
| FRONT: | 60' | 163' |
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| MAXIMUM LOT COVERAGE: | 33% | 3% |
| MAXIMUM IMPERVIOUS AREA | 70% | 17.5% |
| MAXIMUM BUILDING HEIGHT | 35' | <35' |



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P.E.

MIKAEL A. LASSLI
No. 45880

P.L.S.

JAMES PATRICK SMITH
No. 10570

APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

LEGEND

- IRON PIPE FOUND
- DRILL HOLE FOUND
- STONE OR CONCRETE MONUMENT
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
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- WATER GATE VALVE
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- BENCHMARK
- GAS VALVE
- SON
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- BORING TEST PIT
- SHRUBS, BUSHES, ETC.
- DECIDUOUS TREE
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- WETLAND FLAG
- MAHW END
- MEAN ANNUAL HIGH WATER
- BOLLARD
- VERTICAL GRANITE CURBING
- CONCRETE CURBING
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- FIRE PROTECTION LINE
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- BORDERING VEGETATED WETLAND
- PROPERTY LINE
- SUBSURFACE DRAIN

| REVISIONS | | |
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| 2 | 2/24/22 | REVISED PER COMMENTS. |
| 1 | 1/20/22 | REVISED PER COMMENTS. |

| | |
|-------------|-----------------------|
| PROJECT NO. | 19-288 |
| DESIGNED BY | PML |
| CHECKED BY | AB |
| DATE | 9/13/21 |
| CAD FILE | 19-288_150...Alt2.dwg |

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 feet

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P: (508) 987-8710 F: (508) 987-8714

SHEET TITLE

LAYOUT & MATERIALS
PLAN

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 3 OF 11

SHEET NO.

C-3.0



DIO SAFE NOTE
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P.E.

P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

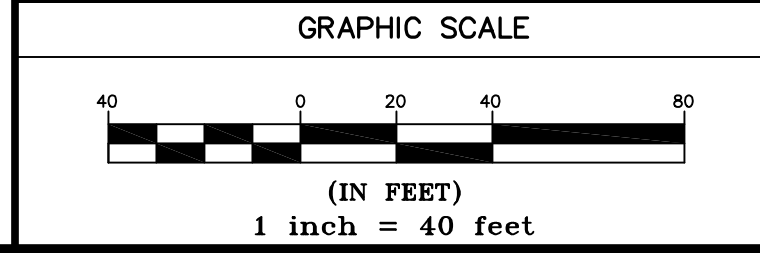
APPROVAL DATE: _____

ENDORSEMENT DATE: _____

LEGEND

- IRON PIPE FOUND
- DRILL HOLE FOUND
- STONE OR CONCRETE MONUMENT
- SEWER MANHOLE
- DRAIN MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- UNDERTERMINED MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITORING WELL
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- HYDRANT
- BENCHMARK
- GAS VALVE
- SIGN
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- BOLLARD
- OBSERVATION TEST PIT
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- CONIFEROUS TREE
- WETLAND FLAG
- MAHW END
- MEAN ANNUAL HIGH WATER
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- VERTICAL GRANITE CURBING
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| CAD FILE 19-288_150...Alt2.dwg | | |



PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01507
P: (508) 987-8713 F: (508) 987-8714

SHEET TITLE

GRADING PLAN

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 4 OF 11

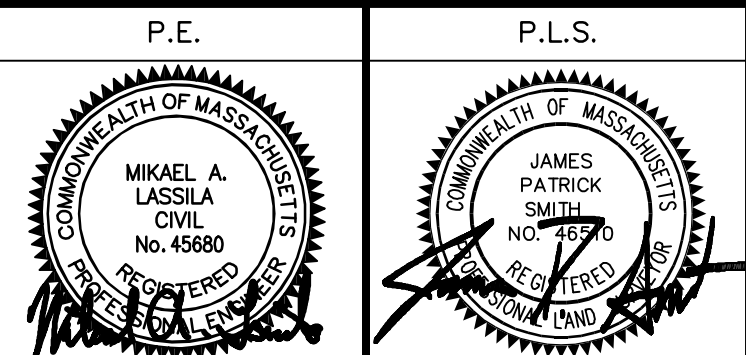
SHEET NO.

C-4.0



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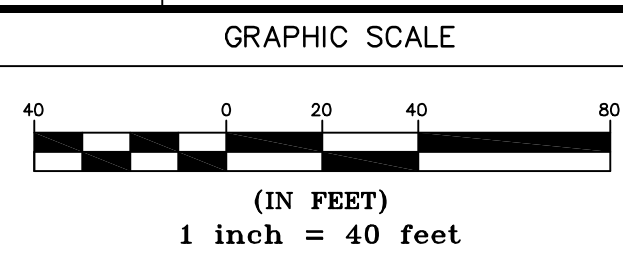


APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD
BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

- LEGEND**
- IRON PIPE FOUND
 - DRILL HOLE FOUND
 - STONE OR CONCRETE MONUMENT
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
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 - ROOF DRAIN
 - STONEWALL
 - EDGE OF PAVEMENT
 - FENCING (AS NOTED)
 - GUARD RAILING (AS NOTED)
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 - PROPERTY LINE
 - SUBSURFACE DRAIN

| REVISIONS | | |
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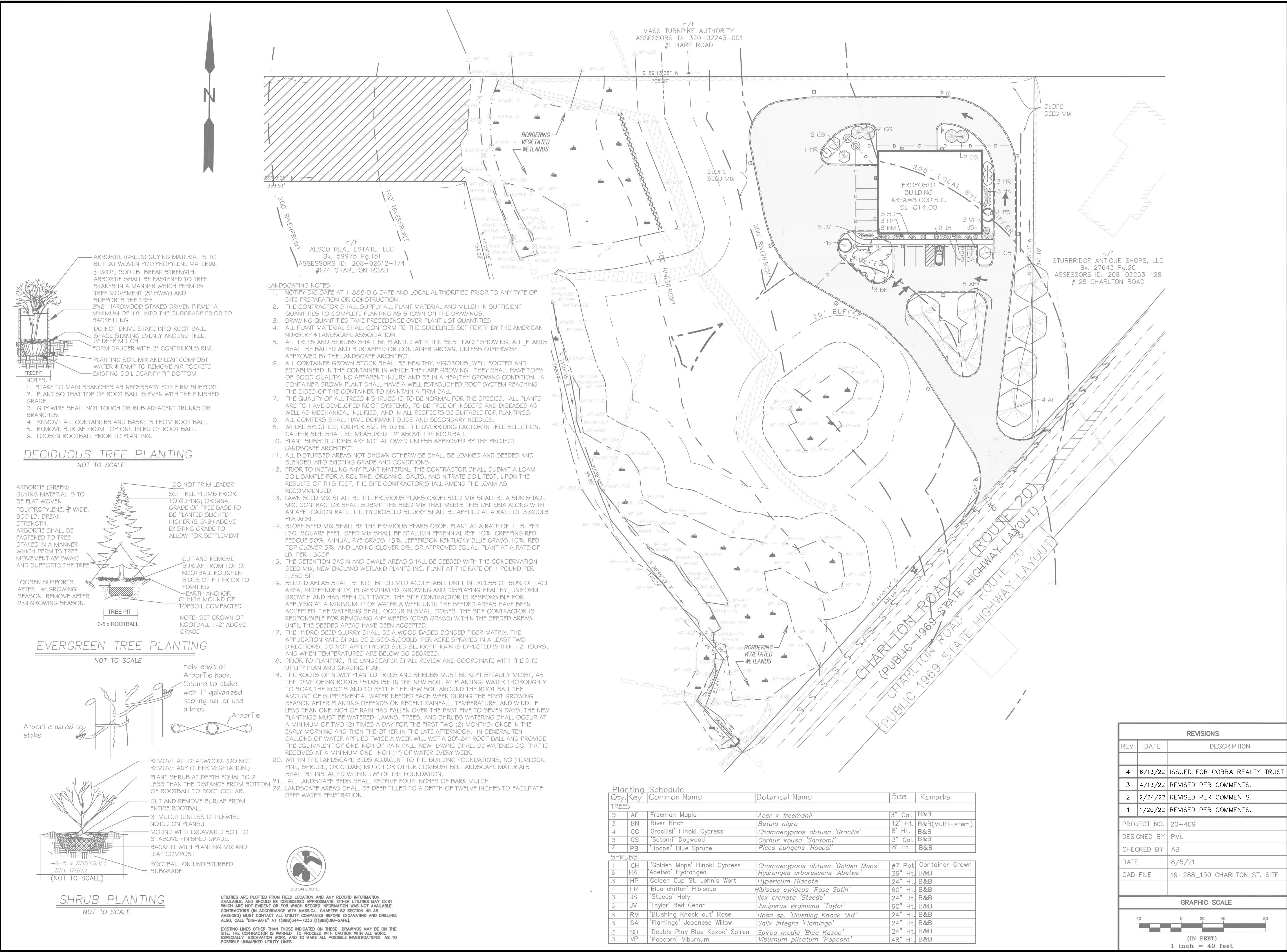
PREPARED BY:
SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P: (508) 987-8713 F: (508) 987-8714

SHEET TITLE
UTILITY & DRAINAGE
PLAN

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 5 OF 11

SHEET NO.

C-5.0



P.E.

P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

SHEET TITLE

LANDSCAPE PLAN

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
INTERSTATE TOWING

SHEET NO.

L-1

| Planting Schedule | | | | | |
|-------------------|------------------------------------|---|---------|-----------------|--|
| Qty./Key | Common Name | Botanical Name | Size | Remarks | |
| TREES | | | | | |
| 9 | AF Freeman Maple | <i>Acer x freemanii</i> | 3" Cal. | B&B | |
| 3 | BN River Birch | <i>Betula nigra</i> | 12" Ht. | B&B(Multi-stem) | |
| 4 | CG Gracilis' Hinoki Cypress | <i>Chamaecyparis obtusa 'Gracilis'</i> | 8" Ht. | B&B | |
| 3 | CS 'Satom' Dogwood | <i>Cornus kousa 'Santomi'</i> | 3" Cal. | B&B | |
| 2 | PB 'Hoopsi' Blue Spruce | <i>Picea pungens 'Hoopsi'</i> | 8" Ht. | B&B | |
| SHRUBS | | | | | |
| 1 | CH 'Golden Mops' Hinoki Cypress | <i>Chamaecyparis obtusa 'Golden Mops'</i> | #7 Pot | Container Grown | |
| 3 | HA Abetwo' Hydrangea | <i>Hydrangea arborescens 'Abetwo'</i> | 36" Ht. | B&B | |
| 3 | HP Golden Cup St. John's Wort | <i>Hypericum Hidcote</i> | 24" Ht. | B&B | |
| 4 | HR 'Blue chiffon' Hibiscus | <i>Hibiscus syriacus 'Rose Satin'</i> | 60" Ht. | B&B | |
| 3 | JS 'Steads' Holy | <i>Ilex crenata 'Steads'</i> | 24" Ht. | B&B | |
| 5 | JV 'Taylor' Red Cedar | <i>Juniperus virginiana 'Taylor'</i> | 60" Ht. | B&B | |
| 3 | RM 'Blushing Knock out' Rose | <i>Rosa sp. 'Blushing Knock Out'</i> | 24" Ht. | B&B | |
| 3 | SA 'Flamingo' Japanese Willow | <i>Salix integra 'Flamingo'</i> | 24" Ht. | B&B | |
| 6 | SD 'Double Play Blue Kazoo' Spirea | <i>Spirea media 'Blue Kazoo'</i> | 24" Ht. | B&B | |
| 3 | VP 'Popcorn' Viburnum | <i>Viburnum plicatum 'Popcorn'</i> | 48" Ht. | B&B | |



n/f
MASS TURNPIKE AUTHORITY
ASSESSORS ID: 320-02243-001
#1 HARE ROAD

n/f
ALSCO REAL ESTATE, LLC
Bk. 59975 Pg.151
ASSESSORS ID: 208-02612-174
#174 CHARLTON ROAD



POLE MOUNTED FIXTURE



WALL MOUNTED FIXTURE



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE. AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 [(888)DIG-SAFE].

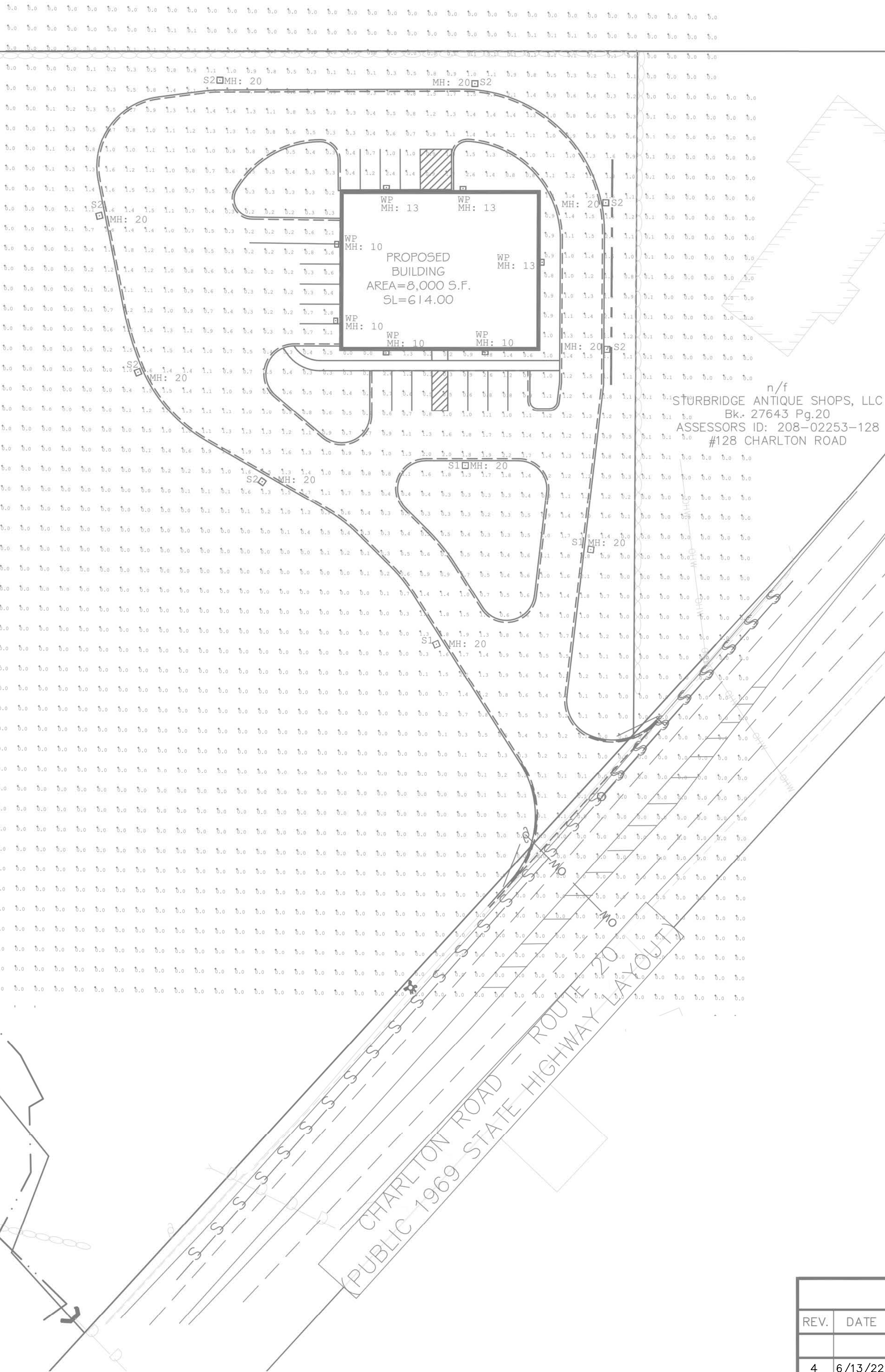
EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

Luminaire Schedule

| Symbol | Label | Lum. Lumens | Lum. Watts | LLF | Description |
|--------|-------|-------------|------------|-------|---------------------------------|
| | S1 | 6460 | 52 | 0.900 | LUMARK: PRV-C15-D-UNV-T3-BZ-HSS |
| | S2 | 6437 | 52 | 0.900 | LUMARK: PRV-C15-D-UNV-T4-BZ-HSS |
| | WP | 1418 | 12.2 | 0.900 | LUMARK: XTOR1B |

Calculation Summary

| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
|-------------|-------|------|-----|-----|---------|---------|
| SITE_Planar | Fc | 0.27 | 6.8 | 0.0 | N.A. | N.A. |

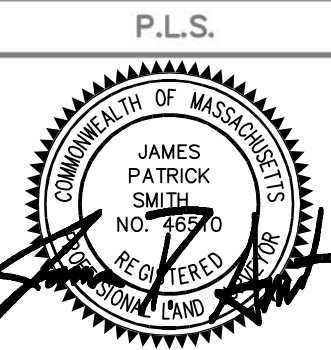
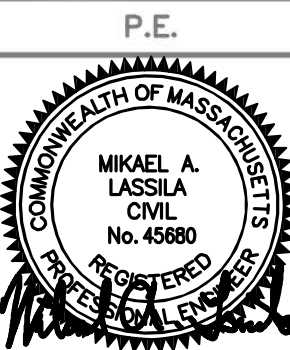


n/f
STURBRIDGE ANTIQUE SHOPS, LLC
Bk. 27643 Pg.20
ASSESSORS ID: 208-02253-128
#128 CHARLTON ROAD

| REVISIONS | | |
|-----------|---------|-------------------------------|
| REV. | DATE | DESCRIPTION |
| 4 | 6/13/22 | ISSUED FOR COBRA REALTY TRUST |
| 3 | 4/13/22 | REVISED PER COMMENTS. |
| 2 | 2/24/22 | REVISED PER COMMENTS. |
| 1 | 1/20/22 | REVISED PER COMMENTS. |

| | |
|-------------|------------------------------|
| PROJECT NO. | 20-409 |
| DESIGNED BY | PML |
| CHECKED BY | AB |
| DATE | 8/5/21 |
| CAD FILE | 19-288_150 CHARLTON ST. SITE |

GRAPHIC SCALE



APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

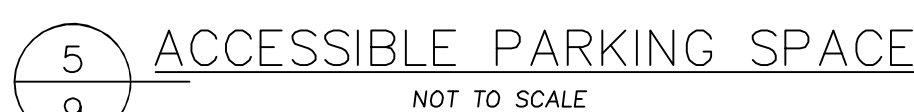
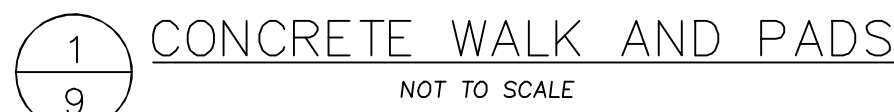
SHEET TITLE

LIGHTING PLAN

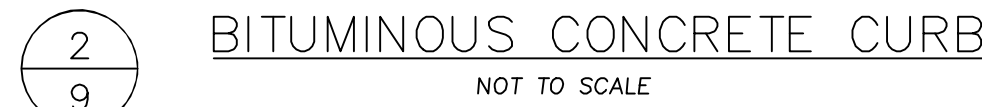
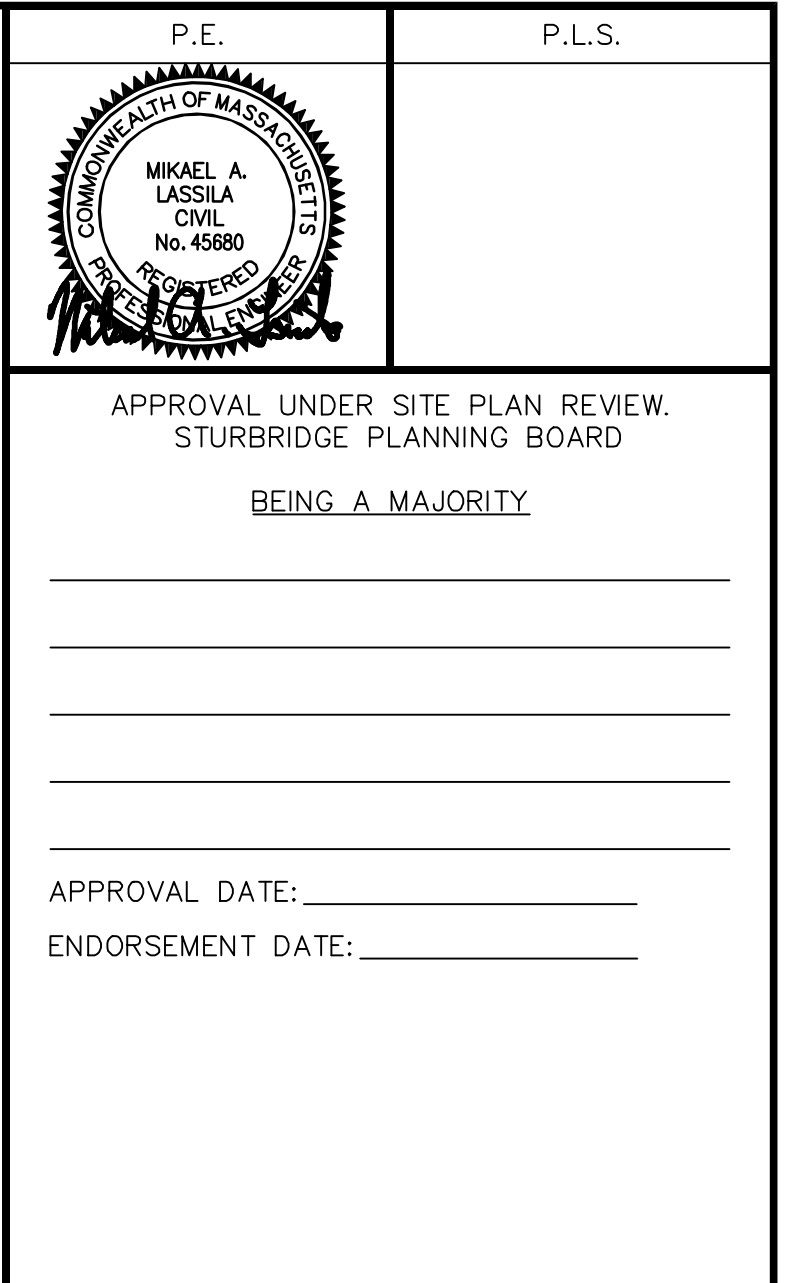
DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
INTERSTATE TOWING

SHEET NO.

L-2



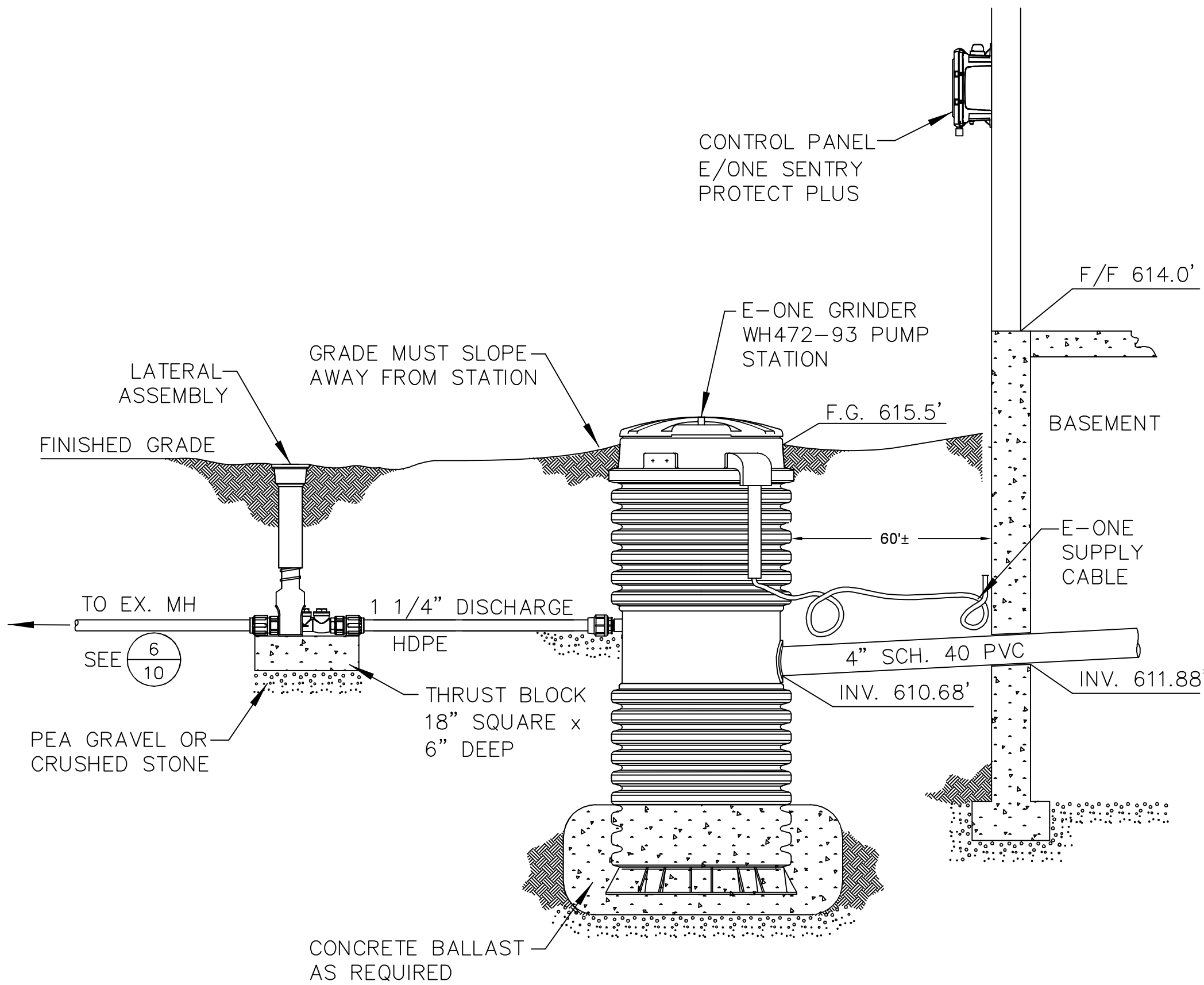
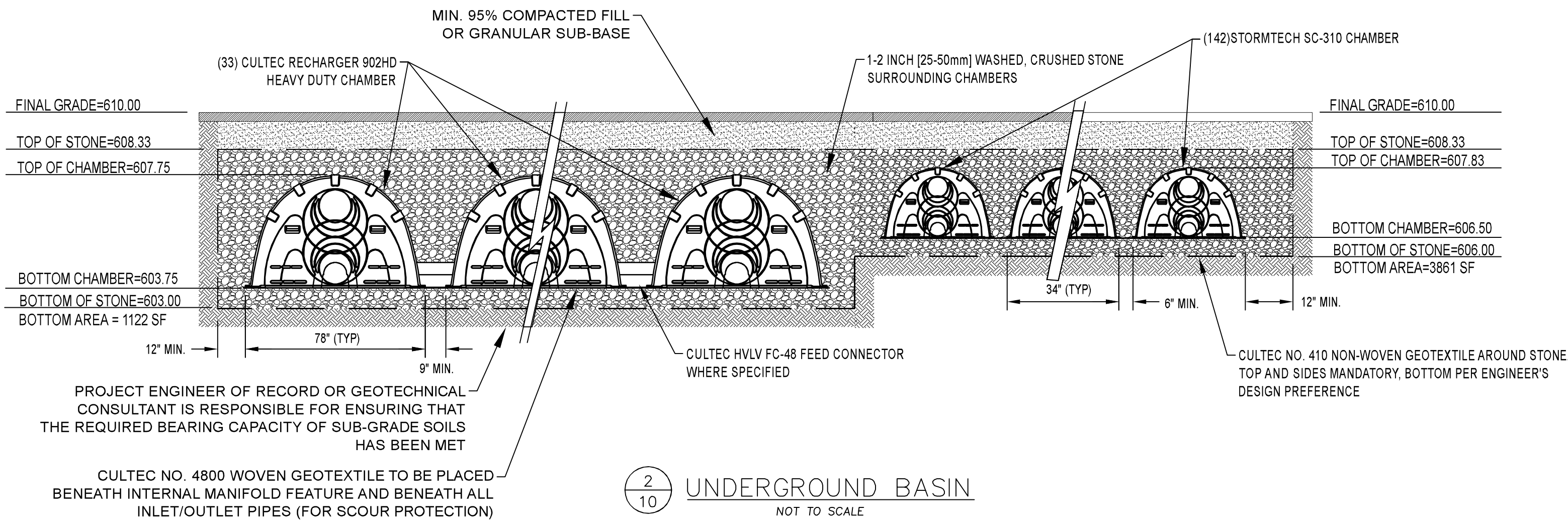
- NOTES:**
1. SEE TRAFFIC CONTROL SCHEDULE FOR EXACT MOUNTING HEIGHT. 2. CHANNEL POST SECTIONS TO BE CONNECTED WITH AT LEAST TWO (2) APPROPRIATELY SIZED GALVANIZED BOLTS W/ LOCK WASHERS AND NUTS.



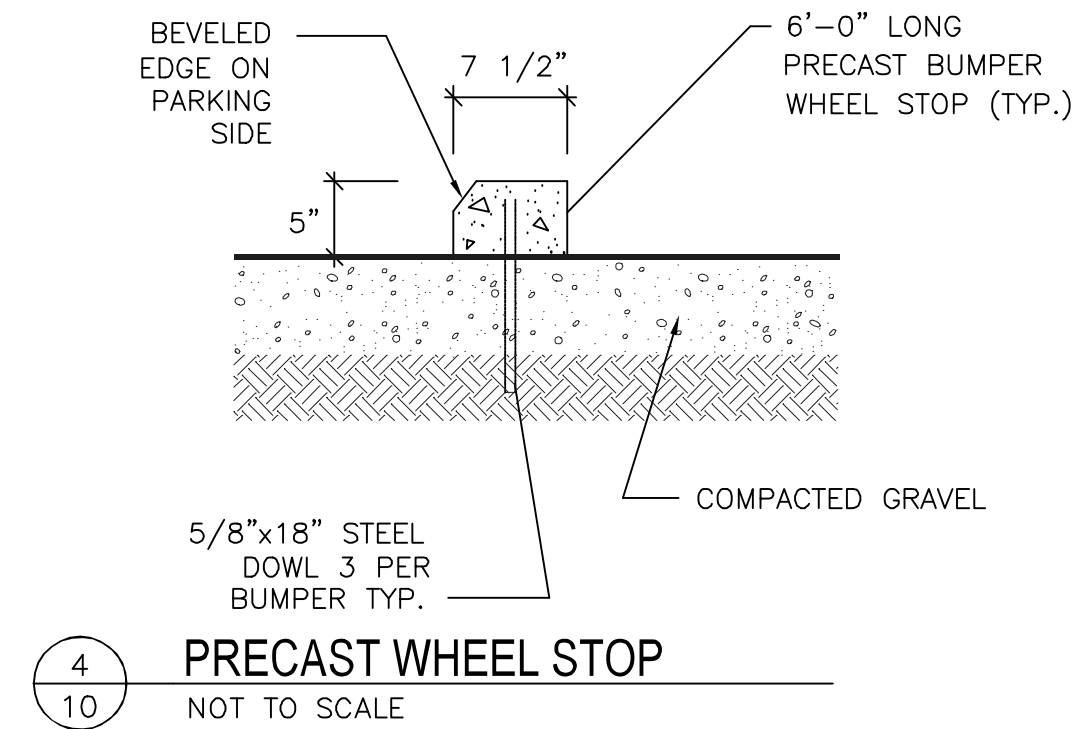
| REVISIONS | | |
|--------------------------------|---------|------------------------------|
| REV. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| 4 | 6/13/22 | ISSUED FOR COBRA REALTY TRUS |
| 3 | 4/13/22 | REVISED PER COMMENTS. |
| 2 | 2/24/22 | REVISED PER COMMENTS. |
| 1 | 1/20/22 | REVISED PER COMMENTS. |
| PROJECT NO. 20-409 | | |
| DESIGNED BY PML | | |
| CHECKED BY AB | | |
| DATE 9/13/21 | | |
| CAD FILE 19-288_150...Alt2.dwg | | |
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| |
|--|
| PREPARED BY: |
| SUMMIT |
| Engineering & Survey, Inc. |
| 710 MAIN STREET OXFORD, MA 01537 P.(508) 987-8715 F.(508) 987-8714 |
| SHEET TITLE |
| DETAIL SHEET#1 |
| DEFINITIVE SITE PLAN at 150 CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA PREPARED FOR COBRA REALTY TRUST SHEET 9 OF 11 |
| SHEET NO. |

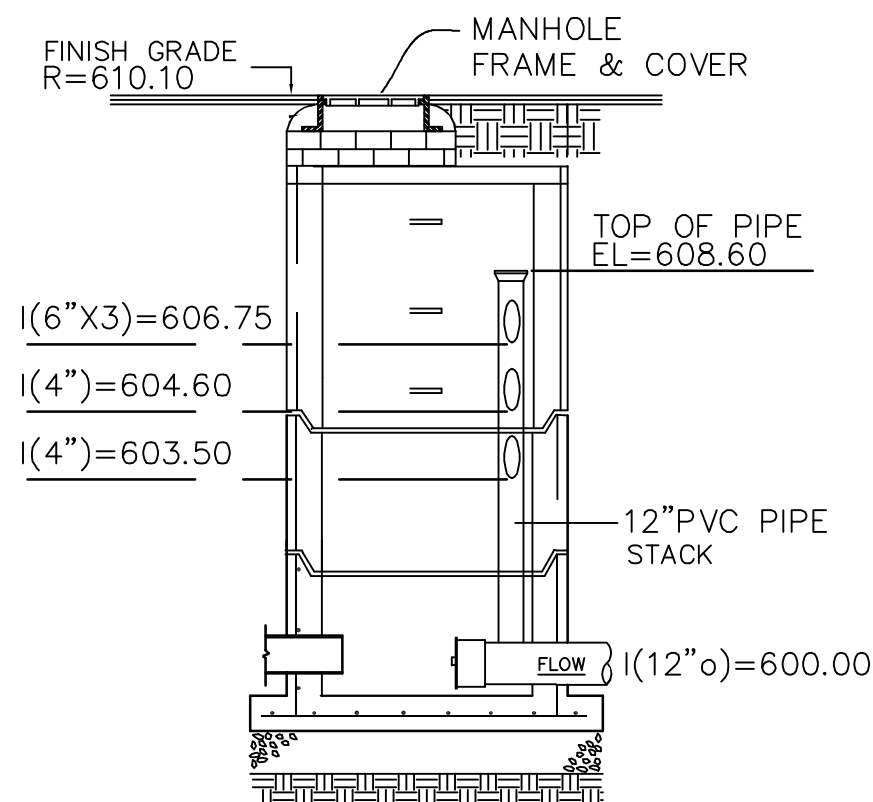
C-9.0



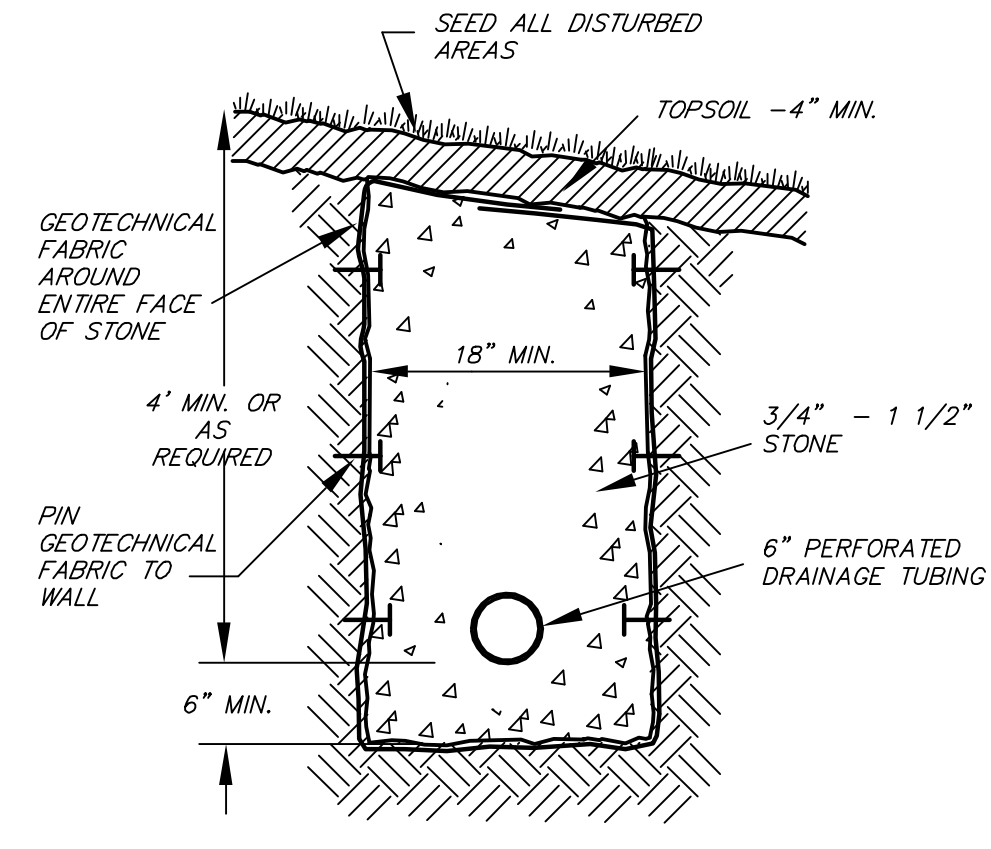
5
10
PROPOSED LP SEWER TIE-IN
SCALE: NONE



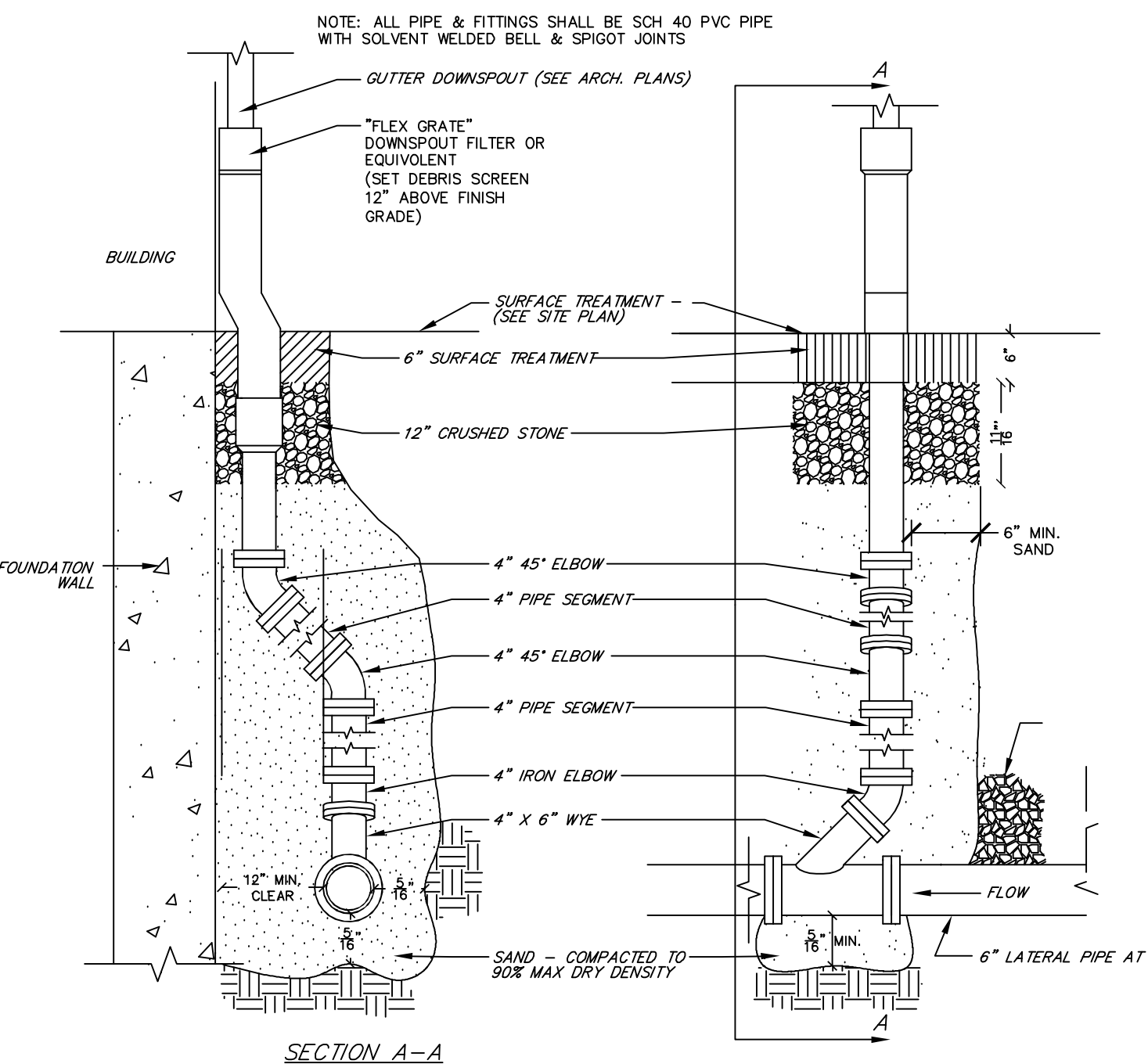
4
10
PRECAST WHEEL STOP
NOT TO SCALE



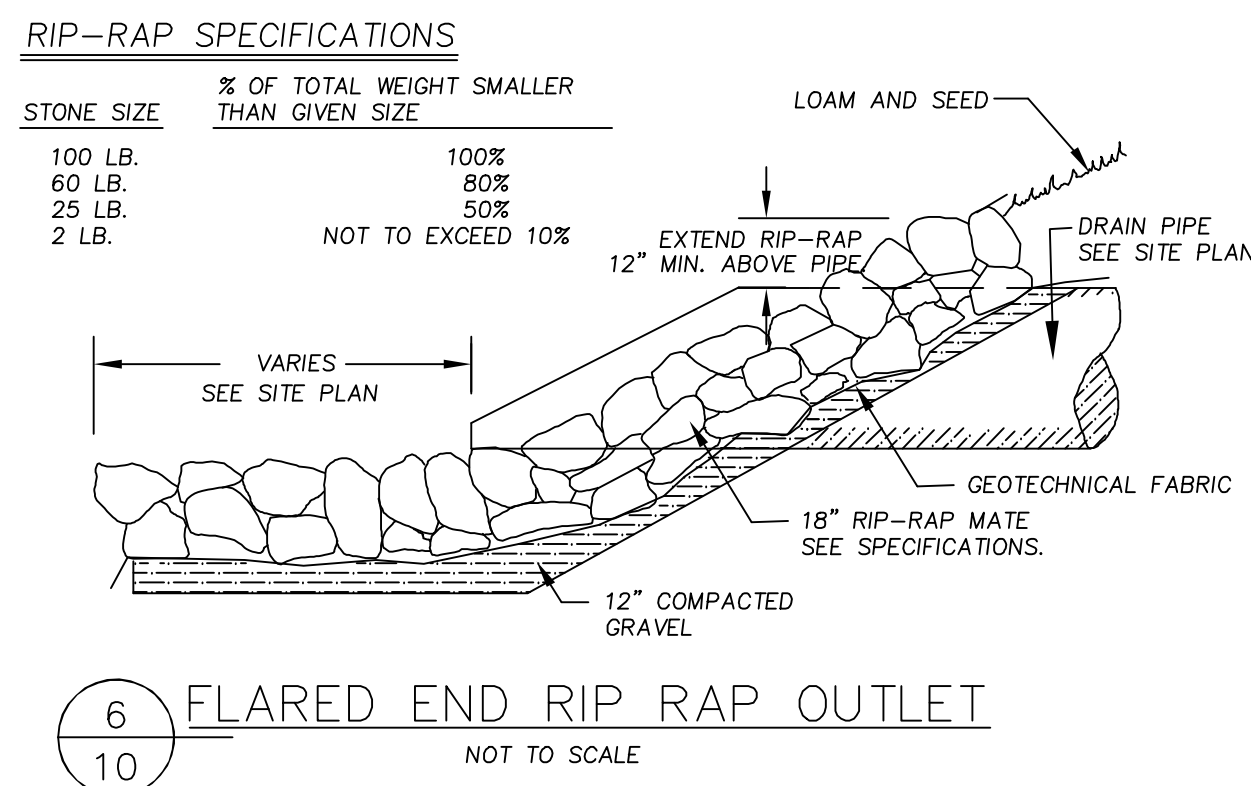
8
10
**OUTLET CONTROL STRUCTURE
OCS#1**
NOT TO SCALE



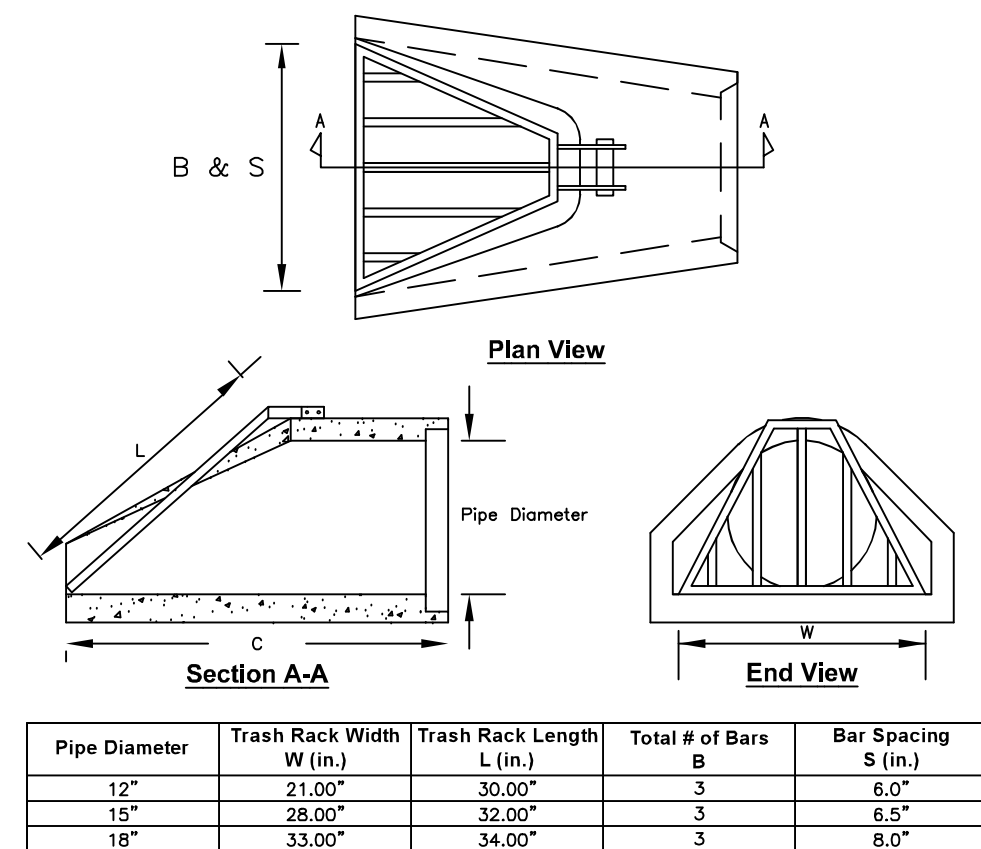
9
10
INTERCEPTOR DRAIN
NOT TO SCALE
IF UNSTABLE AREAS ARE ENCOUNTERED DUE TO NATURAL SPRINGS OR GROUNDWATER BREAKOUT, INTERCEPTOR DRAINS SHALL BE INSTALLED TO DIRECT THE RUNOFF AWAY FROM PROPOSED PAVED AREAS. PROVIDE FLARED END RIP RAP AT OUTLETS. KEEP OUTLET OUTSIDE RESOURCE AREAS.



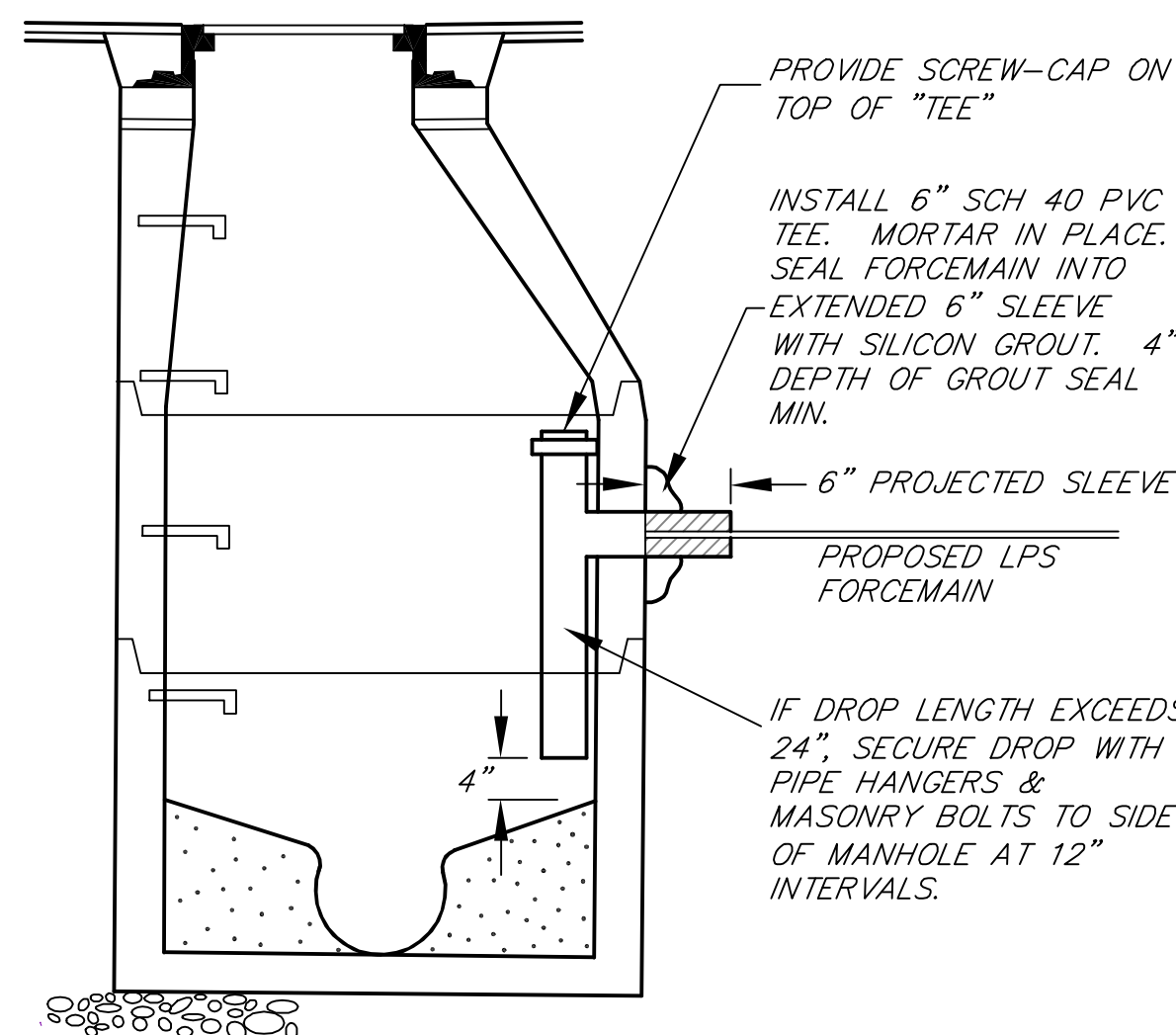
3
10
ROOF DRAIN CONNECTION
NOT TO SCALE



6
10
FLARED END RIP RAP OUTLET
NOT TO SCALE



7
10
PIPE TRASH GUARD
NOT TO SCALE



6
10
SEWER MANHOLE CONNECTION
NOT TO SCALE

| REVISIONS | | |
|--------------------------------|---------|-------------------------------|
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| PROJECT NO. 20-409 | | |
| DESIGNED BY PML | | |
| CHECKED BY AB | | |
| DATE 9/13/21 | | |
| CAD FILE 19-288_150...Alt2.dwg | | |

P.E.

MIKAEL A. LASSILA

No. 45880

REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS

P.L.S.

APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

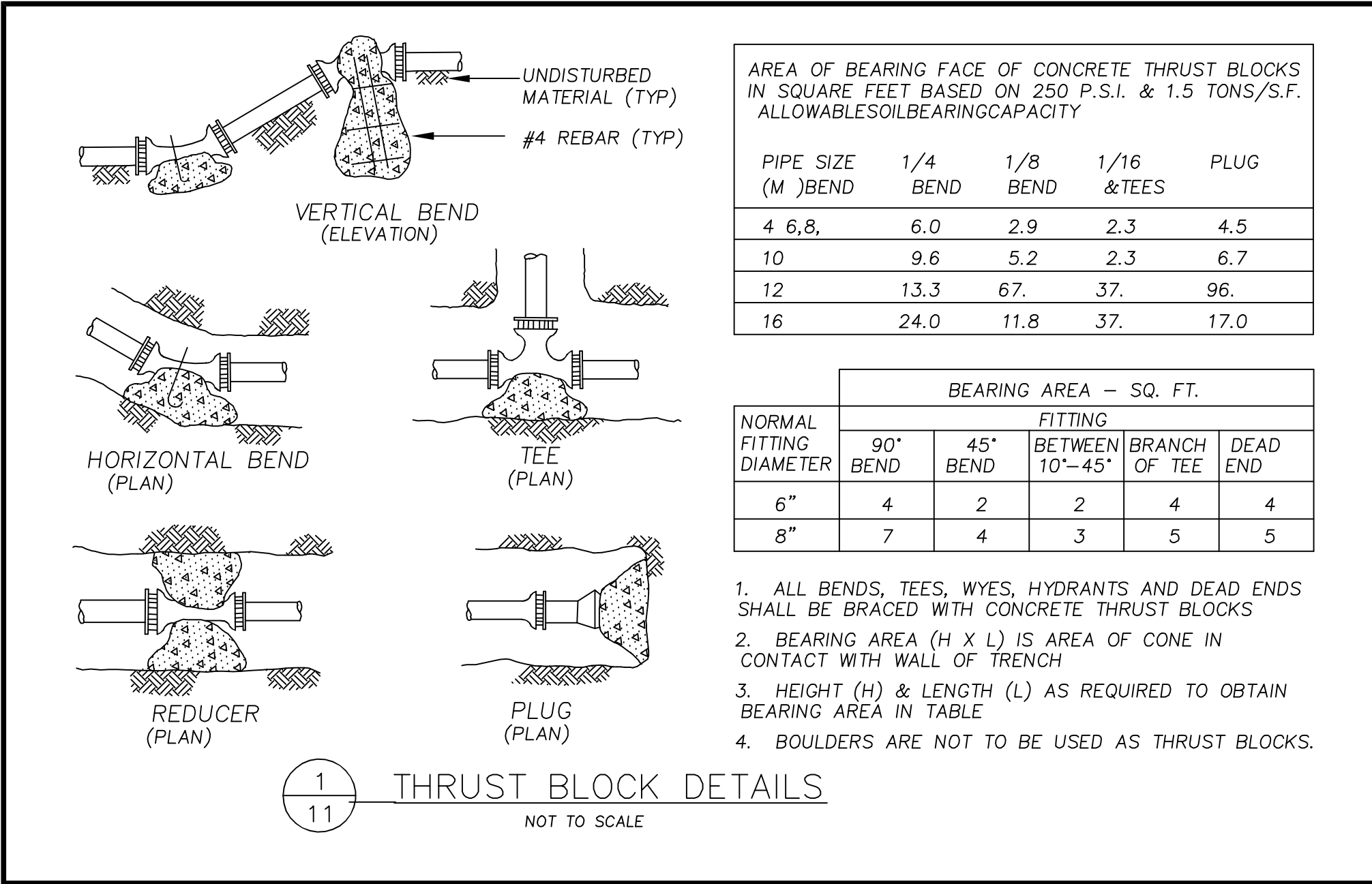
SHEET TITLE

DETAIL SHEET#2

DEFINITIVE SITE PLAN
at
**150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA**
PREPARED FOR
COBRA REALTY TRUST
SHEET 10 OF 11

SHEET NO.

C-10.0



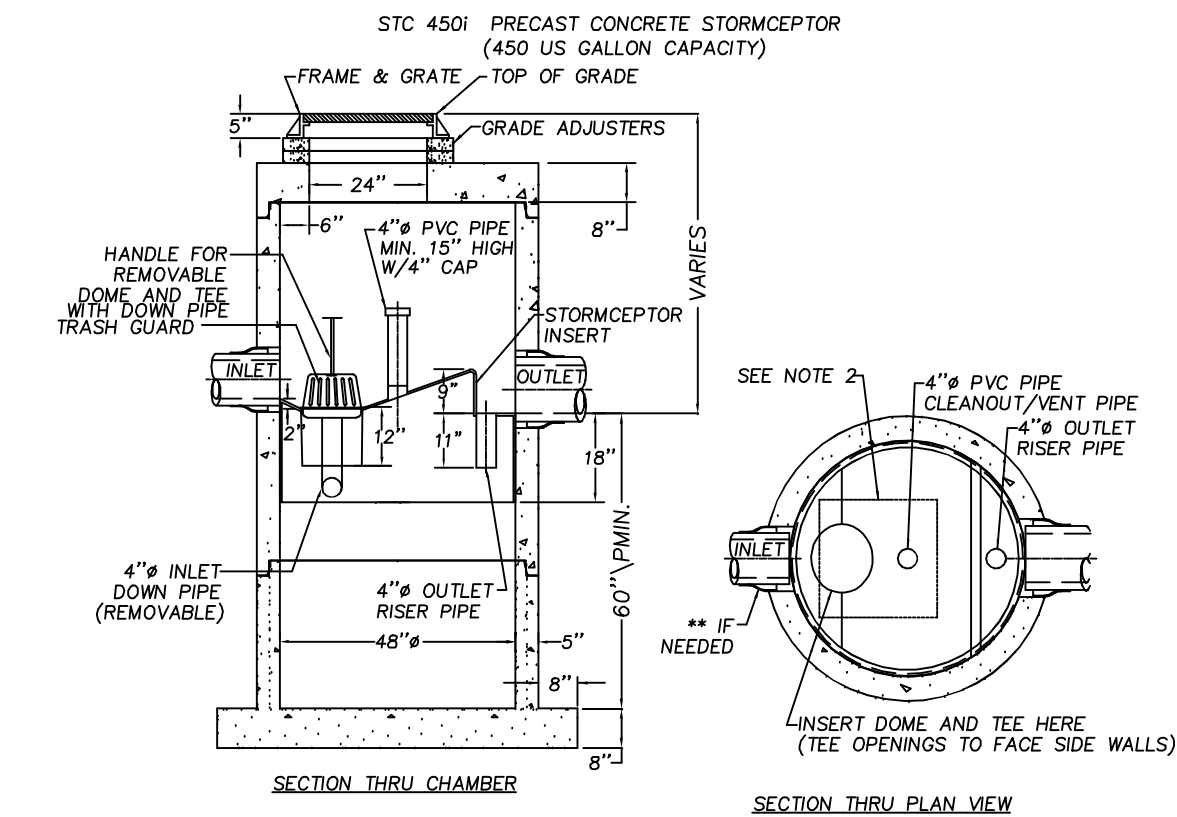
AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 250 P.S.I. & 1.5 TONS/S.F. ALLOWABLE SOIL BEARING CAPACITY

| PIPE SIZE (M) BEND | 1/4 BEND | 1/8 BEND | 1/16 & TEES | PLUG |
|---------------------|----------|----------|-------------|------|
| 4, 6, 8, | 6.0 | 2.9 | 2.3 | 4.5 |
| 10 | 9.6 | 5.2 | 2.3 | 6.7 |
| 12 | 13.3 | 6.7 | 3.7 | 9.6 |
| 16 | 24.0 | 11.8 | 3.7 | 17.0 |

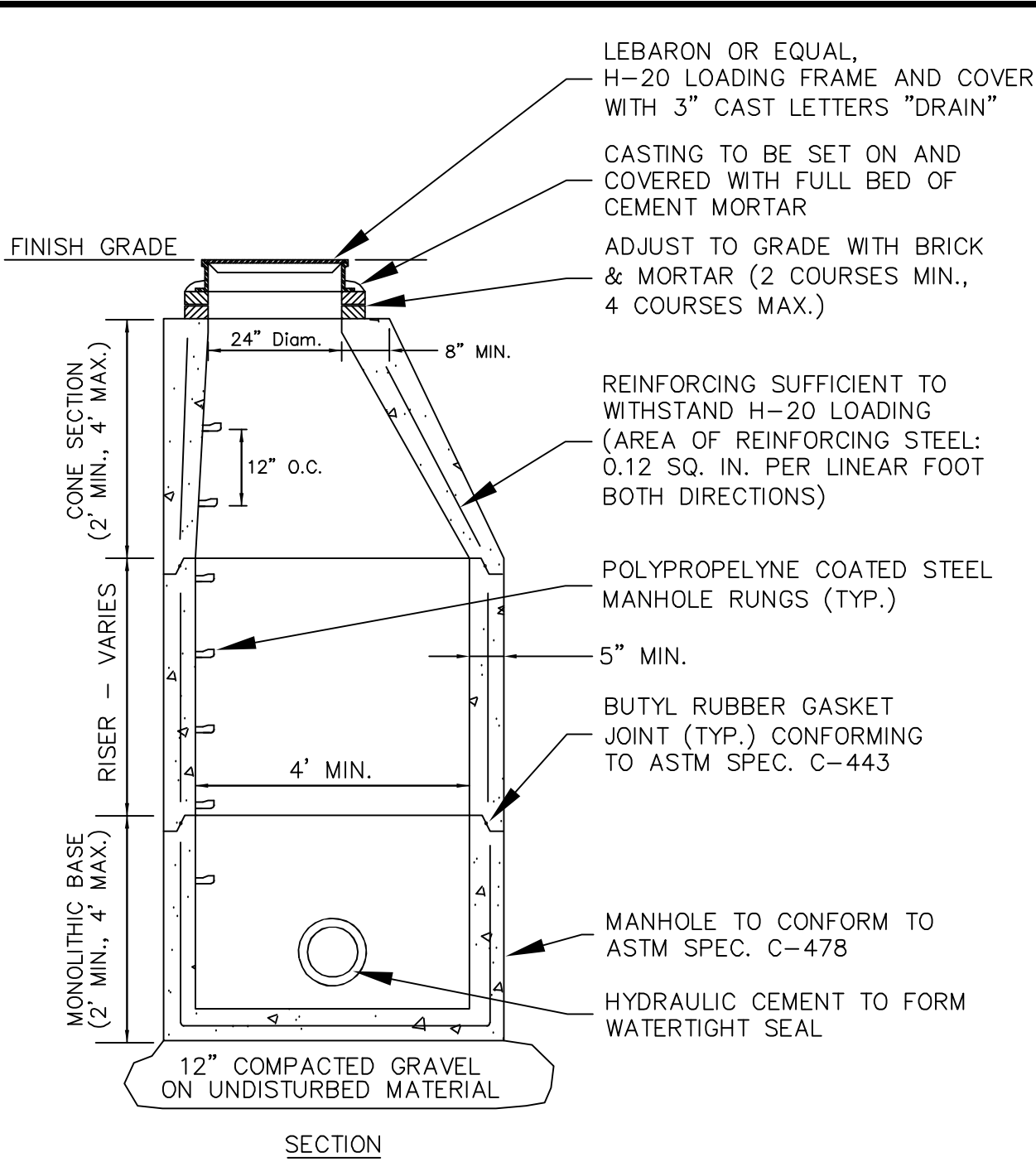
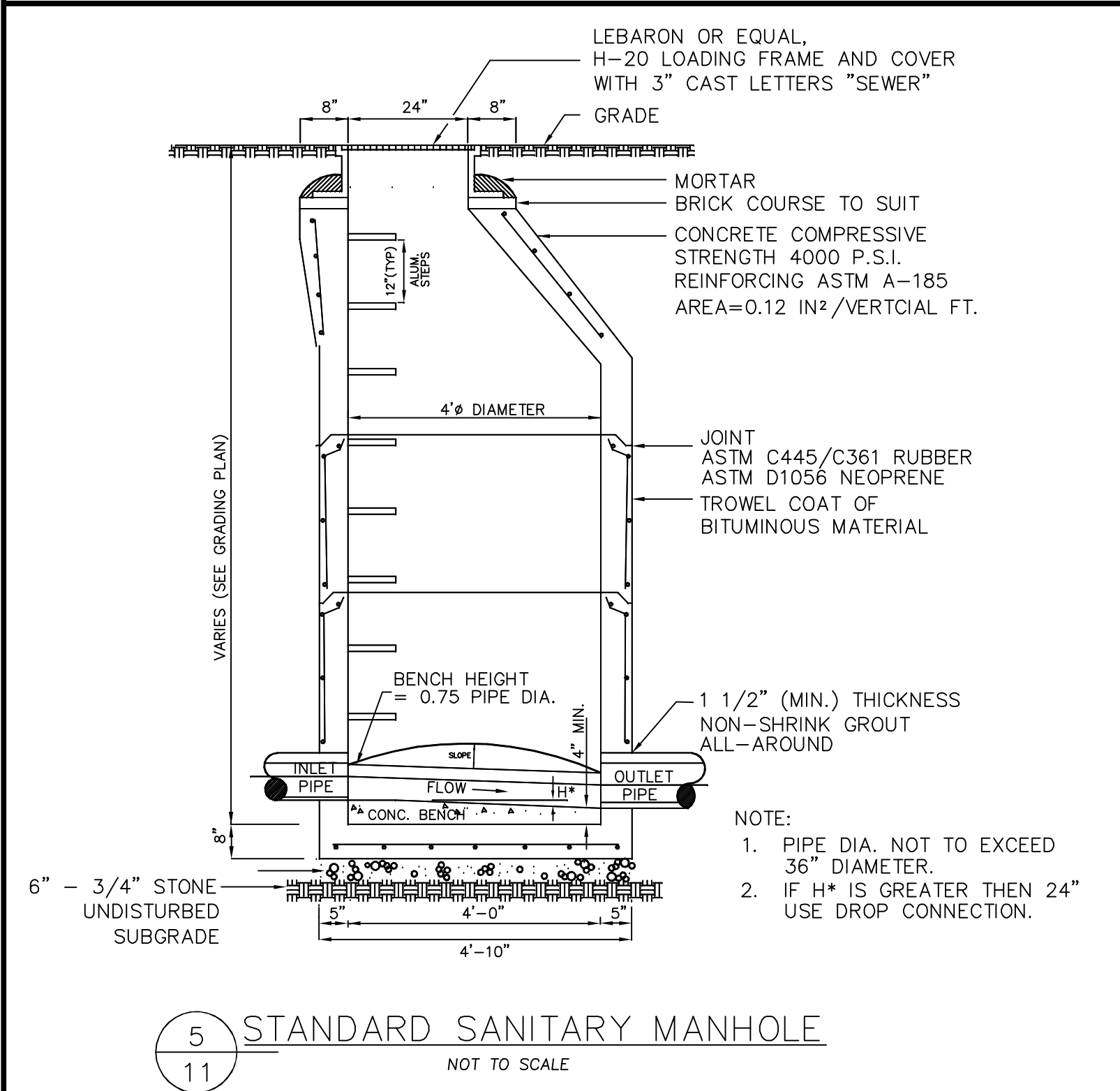
BEARING AREA - SQ. FT.

| NORMAL FITTING DIAMETER | FITTING | | | | |
|-------------------------|----------|----------|-----------------|---------------|----------|
| | 90° BEND | 45° BEND | BETWEEN 10°-45° | BRANCH OF TEE | DEAD END |
| 6" | 4 | 2 | 2 | 4 | 4 |
| 8" | 7 | 4 | 3 | 5 | 5 |

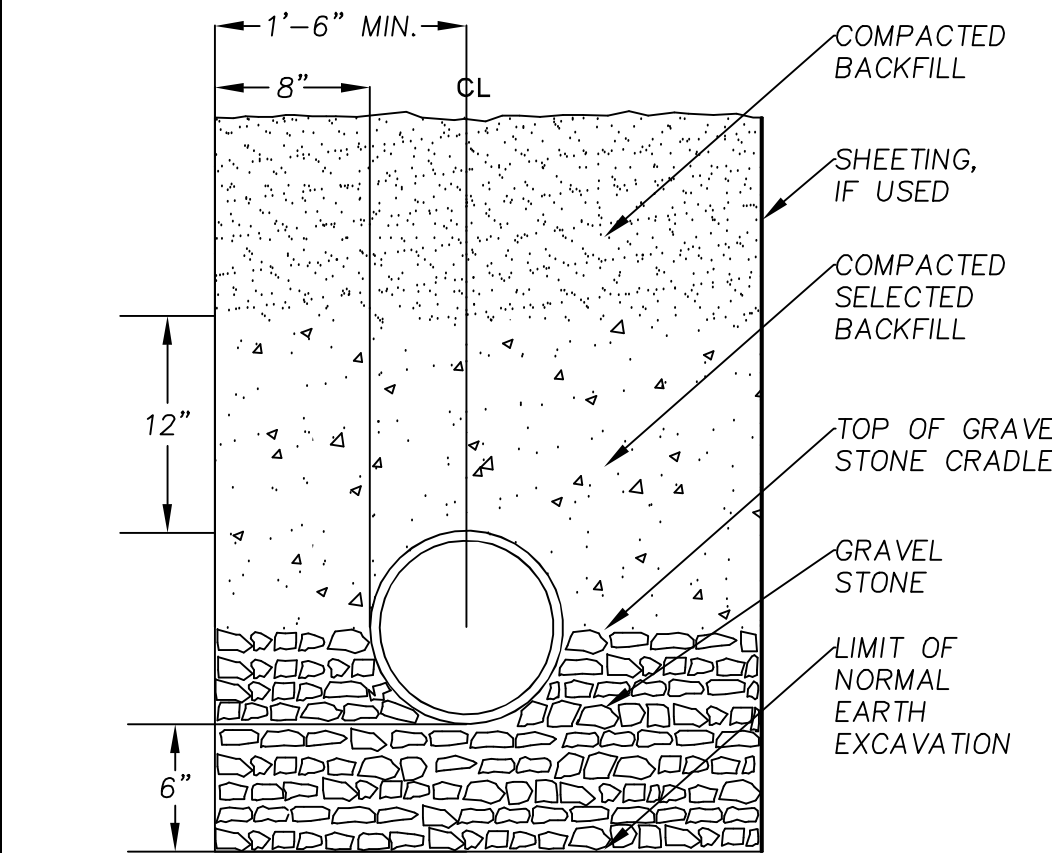
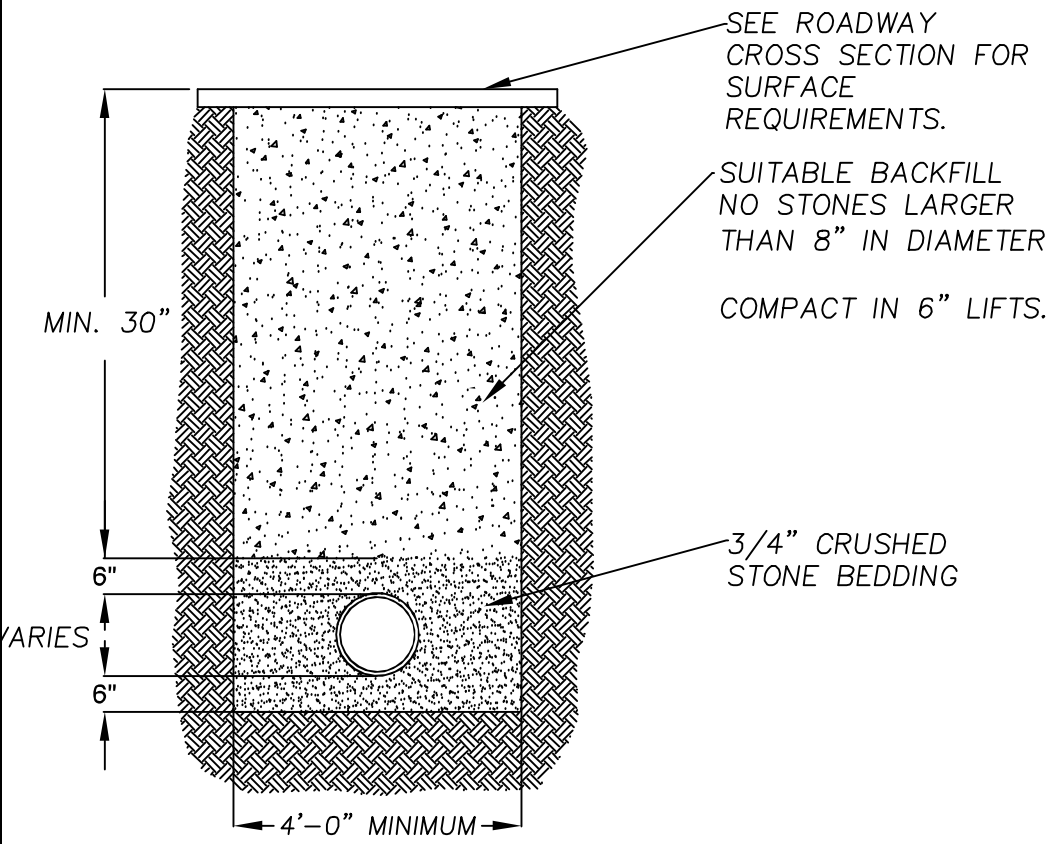
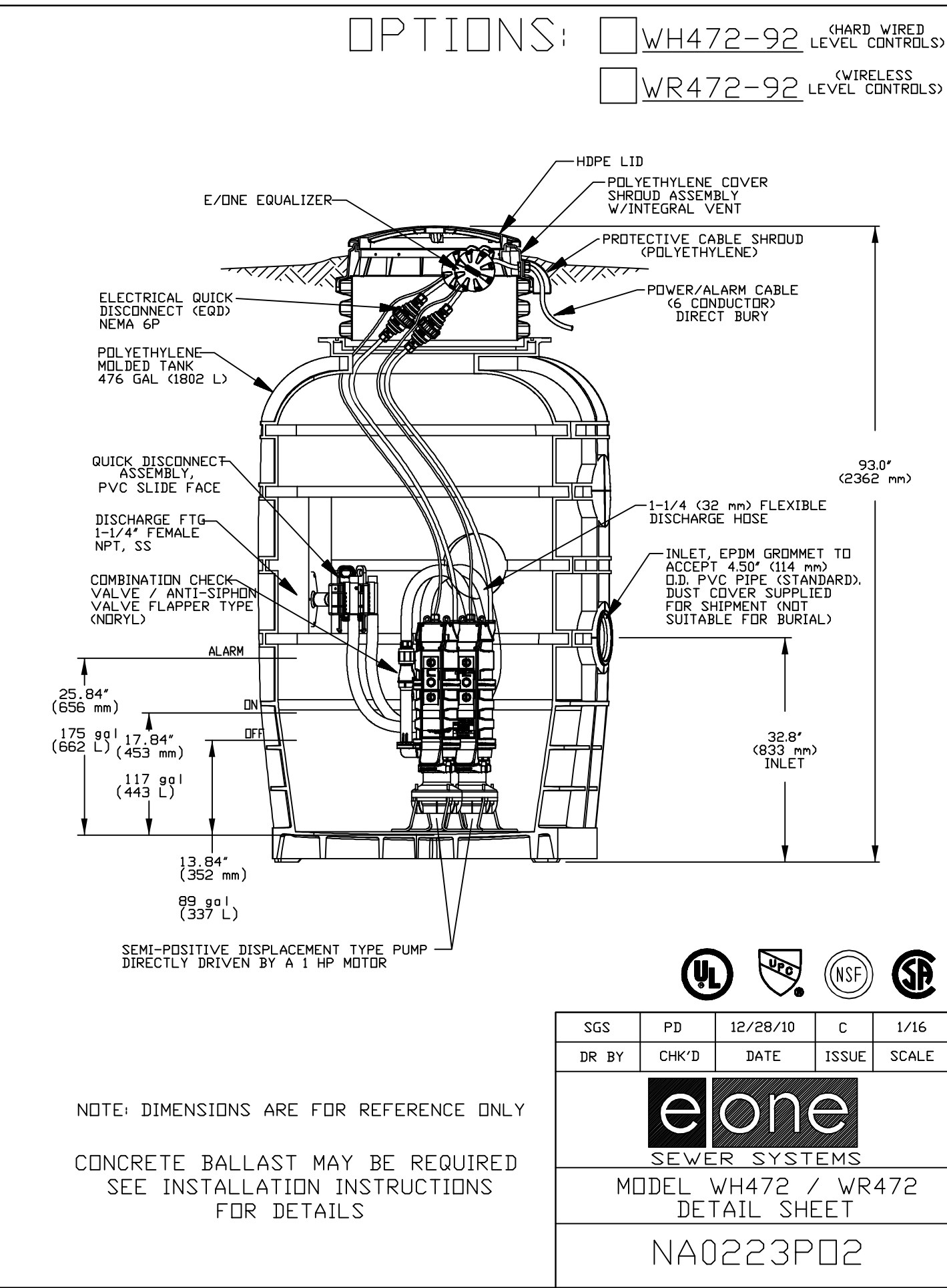
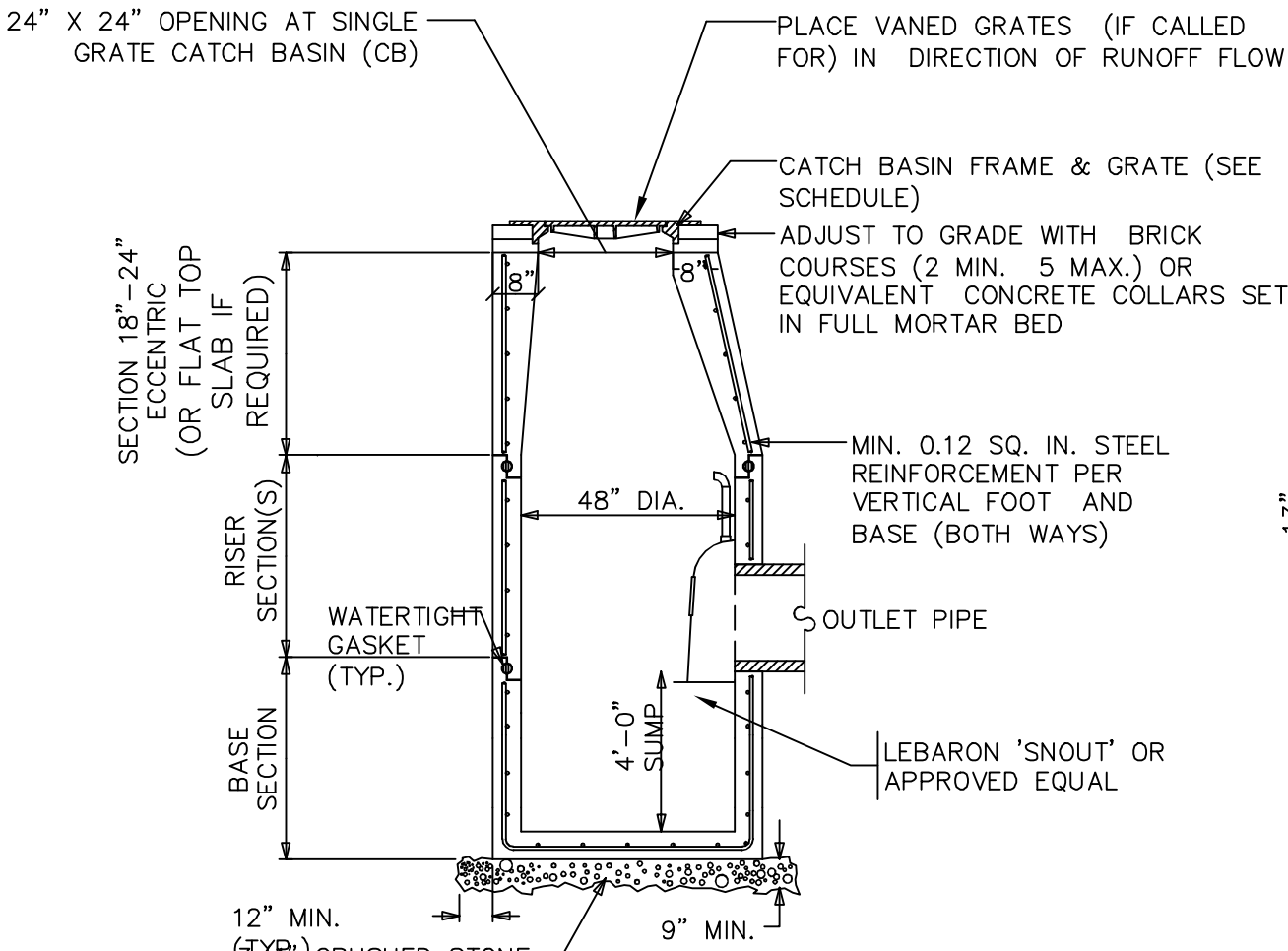
- ALL BENDS, TEES, WYES, HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS
- BEARING AREA (H X L) IS AREA OF CONE IN CONTACT WITH WALL OF TRENCH
- HEIGHT (H) & LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE
- BOULDERS ARE NOT TO BE USED AS THRUST BLOCKS.



- NOTE:
- THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
 - THE COVER SHOULD BE POSITIONED OVER THE 4" CLEANOUT/VENT PIPE AND THE 4" INLET DOWN PIPE.
 - THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
 - CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)



- NOTES:
- USE 4-FLANGE LEBARON LF248-2 GRATES OR EQUAL AT ALL CB STRUCTURES.
 - SUBMIT SHOP DRAWINGS FOR APPROVAL.
 - REINFORCED STEEL CONFORMS TO LATEST A185 SPEC. 0.12 SQ. IN./LINEAL FT. (0.15 SQ. IN. FOR 60" DIA) AND BASE BOTTOM.
 - CONCRETE COMPRESSIVE STRENGTH 4000 PSI MIN.
 - JOINT SEALANT SHALL BE SYNTHETIC RUBBER GASKET THAT COMPLIES W/ C-443 OR C-361.



REVISIONS

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PROJECT NO. 20-409
DESIGNED BY PML
CHECKED BY AB
DATE 9/13/21
CAD FILE 19-288_150...Alt2.dwg

APPROVAL UNDER SITE PLAN REVIEW, STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

PREPARED BY: **SUMMIT** Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

SHEET TITLE: **DETAIL SHEET#3**

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 11 OF 11

SHEET NO. **C-11.0**