

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.

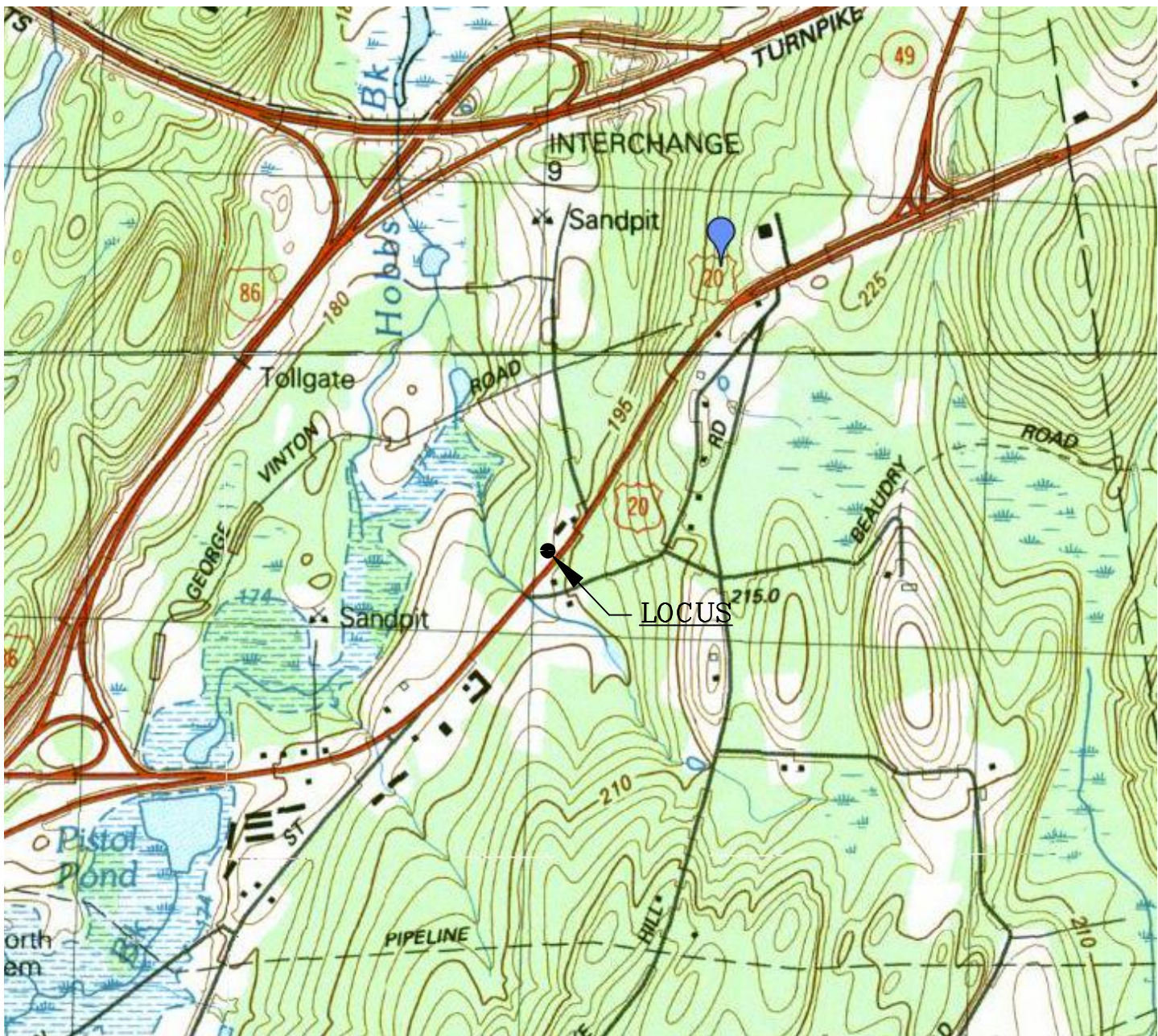


DIG SAFE NOTE:

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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.

### 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

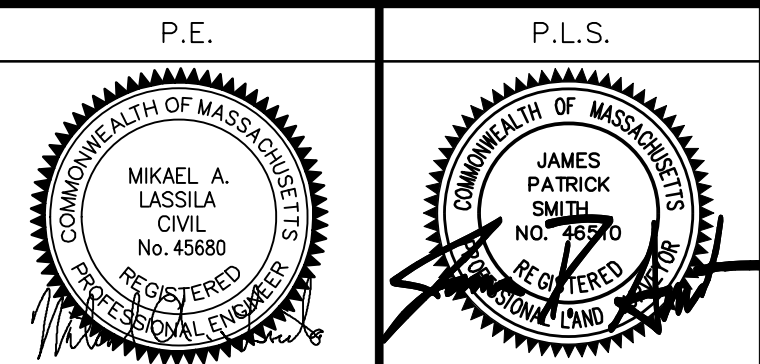
### APPLICANT:

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



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
⊕	VERTICAL GRANITE CURBING
⊖	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.

700 MAIN STREET  
OXFORD, MA 01537  
P:(508) 987-8703 F:(508) 987-8704

SHEET TITLE

COVER SHEET

DEFINITIVE SITE PLAN  
at

150 CHARLTON ROAD  
(ROUTE 20)  
STURBRIDGE, MA

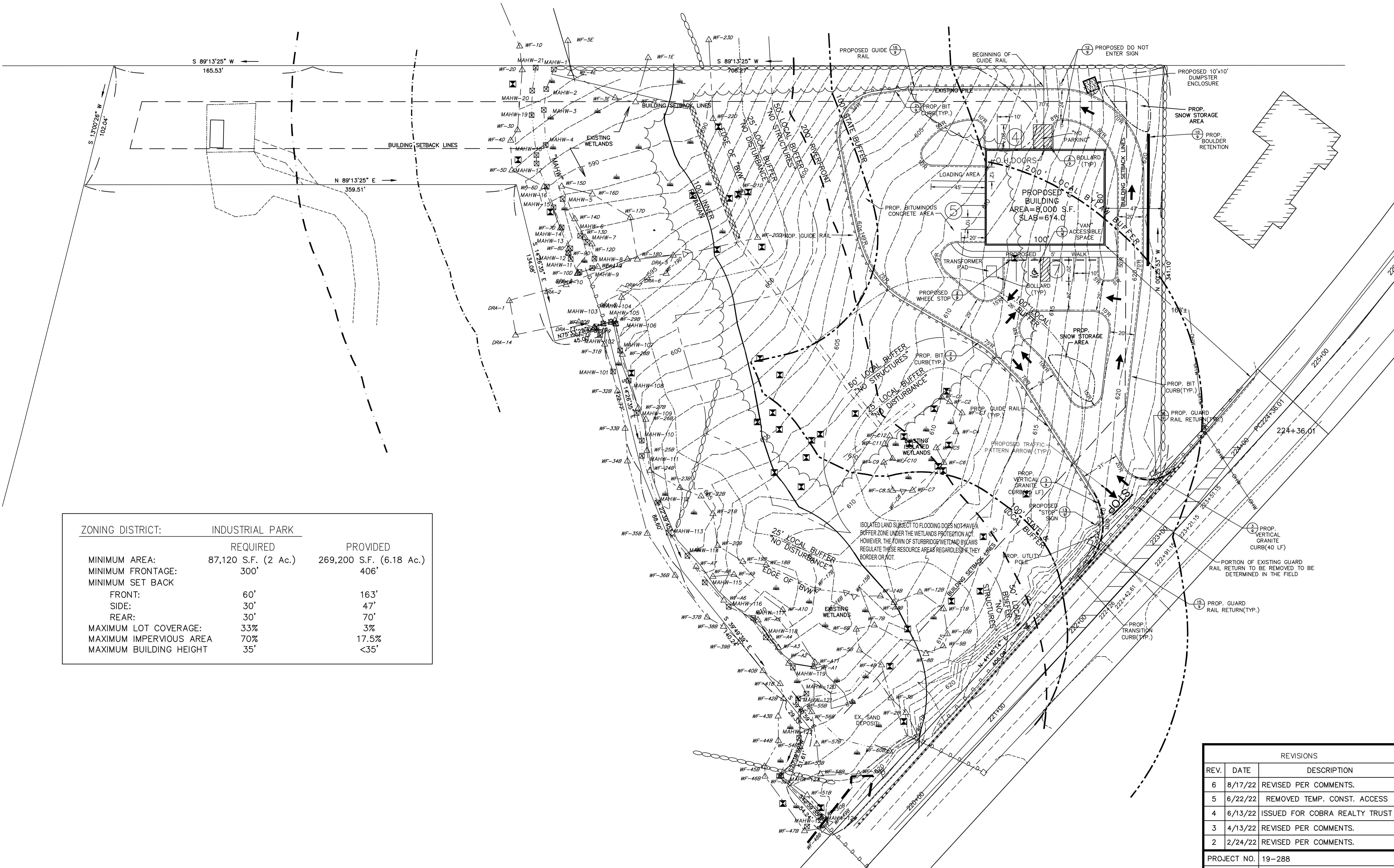
PREPARED FOR  
COBRA REALTY TRUST  
SHEET 1 OF 11

SHEET NO.

C-1.0



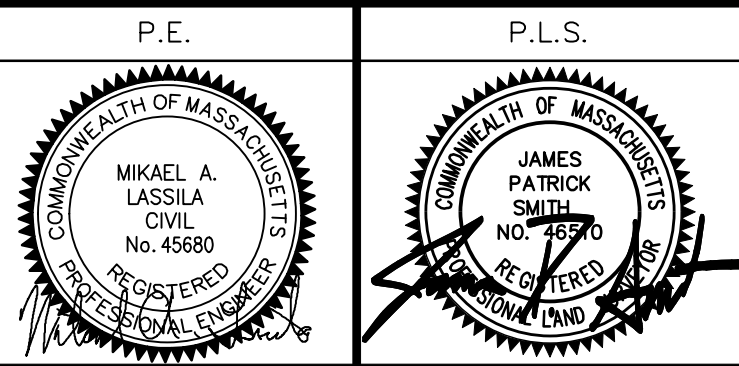




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	REQUIRED	PROVIDED
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APPROVAL UNDER SITE PLAN REVIEW.  
STURBRIDGE PLANNING BOARD

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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	UNDETERMINED MANHOLE
	CATCH BASIN
	CLEANOUT
	MONITORING WELL
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	WATER SHUT OFF
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	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
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	WETLAND FLAG
	*MAHW END
	*MEAN ANNUAL HIGH WATER
	BOULDER
	VERTICAL GRANITE CURBING
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	CAPE COD BERM (BITUMINOUS)
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	ELECTRIC LINE
	SEWER LINE
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	FIRE PROTECTION LINE
	OVERHEAD WIRES
	CABLE TELEVISION
	ROOF DRAIN
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	GUARD RAILING (AS NOTED)
	TREE LINE
	EDGE OF LANDSCAPING
	BORDERING VEGETATED WETLAND
	PROPERTY LINE
	SUBSURFACE DRAIN

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OXFORD, MA 01537  
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SHEET TITLE

LAYOUT & MATERIALS  
PLAN

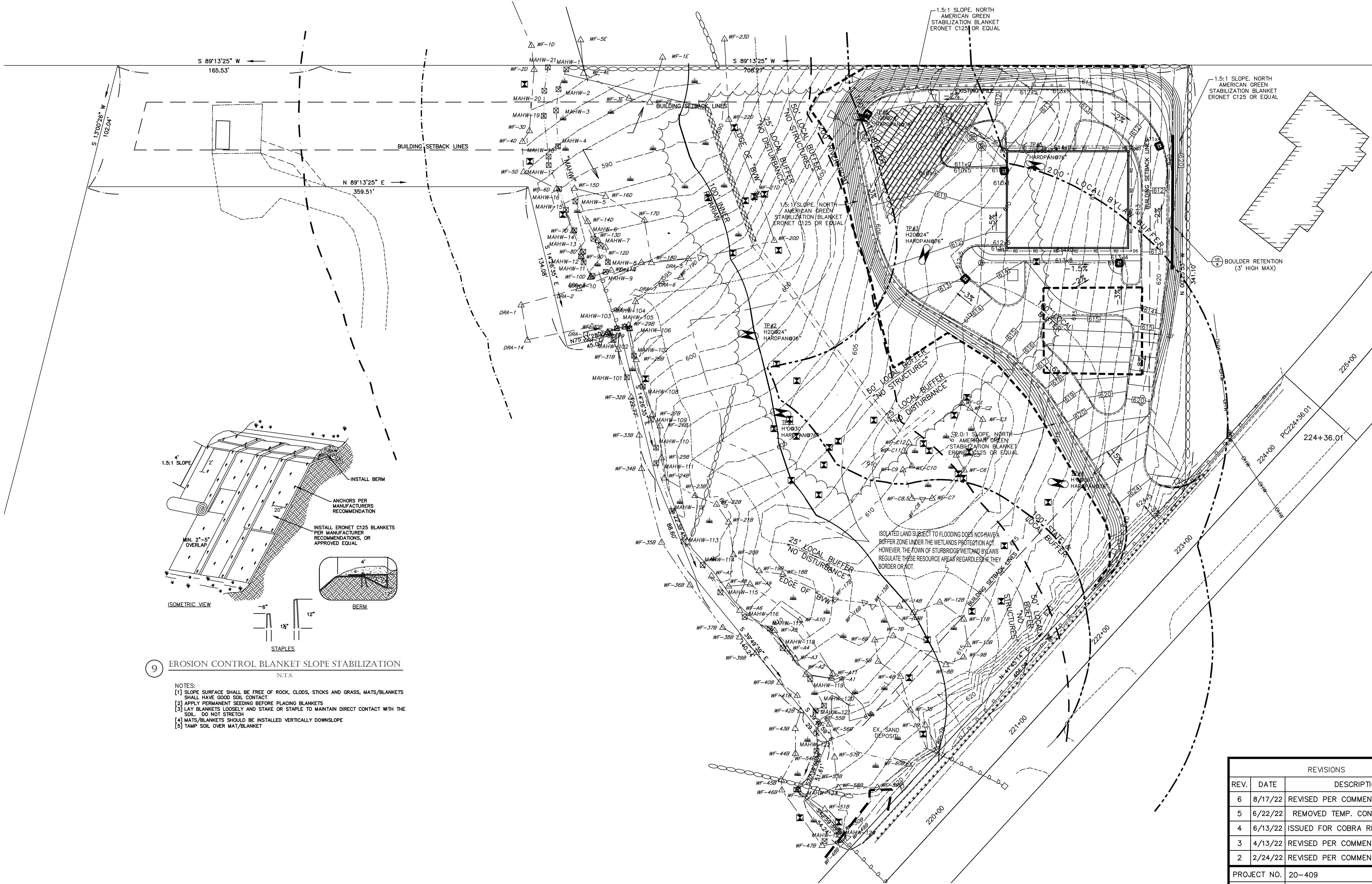
DEFINITIVE SITE PLAN  
at  
150 CHARLTON ROAD  
(ROUTE 20)  
STURBRIDGE, MA  
PREPARED FOR  
COBRA REALTY TRUST  
SHEET 3 OF 11

SHEET NO.

C-3.0

REVISIONS		
REV.	DATE	DESCRIPTION
6	8/17/22	REVISED PER COMMENTS.
5	6/22/22	REMOVED TEMP. CONST. ACCESS
4	6/13/22	ISSUED FOR COBRA REALTY TRUST
3	4/13/22	REVISED PER COMMENTS.
2	2/24/22	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		
(IN FEET) 1 inch = 40 feet		





9 EROSION CONTROL BLANKET SLOPE STABILIZATION  
N.T.S.

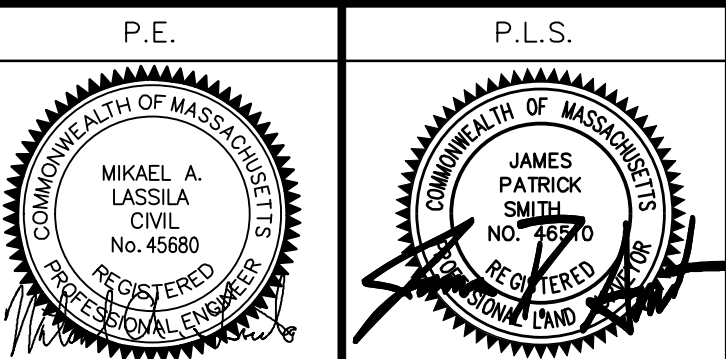
- NOTES:
- [1] SLOPE SURFACE SHALL BE FREE OF ROCK, CLODS, STICKS AND GRASS, MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT
  - [2] APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS
  - [3] LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
  - [4] MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE
  - [5] TAMP SOIL OVER MAT/BLANKET



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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
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- WATER MANHOLE
- UNDERTERMINED MANHOLE
- CATCH BASIN
- CLEANOUT
- MONITORING WELL
- ANCHOR
- UTILITY POLE
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- WATER SHUT OFF
- HYDRANT
- BENCHMARK
- GAS VALVE
- SIGN
- LIGHT POLE / LAMP POST
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- 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
- VERTICAL GRANITE CURBING
- CONCRETE CURBING
- CONCRETE
- CAPE COD BERM (BITUMINOUS)
- BITUMINOUS CURBING (GENERIC)
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- GUARD RAILING (AS NOTED)
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- EDGE OF LANDSCAPING
- BORDERING VEGETATED WETLAND
- SUBSURFACE DRAIN

PREPARED BY:

**SUMMIT**  
Engineering & Survey, Inc.

710 MAIN STREET  
OXFORD, MA 01537  
P:(508) 957-8718 F:(508) 957-8714

SHEET TITLE

GRADING PLAN

DEFINITIVE SITE PLAN  
at

150 CHARLTON ROAD  
(ROUTE 20)  
STURBRIDGE, MA

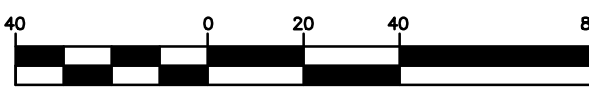
PREPARED FOR  
COBRA REALTY TRUST  
SHEET 4 OF 11

SHEET NO.

C-4.0

REVISIONS		
REV.	DATE	DESCRIPTION
6	8/17/22	REVISED PER COMMENTS.
5	6/22/22	REMOVED TEMP. CONST. ACCESS
4	6/13/22	ISSUED FOR COBRA REALTY TRUST
3	4/13/22	REVISED PER COMMENTS.
2	2/24/22	REVISED PER COMMENTS.
PROJECT NO. 20-409		
DESIGNED BY PML		
CHECKED BY AB		
DATE 9/13/21		
CAD FILE 19-288_150...Alt2.dwg		

GRAPHIC SCALE



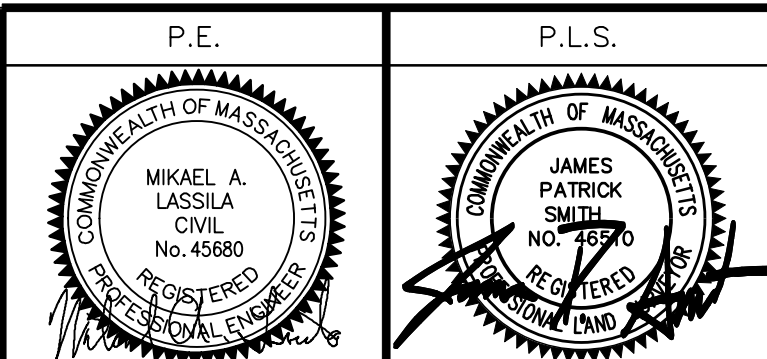
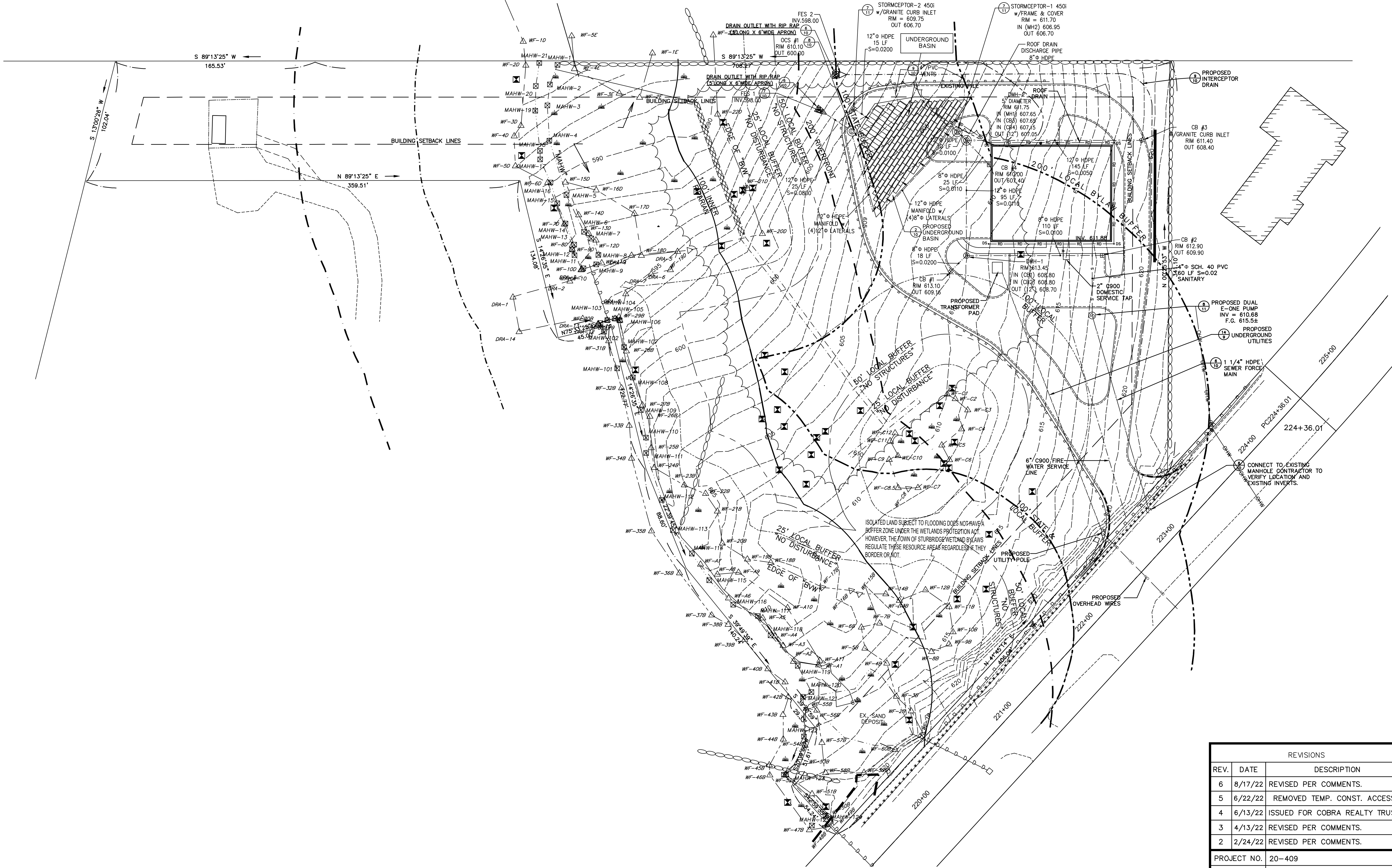
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APPROVAL UNDER SITE PLAN REVIEW.  
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: \_\_\_\_\_

ENDORSEMENT DATE: \_\_\_\_\_

#### LEGEND

- IRON PIPE FOUND
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- 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) 987-8773 F:(508) 987-8774

SHEET TITLE

**UTILITY & DRAINAGE**  
**PLAN**

**DEFINITIVE SITE PLAN**  
at

**150 CHARLTON ROAD**  
**(ROUTE 20)**  
**STURBRIDGE, MA**

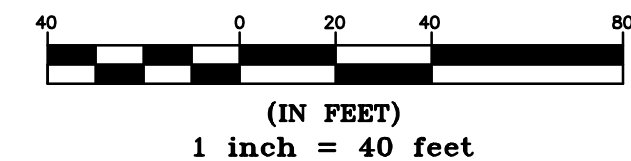
PREPARED FOR  
**COBRA REALTY TRUST**  
**SHEET 5 OF 11**

SHEET NO.

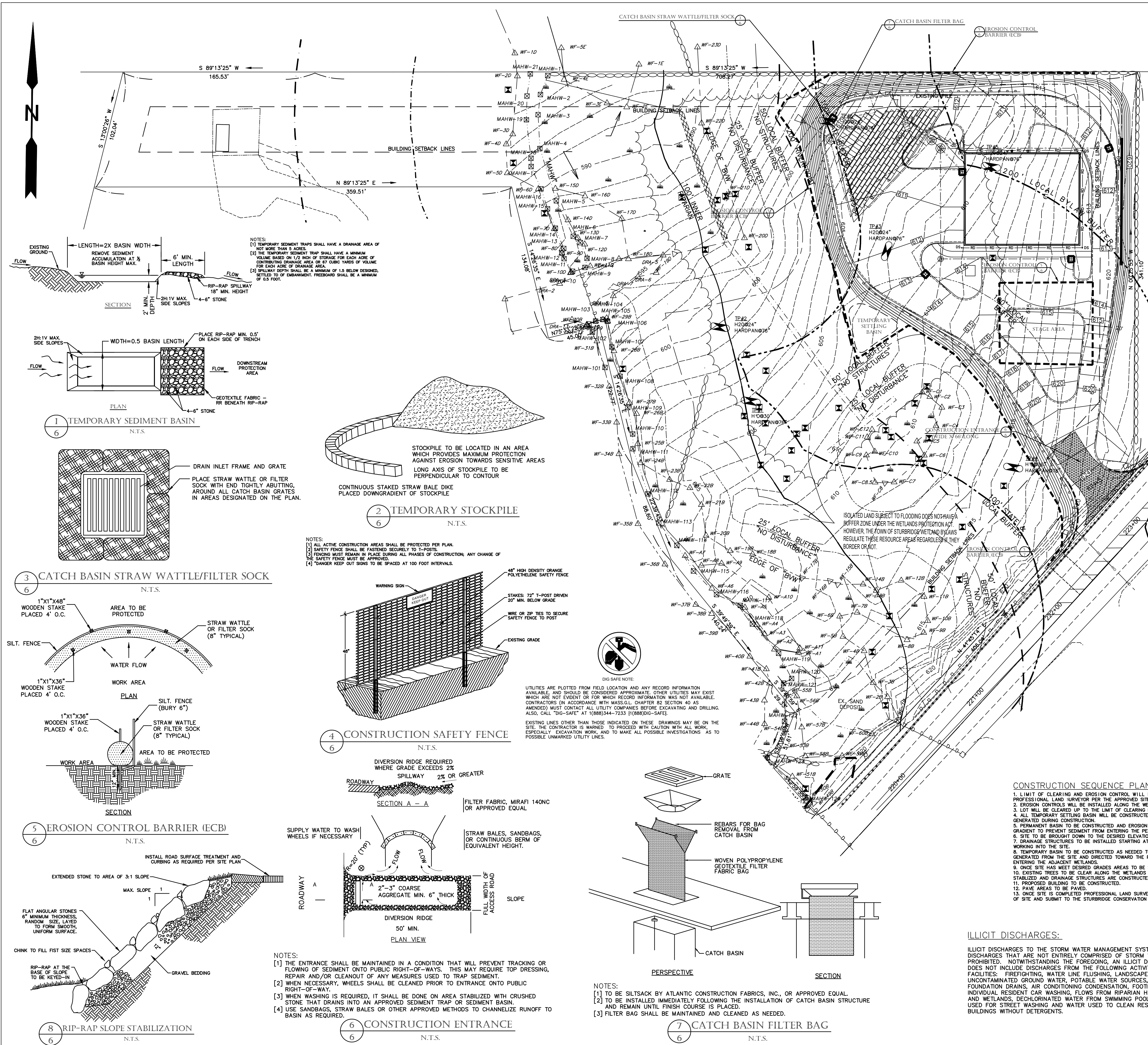
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REVISIONS		
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PROJECT NO. 20-409		
DESIGNED BY PML		
CHECKED BY AB		
DATE 9/13/21		
CAD FILE 19-288_150...A1t2.dwg		

GRAPHIC SCALE







EROSION AND SEDIMENT CONTROL REQUIREMENTS

PART 1 - GENERAL  
1.01 SUMMARY  
A. FURNISH, INSTALL, AND MAINTAIN TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS, BUT NOT NECESSARILY LIMITED TO, STRAW BALE AND SILT FENCE BARRIERS, RIPRAP, VEHICLE TRACKING PADS, DIVERSION CHANNELS AND BERMS, CHECK DAMS, STRATEGICALLY LOCATED STOCKPILES, SEDIMENT BASINS, MULCH, AND SEED MIX (HEREINAFTER "CONTROL MEASURES") ADEQUATE TO PREVENT THE CONVEYANCE OF EROSION PRODUCTS (E.G. SOIL, MULCH, SOD) OFF SITE, OR INTO ENVIRONMENTALLY SENSITIVE AREAS, OR INTO AREAS WHERE WORK WILL BE ADVERSELY IMPACTED. ENVIRONMENTALLY SENSITIVE AREAS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, WETLANDS, TRIBUTARIES TO WETLANDS, WETLAND BUFFER ZONES, INTERMITTENT AND PERENNIAL STREAMS / RIVERS, AND THEIR ATTENDANT BUFFER ZONES.

ALL METHODS AND MATERIALS USED FOR EROSION CONTROL SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN "EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" A GUIDE FOR PLANNERS, DESIGNERS, AND MUNICIPAL OFFICIALS" AS PUBLISHED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, UNLESS OTHERWISE APPROVED IN WRITING.  
1. REFER TO DRAWINGS FOR LOCATION AND DETAILS OF DISTURBANCE AND CONTROL MEASURES REQUIRED TO COMMENCE WORK. LIMITS OF DISTURBANCE SHALL BE MARKED WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE PRIOR TO COMMENCING ANY LAND DISTURBANCE ACTIVITIES. CONTROL MEASURES WILL BE ADEQUATE ONLY FOR VEGETATION CLEARING. THE DRAWINGS ARE NOT INTENDED TO GRAPHICALLY DEPICT ALL CONTROL MEASURES THAT WILL BE REQUIRED TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A.  
2. DEVISE AND EMPLOY CONTROL MEASURES THROUGHOUT THE DURATION OF PROJECT, OVER ALL AREAS DISTURBED OR UNDISTURBED BY CONSTRUCTION, AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.  
3. DEVISE AND EMPLOY TEMPORARY CONTROL MEASURES AS NECESSARY TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, WHILE ALLOWING WORK TO PROCEED IN AN EFFICIENT, COST EFFECTIVE MANNER.  
4. DEVISE, EMPLOY AND MAINTAIN CONTROL MEASURES UNTIL SUCH TIME AS THE ENTIRE SITE IS PERMANENTLY STABILIZED BY ESTABLISHED VEGETATION, FINISH LANDSCAPE MATERIALS, PAVED SURFACES, AND/OR ROOF AREA.  
5. ONCE THE SITE IS PERMANENTLY STABILIZED AND CERTIFIED AS SUCH BY ENGINEER, REMOVE TEMPORARY CONTROL MEASURES WHILE PROTECTING STABILIZED SURFACES.

1.02 SUBMITTALS  
A. SUBMIT PRODUCT DATA, WARRANTY, AND TEST REPORTS AS INDICATED ON THE DRAWINGS.  
B. SUBMIT SKETCH SHOWING LOCATIONS OF PROPOSED STOCKPILE AREAS, CONSTRUCTION ENTRANCES AND EROSION CONTROLS IF NOT SHOWN ON THE SITE PLAN OR DIFFERENT FROM THOSE LOCATIONS SHOWN ON THE SITE PLAN.  
C. A SITE SPECIFIC SEQUENCE OF CONSTRUCTION FOR EACH PORTION OF THE SITE. NO PORTION OF THE SITE SHALL EXCEED FIVE (5) ACRES.  
1.03 QUALITY ASSURANCE  
A. COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS FROM ACCEPTABLE MANUFACTURERS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.  
B. CONFORM TO CONDITIONS OF APPROVAL ISSUED BY REGULATORY AGENCIES INCLUDING, BUT NOT NECESSARILY LIMITED TO, LOCAL PLANNING BOARD, CONSERVATION COMMISSION, CITY COUNCIL, BOARD OF HEALTH, PUBLIC WORKS / HIGHWAY DEPARTMENT, STATE ENVIRONMENTAL PROTECTION DEPARTMENT, AND U.S. GOVERNMENT, ENVIRONMENTAL PROTECTION AGENCY. WHERE CONDITIONS OF REGULATORY APPROVAL DIFFER FROM REQUIREMENTS CONTAINED HEREIN OR ON THE DRAWINGS, COMPLY WITH THE MORE STRINGENT REQUIREMENT.  
PART 2 - PRODUCTS  
2.01 MATERIALS  
A. STRAW BALES: NEED FREE DRY GRASS OR STRAW, MACHINE BOUND WITH JUTE OR WIRE, APPROXIMATE SIZE EACH BALE 42" X 16" X 16". EACH BALE SHALL BE STAKED WITH A MINIMUM OF TWO 24" LONG HARDWOOD STAKES. NOTE: HAY SHALL NOT BE USED.  
B. STRAW WATTLES: NORTH AMERICAN GREEN MODEL WS210 OR APPROVED EQUAL.  
C. SILT FENCE: NON-WOVEN, UV-RESISTANT, POLYPROPYLENE FABRIC, FLOW RATED AT 10 GPM PER MINIMUM, GRASS TENSILE RATED 124 POUNDS PER MINIMUM, WITH INTEGRAL STAKE LOOPS, AND HARDWOOD STAKES. USE NO. 2130 BY AMOCO FABRICS & FIBERS, OR APPROVED EQUAL.  
D. MULCH: ORGANICS INCLUDING STRAW, PROCESSED PINE / HEMLOCK TWIGS AND NEEDLES.  
E. SEED MIXES: SHALL MEET THE REQUIREMENTS OF MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION SECTION 6.03.0 OR 6.03.1 AS APPROPRIATE.  
F. EXCISOR BLANKET: CURLED WOOD FIBER ON PHOTODEGRADABLE EXTRUDED PLASTIC MATRIX, BOX OF FIBERS 6-INCHES LONG OR LONGER, WEIGHT 0.975 POUNDS / SQ. YD. CONTAINING NO CHEMICAL ADDITIVES. USE CURLEX I BLANKET BY AMERICAN EXCISOR COMPANY, OR APPROVED EQUAL.  
G. ROCK RIPRAP: SOUND, ANGULAR, 6-INCH MINUS PROCESSED ROCK, BLAST ROCK, OR TAILINGS.  
H. CRUSHED STONE: SOUND, ANGULAR, 2-INCH MINUS PROCESSED CRUSHED STONE.  
PART 3 - EXECUTION  
3.01 THROUGHOUT CONSTRUCTION  
A. DEVISE WORK SEQUENCE SO AS TO LIMIT DRAINAGE AREA THAT IS TRIBUTARY TO DISTURBED AREAS. DEVISE, EMPLOY, AND MAINTAIN SUCH AS DIVERSION CHANNELS AND BERMS, STRATEGICALLY LOCATED STOCKPILES, AND SEDIMENT BASINS TO SUBDUCE DRAINAGE AREAS INTO SMALL MANAGEABLE SUBAREAS, THEREBY MINIMIZING RUNOFF AND THE POTENTIAL FOR EROSION.  
B. MAINTAIN BARRIER AT LIMIT OF WORK AND PROTECT EXISTING VEGETATION / FACILITIES OUTSIDE OF LIMIT OF WORK.  
C. MAINTAIN SPARE MATERIAL STOCKPILES FOR IMMEDIATE EMPLOYMENT / REPAIR / EXPANSION OF CONTROL MEASURES. AT A MINIMUM, SUCH MATERIALS SHALL INCLUDE HAY BALES, SILT FENCE AND STAKES, AND CRUSHED STONE.  
D. INSPECT AND MAINTAIN EFFECTIVENESS OF CONTROL MEASURES BY REPAIRING AS NECESSARY TO ENSURE INTENDED FUNCTION. BY SUPPLEMENTING AS NECESSARY FOR ADEQUATE EXTENT; BY REMOVING TRAPPED PRODUCTS OF EROSION AS NECESSARY TO MAINTAIN EFFECTIVE TRAP VOLUME.  
E. LIMIT EXTENT OF WORK AREA SO THAT ALL DISTURBED AREAS CAN BE STABILIZED WITH CONTROL MEASURES WITHIN A 24-HOUR PERIOD.  
F. INSTALL CONTROL MEASURES AS SOON AS PRACTICABLE AFTER EACH MANAGEABLE PORTION OF EARTHWORK IS COMPLETE. EMPLOY TEMPORARY MEASURES AS NECESSARY TO STABILIZE DISTURBED AREAS, EVEN WHERE SUBSEQUENT CONSTRUCTION OPERATIONS MAY REQUIRE RE-DISTURBANCE.  
G. WHEN INTENSE RAINFALL IS EXPECTED, CONSIDER, DEVISE, AND EMPLOY REINFORCING CONTROL MEASURES PRIOR TO THE RAINFALL EVENT TO MEET THE REQUIREMENTS DESCRIBED IN 1.01.A, IF NECESSARY, EMPLOY TEMPORARY CONTROL MEASURES ON MATERIAL STOCKPILES TO COUNTERACT POTENTIAL SEDIMENT TRANSPORT DURING INTENSE RAINFALL.  
H. WHEN VEHICLE REFUELING IS REQUIRED ON SITE, CONDUCT REFUELING OPERATIONS OUTSIDE OF ENVIRONMENTALLY SENSITIVE AREAS.

P.E.	P.L.S.
APPROVAL UNDER SITE PLAN REVIEW. STURBRIDGE PLANNING BOARD	
BEING A MAJORITY	
APPROVAL DATE: _____	
ENDORSEMENT DATE: _____	

PART 3 - CONTINUED  
I. PROPERLY DISPOSE OF DEBRIS, SOLID WASTE, TRASH, AND CONSTRUCTION WASTE / BYPRODUCTS OFF SITE.  
J. SWEEP ON-SITE PAVED AREAS AND OFF-SITE STREETS AS NECESSARY TO PREVENT SILT AND DEBRIS ORIGINATING ON SITE FROM ENTERING CLOSED DRAINAGE SYSTEMS AND / OR ENVIRONMENTALLY SENSITIVE AREAS. WHEN NECESSARY UTILIZE WATER SPRAYING, SURFACE ROUGHENING AND/OR APPLY POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES AND BARRIERS FOR DUST CONTROL.  
K. INSPECT EROSION CONTROLS DAILY THROUGHOUT CONSTRUCTION REPAIR DAMAGED CONTROLS IMMEDIATELY.  
3.02 SITE PREPARATION AND ACCESS  
A. WALK SITE AND IDENTIFY LOCATIONS OF LIMIT OF WORK AND ENVIRONMENTALLY SENSITIVE AREAS. ESTABLISH CONSTRUCTION STAGING AREA, LOCATED BEYOND ENVIRONMENTALLY SENSITIVE AREAS.  
B. INSTALL CONTROL MEASURES AS SHOWN ON THE DRAWINGS, INCLUDING THOSE DEFINING THE LIMIT OF WORK.  
C. LIMIT VEHICULAR TRAFFIC TO AND FROM SITE TO MINIMIZE TRANSPORT OF SEDIMENT.  
3.03 CLEARING, GRUBBING, AND STRIPPING  
A. SCHEDULE GRUBBING AND STRIPPING TO OCCUR IMMEDIATELY PRIOR TO EARTH DISTURBANCE. DEPENDING ON SITE AREA, CONSIDER MULTIPLE GRUBBING PHASES, SEQUENCED TO TAKE ADVANTAGE OF THE EROSION PREVENTION POTENTIAL OF EXISTING VEGETATIVE COVER.  
B. MINIMIZE THE AREA OF EXISTING VEGETATION REMOVED WHEREVER POSSIBLE. NO GREATER THAN FIVE (5) ACRES SHALL BE UNSTABLE AT ANY TIME.  
C. LOCATE AND SIZE STOCKPILES TO MINIMIZE EROSION POTENTIAL, TAKING ADVANTAGE OF TERRAIN SLOPE AND ASPECT, WHERE APPROPRIATE.  
D. PROTECT VEGETATION, INCLUDING ROOT SYSTEMS, BEYOND LIMIT OF CLEARING.  
E. PROCESS TIMBER, STUMPS, SLASH, AND BRUSH SO AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS AND INSTALLED CONTROL MEASURES. PROPERLY DISPOSE OF EXCESS OFF SITE. BURIAL OF STUMPS ON SITE IS PROHIBITED.  
3.04 EXCAVATION FOR BUILDING FOUNDATIONS AND UTILITIES  
A. DEVISE AND INSTALL CONTROL MEASURES ADEQUATE TO HANDLE DISCHARGES AND TRAP SEDIMENT FROM DURING SOUP LUMP AND WELL POINT PUMPS PRIOR TO EXCAVATION.  
B. ARMOR SUMP PUMP DISCHARGE LOCATIONS TO PREVENT EROSION AT POINT OF DISCHARGE AND AREAS DOWNSTREAM.  
C. IF FOUNDATION EXCAVATIONS GRADE TO DAYLIGHT ON THE LOW SIDE, DEVISE AND INSTALL CONTROL MEASURES TO HANDLE SURFACE AND GROUNDWATER FLOW FROM EXCAVATION LOW POINT.  
D. STOCKPILE EXCAVATED MATERIALS TO BAFFLE OVERLAND RUNOFF, AVOIDING THE CREATION OF LENGTHY PATHS OF CONCENTRATED RUNOFF. STOCKPILE SLOPES SHALL NOT EXCEED 2:1.  
E. BACKFILL UTILITY TRENCHES AS SOON AS PRACTICABLE TO PREVENT FLOODING, SLOUGHING, POTENTIAL OVERFLOW, AND REPETITIVE EARTH DISTURBANCE.  
3.05 SITE GRADING  
A. WHERE APPLICABLE, FOLLOW EXCAVATION AND FILL PRACTICES SHOWN ON DRAWINGS TO LOCALIZE AND MINIMIZE EROSION.  
B. MONITOR SEDIMENT VOLUME IN TEMPORARY SEDIMENT BASINS AND AT DIVERSION CHANNELS AND BERMS, IN ALL AREAS EXCEPT THOSE THAT DO NOT PRESENT POTENTIAL PROBLEMS WITH REGARD TO FUTURE SOIL STABILITY, DRAINAGE, OR BEARING CAPACITY. REMOVE AND PROPERLY DISPOSE OF TRAPPED SEDIMENT BEFORE BRINGING SITE TO FINAL SUBGRADE.  
C. EXPOSED SOILS SHALL BE PERMANENTLY STABILIZED WITHIN FIVE (5) BUSINESS DAYS OF COMPLETION OF CONSTRUCTION OF A GIVEN AREA. EXPOSED AREAS WHERE NO WORK HAS OCCURRED FOR FOURTEEN (14) DAYS SHALL BE TEMPORARILY STABILIZED WITH HYPOCROSE OR OTHER APPROVED METHOD.  
D. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER COMPLETION.  
3.06 LANDSCAPING  
A. COMPLETE LANDSCAPING AS SOON AS POSSIBLE AFTER COMPLETION OF FINAL SUBGRADE.  
B. IMMEDIATELY AFTER PLACEMENT OF TOPSOIL, STABILIZE WITH CONTROL MEASURES INCLUDING, BUT NOT NECESSARILY LIMITED TO, SEED MIX, MULCH, AND / OR BLANKET.  
C. PERMANENT SEEDING MAY BE PERFORMED IN THE SPRING PRIOR TO JULY 1 AND IN BETWEEN AUGUST 1 AND OCTOBER 15. PERMANENT SEEDING AT OTHER TIMES SHALL BE APPROVED AND SHALL ONLY BE ALLOWED WITH AN APPROVED MULCHING AND IRRIGATION PROGRAM.

CONSTRUCTION SEQUENCE PLAN

1. LIMIT OF CLEARING AND EROSION CONTROL WILL BE STAKED OUT BY A PROFESSIONAL LAND SURVEYOR PER THE APPROVED SITE PLANS.
2. EROSION CONTROLS WILL BE INSTALLED ALONG THE PERMANENT BASIN.
3. LOT WILL BE CLEARED UP TO THE LIMIT OF CLEARING FLAGS.
4. UNCONTAMINATED GROUND WATER, POTABLE WATER, OR SOURCES, FOUNDATION DRAINS, AIR CONDITIONING CONDENSATION, FOOTING DRAINS, INDIVIDUAL RESIDENT CAR WASHING, FLOWS FROM RIPARIAN HABITATS AND WETLANDS, DECOLORING SWIMMING POOL WATER, WATER USED FOR STREET WASHING AND WATER USED TO CLEAN RESIDENTIAL BUILDINGS WITHOUT DETENTERS.
5. PERMANENT BASIN TO BE CONSTRUCTED AND EROSION CONTROL TO BE PLACED UP TO THE PERMANENT BASIN.
6. SITE TO BE BROUGHT DOWN TO THE DESIRED ELEVATIONS PER GRADING PLAN.
7. DRAINAGE STRUCTURES TO BE INSTALLED STARTING AT THE LOWEST AREAS AND WORKING INTO THE SITE.
8. TEMPORARY BASIN TO BE CONSTRUCTED AS NEEDED TO CONTROL THE RUNOFF GENERATED FROM THE SITE AND DIRECTED TOWARD THE PERMANENT BASIN PRIOR TO ENTERING THE ADJACENT WETLANDS.
9. ONCE SITE HAS MET DESIRED GRADES AREAS TO BE STABILIZED.
10. EXISTING TREES TO BE CLEAR ALONG THE WETLANDS ONCE THE SITE HAS BEEN STABILIZED AND DRAINAGE STRUCTURES ARE CONSTRUCTED.
11. PROPOSED BUILDING TO BE CONSTRUCTED.
12. PAVE AREAS TO BE PAVED.
13. ONCE SITE IS COMPLETED PROFESSIONAL LAND SURVEYOR TO PERFORM AS-BUILT OF SITE AND SUBMIT TO THE STURBRIDGE CONSERVATION COMMISSION.

ILLICIT DISCHARGES:

ILLICIT DISCHARGES TO THE STORM WATER MANAGEMENT SYSTEM, I.E., DISCHARGES THAT ARE NOT ENTIRELY COMPRISED OF STORM WATER, ARE PROHIBITED. NOTWITHSTANDING THE FOREGOING, AN ILLICIT DISCHARGE DOES NOT INCLUDE DISCHARGES FROM THE FOLLOWING ACTIVITIES OR FACILITIES: FIREFIGHTING, WATER LINE FLOUSHING, LANDSCAPE IRRIGATION, UNCONTAMINATED GROUND WATER, POTABLE WATER, OR SOURCES, FOUNDATION DRAINS, AIR CONDITIONING CONDENSATION, FOOTING DRAINS, INDIVIDUAL RESIDENT CAR WASHING, FLOWS FROM RIPARIAN HABITATS AND WETLANDS, DECOLORING SWIMMING POOL WATER, WATER USED FOR STREET WASHING AND WATER USED TO CLEAN RESIDENTIAL BUILDINGS WITHOUT DETENTERS.

PREPARED BY:	
<b>SUMMIT</b> Engineering & Survey, Inc. 710 MAIN STREET OXFORD, MA 01537 P:(508) 987-8713 F:(508) 987-8714	
SHEET TITLE	
<b>EROSION CONTROL PLAN</b>	
<b>DEFINITIVE SITE PLAN</b> at <b>150 CHARLTON ROAD (ROUTE 20)</b> <b>STURBRIDGE, MA</b> PREPARED FOR <b>COBRA REALTY TRUST</b> SHEET 6 OF 11	
SHEET NO.	
<b>C-6.0</b>	

REVISIONS		
REV.	DATE	DESCRIPTION
6	8/17/22	REVISED PER COMMENTS.
5	6/22/22	REMOVED TEMP. CONST. ACCESS
4	6/13/22	ISSUED FOR COBRA REALTY TRUST
3	4/13/22	REVISED PER COMMENTS.
2	2/24/22	REVISED PER COMMENTS.
PROJECT NO. 20-409		
DESIGNED BY PML		
CHECKED BY AB		
DATE 9/13/21		
CAD FILE 19-288_150...A12.dwg		
GRAPHIC SCALE		
(IN FEET)		
1 inch = 40 feet		









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

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



POLE MOUNTED FIXTURE



WALL MOUNTED FIXTURE



DIG-SAFE NOTE:

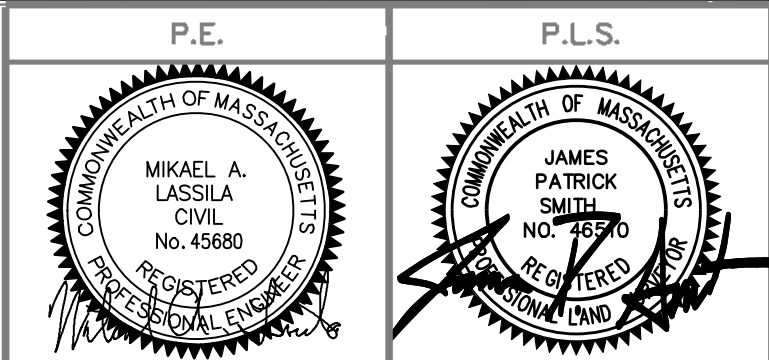
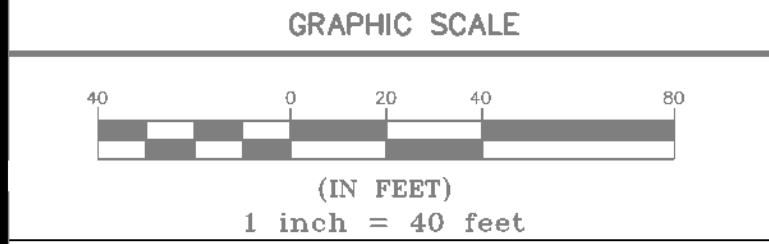
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE. AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT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

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.

REVISIONS		
REV.	DATE	DESCRIPTION
6	8/17/22	REVISED PER COMMENTS.
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4	6/13/22	ISSUED FOR COBRA REALTY TRUST
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2	2/24/22	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		



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  
P45100 507-5713 F45100 507-0704

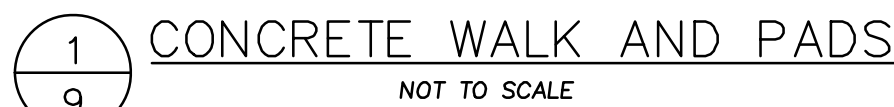
SHEET TITLE

**LIGHTING PLAN**

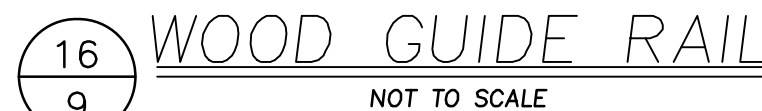
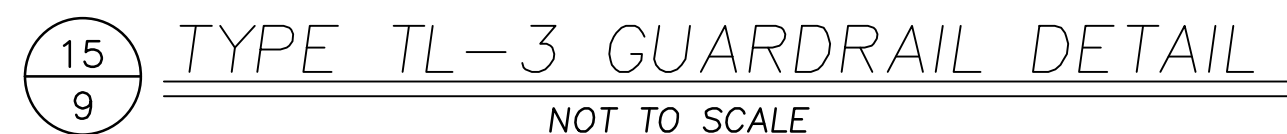
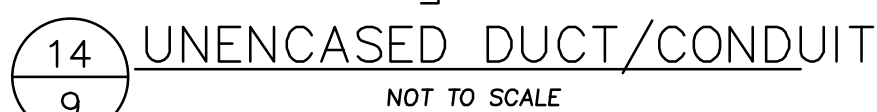
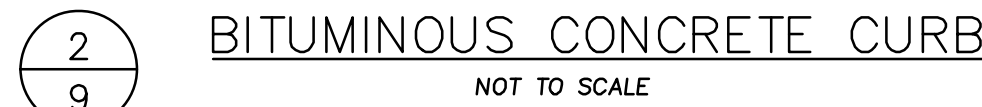
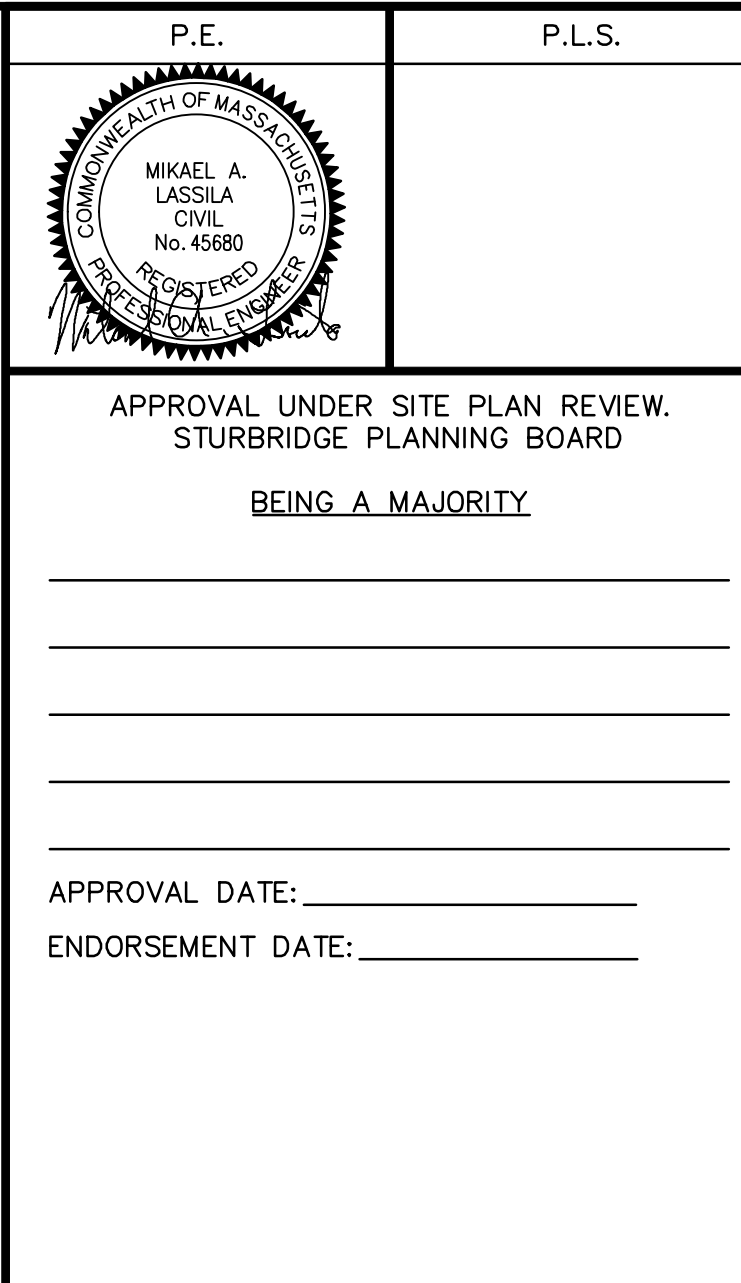
DEFINITIVE SITE PLAN  
at  
**150 CHARLTON ROAD  
(ROUTE 20)  
STURBRIDGE, MA**  
PREPARED FOR  
**INTERSTATE TOWING**

SHEET NO.





- 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.

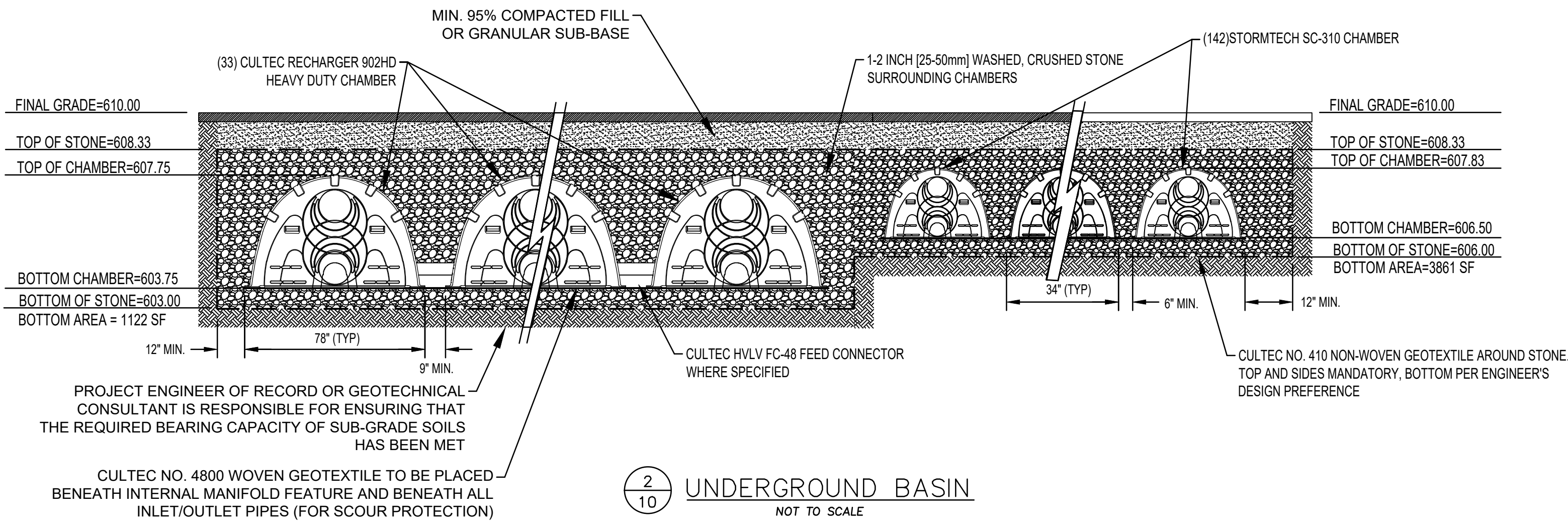


REVISIONS		
REV.	DATE	DESCRIPTION
6	8/17/22	REVISED PER COMMENTS.
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PROJECT NO. 20-409		
DESIGNED BY PML		
CHECKED BY AB		
DATE		9/13/21
CAD FILE		19-288_150...Alt2.dwg

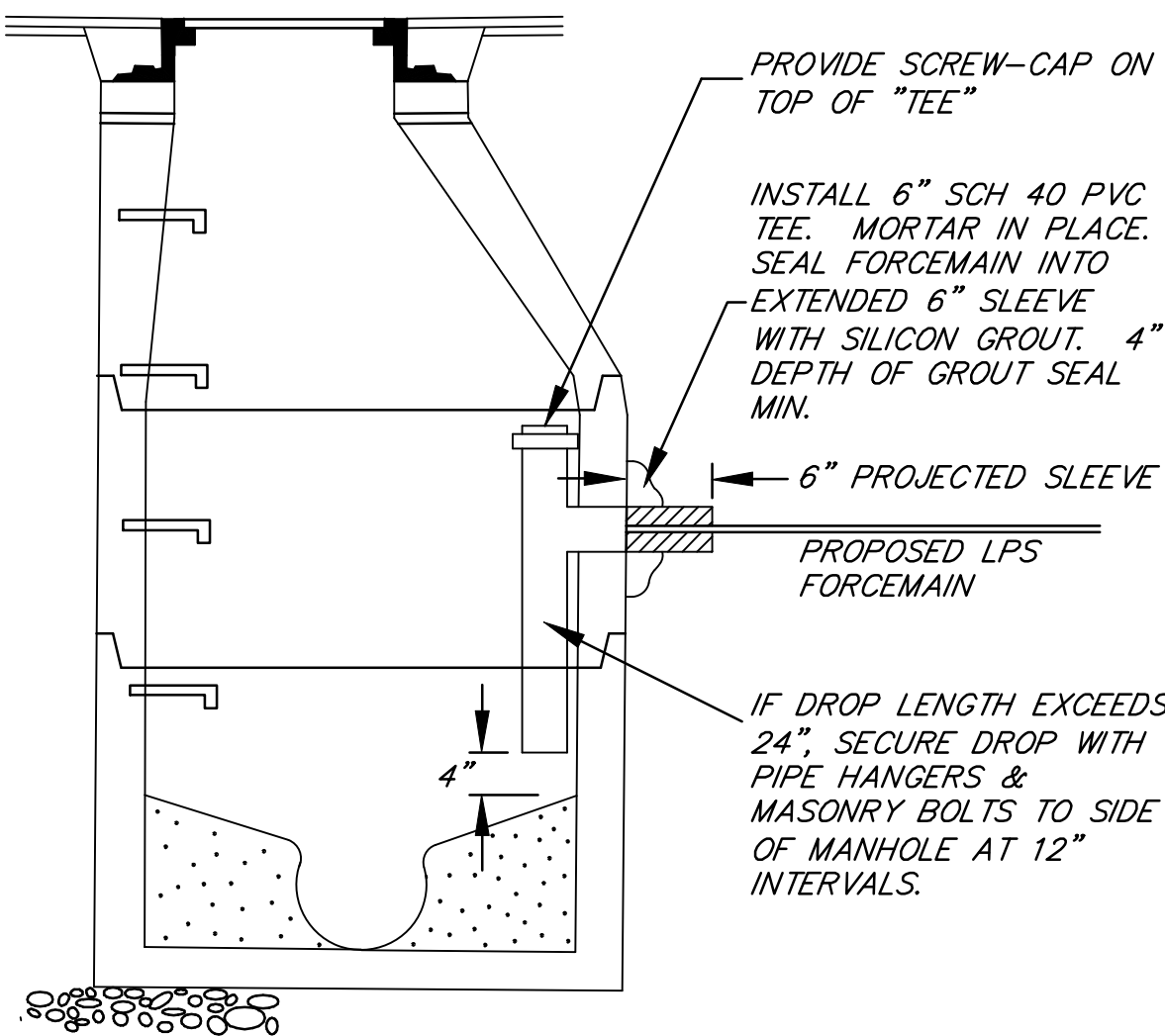
PREPARED BY:
<b>SUMMIT</b>
Engineering & Survey, Inc.
710 MAIN STREET OXFORD, MA 01537 P:(508) 987-8713 F:(508) 987-8714
SHEET TITLE
DETAIL SHEET#1
DEFINITIVE SITE PLAN at 150 CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA PREPARED FOR COBRA REALTY TRUST SHEET 9 OF 11
SHEET NO.

C-9.0

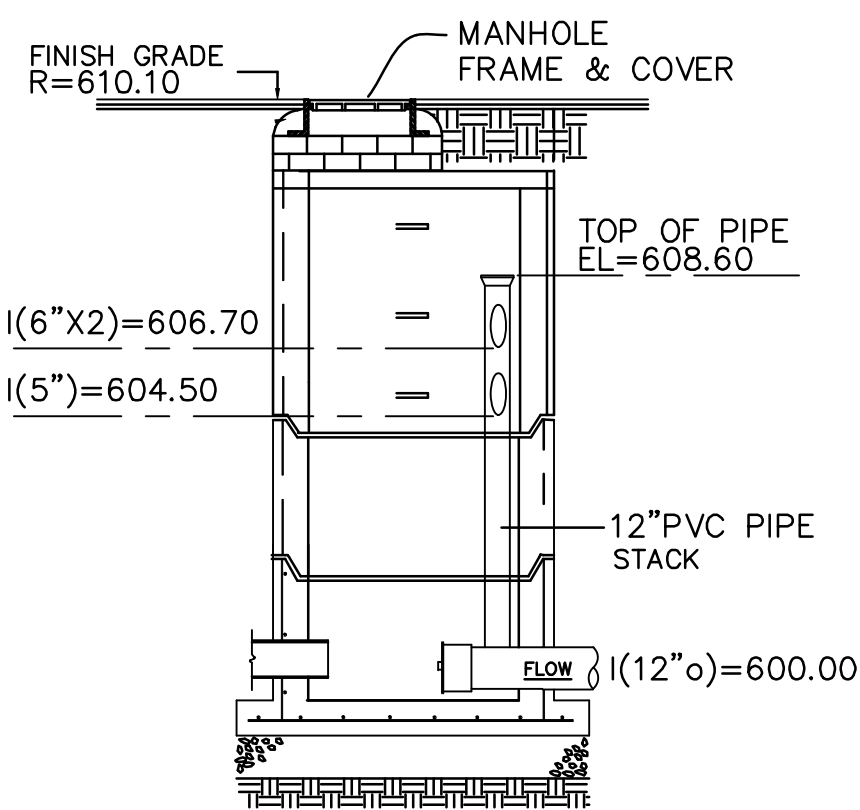




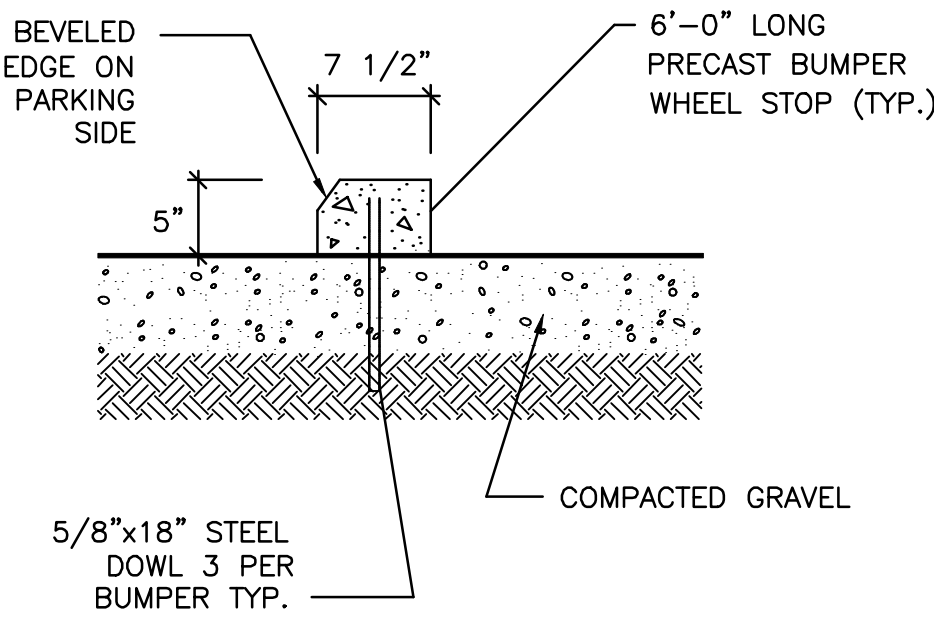
2  
10 UNDERGROUND BASIN  
NOT TO SCALE



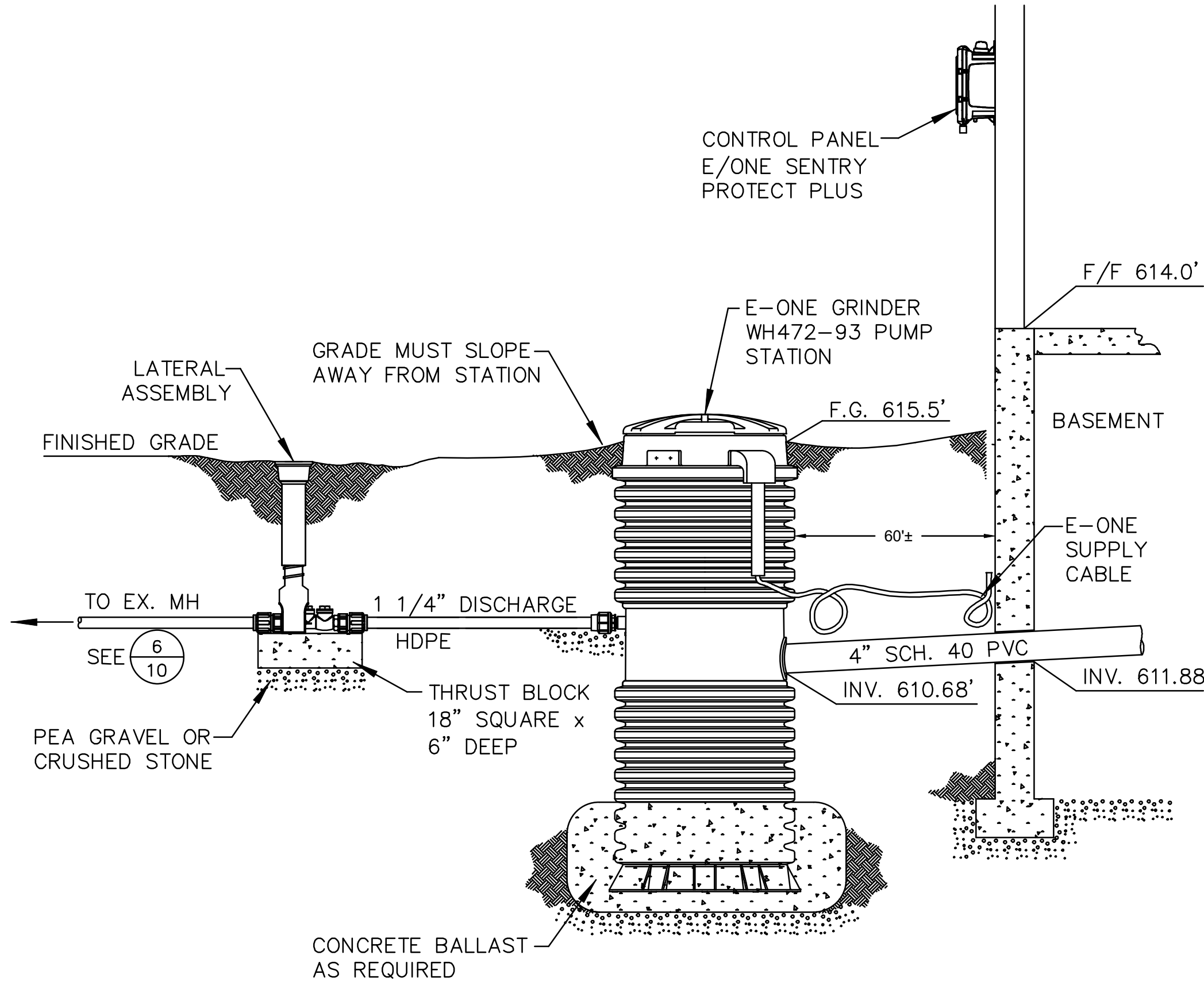
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10 SEWER MANHOLE CONNECTION  
NOT TO SCALE



8  
10 OUTLET CONTROL STRUCTURE  
OCS#1  
NOT TO SCALE



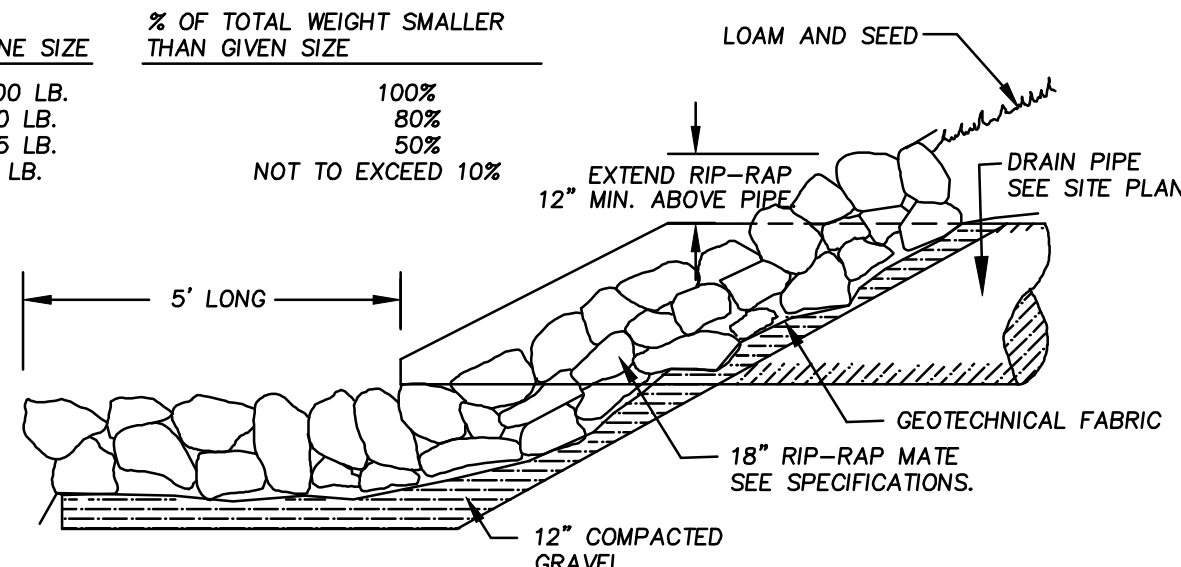
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10 PRECAST WHEEL STOP  
NOT TO SCALE



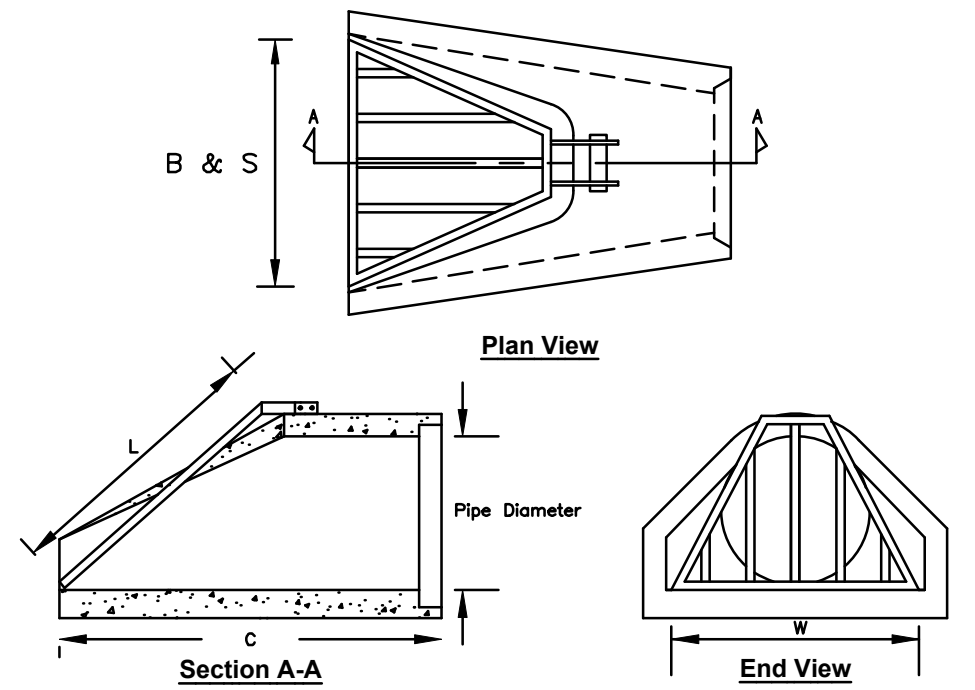
5  
10 PROPOSED LP SEWER TIE-IN  
SCALE: NONE

RIP-RAP SPECIFICATIONS

STONE SIZE	% OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
100 LB.	100%
60 LB.	80%
25 LB.	50%
2 LB.	NOT TO EXCEED 10%

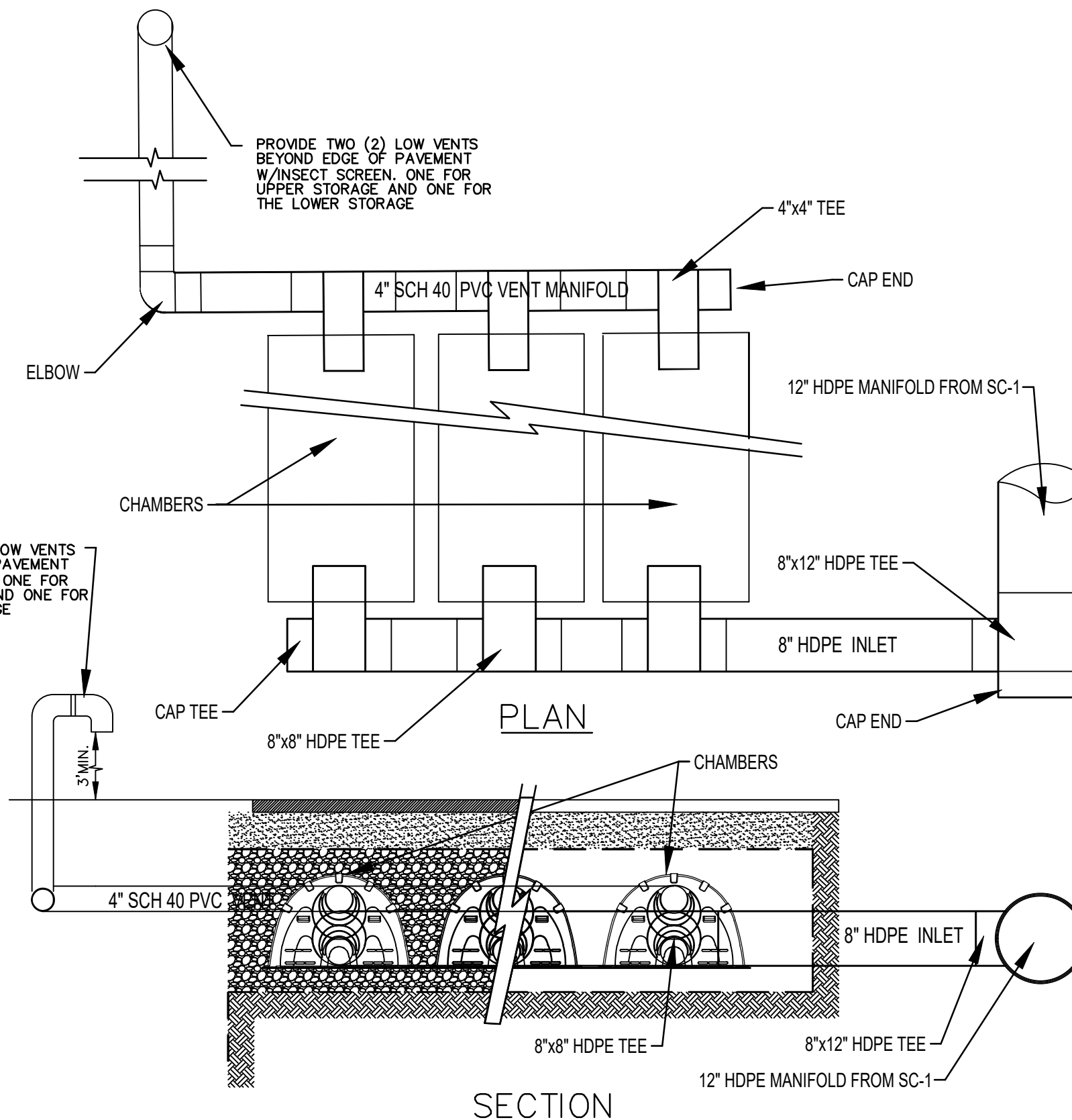


6  
10 FLARED END RIP RAP OUTLET  
NOT TO SCALE

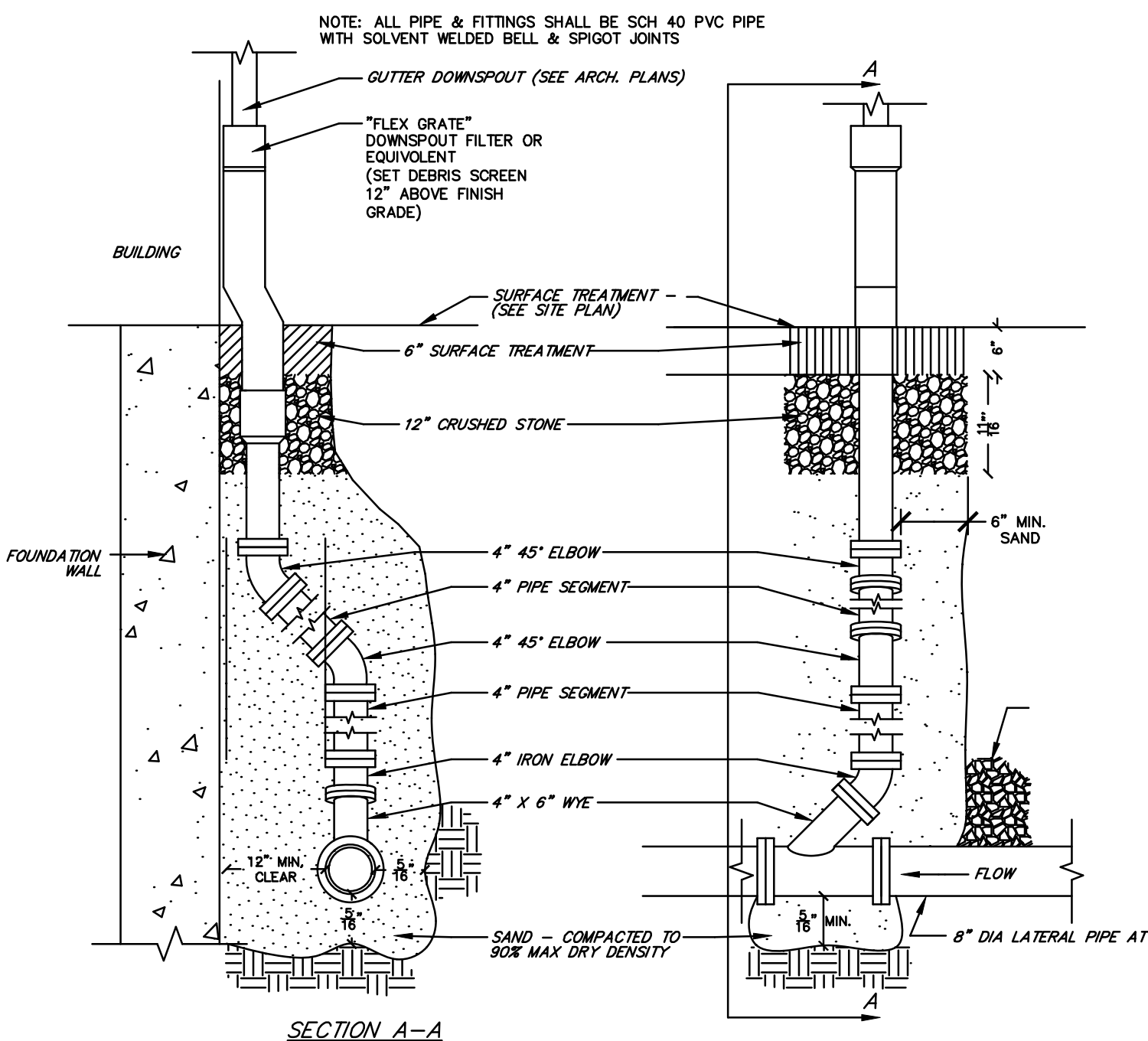


Pipe Diameter	Trash Rack Width W (in.)	Trash Rack Length L (in.)	Total # of Bars B	Bar Spacing S (in.)
12"	21.00"	30.00"	3	6.0"
15"	28.00"	32.00"	3	6.5"
18"	33.00"	34.00"	3	8.0"

7  
10 PIPE TRASH GUARD  
NOT TO SCALE



9  
10 UNDERGROUND BASIN INLET & VENTING  
NOT TO SCALE



3  
10 ROOF DRAIN CONNECTION  
NOT TO SCALE

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

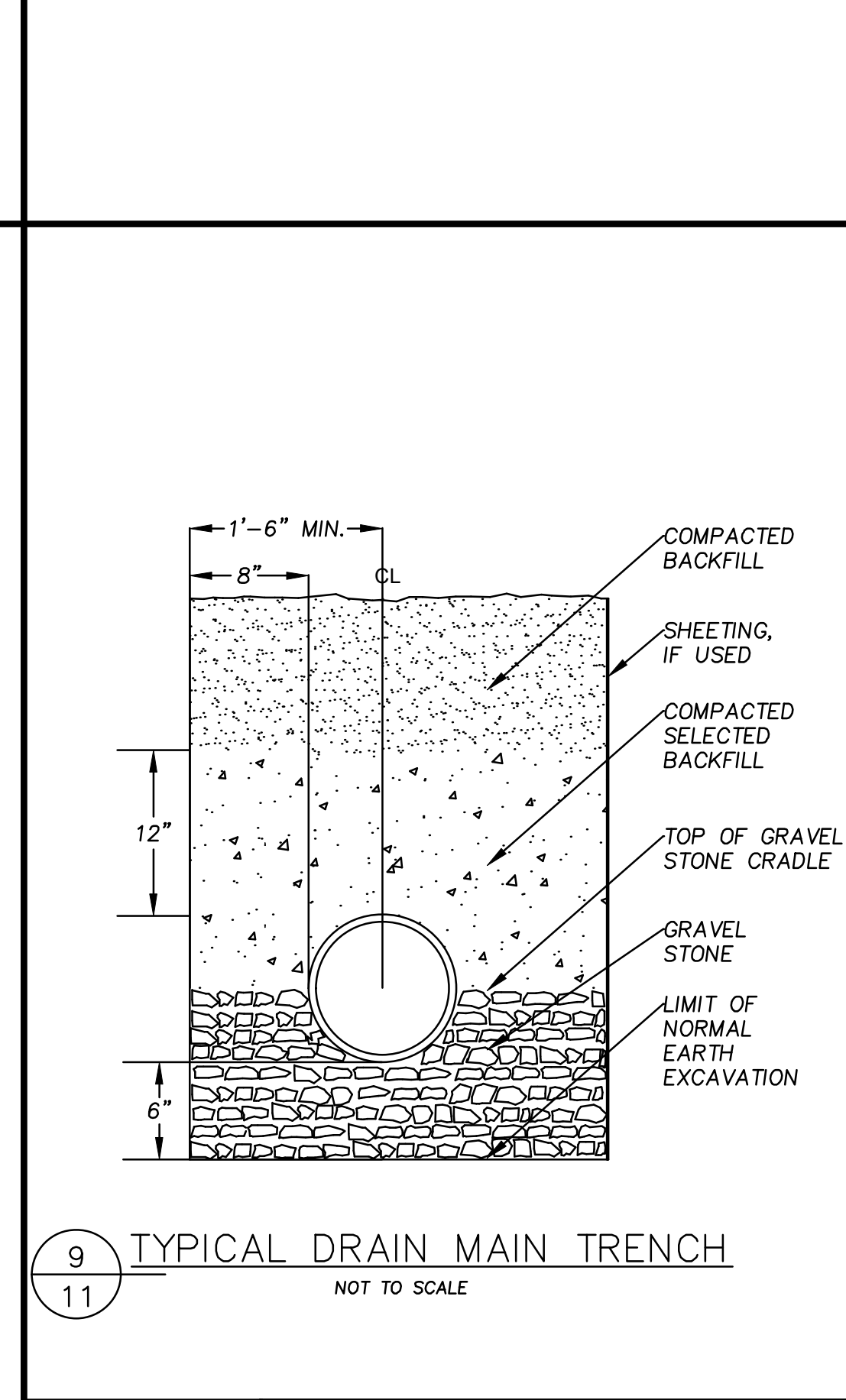
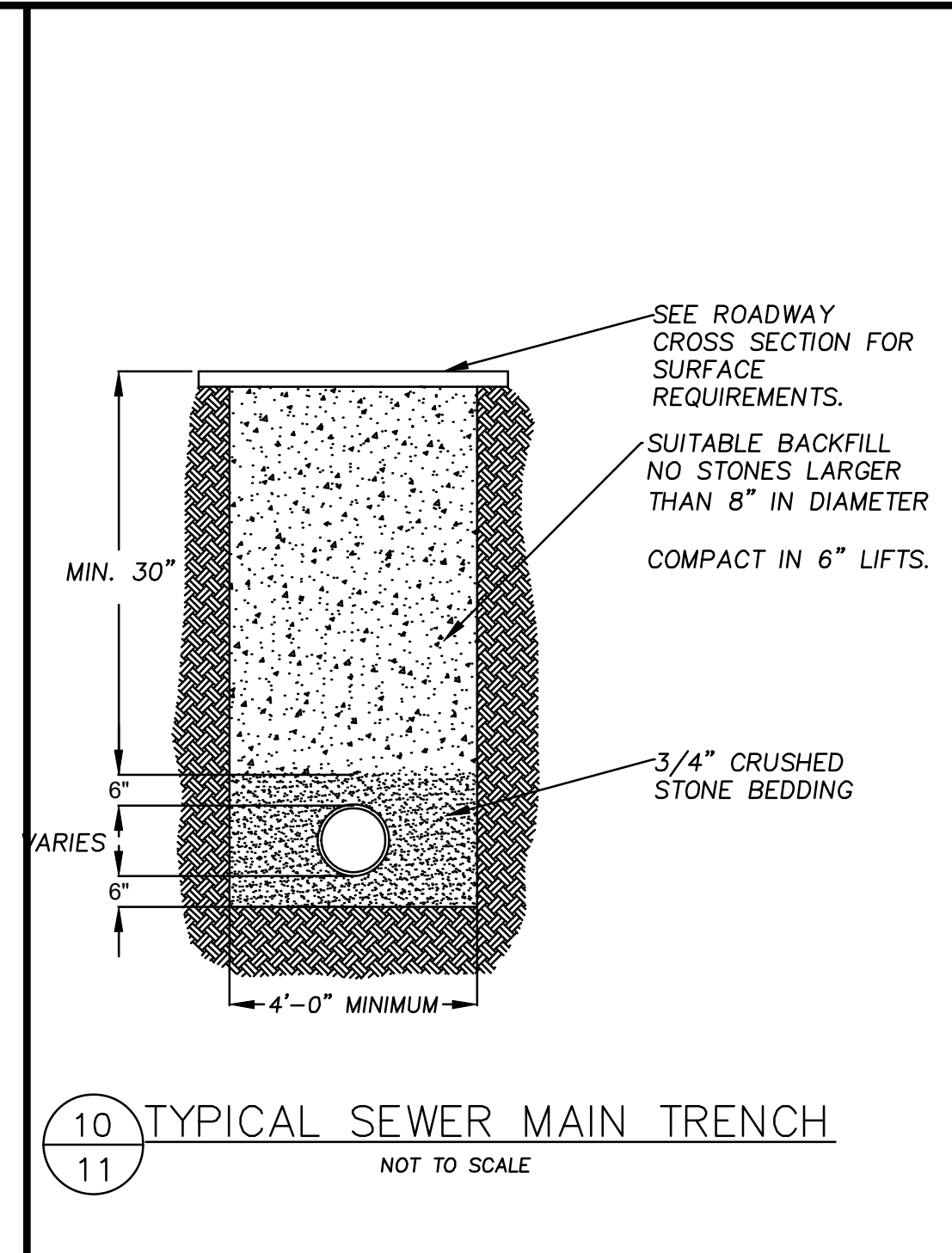
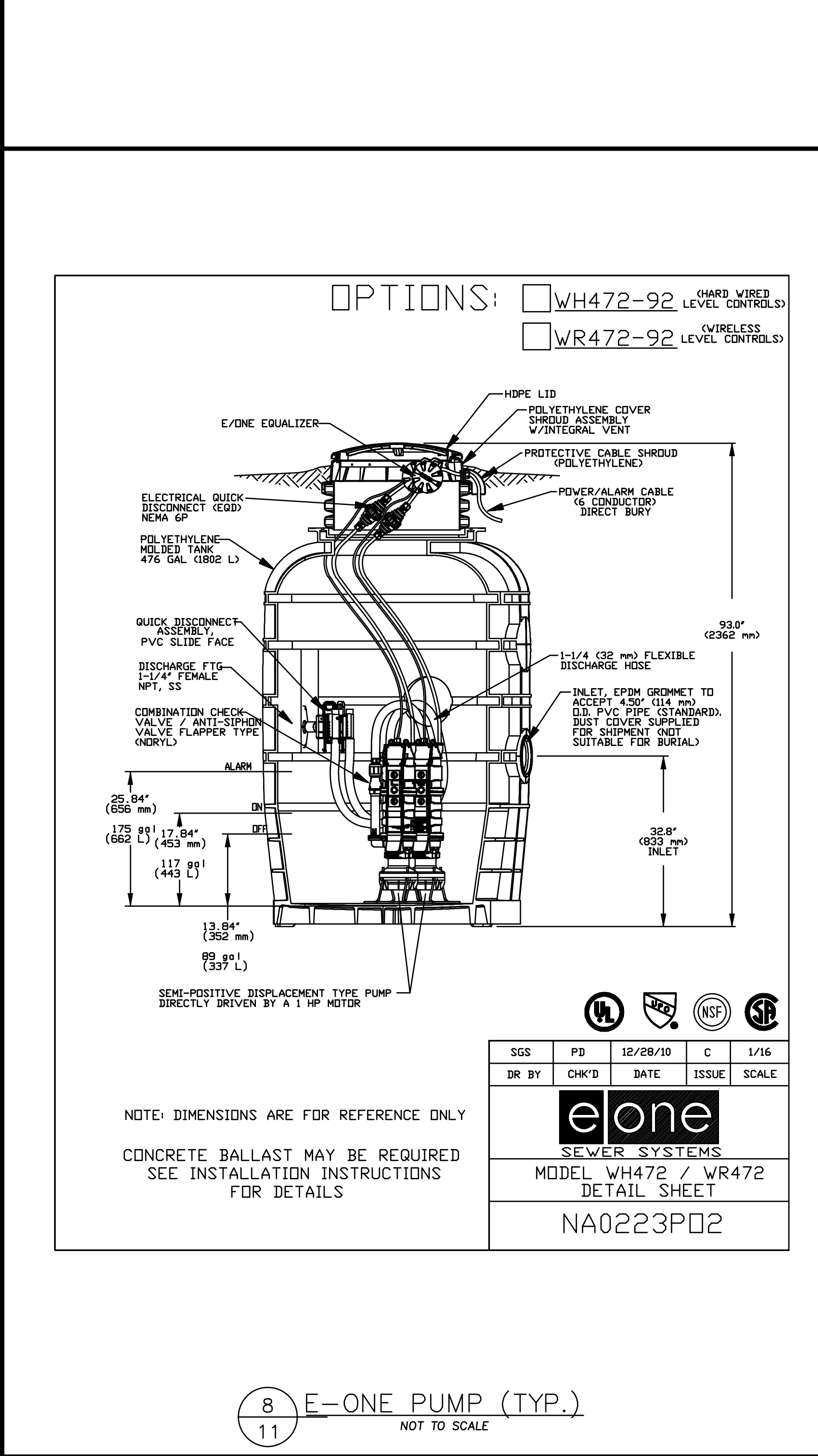
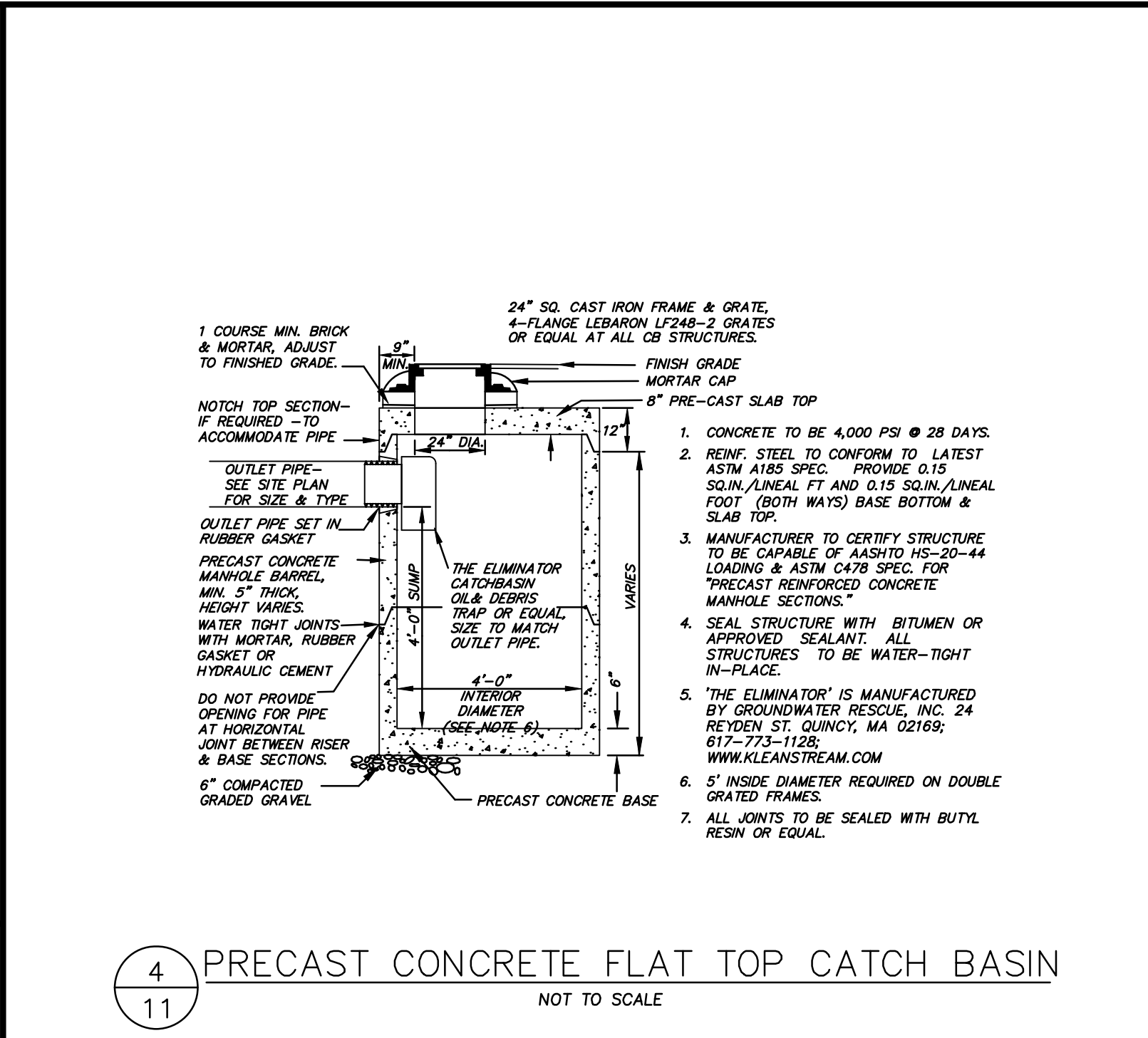
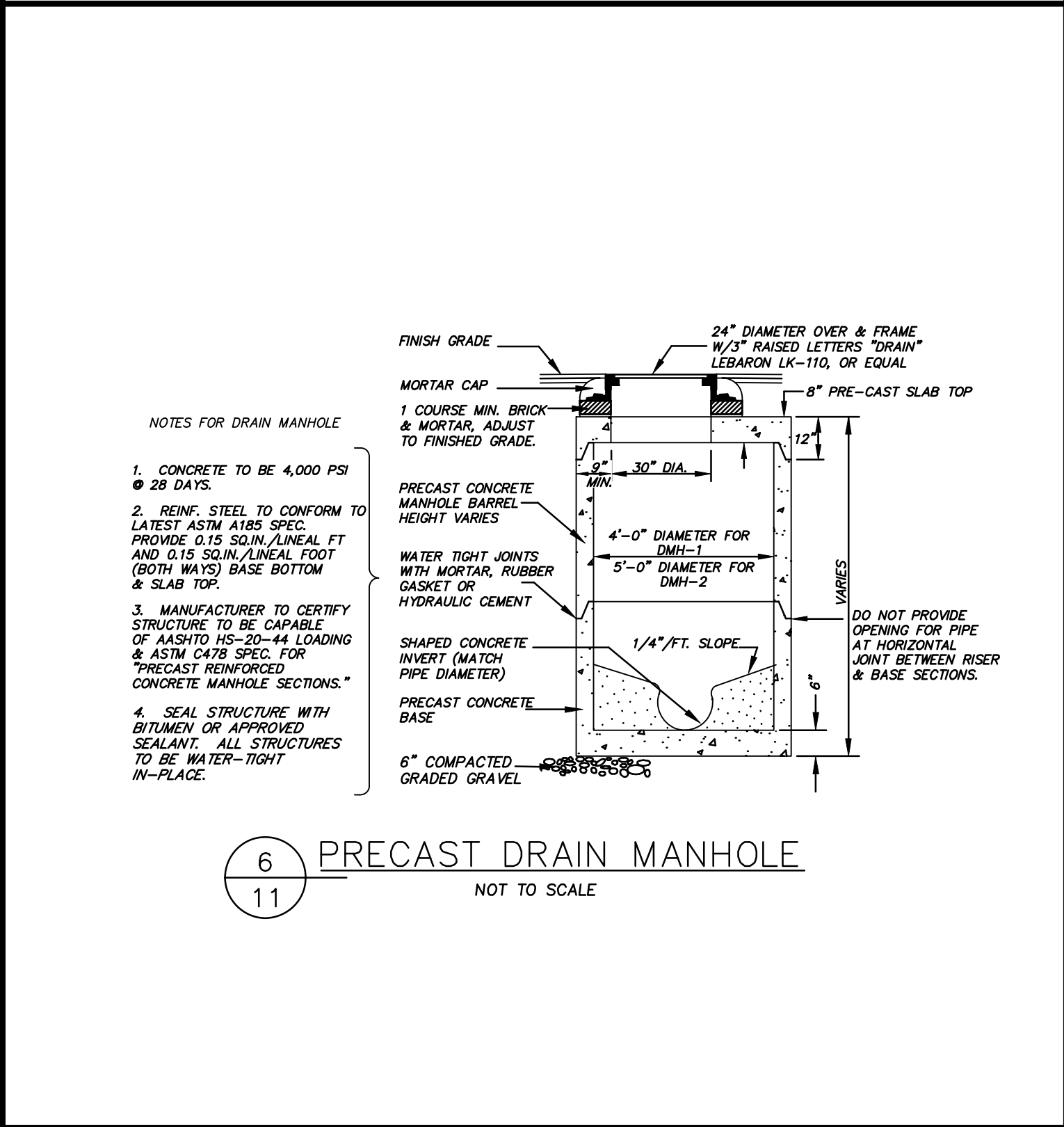
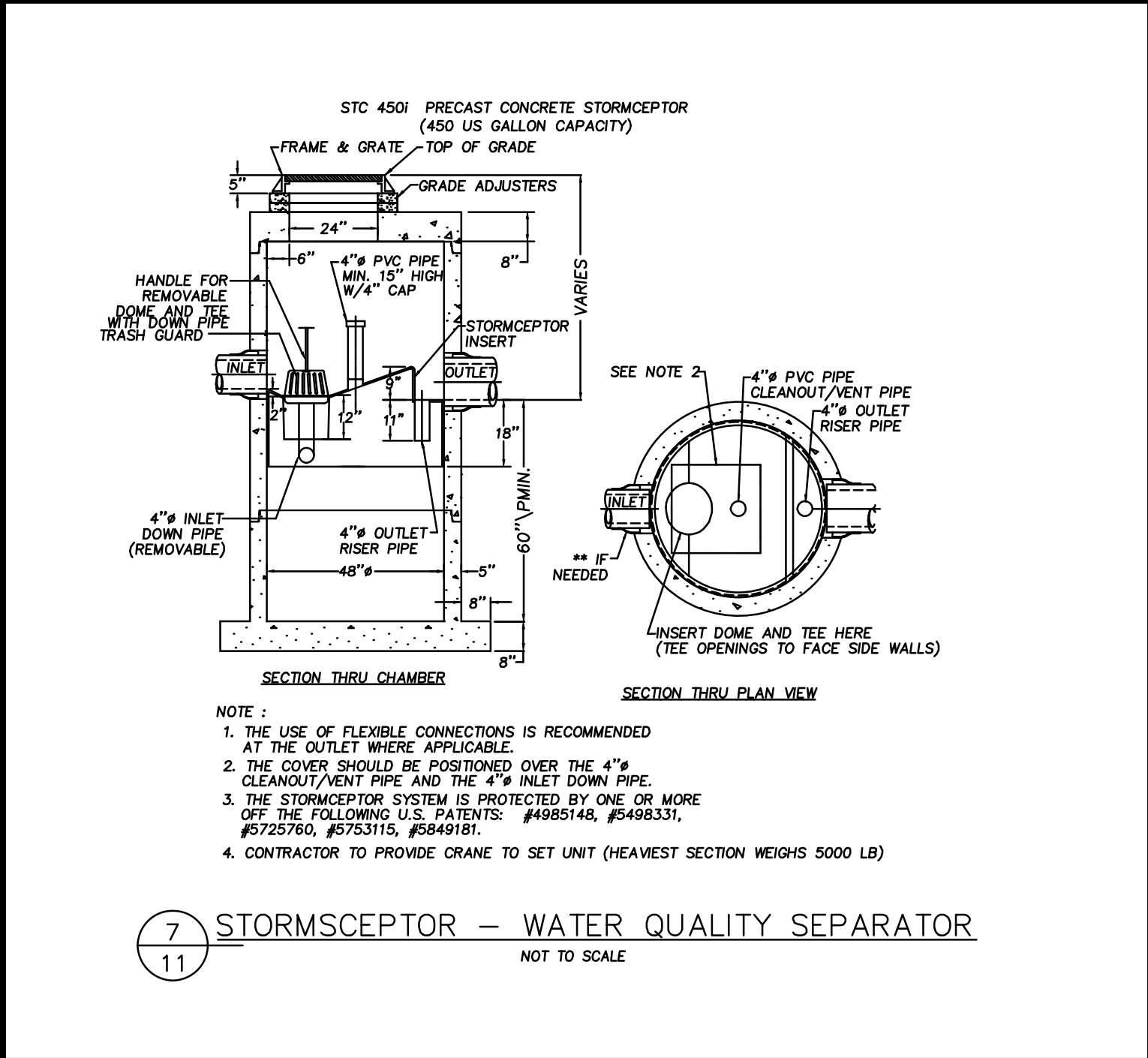
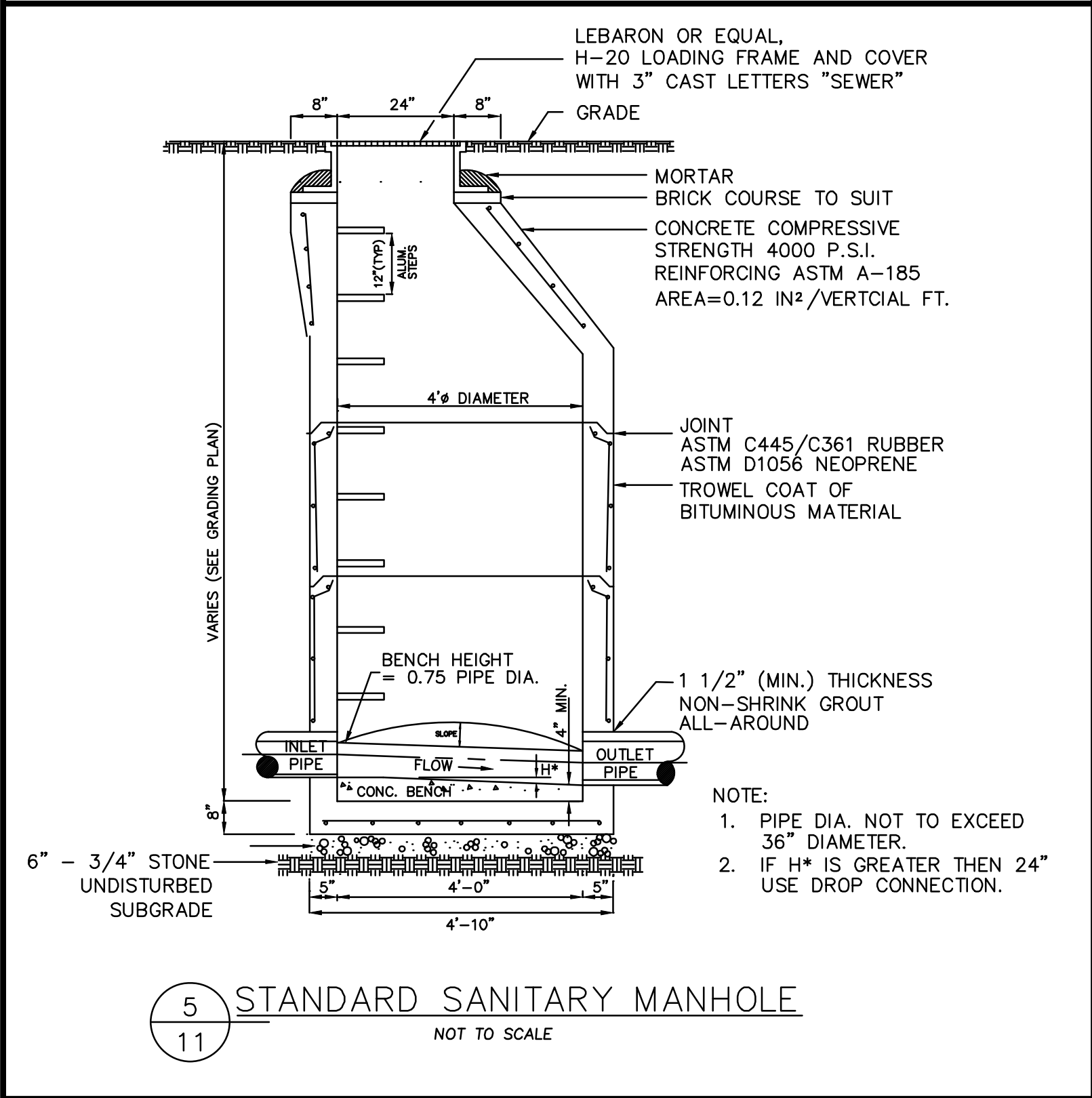
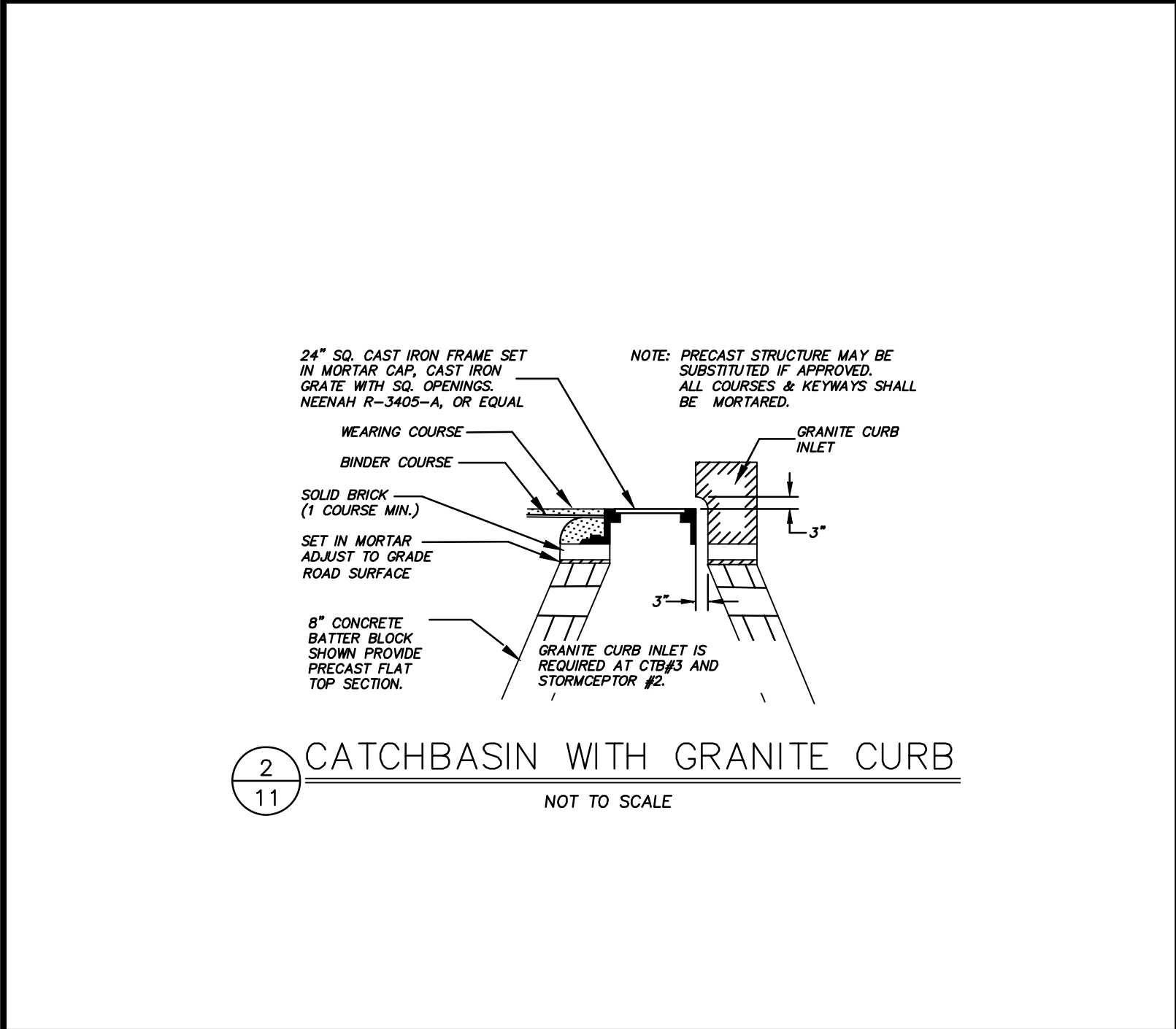
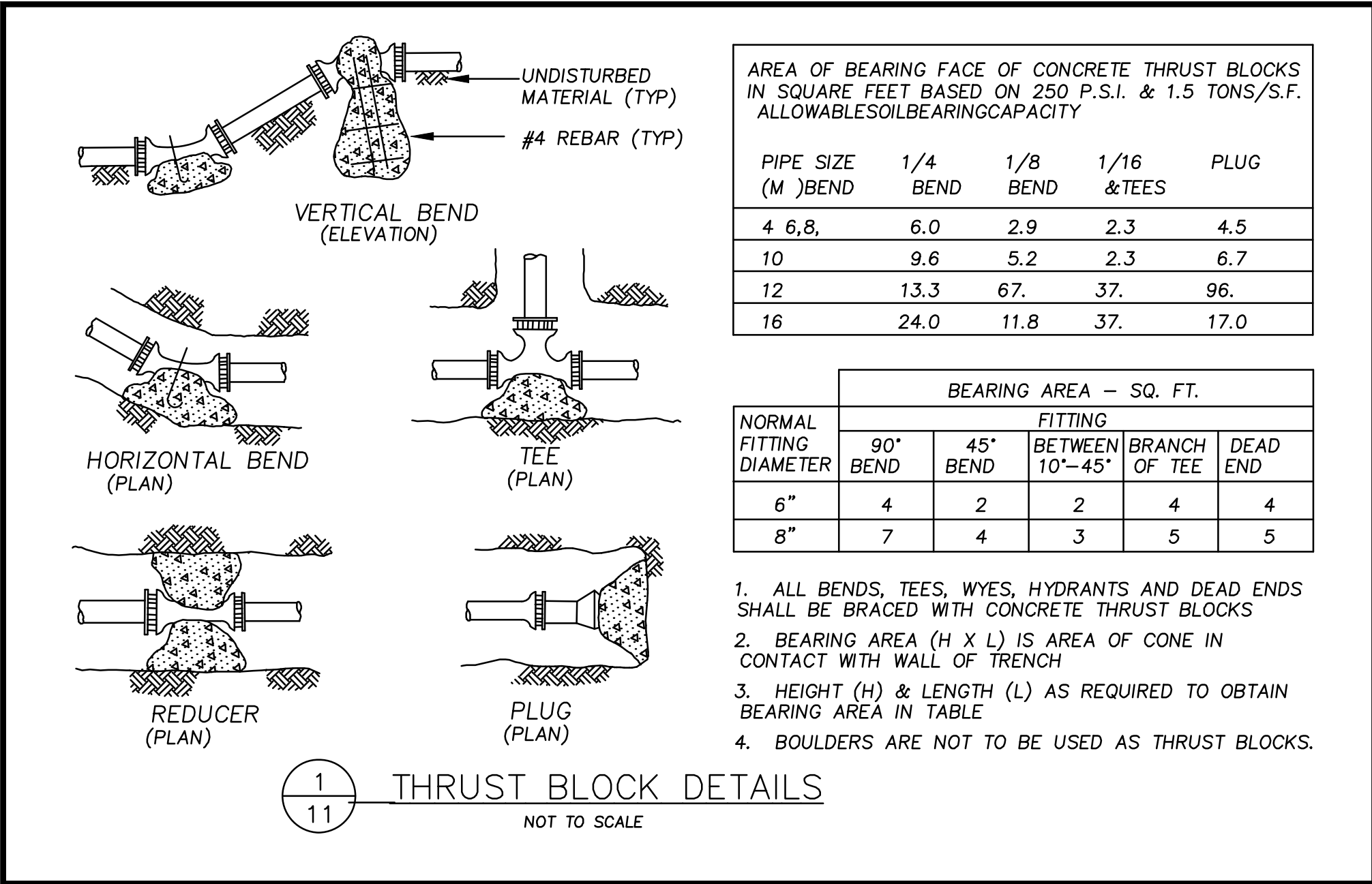
SHEET TITLE

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.





REVISIONS		
REV.	DATE	DESCRIPTION
6	8/17/22	REVISED PER COMMENTS.
5	6/22/22	REMOVED TEMP. CONST. ACCESS
4	6/13/22	ISSUED FOR COBRA REALTY TRUST
3	4/13/22	REVISED PER COMMENTS.
2	2/24/22	REVISED PER COMMENTS.
PROJECT NO. 20-409		
DESIGNED BY PML		
CHECKED BY AB		
DATE 9/13/21		
CAD FILE 19-288_150...Alt2.dwg		

P.E.



P.L.S.

APPROVAL UNDER SITE PLAN REVIEW, STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: \_\_\_\_\_

ENDORSEMENT DATE: \_\_\_\_\_

PREPARED BY:

**SUMMIT**  
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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