

Issued for: Permit

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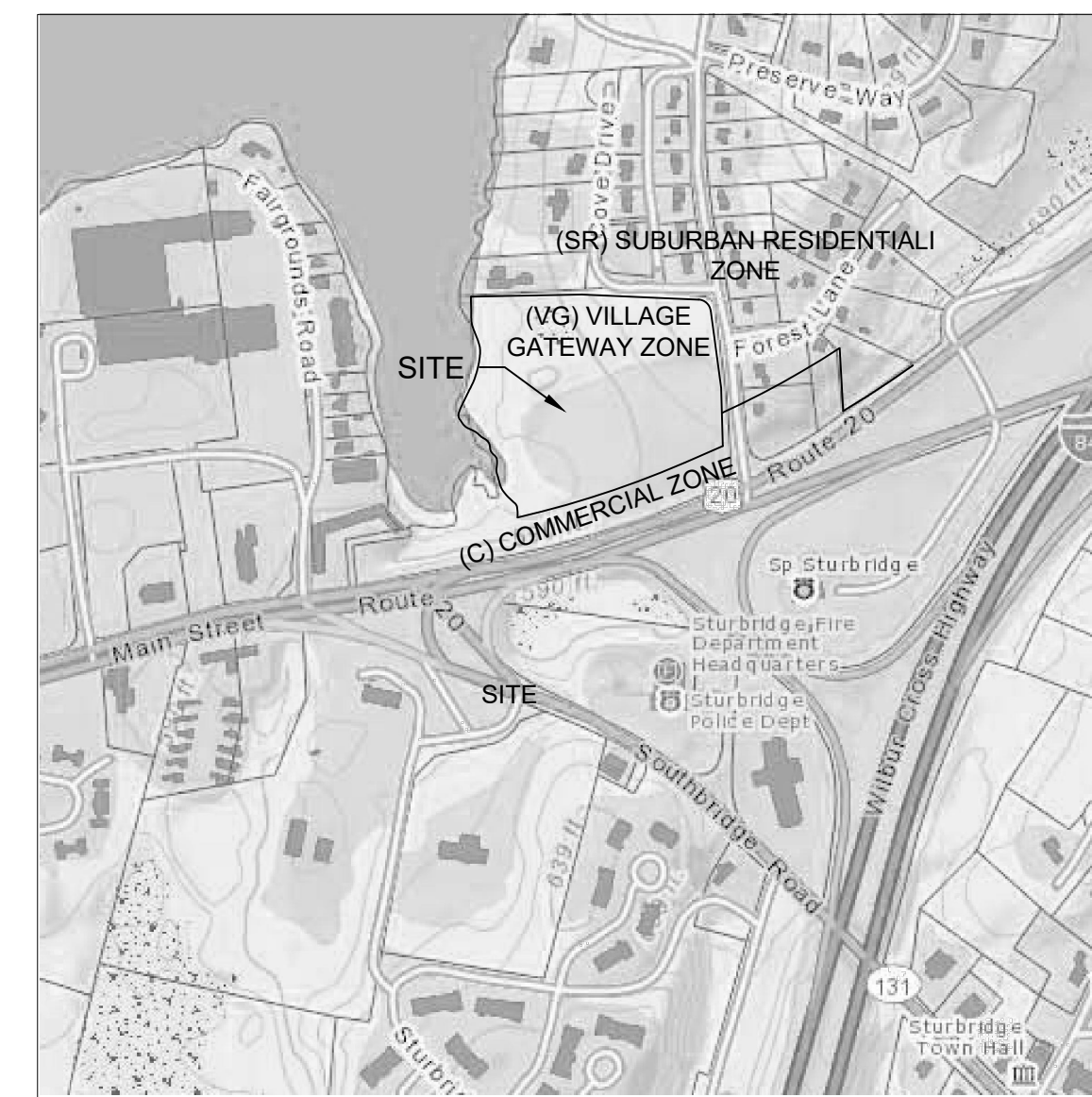
SITE PLANS

Hotel Redevelopment Plan

21 New Boston Road
Sturbridge, Massachusetts

Sheet Index

Number	Drawing Title	Latest Issue
C-1	Layout & Materials Plan	10/1/2021
C-2	Grading & Drainage Plan	10/1/2021
C-3	Site Utility Plan	10/1/2021
C-4	Soil Erosion & Sediment Control Plan	10/1/2021
C-5	Site Construction Details 1	11/14/2014
C-6	Site Construction Details 2	11/14/2014
C-7	Site Construction Details 3	10/1/2021
	Lighting Proposal	10/1/2021
L-1	Planting Plan	10/1/2021
L-2	Planting Enlargement Plan 1	10/1/2021
L-3	Planting Enlargement Plan 2	10/1/2021
L-4	Planting Details	9/27/2017
Sv-1	Property Survey	7/15/2013
Sv-2	Existing Conditions Plan	7/15/2013



Site Location Map



Scale 1" = 500"

Owner/Applicant:
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MBLU No. 455-02541-021

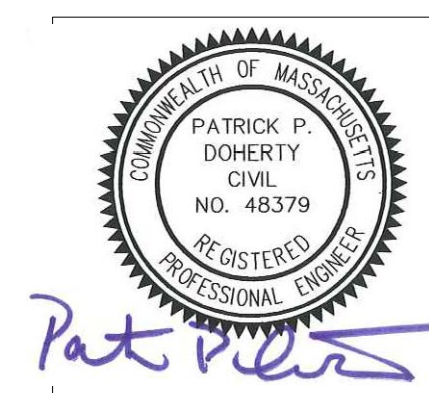
Zoning District: Village Gateway (VG)

Legend

Exist.	Prop.	Exist.	Prop.	Description
---	---	132.75 x	132.75 x	CONCRETE
---	---	12"D	12"D	SPOT ELEVATION
---	---	6"RD	6"RD	DRAIN
---	---	12"S	12"S	ROOF DRAIN
---	---	4"FP	4"FP	SEWER
---	---	---	---	FIRE PROTECTION
---	---	---	---	DOMESTIC WATER
---	---	---	---	GAS
---	---	---	---	ELECTRIC
---	---	---	---	TELEPHONE
---	---	---	---	CATCH BASIN
---	---	---	---	DRAIN MANHOLE
---	---	---	---	CLEANOUT
---	---	---	---	SEWER MANHOLE
---	---	---	---	CURB STOP & BOX
---	---	---	---	WATER VALVE & BOX
---	---	---	---	TAPPING SLEEVE, VALVE & BOX
---	---	---	---	GAS GATE
---	---	---	---	GAS METER
---	---	---	---	ELECTRIC MANHOLE
---	---	---	---	ELECTRIC METER
---	---	---	---	LIGHT POLE
---	---	---	---	TELEPHONE MANHOLE
---	---	---	---	UTILITY POLE
---	---	---	---	HAND HOLE
---	---	---	---	PROPERTY LINE
---	---	---	---	EASEMENT
---	---	---	---	BUILDING SETBACK
---	---	---	---	ZONING LINE
---	---	---	---	WETLAND BUFFER ZONE
---	---	---	---	EXTRUDED CONCRETE CURB
---	---	---	---	MONOLITHIC CURB & SIDEWALK
---	---	---	---	SAWCUT
---	---	---	---	BUILDING
---	---	---	---	BUILDING ENTRANCE
---	---	---	---	LOADING DOCK
---	---	---	---	BOLLARD
---	---	---	---	SIGN
---	---	---	---	FENCE
---	---	---	---	MINOR CONTOUR
---	---	---	---	MAJOR CONTOUR
---	---	---	---	PARKING COUNT
---	---	---	---	STOP LINE
---	---	---	---	CROSSWALK
---	---	---	---	ACCESSIBLE CURB RAMP
---	---	---	---	ACCESSIBLE PARKING
---	---	---	---	VAN-ACCESSIBLE PARKING

Abbreviations

General	Utility
ABAN ABANDON	CB CATCH BASIN
ACR ACCESSIBLE CURB RAMP	CO CLEANOUT
ADJ ADJUST	DCB DOUBLE CATCH BASIN
APPROX APPROXIMATE	DMH DRAIN MANHOLE
BIT BITUMINOUS	COND CONDUIT
CONC CONCRETE	DIP DUCTILE IRON PIPE
ELEV ELEVATION	F&G FRAME AND GRATE
EXIST EXISTING	F&C FRAME AND COVER
FFE FIRST FLOOR ELEVATION	GJ GUTTER INLET
GRAN GRANITE	GT GREASE TRAP
GTD GRADE TO DRAIN	HDPE HIGH DENSITY POLYETHYLENE PIPE
LA LANDSCAPE AREA	HH HANDHOLE
LOD LIMIT OF DISTURBANCE	HYD HYDRANT
MAX MAXIMUM	INV INVERT ELEVATION
MIN MINIMUM	I= INVERT ELEVATION
NTS NOT TO SCALE	LP LIGHT POLE
PERF PERFORATED	MES METAL END SECTION
PROP PROPOSED	PVC POLYVINYLCHLORIDE PIPE
REM REMOVE	RCP REINFORCED CONCRETE PIPE
R&D REMOVE AND DISPOSE	R= RIM ELEVATION
R&R REMOVE AND RESET	SMH SEWER MANHOLE
TYP TYPICAL	TSV TAPPING SLEEVE, VALVE AND BOX
	UG UNDERGROUND
	UP UTILITY POLE



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Cincinnati, OH 45242
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Zoning Summary Chart

Zoning Regulation Requirements	Required	Existing	Provided
MIN. LOT AREA	N/A	8 AC	8 AC
FRONTAGE (NEW BOSTON ROAD)	N/A	375.71 FT	375.71 FT
FRONT YARD SETBACK (STREET)	50 FT	5.9 FT	50 FT
SIDE YARD SETBACK (OTHER)	30 FT	198.9 FT	140 FT
MIN. LOT WIDTH	N/A	375.71 FT	375.71 FT
MAX. BUILDING HEIGHT	35 FT*	TBD	3 STORIES
MAX. BUILDING COVERAGE	N/A	5.9%	6.7%
MAX. IMPERVIOUS	N/A**	24.4%	38.8%
INTERIOR PARKING LOT LANDSCAPE PERCENTAGE	35 SF/SPACE	N/A	40 SF/SPACE

NOTES:

- * HOTEL, RESTAURANT LESS THAN 7500SF AND BANK LESS THAN 7500 SF ALLOWED BY RIGHT SPECIAL PERMIT REQUIRED FOR DRIVE THRU BANK & HOTEL GREATER THAN 35 FT HEIGHT
- ** IN THE GROUNDWATER PROTECTION DISTRICT, ANY USE THAT WILL RENDER IMPERVIOUS MORE THAN 15% MUST PROVIDE A GROUNDWATER RECHARGE SYSTEM. SUCH SYSTEMS MUST BE PRECEDED BY OIL, GREASE, AND SEDIMENT TRAPS TO FACILITATE REMOVAL OF CONTAMINATION.

SETBACK VARIANCE FOR PARKING TO WITHIN 23 FEET OF THE ROUTE 20 ROW GRANTED ON OCTOBER 15, 2014 BY THE TOWN OF STURBRIDGE ZONING BOARD OF APPEALS

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9' x 18'	9' x 18'	201	199
TOTAL ACCESSIBLE SPACES *	13' x 18'	13' x 18'	10	12
VAN ACCESSIBLE SPACES	16' x 18'	16' x 18'	3	3
TOTAL SPACES			211	211
LOADING BAYS	12' x 72'	12' x 72'	1	2

* AAB REQUIREMENTS FOR PARKING AREAS 50 - 74 TOTAL CARS = 3 ACCESSIBLE SPACES
 AAB REQUIREMENTS FOR PARKING AREAS 75 - 99 TOTAL CARS = 4 ACCESSIBLE SPACES

Parking Requirements:

HOTEL: 77 ROOMS x 1 SPACE/ROOM + 10 EMPLOYEES x 1 SPACE/EMPLOYEE = 87
 RESTAURANT: 132 SEATS x 1 SP 3/SEAT + 10 EMPLOYEES x 1 SPACE/EMPLOYEE = 54
 RESTAURANT: 192 SEATS x 1 SP 3/SEAT + 6 EMPLOYEES x 1 SPACE/EMPLOYEE = 70

TOTAL PARKING REQUIRED = 211

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	STOP
R3-1	24"	24"	NO LEFT TURN
R7-8	12"	18"	RESERVED PARKING
R7-8A	12"	6"	VAN ACCESSIBLE
R5-1	30"	30"	DONOT ENTER

DT ENTER SIGN TO BE DESIGNED & INSTALLED BY TENANT

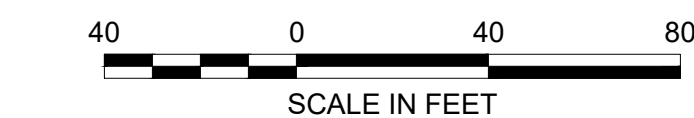
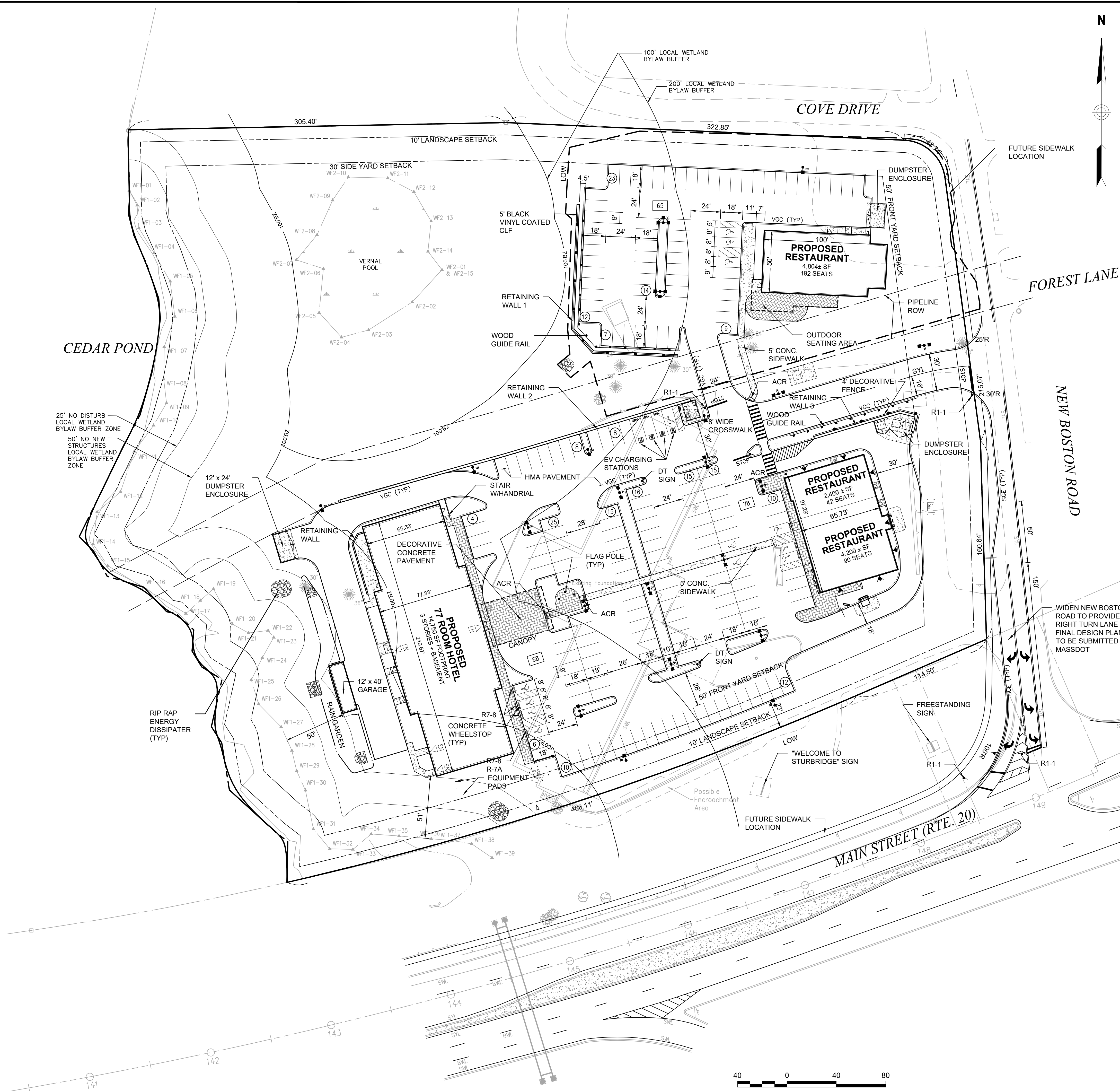
Layout and Materials

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- CURB RADII ARE THREE (3) FEET UNLESS OTHERWISE NOTED.
- CURBING SHALL BE VERTICAL GRANITE CURB (VGC) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

Existing Conditions Information

BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VANASSE HANGEN BRUSTLIN, INC. AND FROM PLANS OF RECORD. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VANASSE HANGEN BRUSTLIN, INC.

THE SITE IS LOCATED IN A DEP APPROVED ZONE II WPA AREA IMMEDIATELY ADJACENT TO CEDAR POND IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AREA



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No.	Revision	Date
10	RESTAURANT PAD	10/1/21
9	TENANT COMMENTS	8/1/18
8	PLAN REVIEW COMMENTS	1/2/18
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LAYOUT & MATERIALS PLAN
 Drawing No.:
C-1

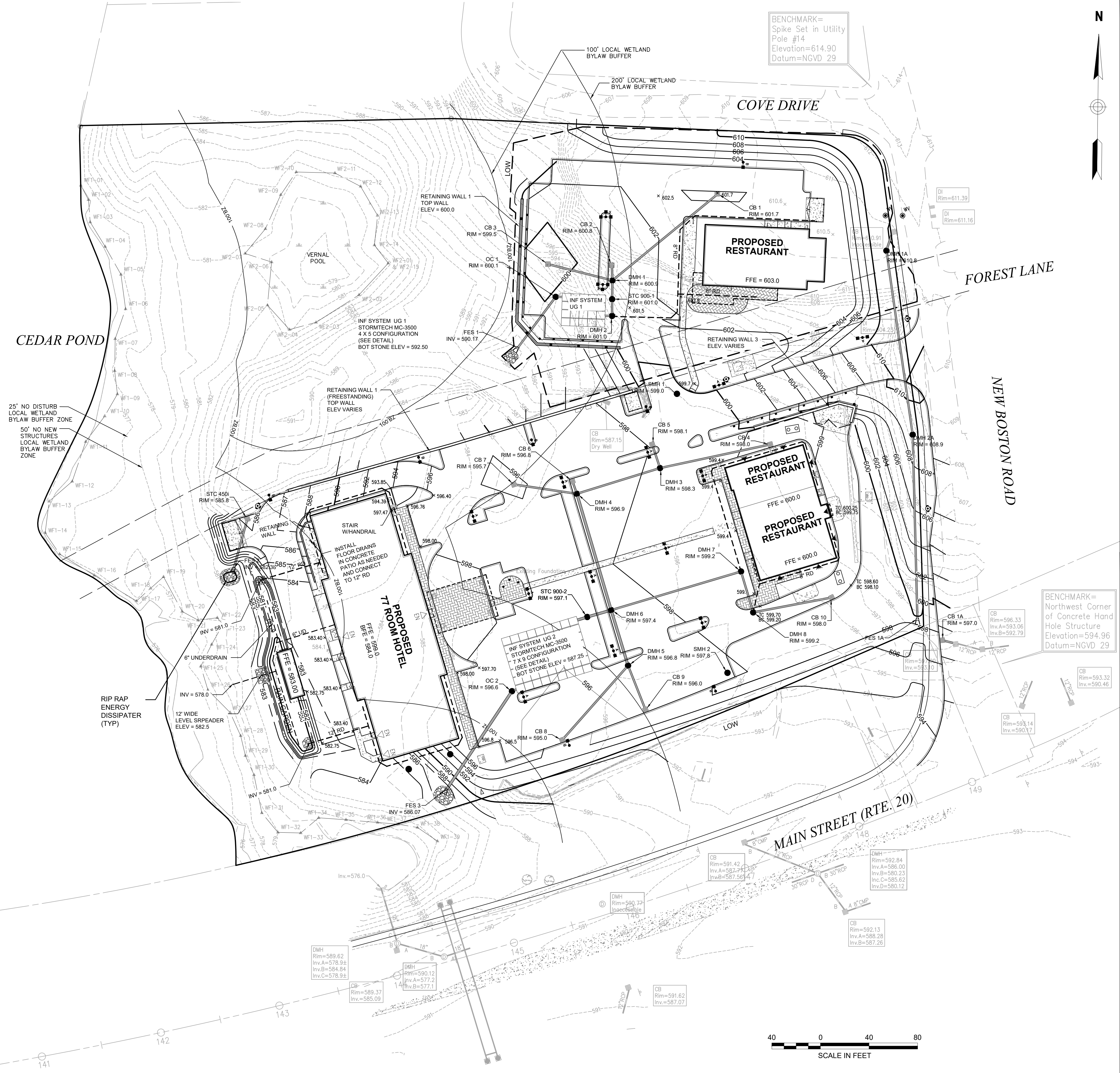
Project No.:
 Sheet:
XXX 1 of 7

GRADING NOTES

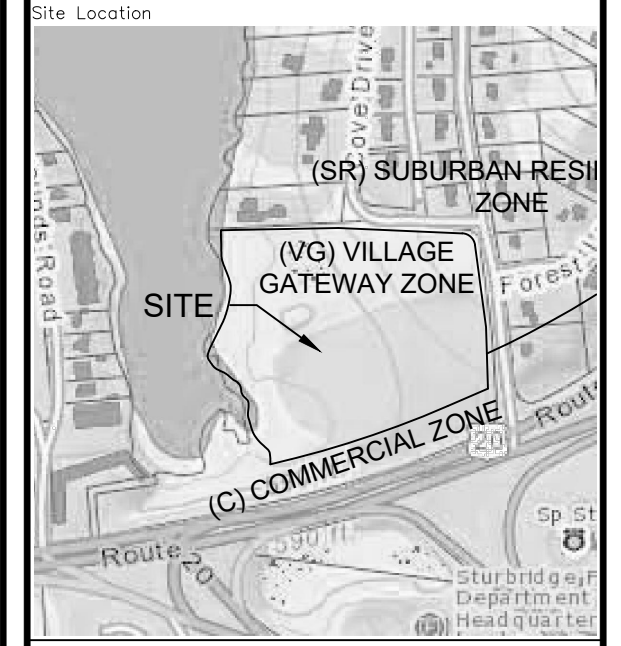
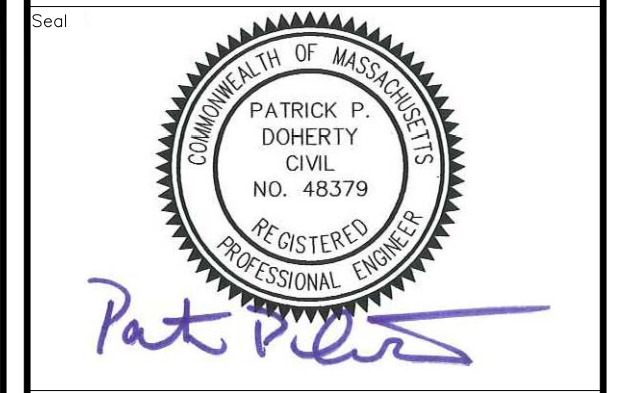
- CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 4 INCHES LOAM AND SEED.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO PAD ELEVATION WHICH SHALL BE 10" BELOW FFE.
- WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
- AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - STORM DRAINAGE PIPES SHALL BE SMOOTH LINED HDPE PIPE WITH RUBBER GASKET JOINTS UNLESS OTHERWISE INDICATED ON THE PLANS. ROOF DRAIN PIPES OUTSIDE THE JURISDICTION OF THE PLUMBING INSPECTOR SHALL BE PVC SDR 35.
 - ROOF DRAIN PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE OR TOWN OF STURBRIDGE DPW STANDARDS. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR/DPW DIRECTOR PRIOR TO BEGINNING WORK. ROOF DRAIN PIPE
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
- NEW CATCH BASINS SHALL BE "DEEP SUMP" CATCH BASIN WITH HOOD AND MINIMUM SUMP DEPTH OF 4 FEET.
- SUBSURFACE STORMWATER INFILTRATION NOTES:
 - FILL MATERIAL USED TO PREPARE SUBGRADE SHALL BE GRANULAR STRUCTURAL FILL MEETING MA DOT STANDARD FOR DENSE GRADED CRUSHED STONE (MHD M2.01.07). PLACEMENT OF SUGRADE FILL SHALL EXTEND OF MINIMUM 5 FEET IN ALL DIRECTIONS OF THE SYSTEM.
 - THE DESIGN ENGINEER INSPECT CONSTRUCTION OF THE SYSTEM. AT A MINIMUM THE DESIGN ENGINEER SHALL INSPECT: BOTTOM PREPARATION; PLACEMENT OF SUBGRADE FILL MATERIALS; AND INSTALLATION OF STONE BEDDING. ADDITION INSPECTIONS SHALL BE PERFORMED AS NOTED ON SHEET C-8.
 - SEE DETAILS SHEETS FOR ADDITIONAL REQUIREMENTS.
- RETAINING WALLS 1-3

RETAINING WALL 2 SHALL BE PRECAST CONCRETE FREESTANDING GUARDRAIL WALL MANUFACTURED BY RECON OR APPROVED EQUAL. STYLE AND DESIGN SHALL BE "NORTH SHORE GRANITE". STAMPED ENGINEERED DRAWINGS OF THE WALL SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

RETAINING WALL 1 & 3 SHALL BE PRECAST CONCRETE GRAVITY RETAINING WALL MANUFACTURED BY RECON OR APPROVED EQUAL. STYLE SHALL BE "NORTH SHORE GRANITE". STAMPED ENGINEERED DRAWINGS OF THE WALL SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.



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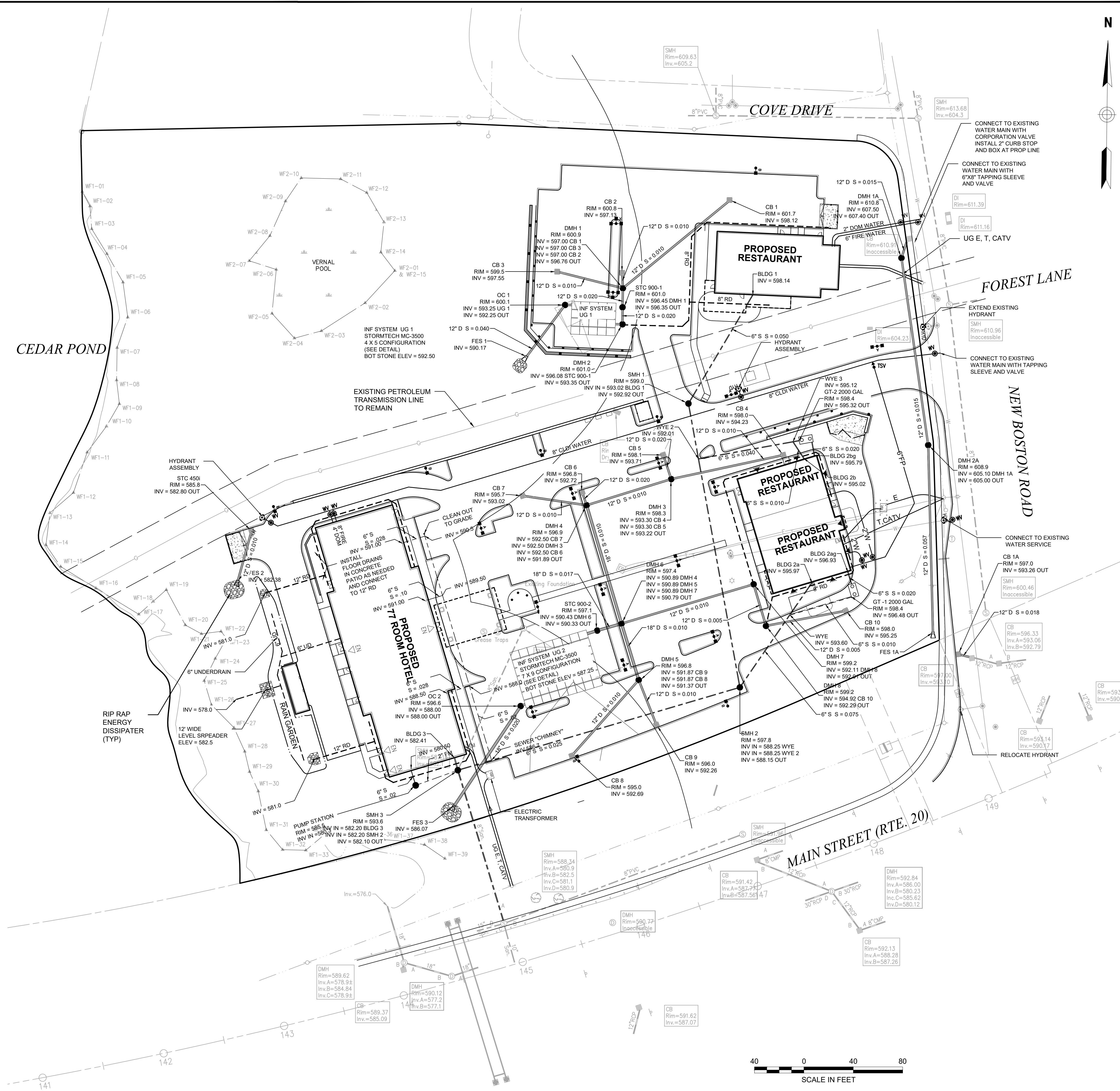
Drawing Title:
GRADING & DRAINAGE PLAN

C-2

Utility Notes

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
 - PAVEMENTS AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 - WATER PIPES SHALL BE DUCTILE IRON FOR GREATER THAN 2" DIAMETER AND AS REQUIRED BY TOWN OF STURBRIDGE DPW.
 - SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
 - STORM DRAINAGE PIPES SHALL BE HDPE SMOOTH LINES CAPABLE OF WITHSTANDING HS 20 LOADING UNLESS OTHERWISE INDICATED ON THE PLANS.
- CONTRACTOR SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEMARK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE ELECTRICAL WIRING AND EQUIPMENT WHICH SHALL BE FURNISHED AND INSTALLED BY A LICENSED ELECTRICIAN.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
- NEW CATCH BASINS SHALL BE "DEEP SUMP" CATCH BASIN WITH HOOD AND MINIMUM SUMP DEPTH OF 4 FEET.
- ALL WATER AND SEWER PIPE AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE TOWN OF STURBRIDGE CONSTRUCTION STANDARDS.
- MINIMUM COVER OVER ALL WATER PIPES SHALL BE 5 FEET.
- NO SEWER MAIN OR SEWER CONNECTION SHALL BE INSTALLED CLOSER THAN TEN (10) FEET HORIZONTALLY OR EIGHTEEN (18) INCHES VERTICALLY TO ANY WATER MAIN.

CEDAR POND



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Site Location: (SR) SUBURBAN RESIDENTIAL ZONE, (VG) VILLAGE GATEWAY ZONE, (C) COMMERCIAL ZONE

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 Phone 774 221-0038

Date: Feb. 27, 2014 Scale: as noted

No.	Revision	Date
10	RESTAURANT PAD	10/1/21
9	TENANT COMMENTS	8/1/18
8	PLAN REVIEW COMMENTS	1/2/18
7	PLAN REVIEW COMMENTS	9/27/17
6	RESTAURANT MODIFICATION	8/4/17
5	EV CHARGING STATIONS	4/20/17
4	SITE PLAN REV.	12/10/14

Project Title: **Hotel Redevelopment Plan**
 21 New Boston Road
 Sturbridge, MA
 Issued For: **Permit**

Not for Construction

Drawing Title: **SITE UTILITY PLAN**

Drawing No.: **C-3**

Proj. No.: XXX Sheet: 3 of 7

Site S&E Narrative:

THE PROPOSED PROJECT CONSISTS OF REDEVELOPING THE PROPERTY BY REMOVING EXISTING STRUCTURES AND CONSTRUCTING THREE NEW BUILDINGS FOR COMMERCIAL USE. THE PROJECT WILL BE COMPLETED AS A SINGLE PHASE PROJECT. APPROXIMATELY 5.5 ACRES OF THE SITE AREA WILL BE DISTURBED DURING CONSTRUCTION. PRIOR TO CONSTRUCTION THE APPLICANT AND CONTRACTOR SHALL FILE A NOTICE OF INTENT WITH EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO CONTROL SEDIMENT EROSION DURING EARTH FILLING OPERATIONS. THE CONTRACTOR SHALL EMPLOY TECHNIQUES OUTLINED IN THE CONSTRUCTION SEQUENCE AND EROSION CONTROL NOTES TO ENSURE EROSION DOES NOT OCCUR AND SEDIMENT IS NOT TRANSPORTED OFF-SITE.

THE EARTHWORK IS PLANNED TO START IN JUNE 2015 AND BE COMPLETED IN JUNE OF 2016. THE EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL GUIDELINES. REFER TO THE STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION.

Temporary Erosion and Sedimentation Control Maintenance (throughout construction)

THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.

THE SITE CONTRACTOR WILL INSPECT ALL SEDIMENT AND EROSION CONTROL STRUCTURES PERIODICALLY AND AFTER EACH RAINFALL EVENT. RECORDS OF THE INSPECTIONS WILL BE PREPARED AND MAINTAINED ON-SITE BY THE CONTRACTOR.

SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED.

DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.

THE UNDERSIDE OF COMPOST FILTER SOCK SHOULD BE KEPT IN CLOSE CONTACT WITH THE EARTH AND RESET AS NECESSARY. SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SECURELY STABILIZED. AFTER REMOVAL OF STRUCTURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS SOON AS PRACTICAL.

MAINTAIN THE CONSTRUCTION ENTRANCE IN A CONDITION WHICH WILL PREVENT TRACKING AND WASHING OF SEDIMENTS ONTO PAVED SURFACES.

Construction Sequence

1. THE SITE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT ROADS/HIGHWAYS AND THEIR DRAINAGE SYSTEM, NEIGHBORING PROPERTIES, AND REGULATORY PROTECTED AREAS. WHETHER SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT PRIOR TO CONSTRUCTION, THE APPLICANT SHALL PROVIDE THE TOWN OF STURBRIDGE WITH THE NAME OF CONTACT AND 24 HOUR CONTACT INFORMATION.
2. CONTRACTOR SHALL ADHERE TO MASSACHUSETTS GUIDELINES FOR EROSION AND SEDIMENT CONTROL CONSERVATION COMMISSION ORDER OF CONDITIONS TO BE RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS & PROOF OF SUCH RECORDING TO BE SUBMITTED TO THE TOWN OF STURBRIDGE CONSERVATION COMMISSION AGENT.
3. CONTRACTOR SHALL CONTACT DIG-SAFE AT LEAST 72 HOURS PRIOR TO STARTING CONSTRUCTION AND SHALL CONTACT THE TOWN OF STURBRIDGE DPW AT LEAST 1 WEEK PRIOR TO STARTING CONSTRUCTION.
4. SIGN DISPLAYING THE DEP NUMBER IS TO BE ERECTED ON THE SITE NEAR THE STREET.
5. PRIOR TO ANY OTHER ACTIVITY ON THE SITE, THE EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN PLAN. AFTER INSTALLATION, EROSION CONTROL TO BE INSPECTED BY THE DESIGN ENGINEER.
6. FLAG THE LIMITS OF CONSTRUCTION NECESSARY TO FACILITATE THE PRE-CONSTRUCTION MEETING.
7. HOLD PRE-CONSTRUCTION MEETING. (CONTRACTOR SHALL CALL "DIG SAFE" AT LEAST 72 HOURS PRIOR TO EXCAVATION).
8. INSTALL STABILIZED VEHICLE CONSTRUCTION EXIT.
9. PRIOR TO INSTALLING SURFACE WATER CONTROLS SUCH AS TEMPORARY DIVERSION SWALES, INSPECT EXISTING CONDITIONS TO ENSURE DISCHARGE LOCATIONS ARE STABLE. IF NOT STABLE, REVIEW DISCHARGE CONDITIONS WITH THE DESIGN ENGINEER AND IMPLEMENT ADDITIONAL STABILIZATION MEASURES PRIOR TO INSTALLING SURFACE WATER CONTROLS.
10. INSTALL EROSION AND SEDIMENT CONTROLS IN ACCORDANCE WITH THE E&S PLAN FOR THE SITE INCLUDING COMPOST FILTER SOCK BARRIERS AND CATCH BASIN SEDIMENT TRAPS.
11. COMPLETE CLEARING AND GRUBBING.
12. ESTABLISH ROUGH GRADE ON THE SITE.
13. CONSTRUCT BUILDING AND UNDERGROUND UTILITIES. INSTALL CATCH BASIN SEDIMENT TRAPS IN ALL NEW CATCH BASINS.
14. INSTALL PAVEMENT BASE & FIRST COURSE OF BITUMINOUS CONCRETE.
15. INSTALL LANDSCAPING & LOAM AND SEED ALL DISTURBED AREAS.
16. LOAM AND SEED ALL DISTURBED AREAS.
17. WHEN ALL OTHER WORK HAS BEEN COMPLETED, REPAIR AND SWEEP ALL PAVED AREAS FOR THE FINAL COURSE OF PAVING. INSPECT THE DRAINAGE SYSTEM AND CLEAN AS NEEDED.
18. INSTALL FINAL COURSE OF PAVEMENT.
19. AFTER SUBMISSION OF COMPLIANCE IS ISSUED BY THE TOWN OF STURBRIDGE CONSERVATION COMMISSION, EROSION CONTROL MAY BE REMOVED.

NOTE: ANY DEVIATION FROM THIS PLAN MUST BE APPROVED BY THE DESIGN ENGINEER, STURBRIDGE CONSERVATION COMMISSION, BUILDING DEPARTMENT AND BOARD OF HEALTH PRIOR TO CONSTRUCTION.

Erosion and Sedimentation Control Techniques

THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE EMPLOYED BY THE CONTRACTOR DURING THE EARTHWORK AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH THE MASSACHUSETTS' ENVIRONMENTAL PROTECTION AGENCY GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.

COMPOST FILTER SOCKS
COMPOST FILTER SOCKS WILL BE PLACED TO TRAP SEDIMENT TRANSPORTED BY RUNOFF BEFORE IT REACHES THE DRAINAGE SYSTEM OR LEAVES THE CONSTRUCTION SITE. FILTER SOCKS WILL BE PLACED ONTO THE EXISTING GROUND AND STAKED IN PLACE TO MINIMIZE UNDERCUTTING BY RUNOFF.

CATCH BASIN PROTECTION
NEWLY CONSTRUCTED AND EXISTING CATCH BASINS WILL BE PROTECTED WITH CATCH BASIN SEDIMENT TRAPS THROUGHOUT CONSTRUCTION.

GRAVEL AND CONSTRUCTION ENTRANCE/EXIT
A TEMPORARY CRUSHED-STONE CONSTRUCTION ENTRANCE/EXIT WILL BE CONSTRUCTED. A CROSS SLOPE WILL BE PLACED IN THE ENTRANCE TO DIRECT RUNOFF TO THE SEDIMENT TRAP.

VEGETATIVE SLOPE STABILIZATION
STABILIZATION OF OPEN SOIL SURFACES WILL BE IMPLEMENTED WITHIN 14 DAYS AFTER GRADING OR CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, UNLESS THERE IS SUFFICIENT SNOW COVER TO PROHIBIT IMPLEMENTATION. VEGETATIVE SLOPE STABILIZATION WILL BE USED TO MINIMIZE EROSION ON SLOPES OF 3:1 OR FLATTER. ANNUAL GRASSES, SUCH AS ANNUAL RYE, WILL BE USED TO ENSURE RAPID GERMINATION AND PRODUCTION OF FOOTMASS. PERMANENT STABILIZATION WILL BE COMPLETED WITH THE PLANTING OF PERENNIAL GRASSES OR LEGUMES. ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER MAY BE ESTABLISHED BY HYDRO-SEEDING OR SODDING, A SUITABLE TOPSOIL, GOOD SEEDBED PREPARATION, AND ADEQUATE LIME, FERTILIZER AND WATER WILL BE PROVIDED FOR EFFECTIVE ESTABLISHMENT OF THESE VEGETATIVE STABILIZATION METHODS. MULCH WILL ALSO BE USED AFTER PERMANENT SEEDING TO PROTECT SOIL FROM THE IMPACT OF FALLING RAIN AND TO INCREASE THE CAPACITY OF THE SOIL TO ABSORB WATER.

STOCKPILE MANAGEMENT
SIDESLOPES OF STOCKPILED MATERIAL SHALL BE NO STEEPER THAN 2:1. STOCKPILES NOT USED WITHIN 30 DAYS NEED TO BE SEEDDED AND MULCHED IMMEDIATELY AFTER FORMATION OF THE STOCKPILE. HAYBALES AND SILT FENCE ARE TO BE PLACED AROUND THE STOCKPILE AREA APPROXIMATELY 10 FEET FROM THE TOW OF SLOPE.

SEED MIX TO BE INTEGRALLY MIXED INTO COMPOST-MULCH SLURRY SHALL BE THE "NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES" BY NEW ENGLAND WETLAND PLANTS, AMHERST, MA OR EQUAL. SEED SHALL BE APPLIED WITHIN THE SLURRY AT THE SUPPLIER'S RECOMMENDED SEEDING RATE OF 35 LBS. PER ACRE. IN ADDITION, A NURSE SEED CONSISTING OF ANNUAL RYEGRASS SHALL ALSO BE APPLIED WITHIN THE SLURRY AT A SEEDING RATE OF 15 LBS. PER ACRE. SPECIES TO BE INCLUDED IN THE SPECIFIED NATIVE WETLAND MIX WILL INCLUDE:

SWITCHGRASS (Panicum virgatum), VIRGINIA WILD RYE (Elymus virginicus), CREEPING RED FESCUE (Festuca rubra), FOX SEDGE (Carex vulpinoidea), CREEPING BENTGRASS (Agrostis stolonifera), SOFT RUSH (Juncus effusus), NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE), GRASS-LEAVED GOLDENROD (Euthamia graminifolia), NODDING BUR MARIGOLD (Bidens cernua), GREEN BULRUSH (Scirpus atrovirens), JOE-PYE WEED (Eupatorium maculatum), BONESET (Eupatorium perfoliatum), BLUE VERVAIN (Verbena hastata). PRIOR TO SEED/COMPOST-MULCH APPLICATION, ENTIRE SURFACE OF DISTURBED AREA TO BE SEEDDED SHALL BE SCARIFIED (ROUGHENED OR TRACKED) TO A DEPTH OF 1/4 INCH TO FOSTER STRONG SEED-SOIL BOND. SOIL SCARIFICATION WILL ONLY AUGMENT THE HIGH LEVEL OF SEED/GROWTH MEDIA BOND ACHIEVED BY INTEGRAL APPLICATION OF SEED WITHIN COMPOST-MULCH MATERIAL.

COMPOST-MULCH IS HIGHLY FERTILE GROWTH MEDIUM WITH A PH IN THE 6.0-7.0 RANGE THAT WILL REQUIRE NO ADDITIONAL SOIL AMENDMENTS SUCH AS LIME OR FERTILIZER. SPECIFICATIONS FOR TEMPORARY AND PERMANENT SEEDING MIXTURES, RATES, DATES, AND SOIL PREPARATION MEASURES HAVE BEEN ADDED TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN.

DUST CONTROL
PERIODICALLY MOISTEN EXPOSED SURFACES ON UNPAVED TRAVELWAYS TO KEEP THE TRAVELWAY DAMP AND REDUCE DUST.

Post Construction Stormwater Management

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THAT STORMWATER MANAGEMENT SYSTEMS BE INSPECTED AND MAINTAINED. THE FOLLOWING PLAN COMPONENTS SHALL BE ADHERED TO:

SOURCE CONTROL
A COMPREHENSIVE SOURCE CONTROL PROGRAM WILL BE IMPLEMENTED AT THE SITE, WHICH INCLUDES CATCH BASIN CLEANING, AND MAINTENANCE AND CLEARING OF LITTER FROM PARKING AREAS AND PERIMETER LANDSCAPED AREAS. CLEAN ALL CATCH BASINS AND STRUCTURES FOUR TIMES ANNUALLY TO REMOVE ACCUMULATED SAND, SEDIMENT, AND FLOATABLE PRODUCTS OR AS NEEDED BASED ON USE.

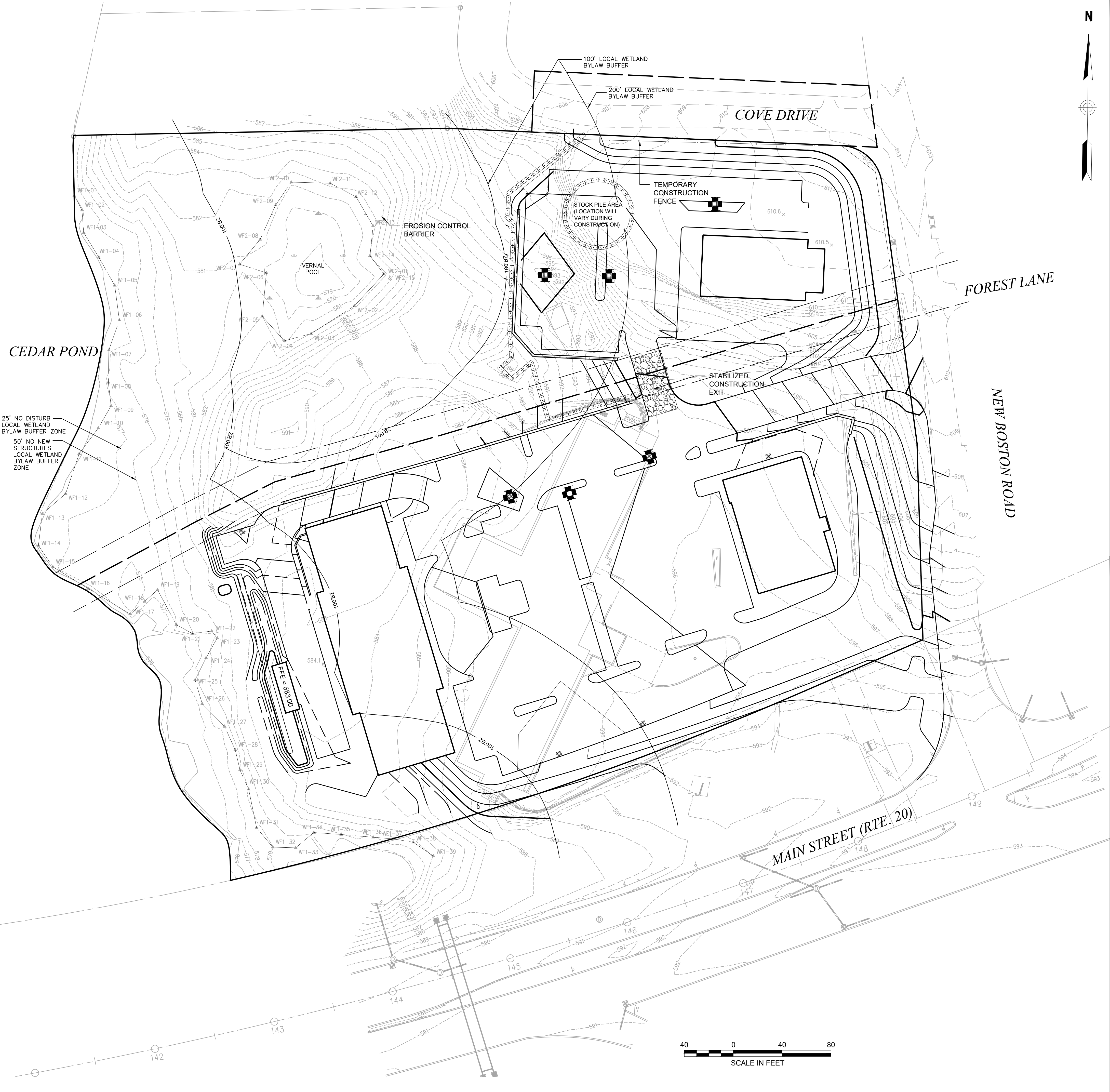
DEEP SUMP CATCH BASINS
CATCH BASINS AT THE SITE ARE TO BE CONSTRUCTED WITH SUMPS (MINIMUM 4-FEET) TO TRAP DEBRIS AND SEDIMENTS. CATCH BASINS WILL BE INSPECTED 4 TIMES PER YEAR. SEDIMENT WILL BE REMOVED FOUR TIMES PER YEAR OR WHEN ACCUMULATED TO HALF THE DISTANCE TO THE LOWEST INVERT.

SNOW SHELF
INSPECT SNOW SHELVES ONCE ANNUALLY, IN THE SPRING, FOR ACCUMULATED SEDIMENT. NECESSARY SEDIMENT REMOVAL, EARTH REPAIR, AND/OR RESEEDING WILL BE PERFORMED IMMEDIATELY UPON IDENTIFICATION.

BIORETENTION BASIN/SWALE
INSPECT TWICE DURING FOR THE FIRST YEAR AND ANNUALLY THEREAFTER FOR SEDIMENT BUILDUP, EROSION, VEGETATIVE CONDITIONS, ETC. IF SEDIMENT BUILD-UP IS FOUND, CORE AERATION OR CULTIVATING OF UN-VEGETATED AREAS MAY BE REQUIRED TO ENSURE ADEQUATE FILTRATION. THE INFLOW LOCATION SHOULD BE INSPECTED ANNUALLY FOR CLOGGING. ANY BUILT-UP SEDIMENT SHOULD BE REMOVED. OVERFLOW STRUCTURE AND UNDERDRAINS SHOULD BE INSPECTED ANNUALLY TO ENSURE THAT THEY ARE FUNCTIONING.

UNDERGROUND CHAMBERS
INSPECT ISOLATOR ROW TWICE DURING THE FIRST YEAR AND ANNUALLY THEREAFTER FOR SEDIMENT BUILDUP. IF ACCUMULATED SEDIMENT IS FOUND IT SHALL BE REMOVED BY JETVAC PROCESS.

STORMWATER QUALITY UNIT
WATER QUALITY UNITS WILL BE INSPECTED 4 TIMES PER YEAR. SEDIMENT WILL BE REMOVED WHEN ACCUMULATED SEDIMENT IS 6 INCHES DEEP.



Prepared By:
MIDPOINT
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Auburn, MA 01501
(508) 721-1900
patrick@midpointengineering.com

Site Location:
Site Location Map showing (SR) SUBURBAN RESIDENTIAL ZONE, (VG) VILLAGE GATEWAY ZONE, and (C) COMMERCIAL ZONE.
Professional Engineer Seal for Patrick P. Doherty, No. 48379, State of Massachusetts.
Pat Doherty

Owner/Applicant:
Om Shri Ambika, LLC
Jayesh Patel
208 Main Street
Sturbridge, MA 01518
Phone 774 221-0038

Prepared For:

Date	Revision	Scale	Date
Feb. 27, 2014		as noted	
10	RESTAURANT PAD		10/1/21
6	RESTAURANT MODIFICATION		8/4/17
2	SITE PLAN REV.		11/14/14
1	RESPONSE TO SP COMMENTS		4/8/14

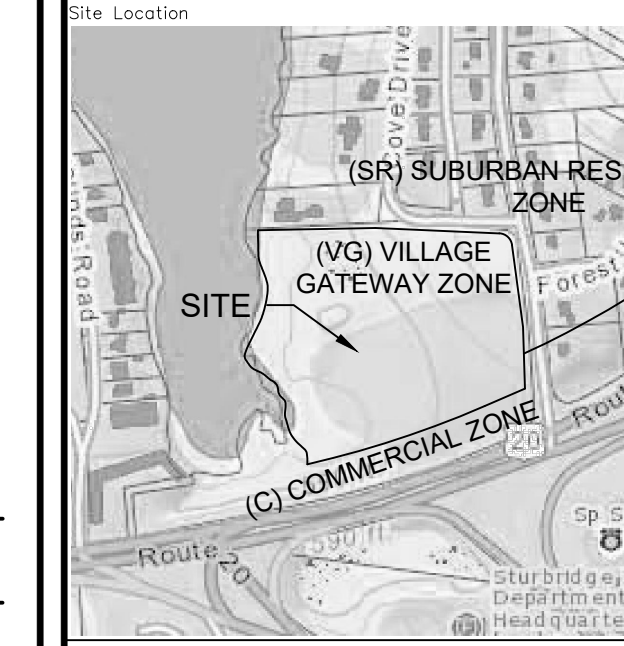
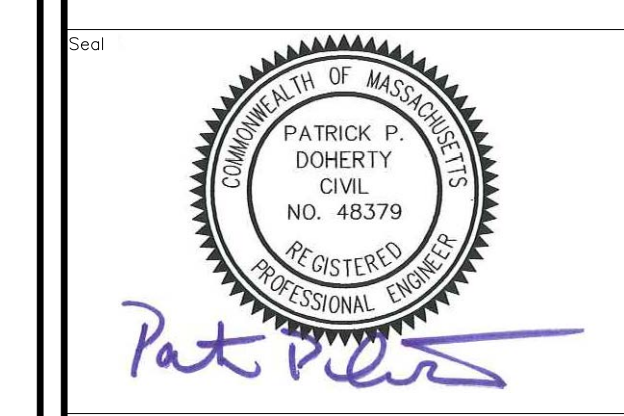
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Hotel Redevelopment Plan
21 New Boston Road
Sturbridge, MA
Issued For:
Permit

Not for Construction
Drawing Title:
SOIL EROSION & SEDIMENT CONTROL PLAN
Drawing No.:

Scale: 40 0 40 80
SCALE IN FEET

Project No.: XXX
Sheet: 4 of 7

C-4



Owner/Applicant:
Om Shri Ambika, LLC
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208 Main Street
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Date	Revision	Scale	as noted
Feb. 27, 2014			
4	SITE PLAN REV.		11/14/14
2	SITE PLAN REV.		6/13/14

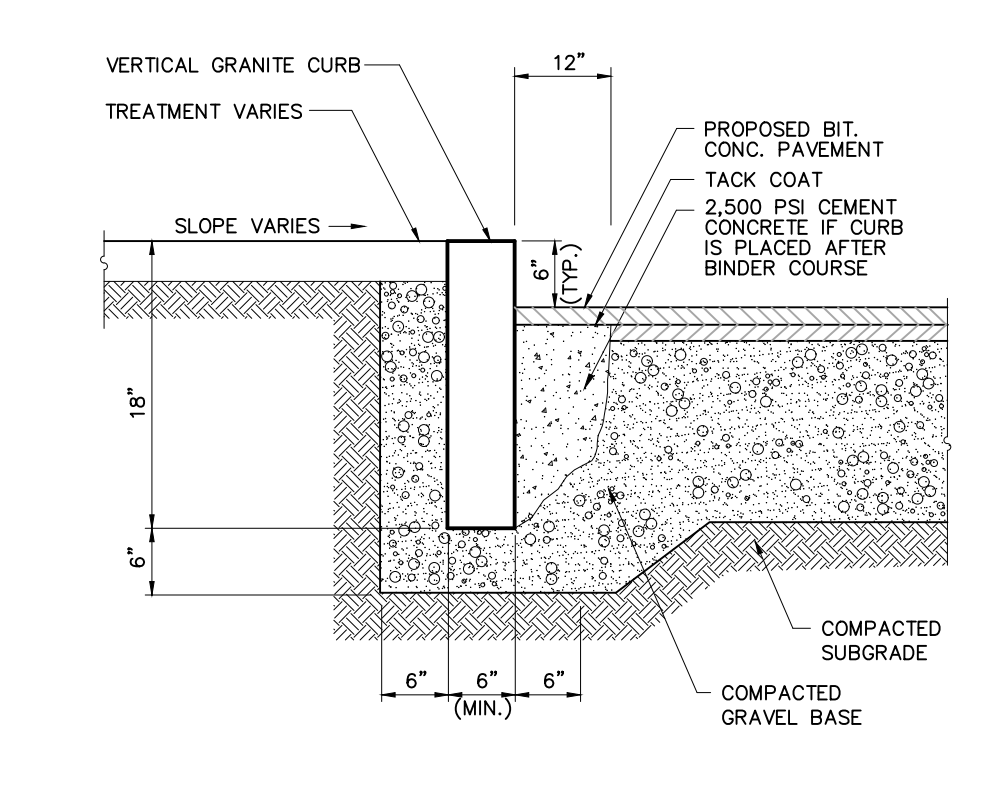
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Hotel Redevelopment Plan
21 New Boston Road
Sturbridge, MA

Issued For:
Permit

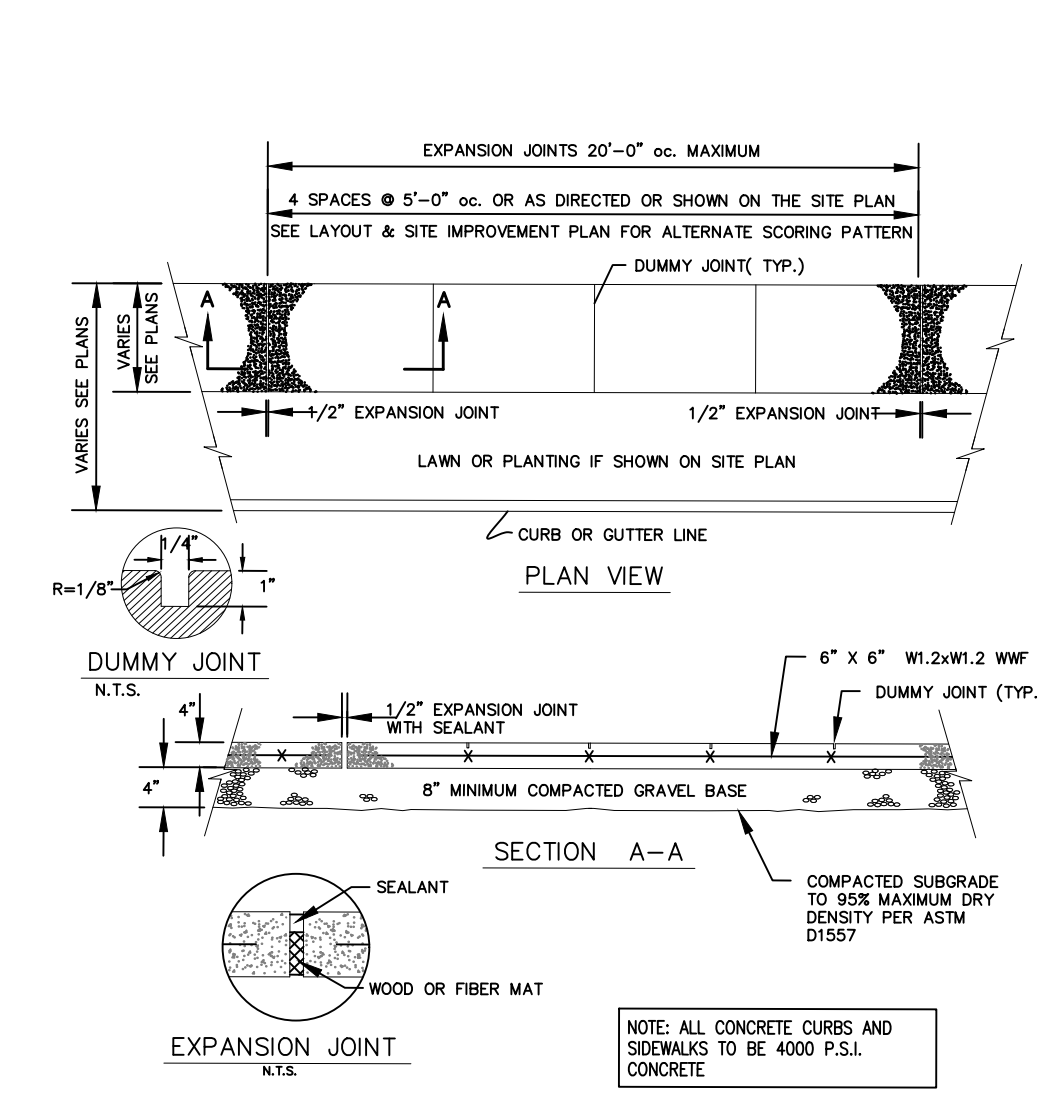
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Drawing Title:
SITE CONSTRUCTION DETAILS 1

Project No.:
XXX

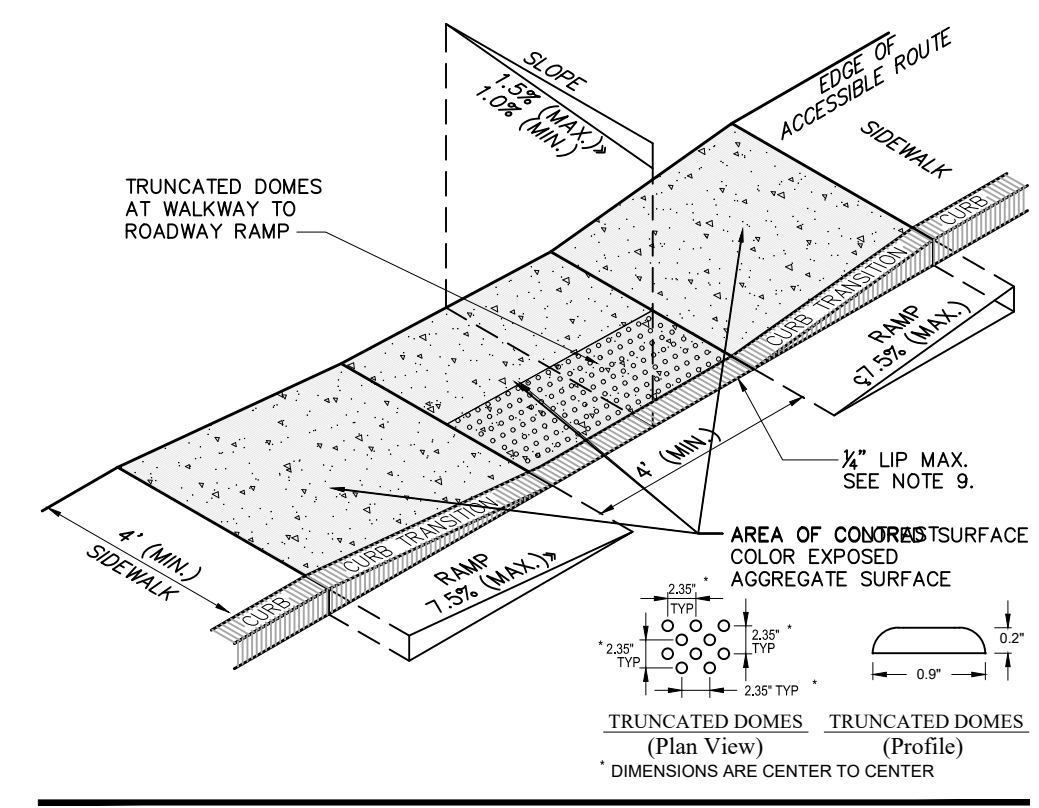
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C-5



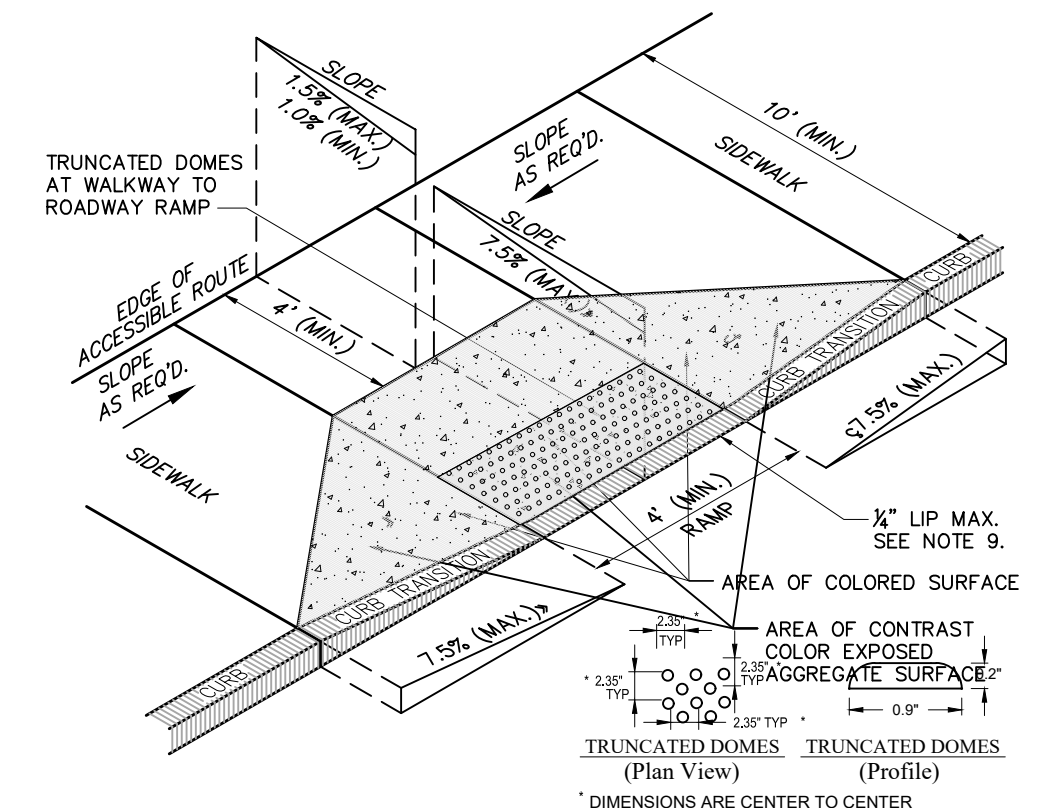
VERTICAL GRANITE CURB
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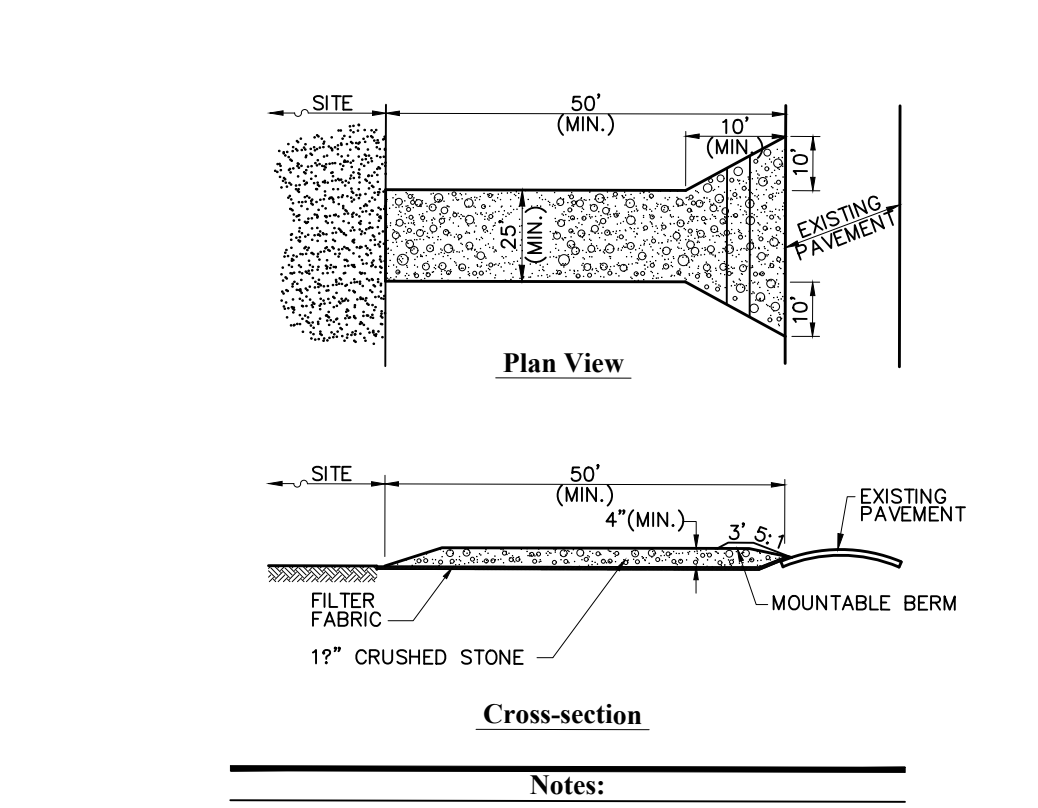
CONCRETE SIDEWALK DETAIL
N.T.S.



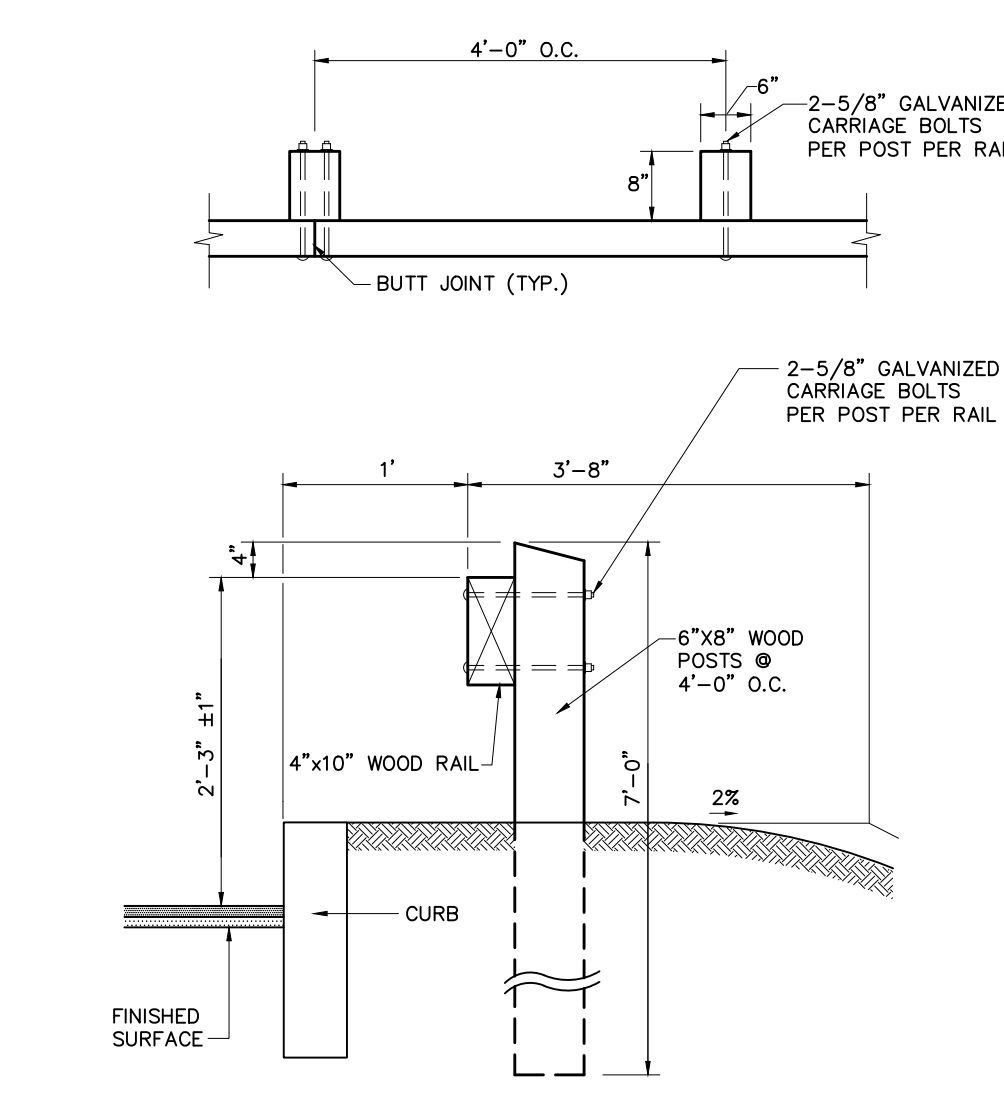
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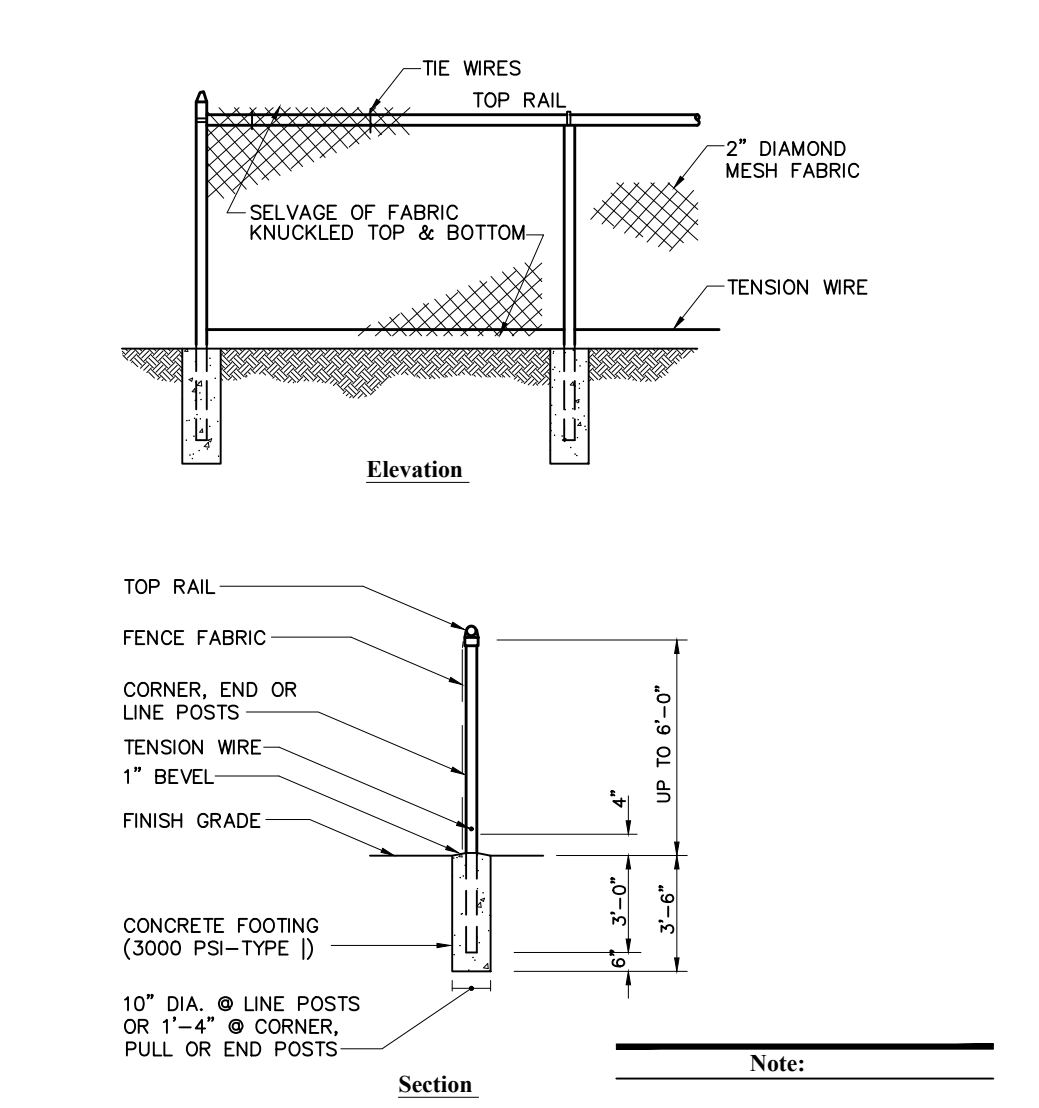
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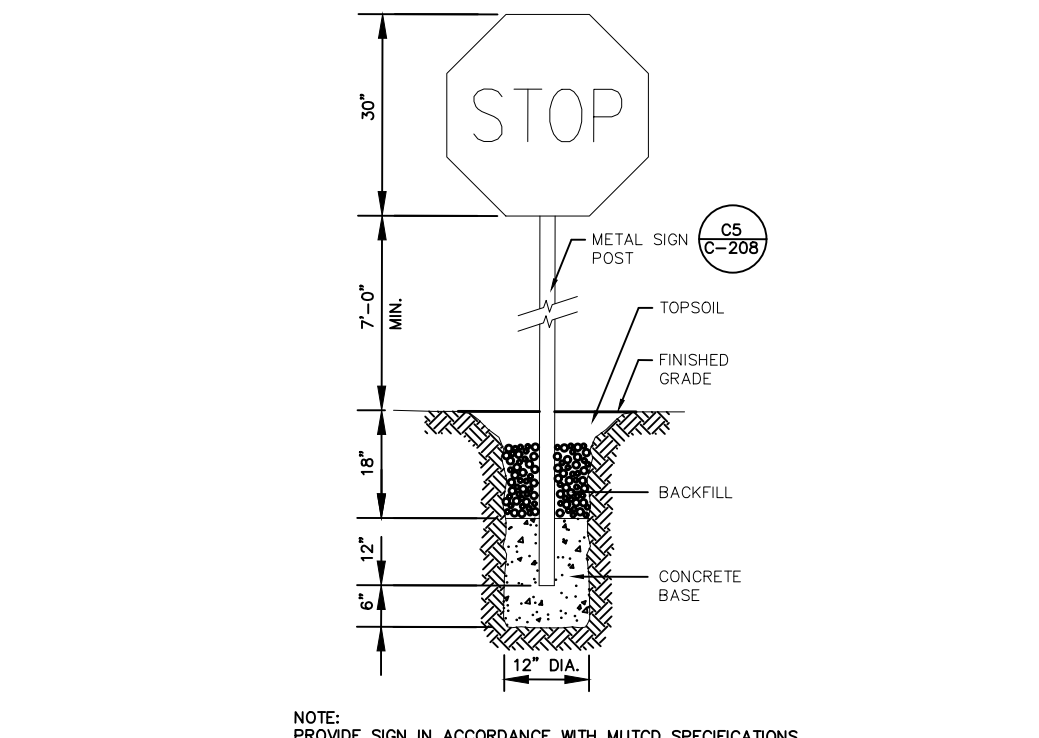
A12 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



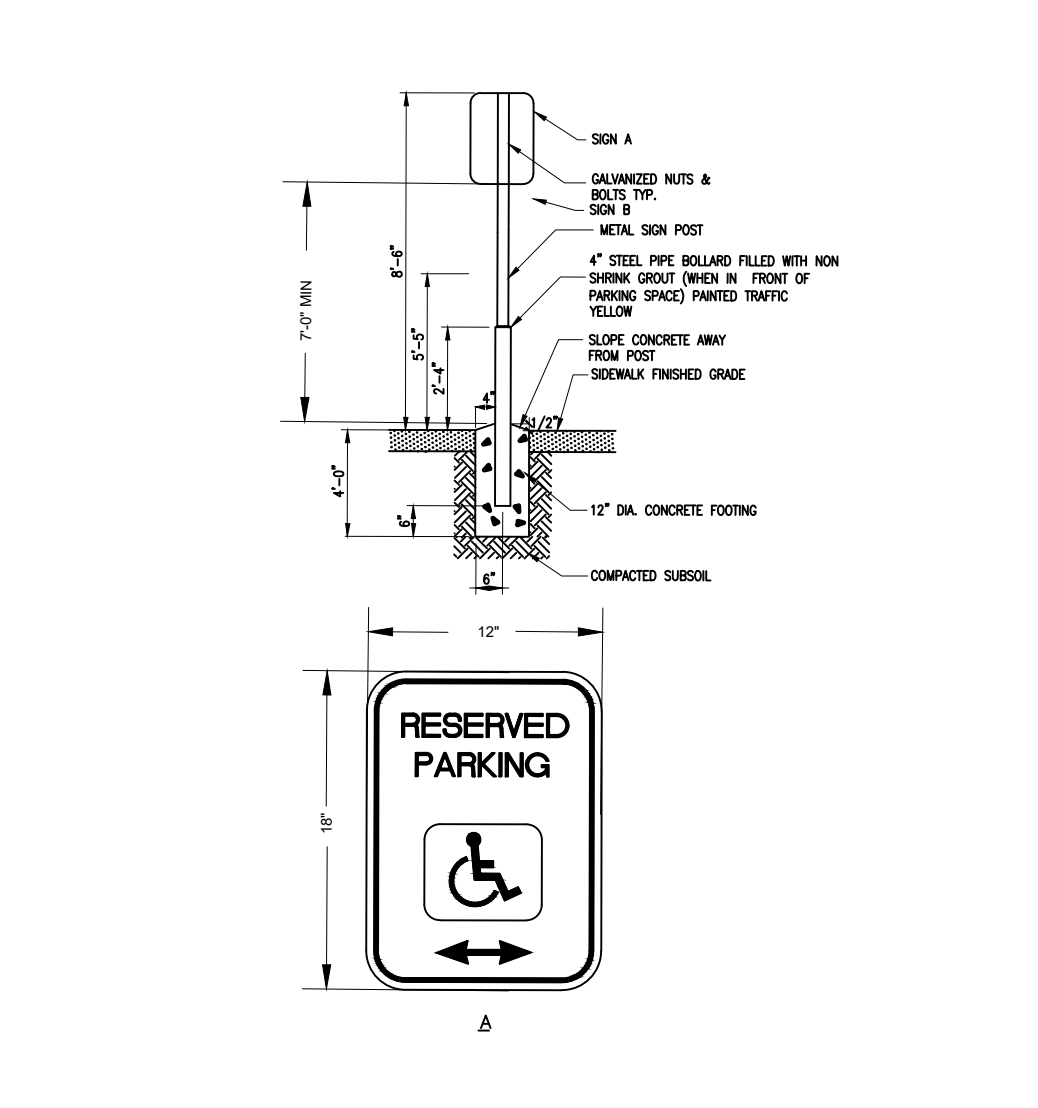
WOOD GUIDERAIL
N.T.S.



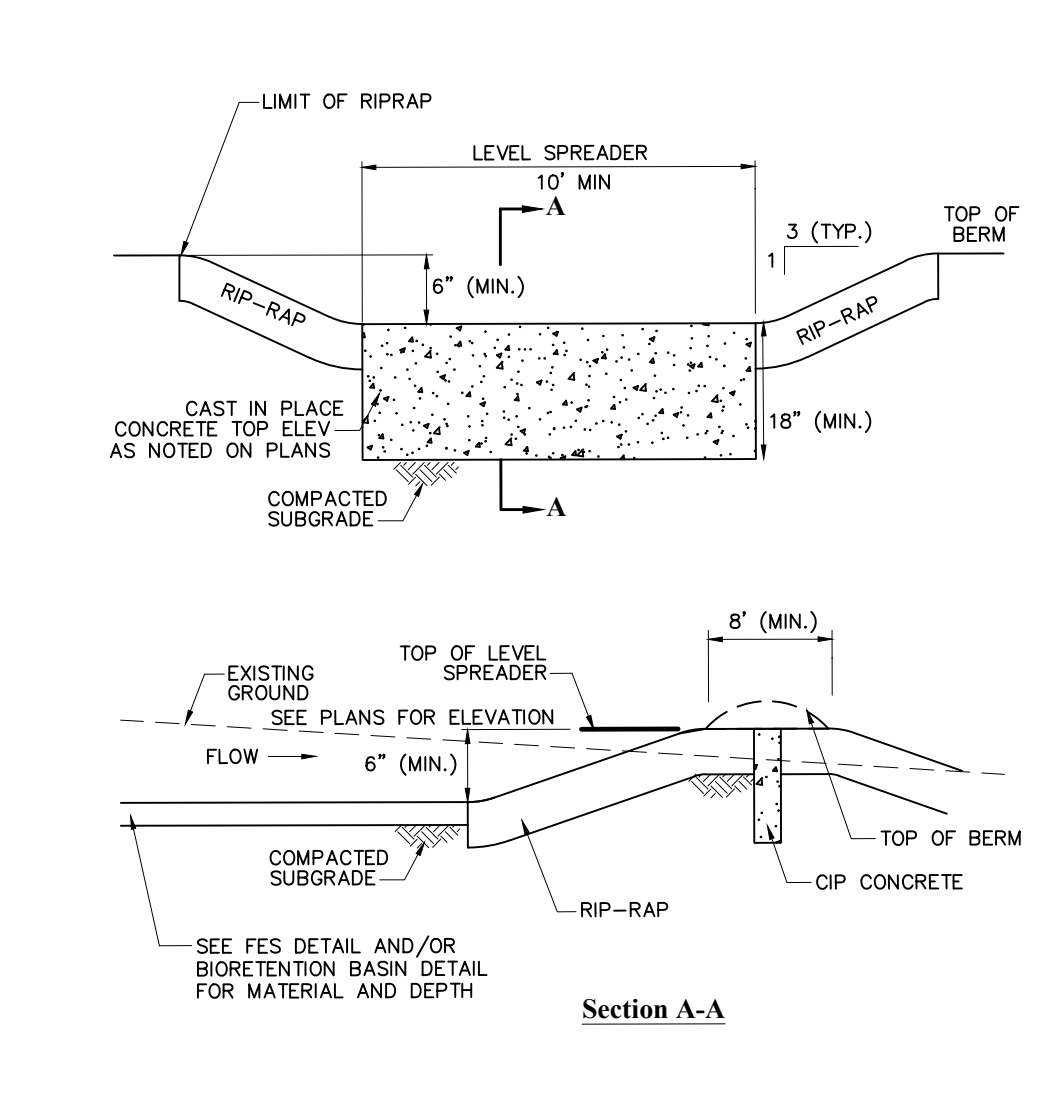
CHAIN LINK FENCE
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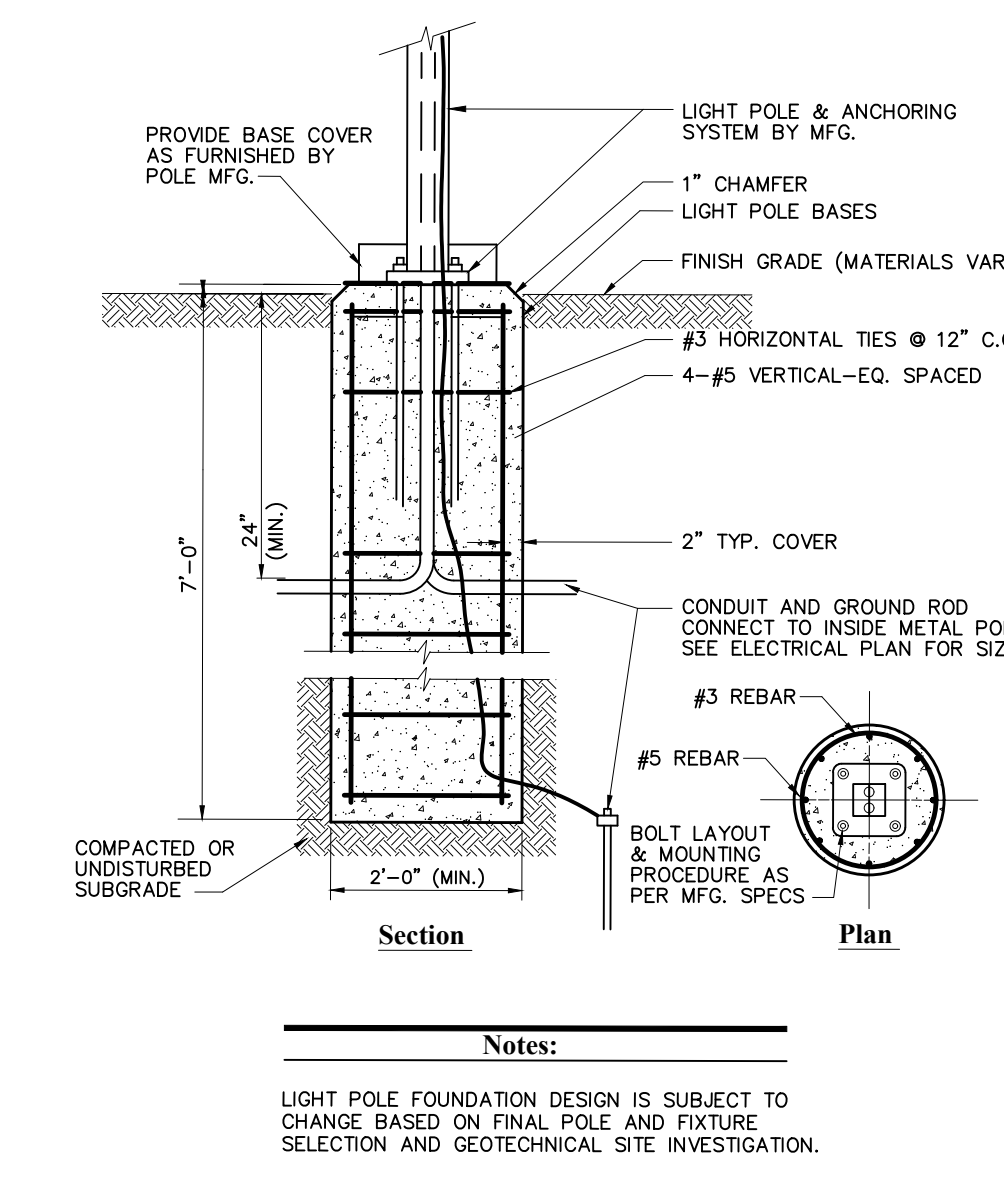
SIGN INSTALLATION
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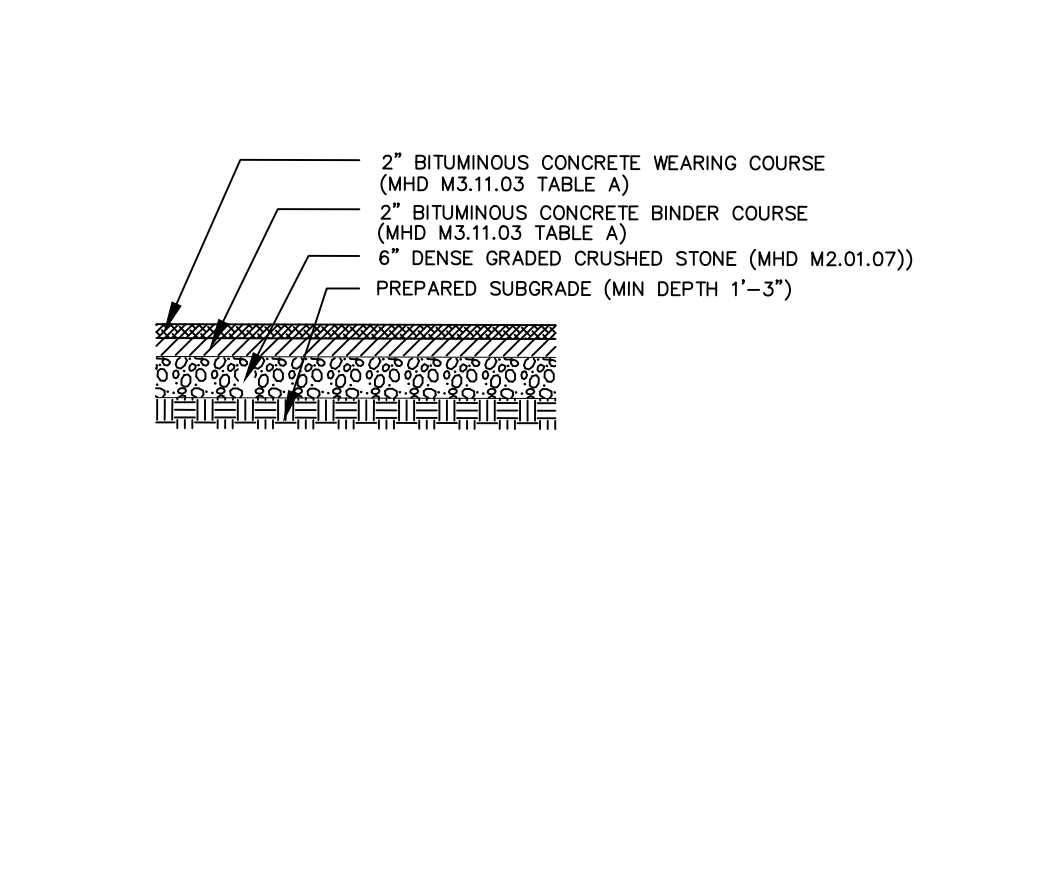
HANDICAPPED PARKING SIGNAGE DETAIL
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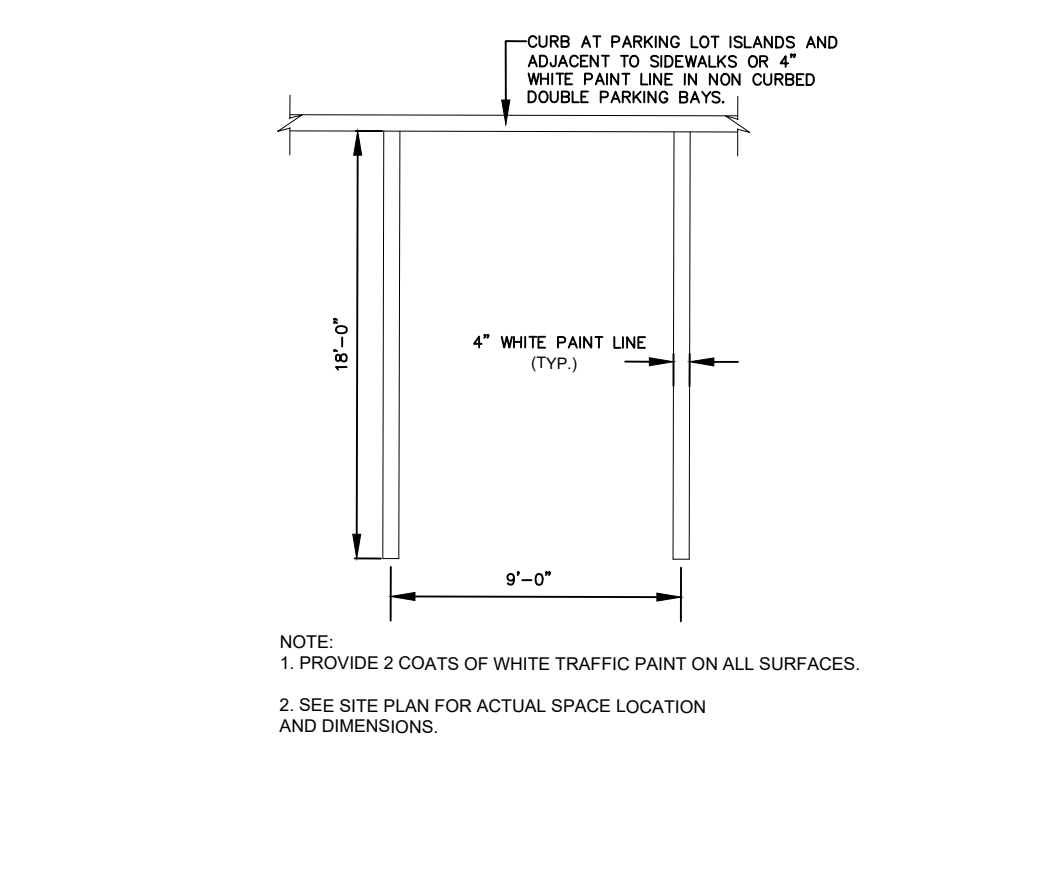
LEVEL SPREADER
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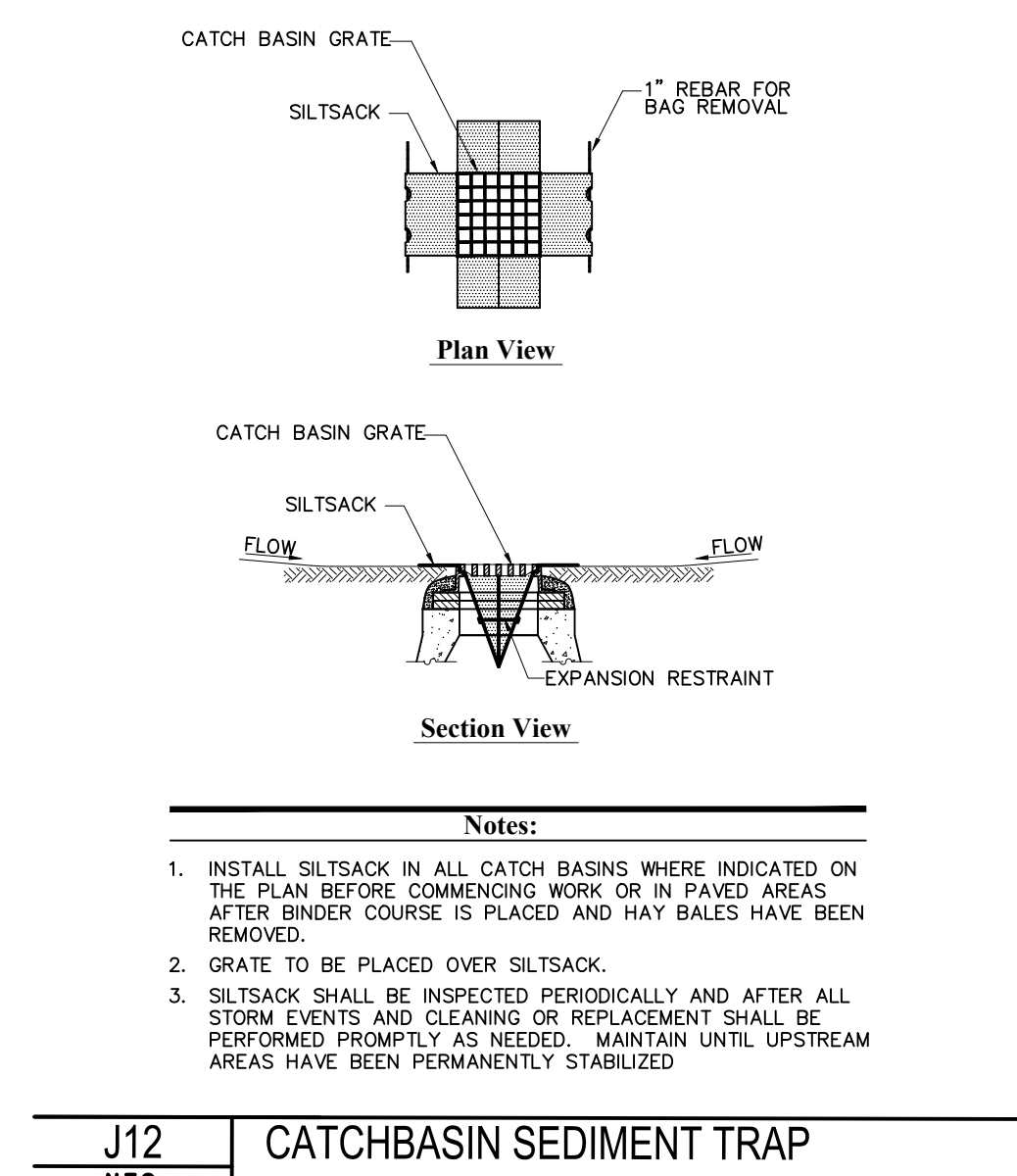
LIGHT POLE BASE
N.T.S.



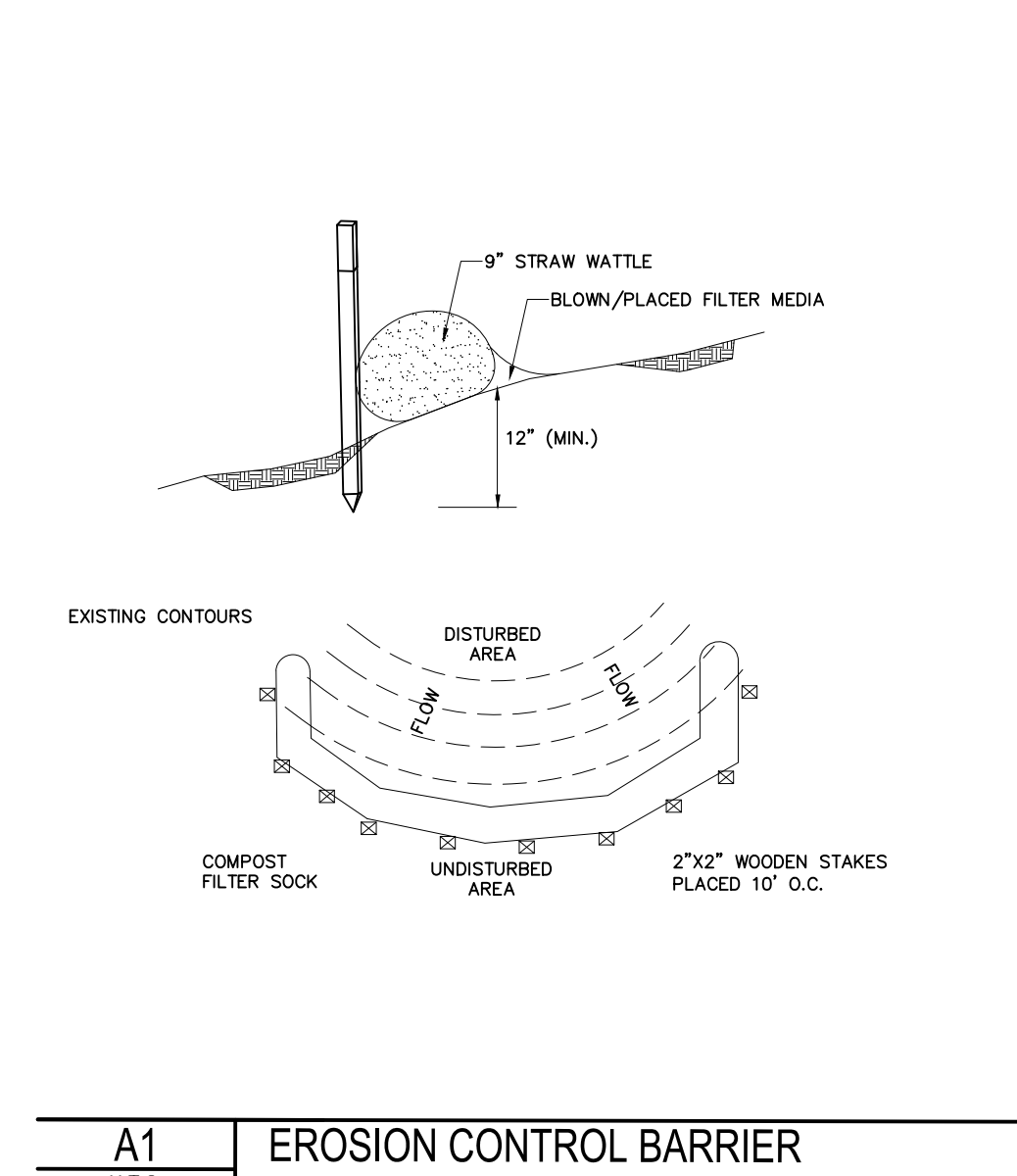
HMA PAVEMENT (ON SITE)
N.T.S.



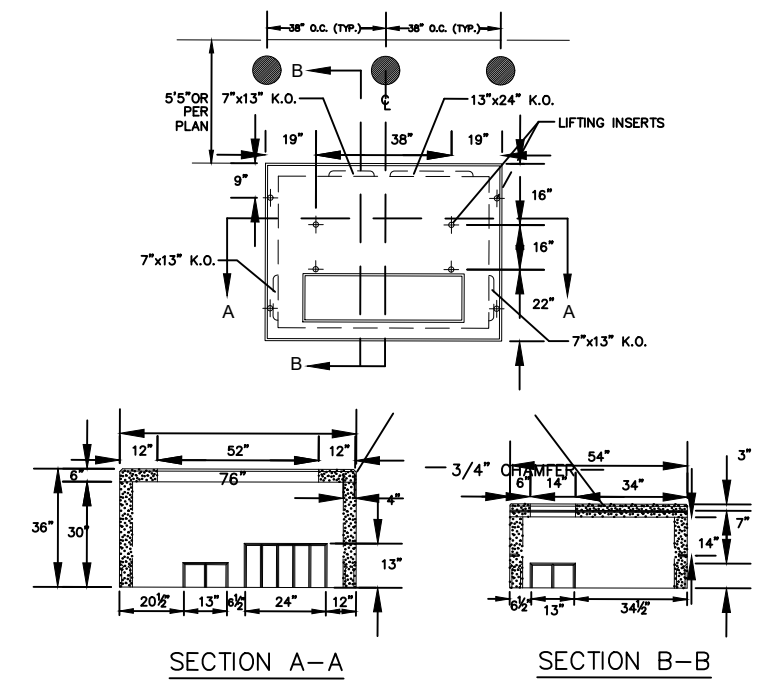
TYPICAL PARKING SPACE DETAIL
N.T.S.



J12 CATCHBASIN SEDIMENT TRAP
N.T.S.



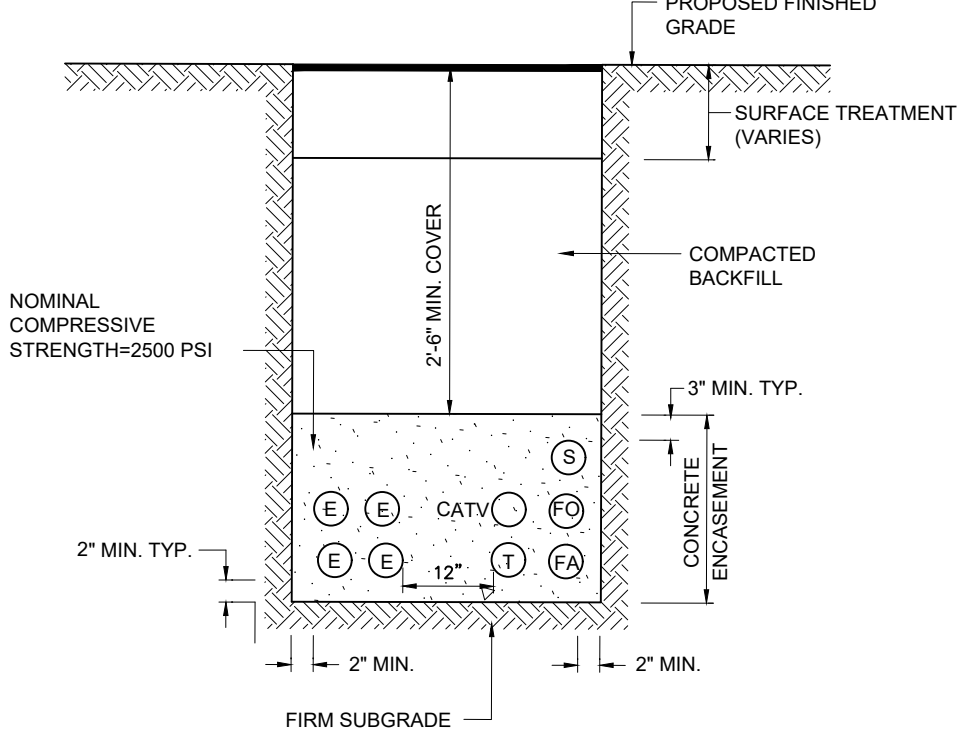
A1 EROSION CONTROL BARRIER
N.T.S.



CONCRETE TRANSFORMER PAD

NOTES:
 1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS
 2. SHALL MEET ALL PROVISIONS OF ELECTRIC CO.
 3. SHALL BE INSTALLED 2' OFF CURB AND PROTECTED BY BOLLARDS.
 4. SEE DETAIL FOR STEEL BOLLARD INSTALLATION
 5. CONTRACTOR SHALL CONFIRM PAD SIZE AND BOLLARD LOCATION WITH ELECTRIC COMPANY

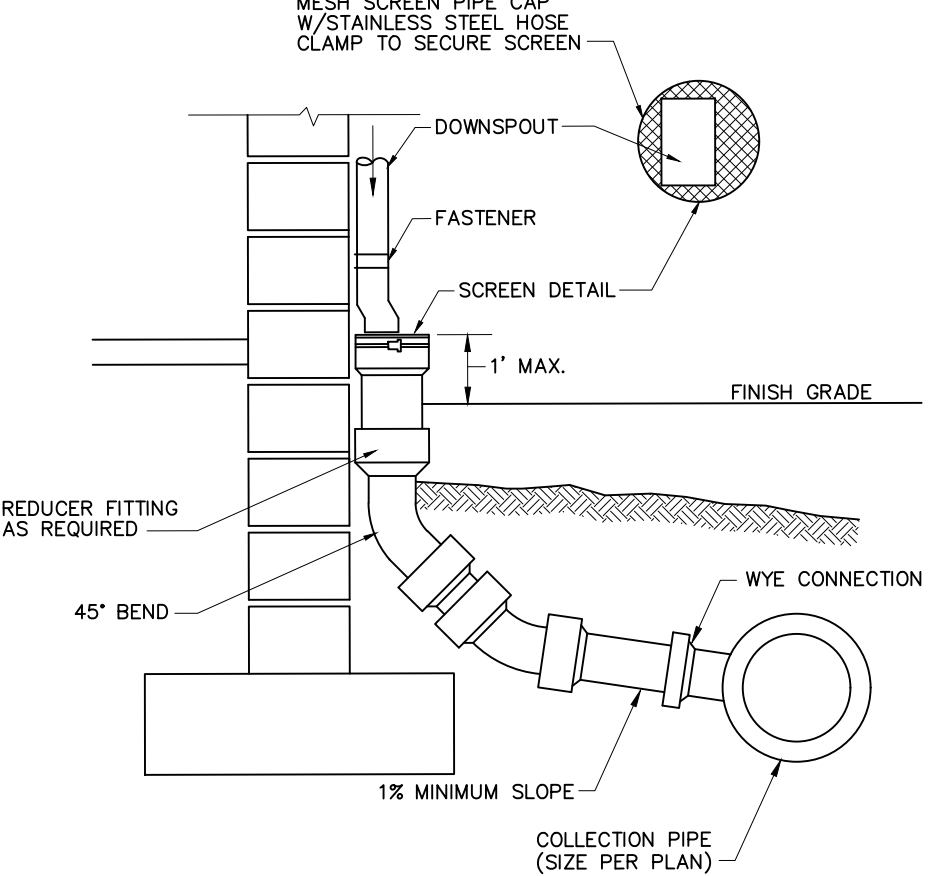
N.T.S.



TYPICAL CONDUIT BANK

NOTES:
 1. TYPICAL CROSS-SECTION SUBJECT TO APPROVAL FROM PRIVATE COMPANIES PRIOR TO CONSTRUCTION.
 2. CONTRACTOR SHALL PROVIDE 10' STEEL CONDUIT SWEEPS FOR ELECTRICAL CONDUIT AND 10' STEEL CONDUIT TANGENT SECTION PRIOR TO SWEEP.

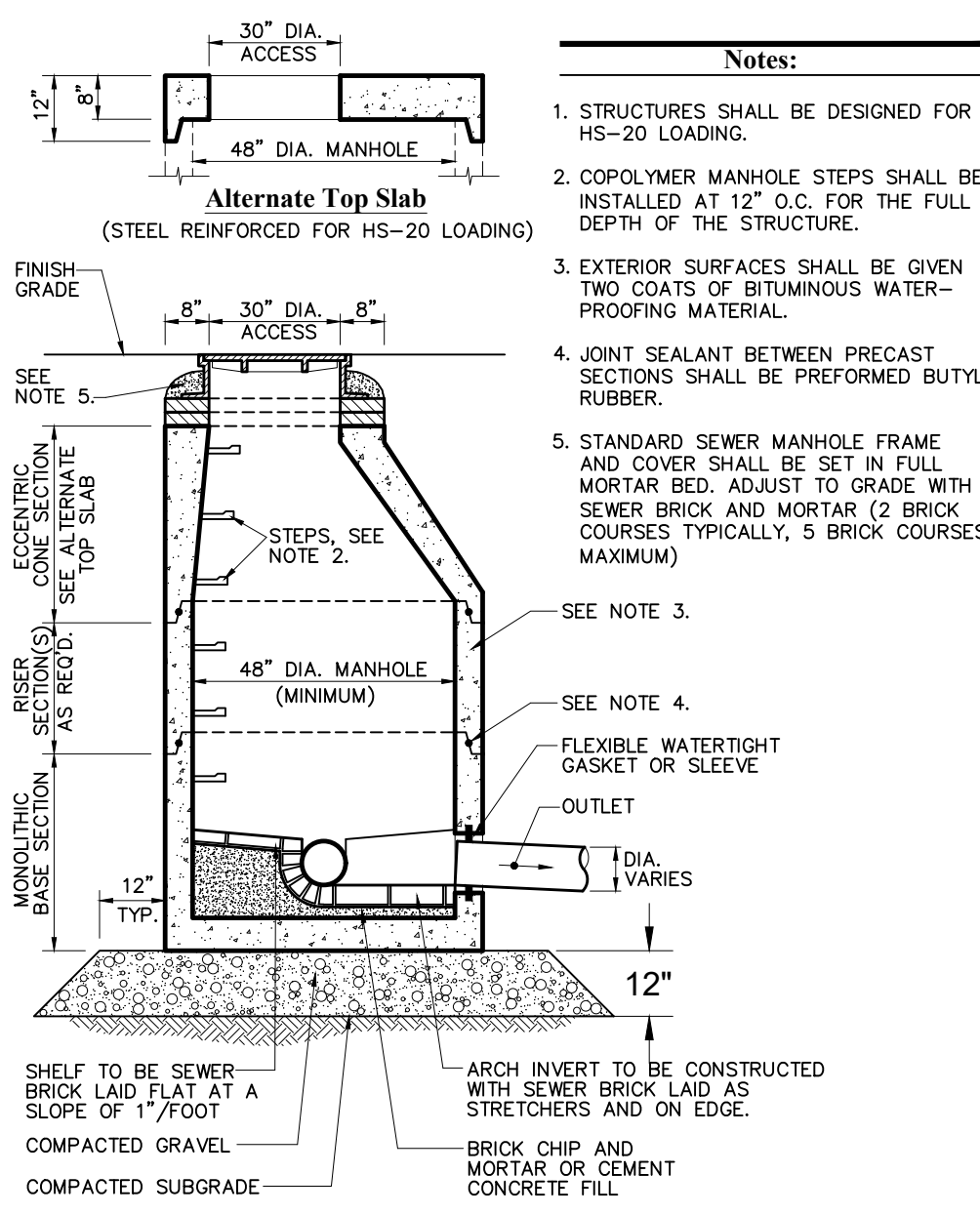
N.T.S.



ROOF DRAIN CONNECTION

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

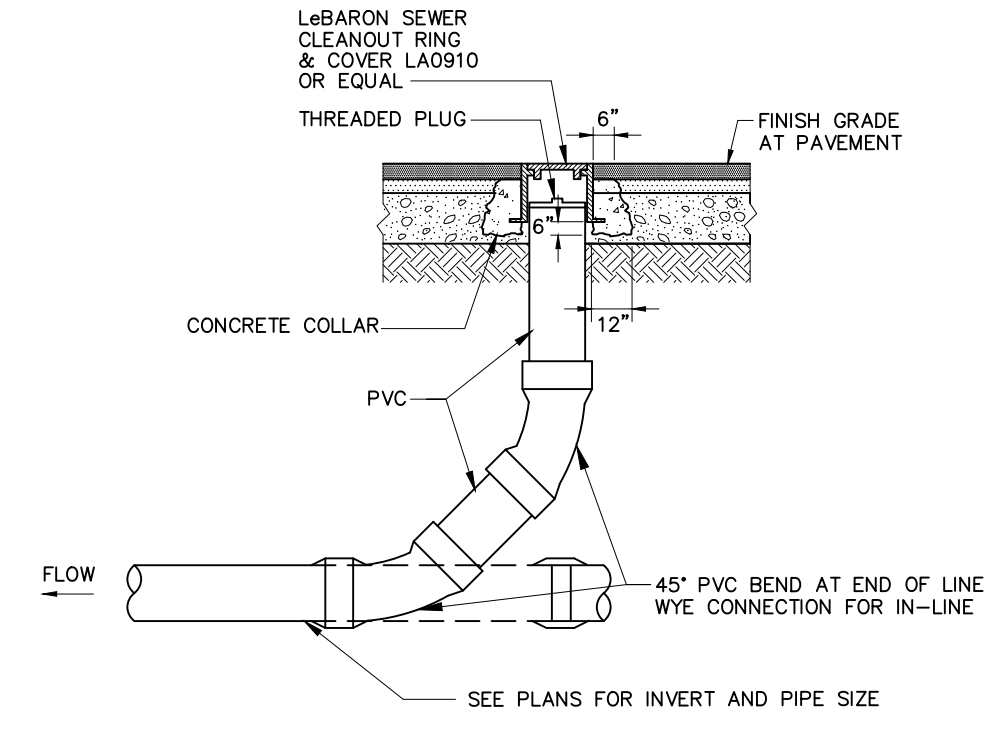
N.T.S.



SEWER MANHOLE

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

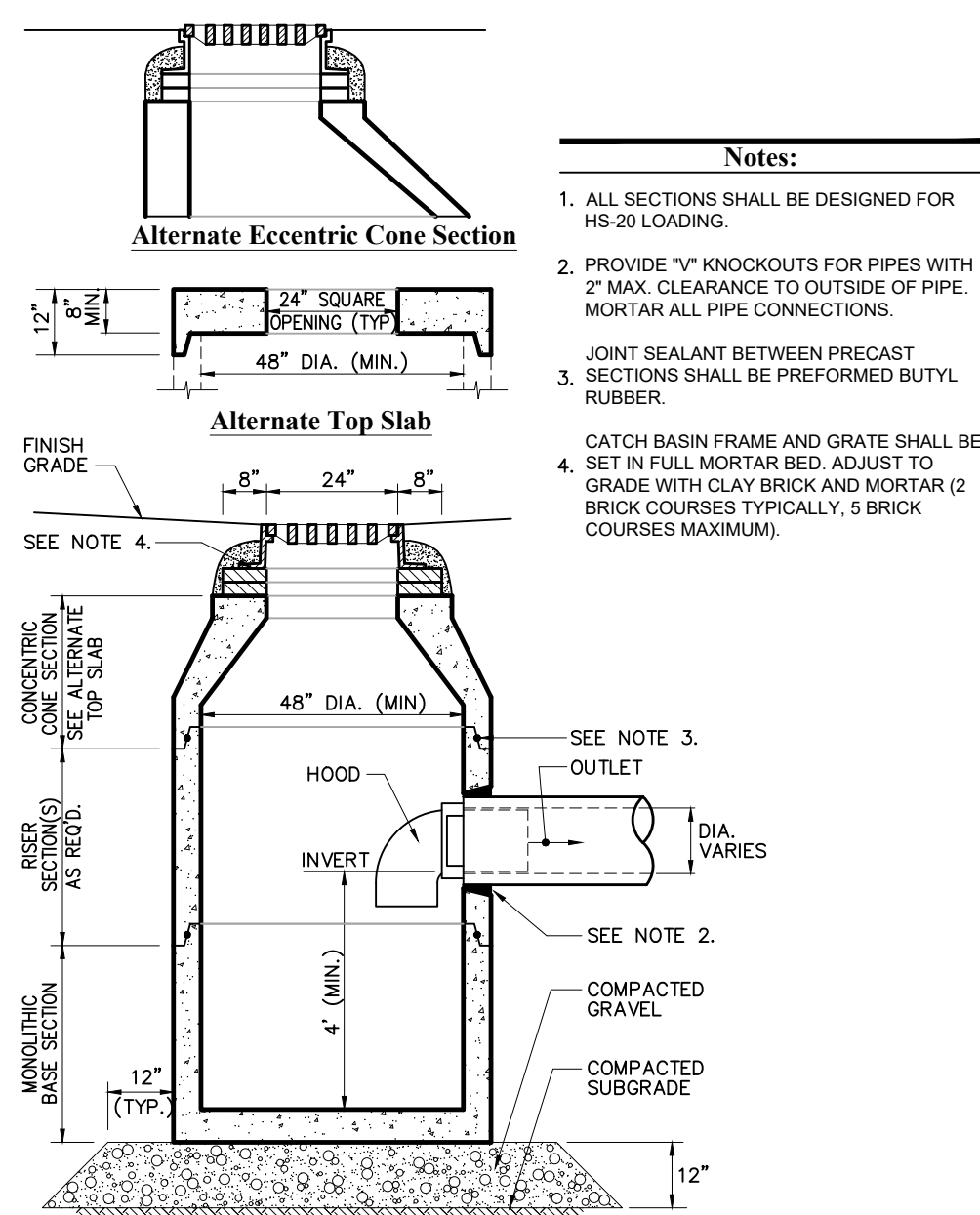
N.T.S.



CLEANOUT

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
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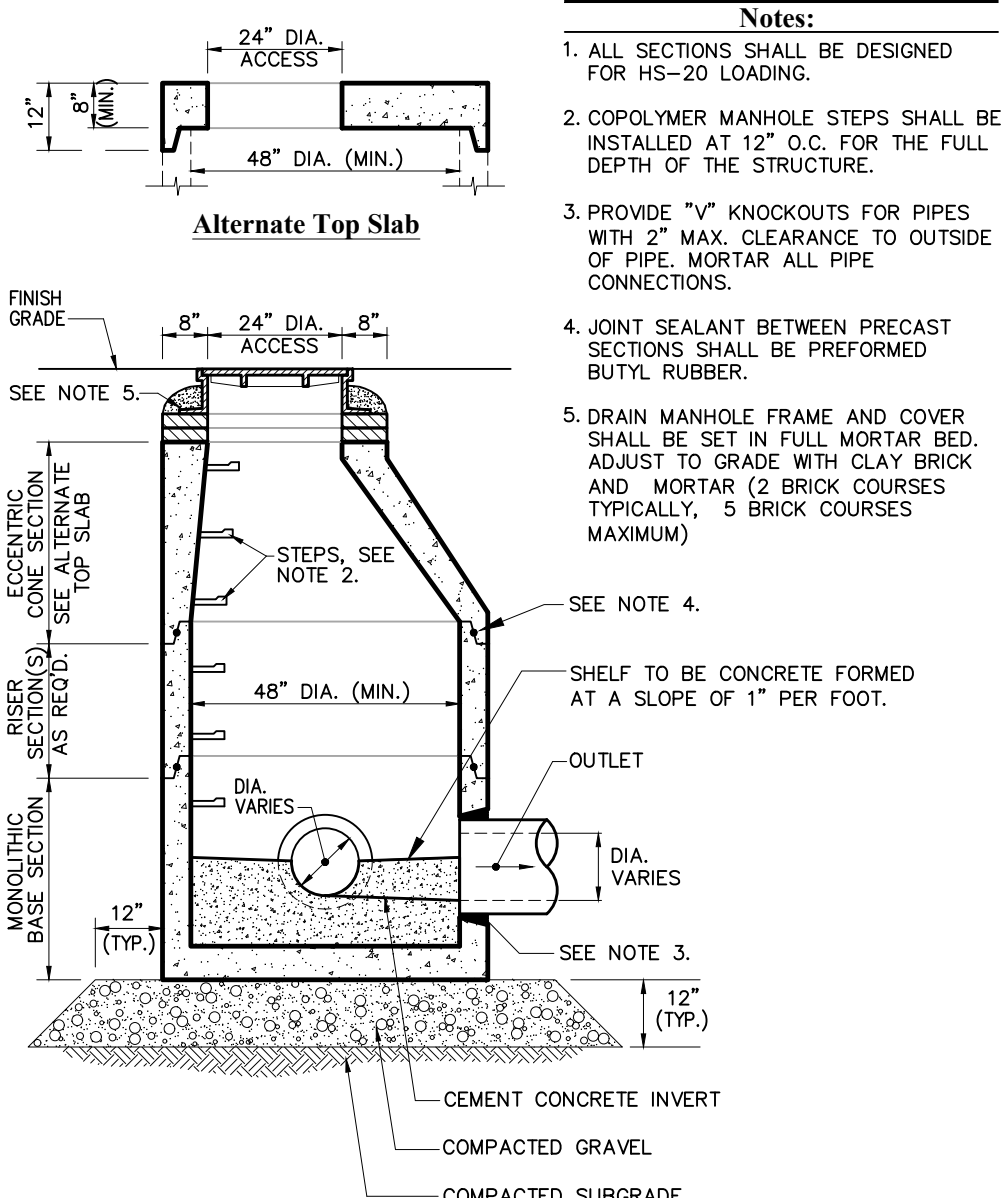
N.T.S.



CATCH BASIN WITH HOOD

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

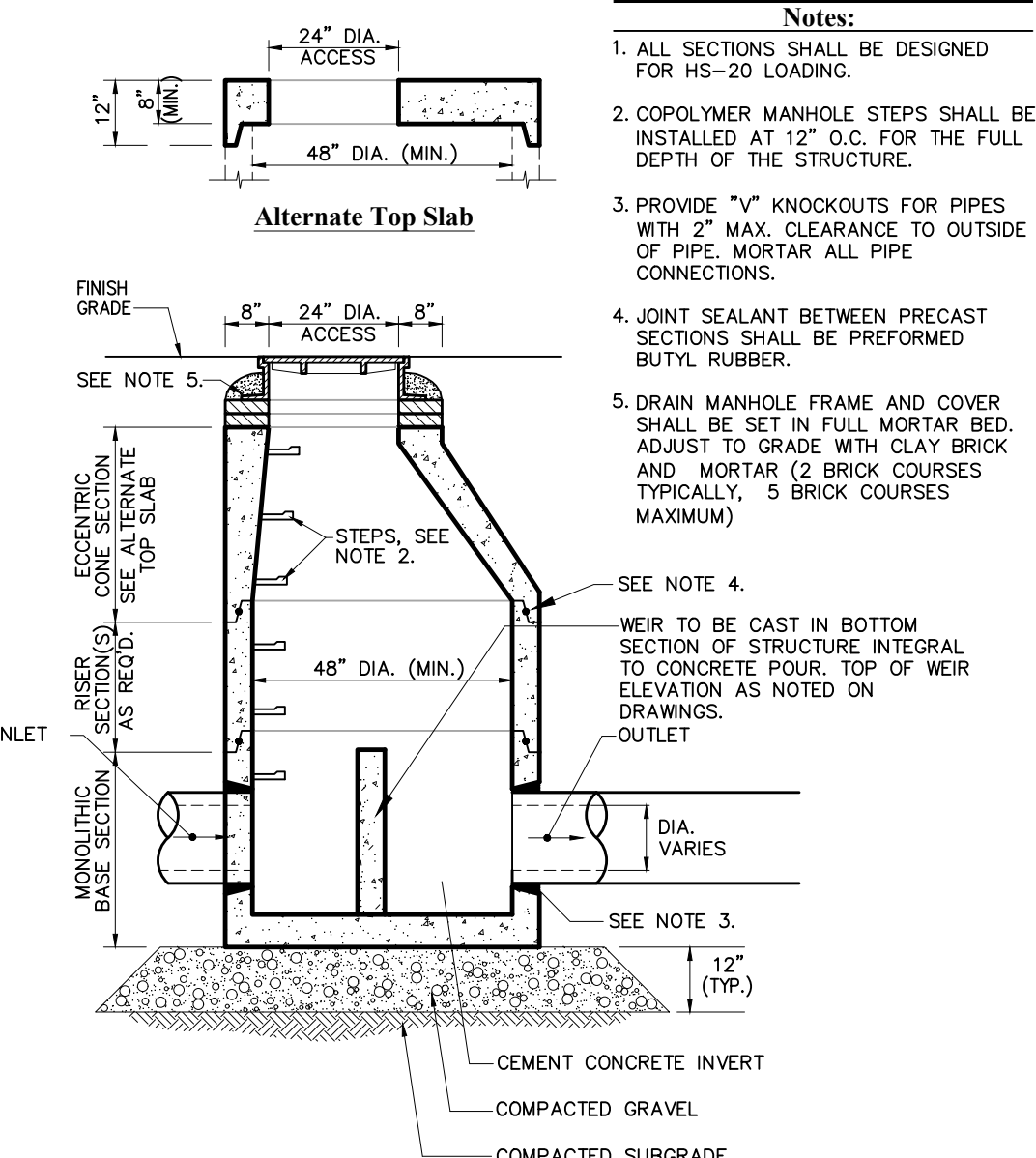
N.T.S.



DRAIN MANHOLE

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

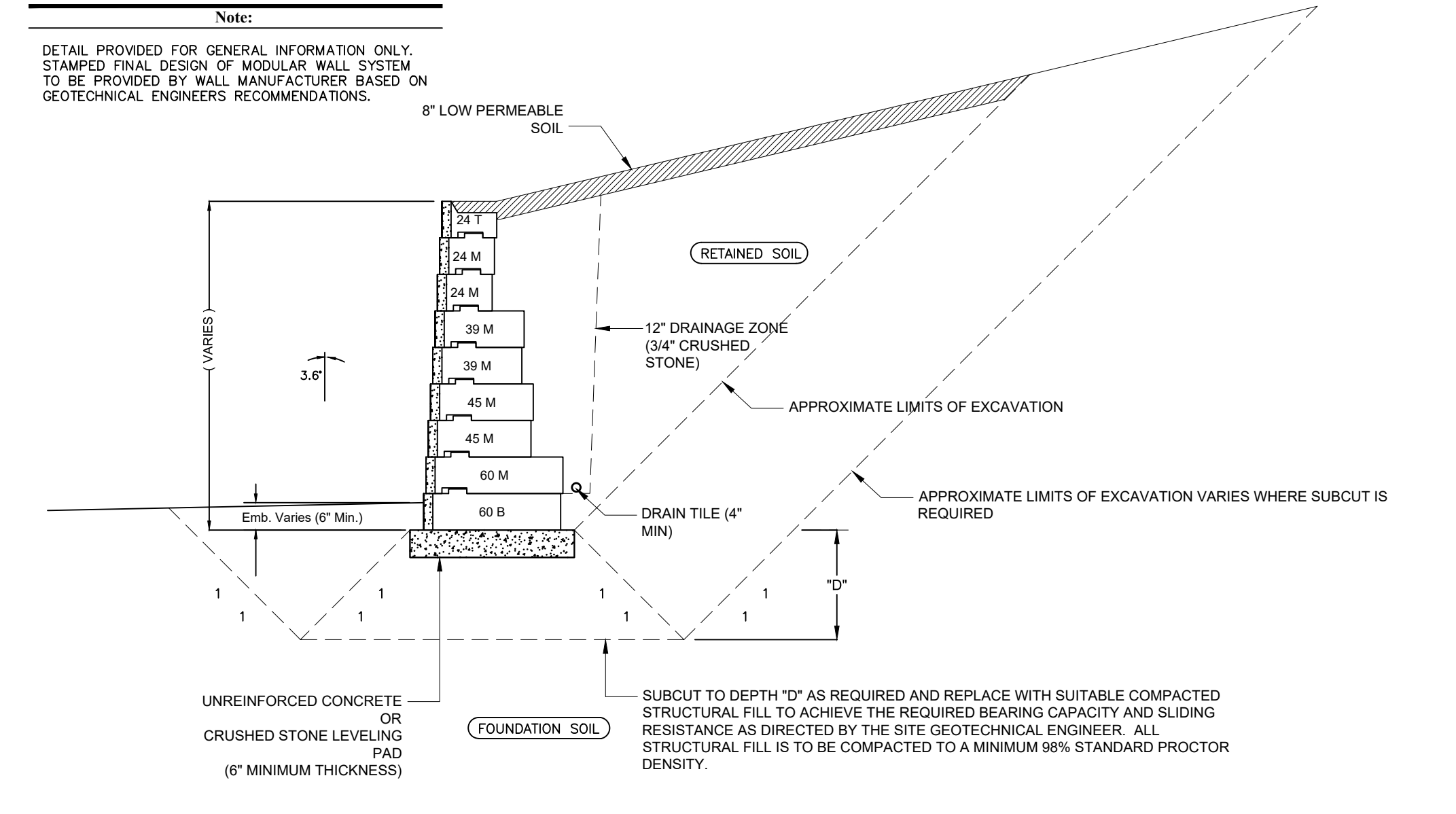
N.T.S.



DRAIN MANHOLE W/WEIR

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

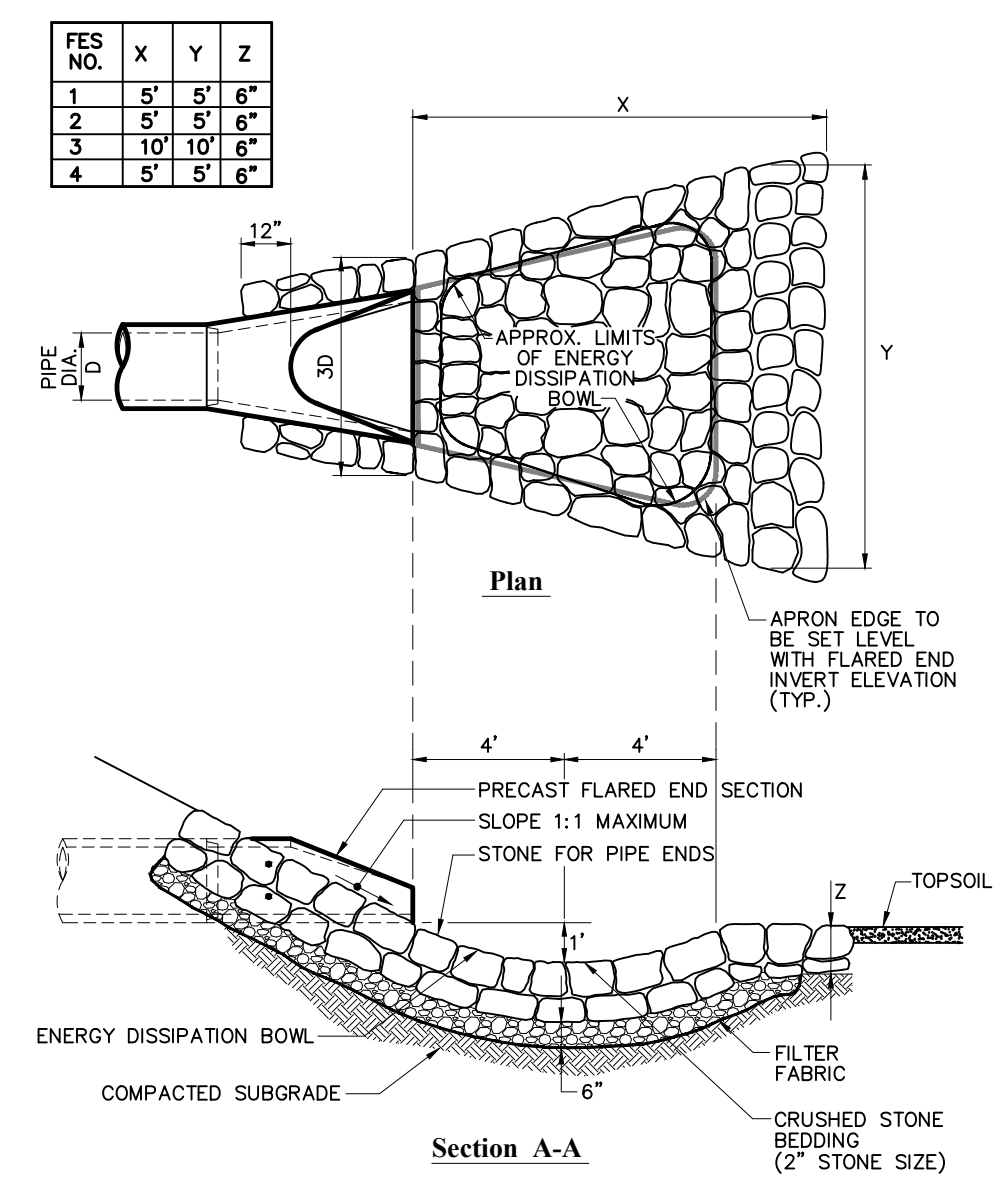
N.T.S.



GRAVITY RETAINING WALL

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

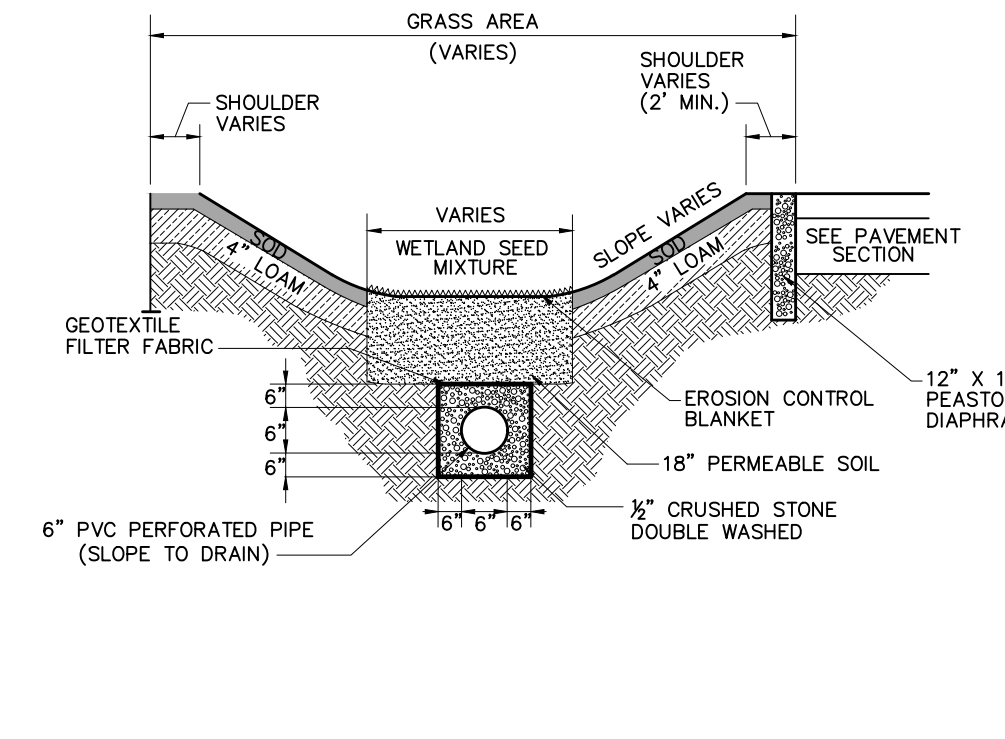
N.T.S.



FES W/ STONE PROTECTION

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

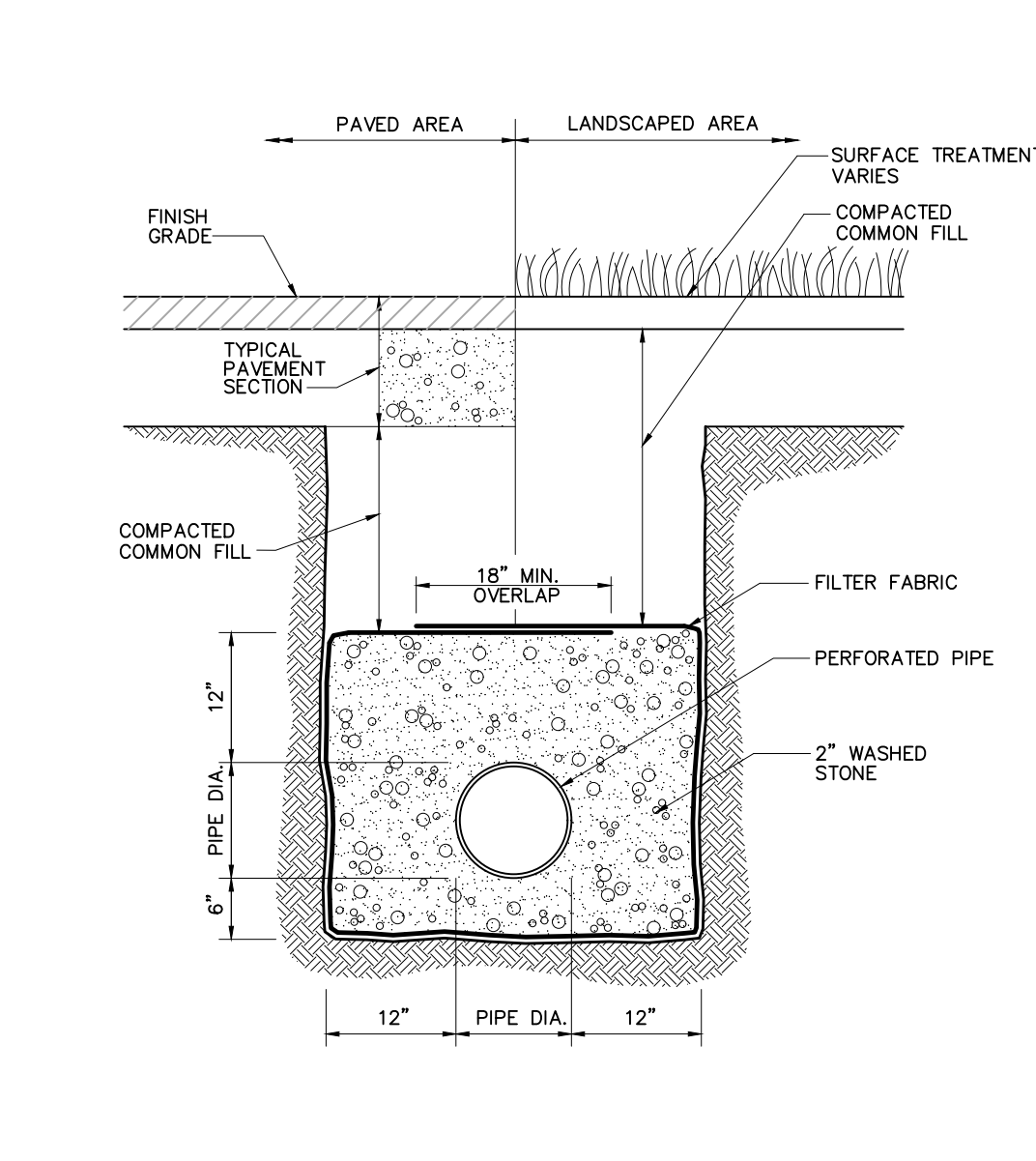
N.T.S.



RAIN GARDEN

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

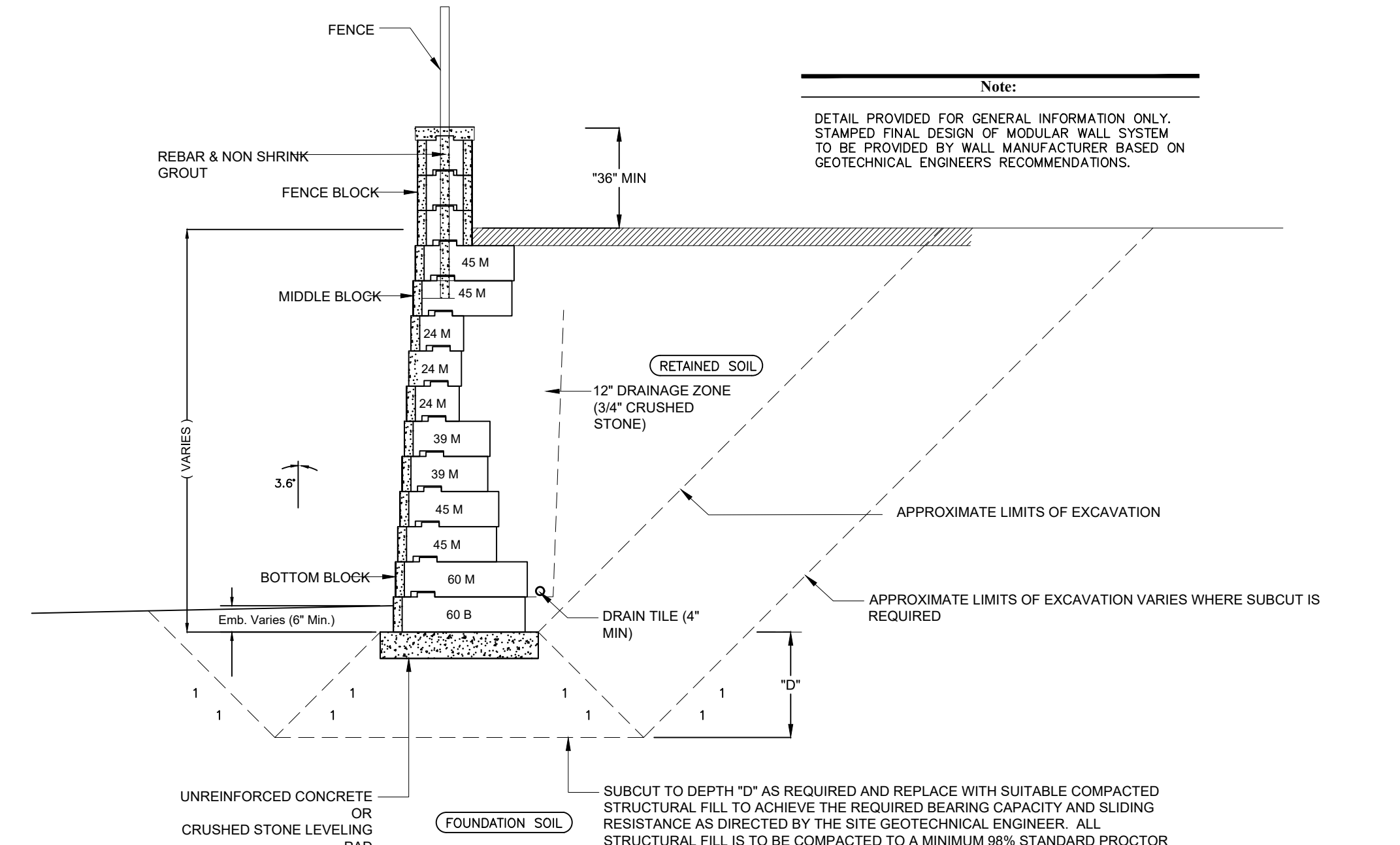
N.T.S.



UNDERDRAIN

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

N.T.S.



FREESTANDING RETAINING WALL

NOTES:
 1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

N.T.S.

MidPOINT ENGINEERING + CONSULTING

826 Southbridge Street - Suite 120
 Auburn, MA 01501
 (508) 721-1900
 pdobery@midpointengineering.com

Site Location: (SR) SUBURBAN RESIDENTIAL ZONE, (VG) VILLAGE GATEWAY ZONE, (C) COMMERCIAL ZONE

Prepared For: Owner/Applicant: Om Shri Ambika, LLC
 Jayesh Patel
 208 Main Street
 Sturbridge, MA 01518
 Phone 774 221-0038

Date: Feb. 27, 2014 Scale: as noted

No.	Revision	Date
4	SITE PLAN REV.	11/14/14
2	SITE PLAN REV.	6/13/14

Project Title: Hotel Redevelopment Plan

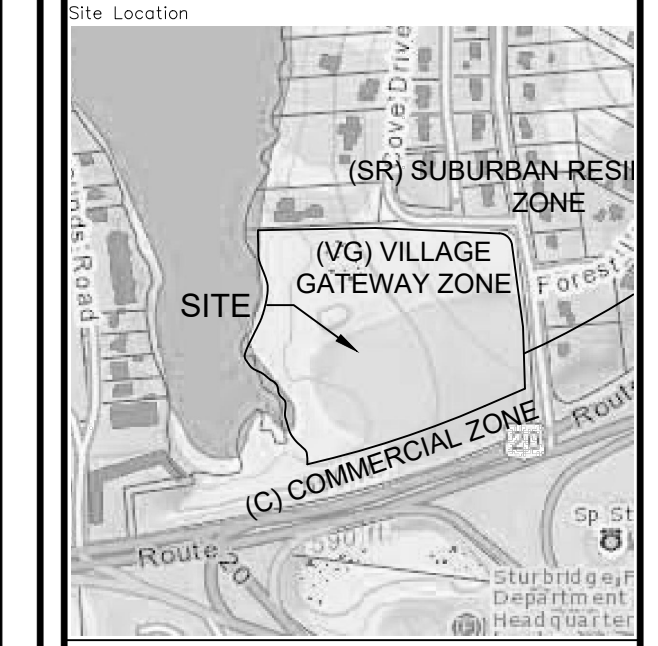
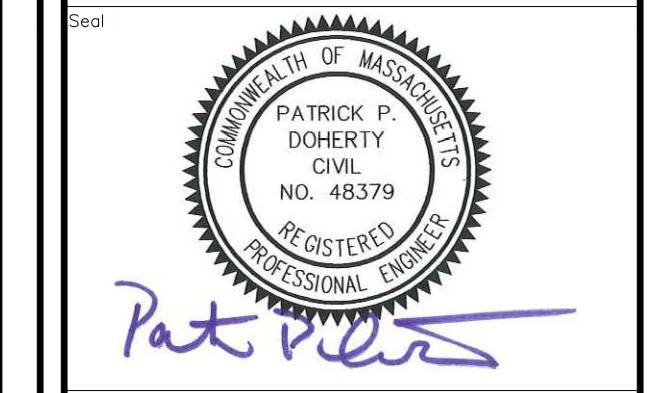
21 New Boston Road
 Sturbridge, MA

Permit

Not for Construction

SITE CONSTRUCTION DETAILS 2

Sheet: C-6 of 7



Owner/Applicant:
Om Shri Ambika, LLC
Jayesh Patel
208 Main Street
Sturbridge, MA 01518
Phone 774 221-0038

Date	Revision	Scale	as noted
Feb. 27, 2014			
10	RESTAURANT PAD		10/1/21
4	SITE PLAN REV.		11/14/14
2	SITE PLAN REV.		6/13/14

Project Title
Hotel Redevelopment Plan

21 New Boston Road
Sturbridge, MA
Permit

Not for Construction
SITE CONSTRUCTION DETAILS 4

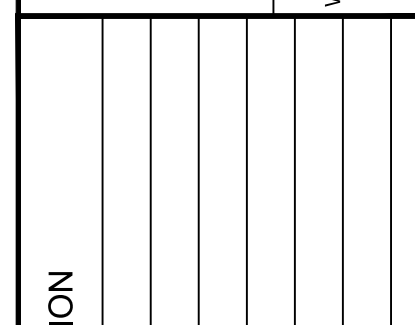
C-7

StormTech®
Retention • Retention • Recharge
Subsurface Stormwater Management™

PROJECT #: NTS
SCALE: NTS
PAGE: OF

DATE: DRAWN BY: CHECKED BY:

20 BEAVER ROAD
WENDELL, MA 01885
PHONE: 978-562-2909
FAX: 978-562-8401
WWW.STORMTECH.COM



DESCRIPTION

DATE	DRN	CHK

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED PROJECT. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ENSURE THAT THE STORMWATER SYSTEM DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT ALL STORMTECH PRODUCTS ARE DESIGNED IN ACCORDANCE WITH STORMTECH'S MINIMUM REQUIREMENTS. THE DESIGN ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
1. FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF GRADE ABOVE. NOTE THAT PAVEMENT REBAR MAY BE PART OF THE 'C' LAYER.	ANY SOIL ROCK MATERIALS, NATIVE SOILS, OR FILL MATERIALS SHALL BE USED. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S EXACT TYPE. INSTALLATION MAY HAVE STRONGER MATERIAL AND PREPARATION REQUIREMENTS.
2. FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDED STONE 'B' LAYER TO 2" BELOW ABOVE THE TOP OF THE CHAMBERS. NOTE THAT PAVEMENT SUBGRADE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, + 30% FINES. MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED UNLESS OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 85, 9, 10	95% STANDARD PROCTOR DENSITY.
3. EMBEDED STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 1 1/2" (19 - 38 mm).	3, 4	NO COMPACTION REQUIRED.
4. FOUNDATION STONE BELOW CHAMBERS FROM THE SURFACE UP TO THE FOOT (BOTTOM) OF THE CHAMBERS.	CLEAN, CRUSHED, ANGULAR STONE. NOMINAL SIZE DISTRIBUTION BETWEEN 3/4" - 1 1/2" (19 - 38 mm).	3, 4	PLATE COMPACTION OR ROLL TO ACHIEVE A 90% STANDARD PROCTOR DENSITY 1.

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRANULATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR #4 (AASHTO M43) STONE."
2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 12" (305 mm) MAXIMUM LIFTS USING TWO FULL COVERS WITH AN APPROPRIATE COMPACTOR.

PAVEMENT AND SUBGRADE DESIGN BY ENGINEER. MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED UNLESS OF REQUIREMENTS FOR LAYER 'C' OR 'D' BY THE DESIGN ENGINEER'S DISCRETION.

ONCE LAYER 'C' IS PLACED ANY SOLUBLE MATERIALS CAN BE PLACED IN LIFTS UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE MATERIALS CAN BE USED TO MEET THE AASHTO M43 REQUIREMENTS OF LAYER 'C' OR 'D' BY THE DESIGN ENGINEER'S DISCRETION.

ADS 601 NON-WOVEN GEOTEXTILE FOR EQUAL OR GREATER MODULUS TO STORMTECH MC-3500 ACCEPTABLE FILL

SCALE: NTS
DATE: 06/22/10
DRAWN BY: JLM
CHECKED:

MC-3500 STORMWATER CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
- CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL CONFIRM TO THE REQUIREMENTS OF ASTM F 2418, "STANDARD SPECIFICATIONS FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
- CHAMBERS SHALL CONFIRM TO THE REQUIREMENTS OF ASTM F 2767, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."
- ONLY CHAMBERS THAT ARE APPROVED BY THE ENGINEER WILL BE ALLOWED. THE CONTRACTOR SHALL SUBMIT (3 SETS) OF THE FOLLOWING TO THE ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION BY A REGISTERED STRUCTURAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL CROSS SECTION IS BASED.
- THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST CONSTRUCTION GUIDE.

StormTech
STORMWATER CHAMBER SPECIFICATIONS
SCALE: NTS
DATE: 02/20/10
DRAWN BY: KJL
CHECKED:

OC 1 MANHOLE W/WEIR

Notes:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE 1/2" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED, ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).
WEIR TO BE CAST IN BOTTOM SECTION OF STRUCTURE INTEGRAL TO CONCRETE. FOUR (4) TOP OF WEIR ELEVATION 596.50.
DISCHARGE
DIA. VARIES
SEE NOTE 3.
12" (TYP.)
CEMENT CONCRETE INVERT
COMPACTED GRAVEL
COMPACTED SUBGRADE

SCALE: NTS
DATE: 06/22/10
DRAWN BY: JLM
CHECKED: KAM

OC 2 DRAIN MANHOLE W/WEIR

Notes:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE 1/2" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
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WEIR TO BE CAST IN BOTTOM SECTION OF STRUCTURE INTEGRAL TO CONCRETE. FOUR (4) TOP OF WEIR ELEVATION 596.50.
OUTLET
DIA. VARIES
SEE NOTE 3.
12" (TYP.)
CEMENT CONCRETE INVERT
COMPACTED GRAVEL
COMPACTED SUBGRADE

SCALE: NTS
DATE: 04/25/12
DRAWN BY: JLM
CHECKED:

MC-3500 ISOLATOR™ ROW PROFILE

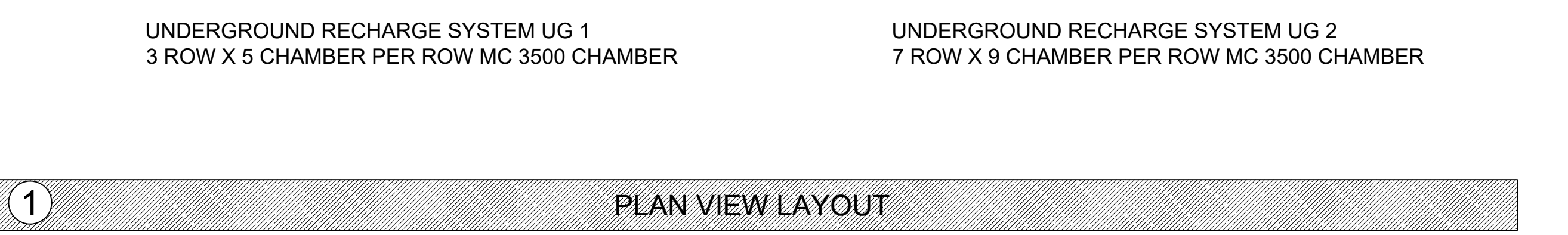
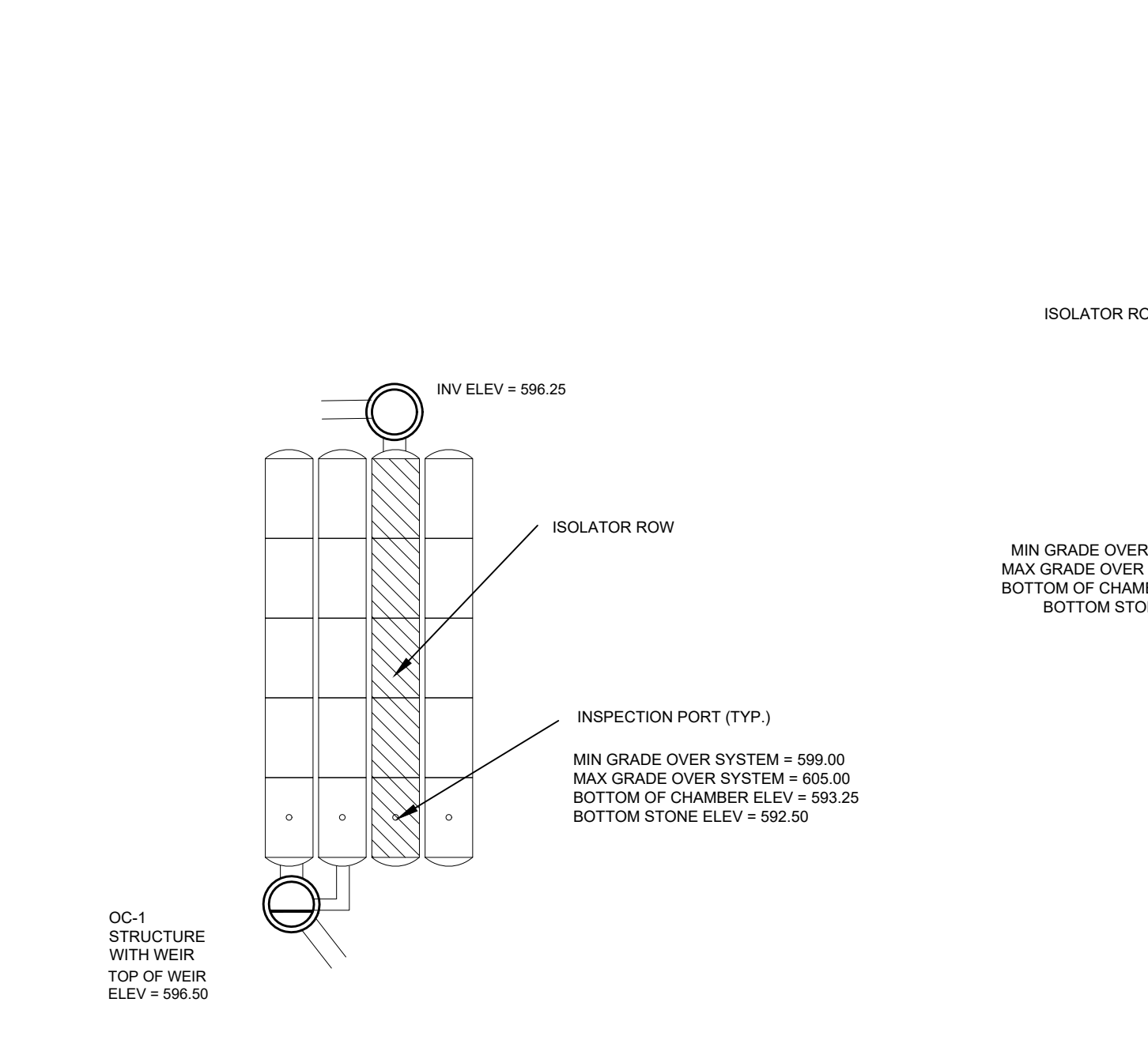
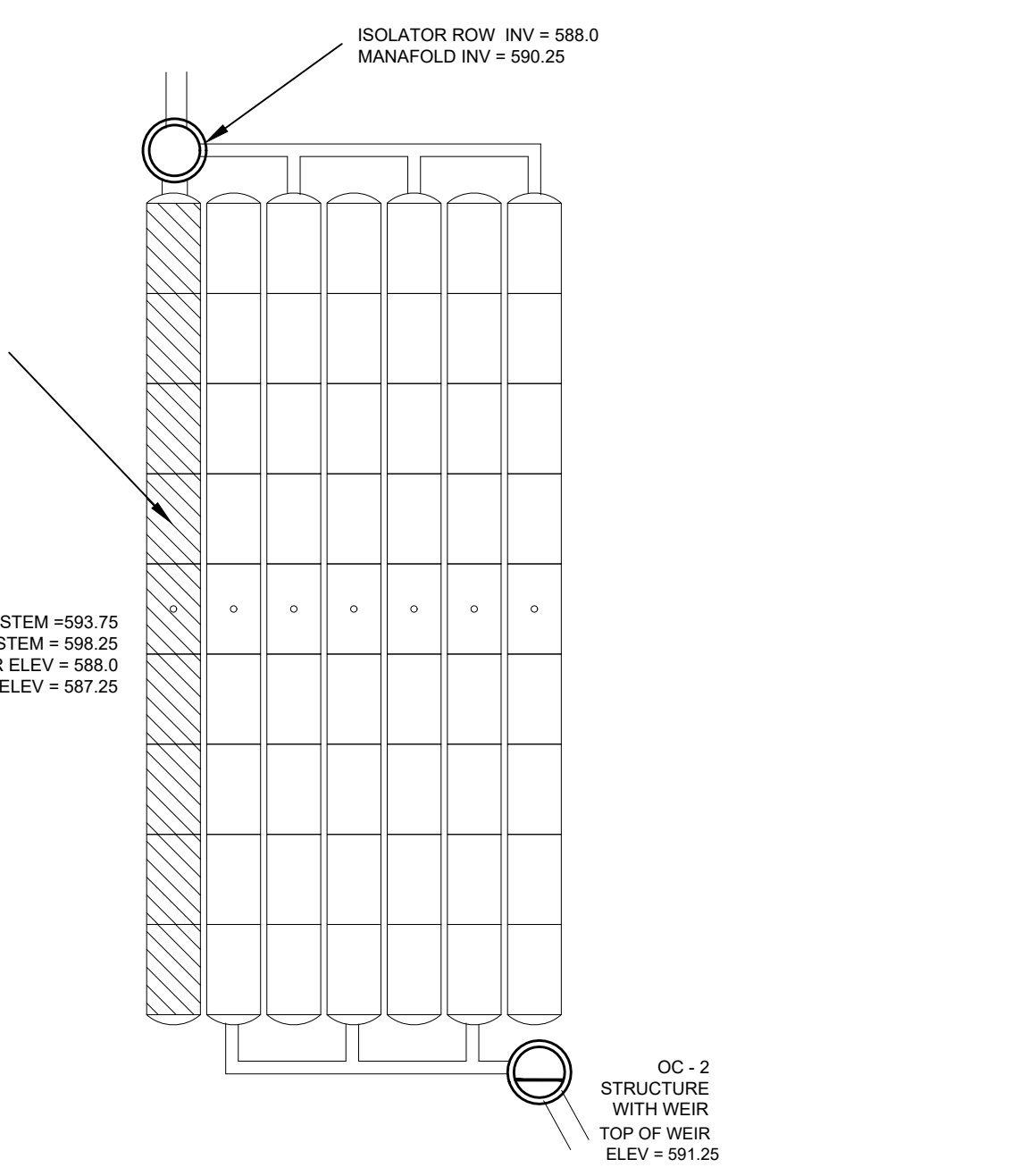
Notes:
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2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
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COVER INLET PIPE CONNECTION TO END CAP WITH ADS 601 NON-WOVEN GEOTEXTILE (OR EQUAL).
MC-3500 END CAP
CATCH BASIN OR MANHOLE
SUMP DEPTH
DESIGN ENGINEER
24" [600 mm] HDPE ACCESS PIPE REQUIRED. USE FACTORY PRE-CORED END CAPS.
2 LAYERS OF ADS 315ST WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS. MC-3500 - 3.29' (1.01 m) WIDE STRIPS.

SCALE: NTS
DATE: 06/22/10
DRAWN BY: JLM
CHECKED: KAM

MC-3500 INSPECTION PORT DETAIL

Notes:
1. INSPECTION PORTS MAY BE CONNECTED THROUGH ANY OF (6) CHAMBER CORRUGATION VALLEYS.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.
NYLOPLAST 12" [300 mm] INLINE DRAIN BODY W/ 12" [300 mm] SOLID HINGED COVER AND FRAME (SEE NYLOPLAST DWG# 7003-110-044 FOR PAVED APPLICATIONS / SEE DWG# 7003-110-045 FOR UNPAVED APPLICATIONS).
4" [100 mm] SCHED 40 SCREW-IN CAP
CONCRETE COLLAR
PAVEMENT
GRANULAR WELL GRADED SOIL / AGGREGATE MIXTURES
4" [100 mm] SCHED 40 PVC
4" [100 mm] SCHED 40 PVC COUPLING
4" [100 mm] SCHED 40 PVC
WEIR TO BE CAST IN BOTTOM SECTION OF STRUCTURE INTEGRAL TO CONCRETE. FOUR (4) TOP OF WEIR ELEVATION 596.50.
CORE 4.5" [114 mm] Ø HOLE IN CHAMBER (1.5" HOLE SAW REQ'D).
ANY OF (6) VALLEY LOCATIONS
CONNECTION DETAIL NTS

SCALE: NTS
DATE: 03/11/10
DRAWN BY: KJL
CHECKED:



NOMINAL MC-3500 CHAMBER SPECIFICATIONS

SIZE (L x W x H) 90" x 77" x 45" [2286 mm x 1956 mm x 1143 mm]
CHAMBER STORAGE 109.9 ft³ [3.11 m³]
MINIMUM INSTALLED STORAGE 178.9 ft³ [5.06 m³]
WEIGHT 134 lbs. [60.6 kg]

NOMINAL MC-3500 END CAP SPECIFICATIONS

SIZE (L x W x H) 26.5" x 71" x 45" [673 mm x 1803 mm x 1145 mm]
ENDCAP STORAGE 46.9 ft³ [1.33 m³]
MINIMUM INSTALLED STORAGE 43 lbs. [19.5 kg]

PART#	STUB	B	C
MC3500TEPE12T	12" [300 mm]	26.36" [670 mm]	N/A
MC3500TEPE12B	12" [300 mm]	N/A	1.35" [34 mm]
MC3500TEPE15T	15" [375 mm]	23.39" [594 mm]	N/A
MC3500TEPE15B	15" [375 mm]	N/A	1.50" [38 mm]
MC3500TEPE18T	18" [450 mm]	20.03" [509 mm]	N/A
MC3500TEPE18B	18" [450 mm]	N/A	1.77" [45 mm]
MC3500TEPE24T	24" [600 mm]	14.48" [368 mm]	N/A
MC3500TEPE24B	24" [600 mm]	N/A	2.06" [52 mm]

NOTE: ALL DIMENSIONS ARE NOMINAL.
CUSTOM PRE-CORED INVERTS ARE AVAILABLE UPON REQUEST.
INVENTORIED MANIFOLDS INCLUDE 12" - 24" SIZE ON SIZE AND 15" THROUGH 48" ECCENTRIC MANIFOLDS.

SCALE: NTS
DATE: 06/22/12
DRAWN BY: JLM
CHECKED:

MC-3500 TYPICAL CROSS-SECTION

PERIMETER STONE MUST ALWAYS BE BROUGHT UP EVENLY WITH BACKFILL OF BED. PERIMETER STONE MUST EXTEND HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH STRAIGHT OR SLOPED SIDEWALLS.

CHAMBERS SHALL MEET ASTM F 2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F 2767 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"

NOMINAL 3/4" - 2 INCH [19 mm - 51 mm] CLEAN, CRUSHED, ANGULAR STONE (AASHTO M43 #3 & #4 SIZES ALLOWED)

GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, +30% FINES. COMPACT IN 6" [152 mm] LIFTS TO 95% STANDARD PROCTOR DENSITY. SEE THE TABLE OF ACCEPTABLE FILL MATERIALS.

PAVEMENT DESIGN (PER ENGINEER'S DRAWINGS)

6.5" [168 mm] MAX.

12" [305 mm] MIN.

24" [610 mm] MIN.

9" [229 mm] MIN.

77" [1956 mm]

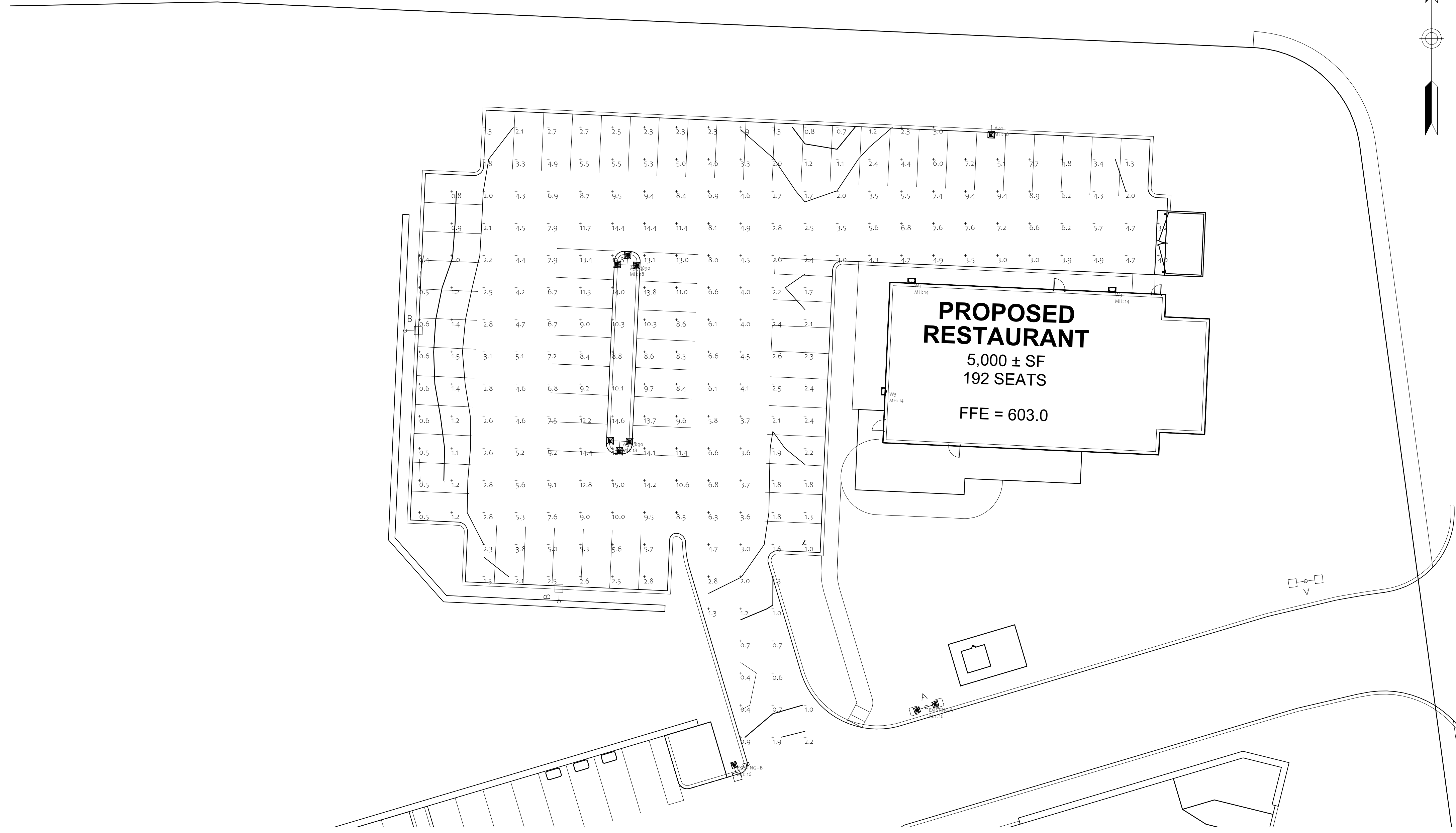
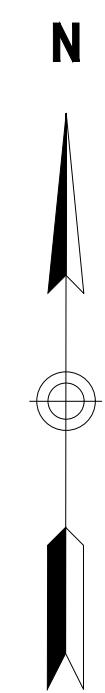
12" [305 mm] MIN.

DESIGN ENGINEER RESPONSIBLE FOR ENSURING THE REQUIRED BEARING CAPACITY OF SUBGRADE SOILS

DEPTH TO BE DETERMINED BY DESIGN ENGINEER

THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

SCALE: NTS
DATE: 06-22-12
DRAWN BY: JLM
CHECKED:



Prepared By: _____
 Seal: _____
 Site Location: _____
 Prepared For:
Owner/Applicant:
Om Shri Ambika, LLC
 Jayesh Patel
 208 Main Street
 Sturbridge, MA 01518
 Phone 774 221-0038

Date	Revision	Scale
Feb. 27, 2014		as noted
No.	Revision	Date
10	RESTAURANT PAD	10/1/21
9	TENANT COMMENTS	8/1/18
8	PLAN REVIEW COMMENTS	1/2/18
7	PLAN REVIEW COMMENTS	9/27/17
6	RESTAURANT MODIFICATION	8/4/17
5	EV CHARGING STATIONS	4/20/17
4	SITE PLAN REV.	12/10/14

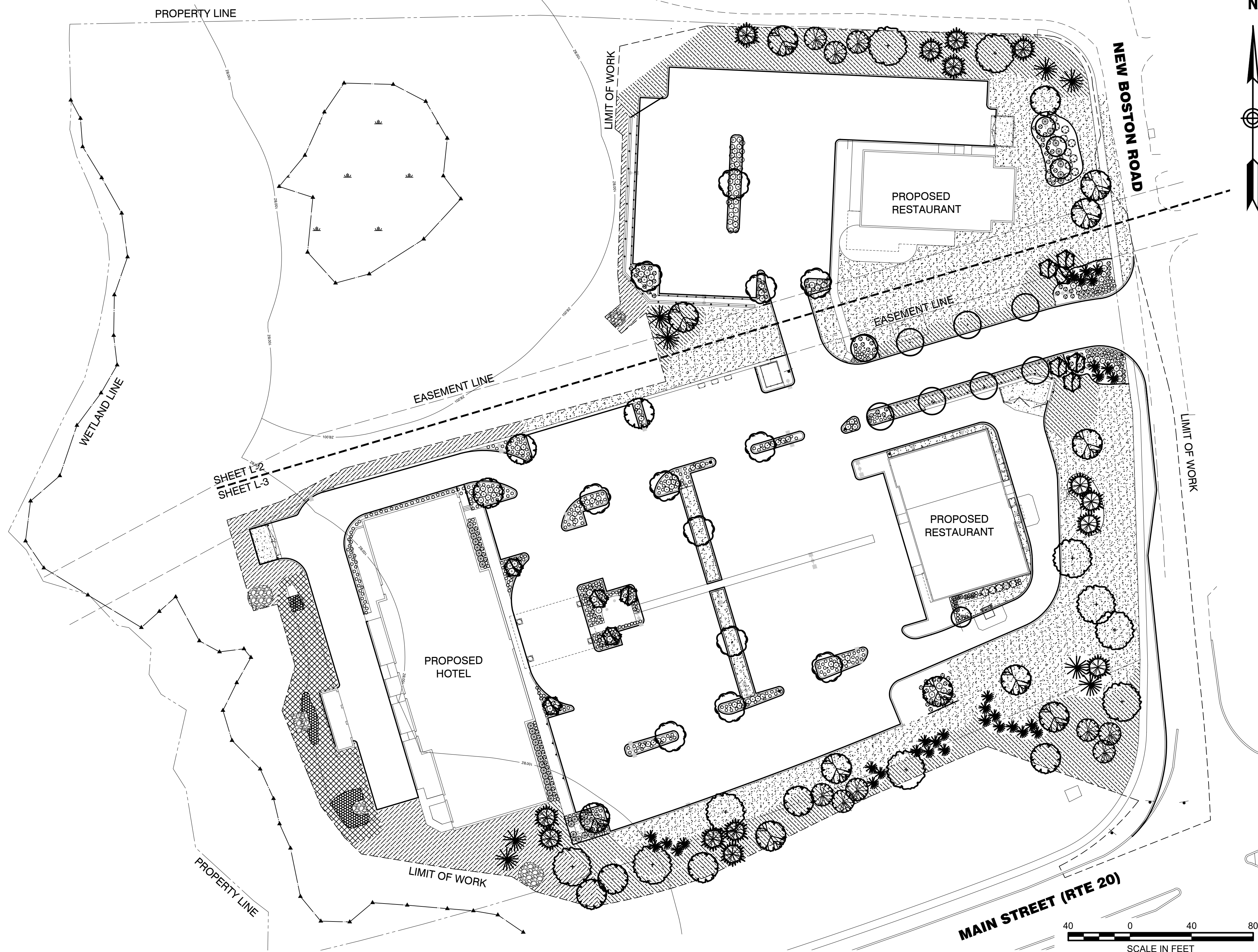
Project Title
Hotel Redevelopment Plan
 21 New Boston Road
 Sturbridge, MA
 Issued For
Permit

Not for Construction
 Drawing Title
LIGHTING PROPOSAL

Symbol	Label	Qty	Arrangement	Description	LLF	LLD	Lum. Watts	Lum. Lumens	Filename
☒	A2-1	1	Single	LXM4-PT-3-LED-18L-50	0.900	0.900	148.6	19685	LXM4-PT-3-LED-18L-50.ies
☒	A3-3@90	2	3 @ 90 Degrees	LXM4-PT-FT-LED-18L-50	0.900	0.900	149	19244	LXM4-PT-FT-LED-18L-50.ies
☒	EXISTING - B	1	Single	XLXM3-PT-3-LED-HO-CW	0.900	0.900	108	8669	XLXM3-PT-3-LED-HO-CW.ies
☒	EXISTING - A	1	Back-Back	XLXM3-PT-5-LED-HO-CW	0.900	0.900	108	7510	XLXM3-PT-5-LED-HO-CW.ies
☒	W3	3	Single	XWM-3-LED-08L-50	0.900	0.900	62	7974	XWM-3-LED-08L-50.ies

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Proposed Restaurant Parking	Illuminance	Fc	4.96	15.0	0.4	12.40	37.50





PLANT MAINTENANCE NOTES:

1. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE CONSTRUCTION PROCESS.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR COMPLETE LANDSCAPE MAINTENANCE DURING THE FIRST YEAR INCLUDING REGULAR WATERING (AS NEEDED), FERTILIZATION, WEEDING AND GENERAL LANDSCAPE UPKEEP. WATER SHALL BE PROVIDED BY THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL TREES IN GOOD HEALTH INCLUDING WATERING FOR A PERIOD OF ONE (1) YEAR BEYOND THE ACCEPTED PROJECT COMPLETION DATE. WATERING SHALL BE DELIVERED TO THE PLANTS VIA TREE GATOR BAGS OR APPLIED BY HOSE WEEKLY UNLESS AN IRRIGATION SYSTEM IS PROVIDED.
4. DAMAGED OR MISSING TREE GATOR BAGS SHALL BE REPLACED WITHIN 48 HOURS DURING THE ONE (1) YEAR MAINTENANCE PERIOD.
5. 20 GALLON TREEGATOR BAGS SHALL BE INSTALLED AROUND THE BASE OF ALL SHADE TREES AND 15 GALLON TREEGATOR JR. PRO BAGS AROUND ALL EVERGREEN TREES. THE BAGS SHALL BE REPLENISHED MINIMALLY AS FOLLOWS AND WATERING ADJUSTED ACCORDING TO CURRENT WEATHER CONDITIONS:

FIRST FOUR WEEKS:	EVERY TWO DAYS
4-8 WEEKS:	THREE DAYS PER WEEK
2-4 MONTHS:	TWO DAYS PER WEEK
4 MONTHS PLUS:	HEAVY WATERING TWICE PER WEEK
5. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT TO SUPPLY THE TREES AND SHRUBS WITH A MINIMUM OF 1" INCH OF WATER PER WEEK OR AS SUGGESTED ABOVE.

TREE PROTECTION NOTES:

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY EROSION CONTROL FENCE AND HAY BALE BARRIER. ERECT BARRIER AT EDGE OF THE EARTHWORK CUT LINE PRIOR TO TREE CLEARING. LAY OUT THIS LINE BY FIELD SURVEY.
2. NO MATERIAL OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN FOUR FEET OF SHRUBS OR WITHIN PROTECTED ROOT ZONES OF TREES PER TOWN CODE.
3. TREE PROTECTION BARRIER SHALL BE A MINIMUM OF 4' HIGH.

4. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
5. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST OR REPLACED WITH SIMILAR SIZE AT THE CONTRACTOR'S EXPENSE.
6. ALL EXISTING TREES ADJACENT TO ANY STREET LINES, AND/OR WITHIN 20 FT OF ANY PAVEMENT WHICH WILL BE PRESERVED AND PROTECTED SHALL BE INSPECTED BY A CERTIFIED ARBORIST. ANY RECOMMENDED CORRECTIVE WORK PERFORMED, AND REPORT FILED WITH THE TOWN PRIOR TO OCCUPANCY.
7. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE LANDSCAPE ARCHITECT.
8. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND PLANT LABELS PRIOR TO CONSTRUCTION.
9. ANY PROPOSED PLANT OR SIZE SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT, TOWN PLANNER AND TREE WARDEN PRIOR TO FINAL APPROVAL.
10. ALL INTERIOR LANDSCAPE ISLANDS WITH LESS THAN 250 SF OF SOIL SURFACE PER TREE SHALL HAVE THE AREA OF THE LANDSCAPE ISLAND AND ONE PARKING SPACE ON ALL SIDES MODIFIED WITH STRUCTURAL SOIL FOR TREES.
11. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
12. ALL TREES, SHRUBS AND GROUND COVER SHALL BE FREE OF INSECTS, PESTS OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS.

PLANTING NOTES:

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL NURSERY STOCK SHALL BE INSPECTED BY THE LANDSCAPE PROFESSIONAL OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION, AND CERTIFIED THAT IT IS OF GOOD QUALITY, WITH PROPER STRUCTURE, FREE OF WOUNDS AND INJURY. WRITTEN CERTIFICATION SHALL BE PROVIDED TO THE TOWN TWO (2) WORK DAYS PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNERS' REPRESENTATIVE OF ANY CONFLICTS.
4. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
5. A 3-INCH BARK MULCH LAYER SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
6. TREES SHALL NOT BE PLANTED IN ANY KNOWN EASEMENTS ON THE PROPERTY UNLESS SPECIFICALLY APPROVED BY THE OWNER AND UTILITY COMPANY IN WRITING. TREE PLANTINGS SHALL BE COORDINATED WITH THE ENGINEER'S UTILITY PLAN.
7. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED, OR APPROVED BY THE LANDSCAPE ARCHITECT.
8. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND PLANT LABELS PRIOR TO CONSTRUCTION.
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12. ALL TREES, SHRUBS AND GROUND COVER SHALL BE FREE OF INSECTS, PESTS OR FUNGUS DISEASE OR THE EFFECTS OF PREVIOUS INFESTATIONS.
13. ALL TREES SHALL BE SUFFICIENTLY STAKED FOR TWO FULL YEARS. CONTRACTOR SHALL NOTIFY THE CLIENT IN WRITING OF DATE TO BE REMOVED. SEE DETAIL.
14. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF INSTALLATION AND SIGNED FINAL ACCEPTANCE LETTER BY LANDSCAPE ARCHITECT. AFTER ONE YEAR EACH PLANT MUST SHOW 75% HEALTHY GROWTH AS DETERMINED BY TREE WARDEN OR PLANT SHALL BE REPLACED BY THE OWNER.
15. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE. ERECT SNOW FENCE AT THE DRIP LINE OF THE TREE. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPE AREAS OR AS NOTED OTHERWISE ON THE PLANS. ANY DAMAGE TO EXISTING TREES, SHRUBS, OR LAWNS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
16. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE 6" OF COMPOST/LOAM MIX AND APPROVED SEED MIX. LOAM SHALL BE TESTED AND APPROVED PRIOR TO INSTALLING ON SITE.
17. SLOPES GREATER THAN 4:1 IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE LANDSCAPED WITH GROUND COVER OR HYDROSEED TO ACHIEVE COMPLETE COVERAGE IN THE FIRST YEAR.
18. ALL STUMPS, TREES PARTS, LITTER, BRUSH, WEEDS EXCESS OR SCRAP BUILDING MATERIALS OR OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH THE TOWN LAW AND THESE DOCUMENTS.
19. LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
20. PLANTING PLANS ARE INTENDED FOR LANDSCAPING PURPOSES ONLY.

Site Location

Prepared For
Owner/Applicant:
Om Shri Ambika, LLC
 Jayesh Patel
 208 Main Street
 Sturbridge, MA 01518
 Phone 774 221-0038

Date	Revision	Scale	Date
Jan. 20, 2014		1" = 40'-0"	
10	Restaurant Pad		10/1/21
7	PLAN REVIEW COMMENTS		9/27/17
6	Site Plan Revision		8/4/17
4	Site Plan Revision		12/10/14

Project Title
Hotel Redevelopment Plan
 21 New Boston Road
 Sturbridge, MA

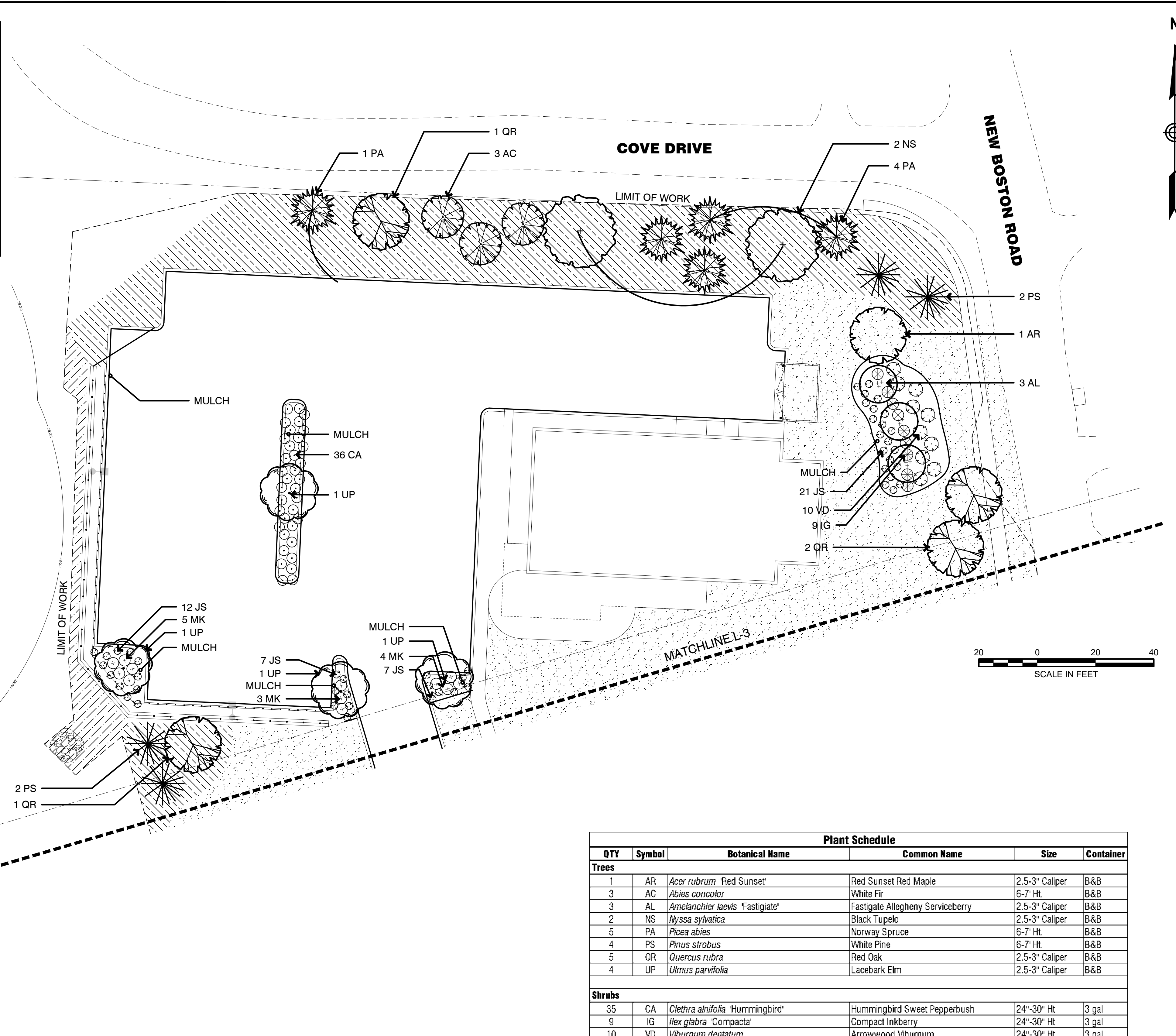
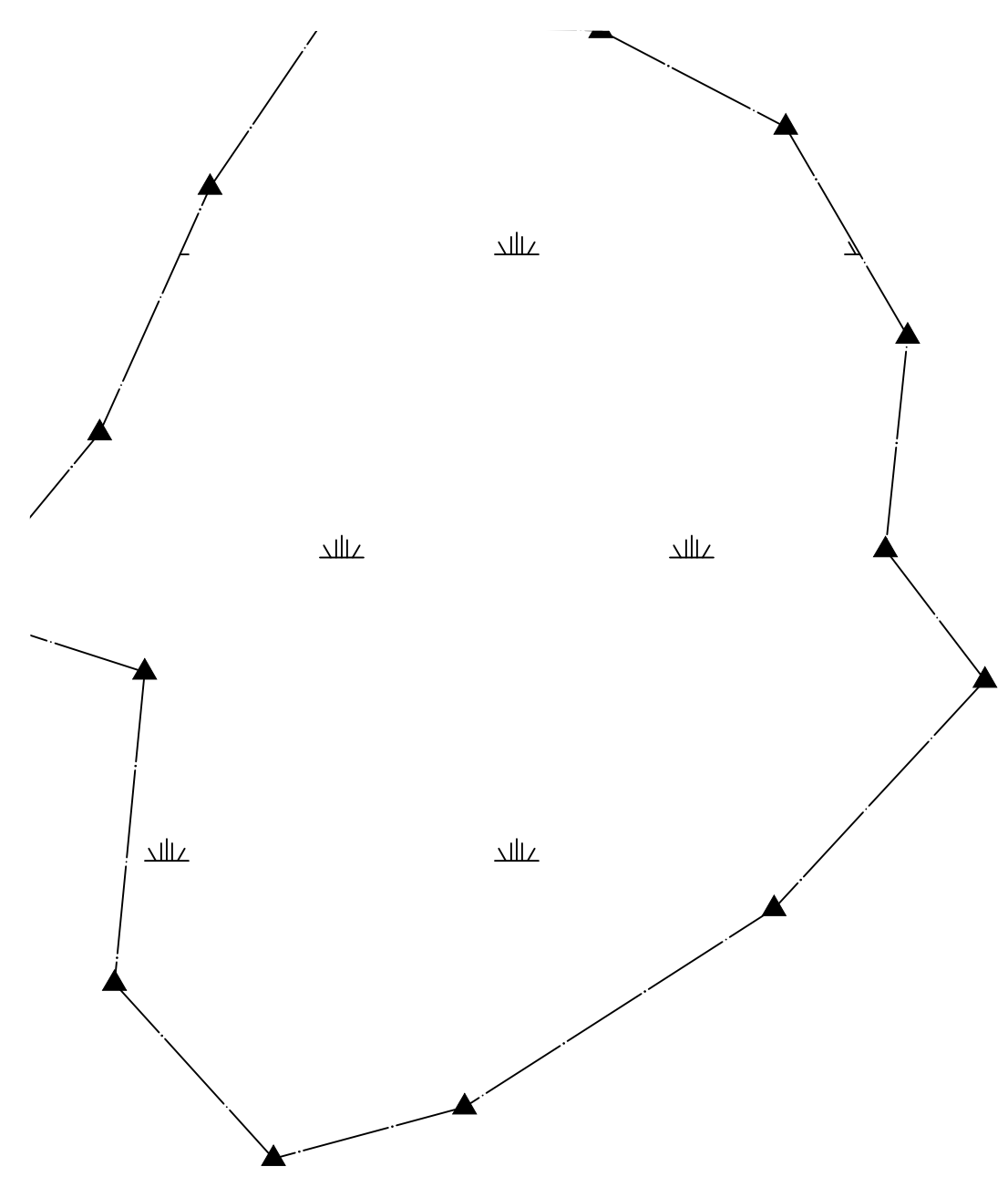
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Permit
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Drawing Title
PLANTING PLAN L-1

Drawing No.
L-1

PLANTING LEGEND

	SHADE TREES (REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)		SEED MIXES (TO BE PROVIDED BY NEW ENGLAND WETLAND PLANTS UNLESS OTHERWISE NOTED)
	EVERGREEN TREES (REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)		CONSERVATION / WILDLIFE SEED MIX
	ORNAMENTAL TREES (REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)		WET MIX
	SHRUB / PERENNIAL / GRASS (REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)		SEMI-SHADE GRASS AND FORBS MIX
			TURF MIX
			PLUGS



Prepared By:
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Site Location:
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Owner/Applicant:
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 Jayesh Patel
 208 Main Street
 Sturbridge, MA 01518
 Phone 774 221-0038

Date	Revision	Scale	Date
Jan. 20, 2014		1" = 20'-0"	
10	Restaurant Pad		10/1/21
7	PLAN REVIEW COMMENTS		9/27/17
6	Site Plan Revision		8/4/17
4	Site Plan Revision		12/10/14

Project Title:
Hotel Redevelopment Plan
 21 New Boston Road
 Sturbridge, MA

Issued For:
Permit

Not for Construction
 Drawing Title:
PLANTING ENLARGEMENTS PLAN - 1

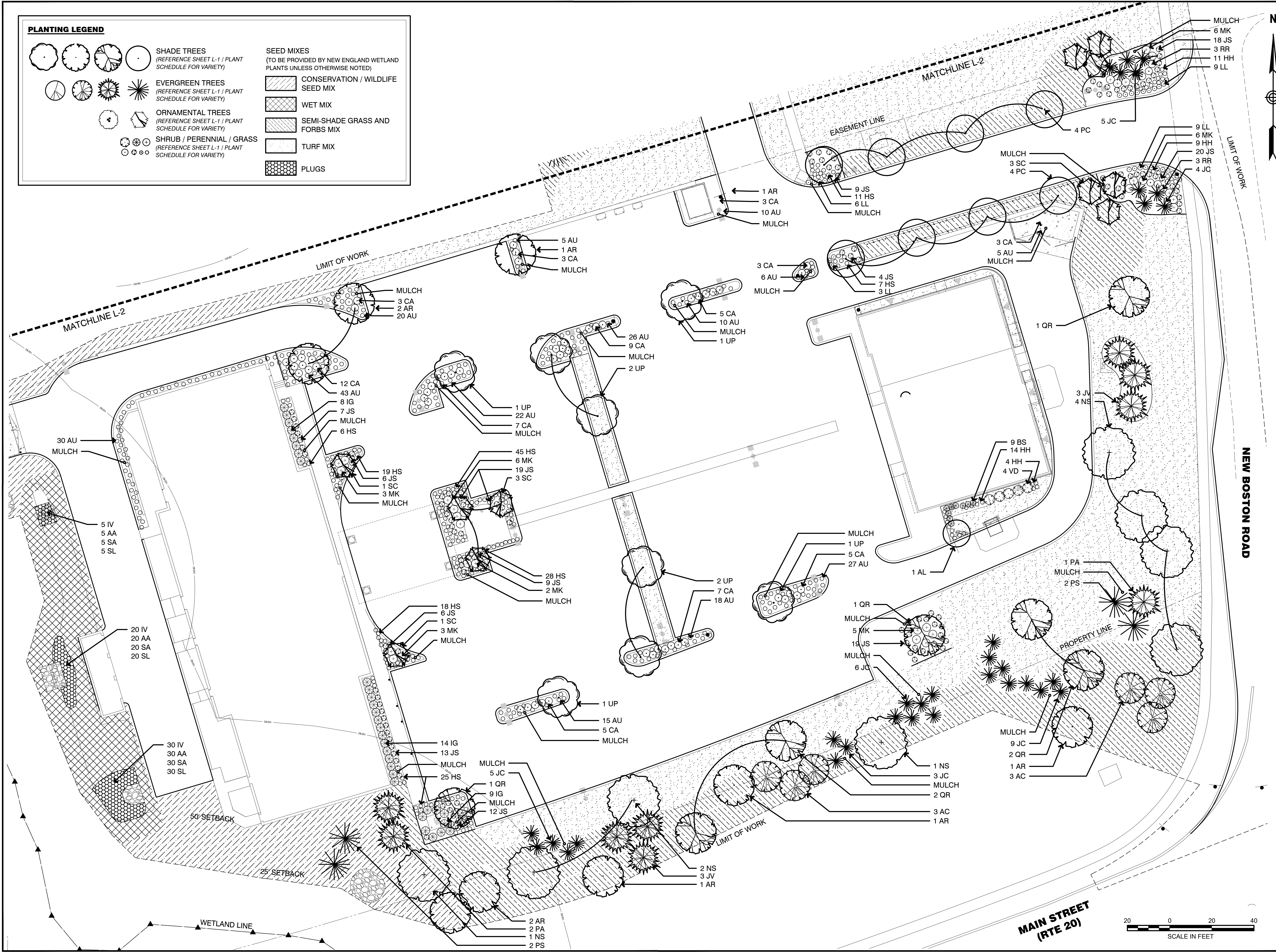
Proj. No.: 1401
 Sheet: 2 of 4
L-2

Plant Schedule					
QTY	Symbol	Botanical Name	Common Name	Size	Container
Trees					
1	AR	<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	2.5-3" Caliper	B&B
3	AC	<i>Abies concolor</i>	White Fir	6-7' Ht.	B&B
3	AL	<i>Amelanchier laevis</i> 'Fastigiate'	Fastigate Allegheny Serviceberry	2.5-3" Caliper	B&B
2	NS	<i>Nyssa sylvatica</i>	Black Tupelo	2.5-3" Caliper	B&B
5	PA	<i>Picea abies</i>	Norway Spruce	6-7' Ht.	B&B
4	PS	<i>Pinus strobus</i>	White Pine	6-7' Ht.	B&B
5	QR	<i>Quercus rubra</i>	Red Oak	2.5-3" Caliper	B&B
4	UP	<i>Ulmus parvifolia</i>	Lacebark Elm	2.5-3" Caliper	B&B
Shrubs					
35	CA	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Sweet Pepperbush	24"-30" Ht.	3 gal.
9	IG	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry	24"-30" Ht.	3 gal.
10	VD	<i>Viburnum dentatum</i>	Arrowwood Viburnum	24"-30" Ht.	3 gal.
Perennials, Grasses and Ground Covers					
47	JS	<i>Juniperus sargentii</i>	Sargent Juniper	18" - 24" spread	3 gal.
12	MK	<i>Calamagrostis x acutiflora</i> 'Kari Forester'	Feather Reed Grass		#1 pot
Seed Mix					
		<i>Turf Mix</i>	20% Jamboree Turf Type Fescue Grass 20% Chanelle Turf Type Fescue Grass 20% Essential Turf Type Tall Fescue Grass 10% Midnight Kentucky Bluegrass		25lbs / AC
		<i>Conservation / Wildlife Seed Mix (provided by New England Wetland Plants)</i>			25lbs / AC
		<i>Wet Mix (provided by New England Wetland Plants)</i>			18lbs / AC
		<i>Semi-Shade Grass and Forbs Mix (provided by New England Wetland Plants)</i>			30lbs / AC

PLANTING LEGEND

- SHADE TREES
(REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)
- EVERGREEN TREES
(REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)
- ORNAMENTAL TREES
(REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)
- SHRUB / PERENNIAL / GRASS
(REFERENCE SHEET L-1 / PLANT SCHEDULE FOR VARIETY)

- SEED MIXES**
(TO BE PROVIDED BY NEW ENGLAND WETLAND PLANTS UNLESS OTHERWISE NOTED)
- CONSERVATION / WILDLIFE SEED MIX
 - WET MIX
 - SEMI-SHADE GRASS AND FORBS MIX
 - TURF MIX
 - PLUGS



Prepared By: **MIDPOINT**
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Site Location:

Owner/Applicant:
Om Shri Ambika, LLC
Jayesh Patel
208 Main Street
Sturbridge, MA 01518
Phone 774 221-0038

No.	Revision	Date
10	Restaurant Pad	10/1/21
7	PLAN REVIEW COMMENTS	9/27/17
6	Site Plan Revision	8/4/17
4	Site Plan Revision	12/10/14

Project Title:
Hotel Redevelopment Plan

21 New Boston Road
Sturbridge, MA

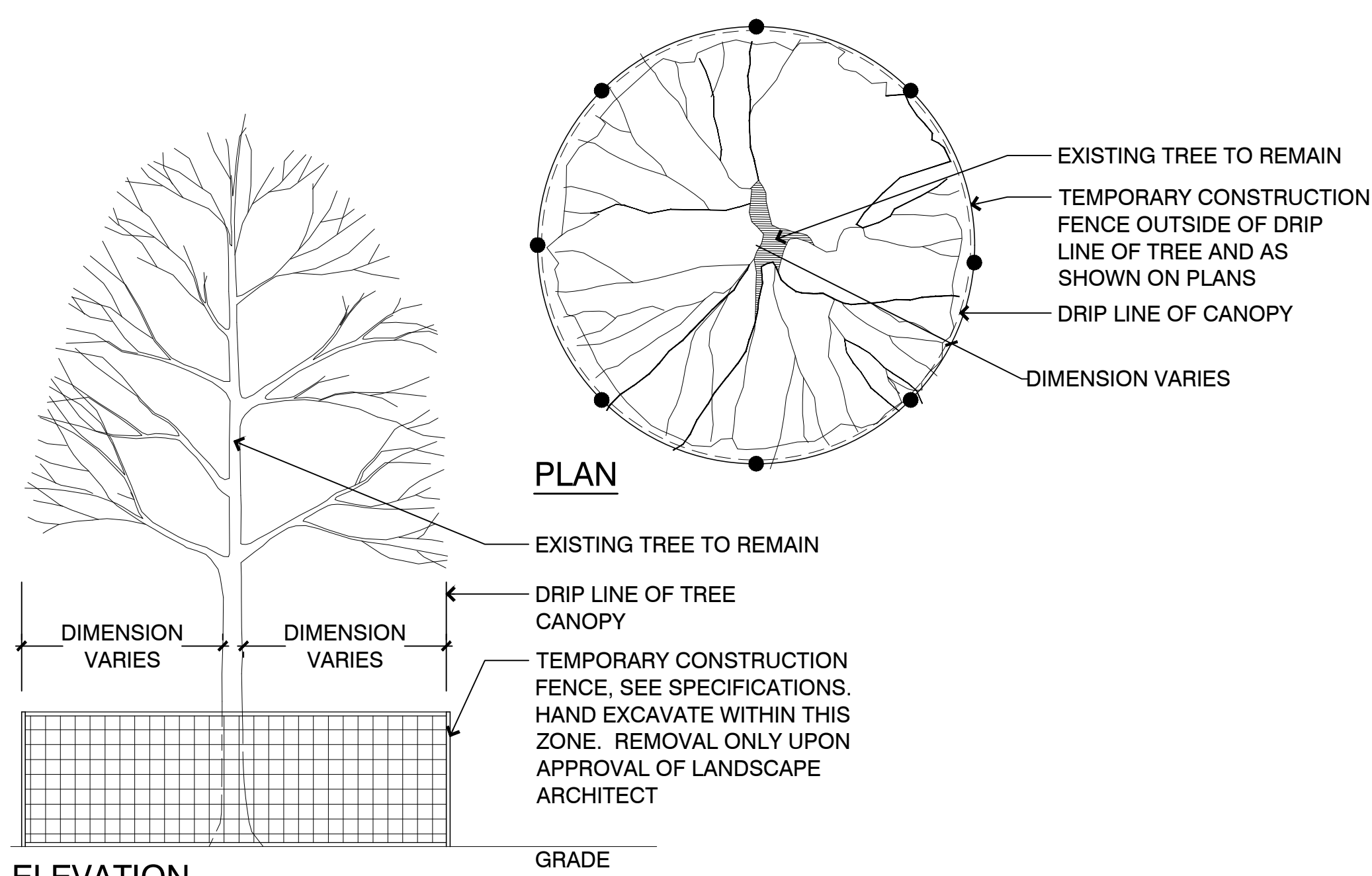
Issued For:
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Drawing Title:
PLANTING ENLARGEMENT PLAN - 2

Project No.: 1401
Sheet: 3 of 4

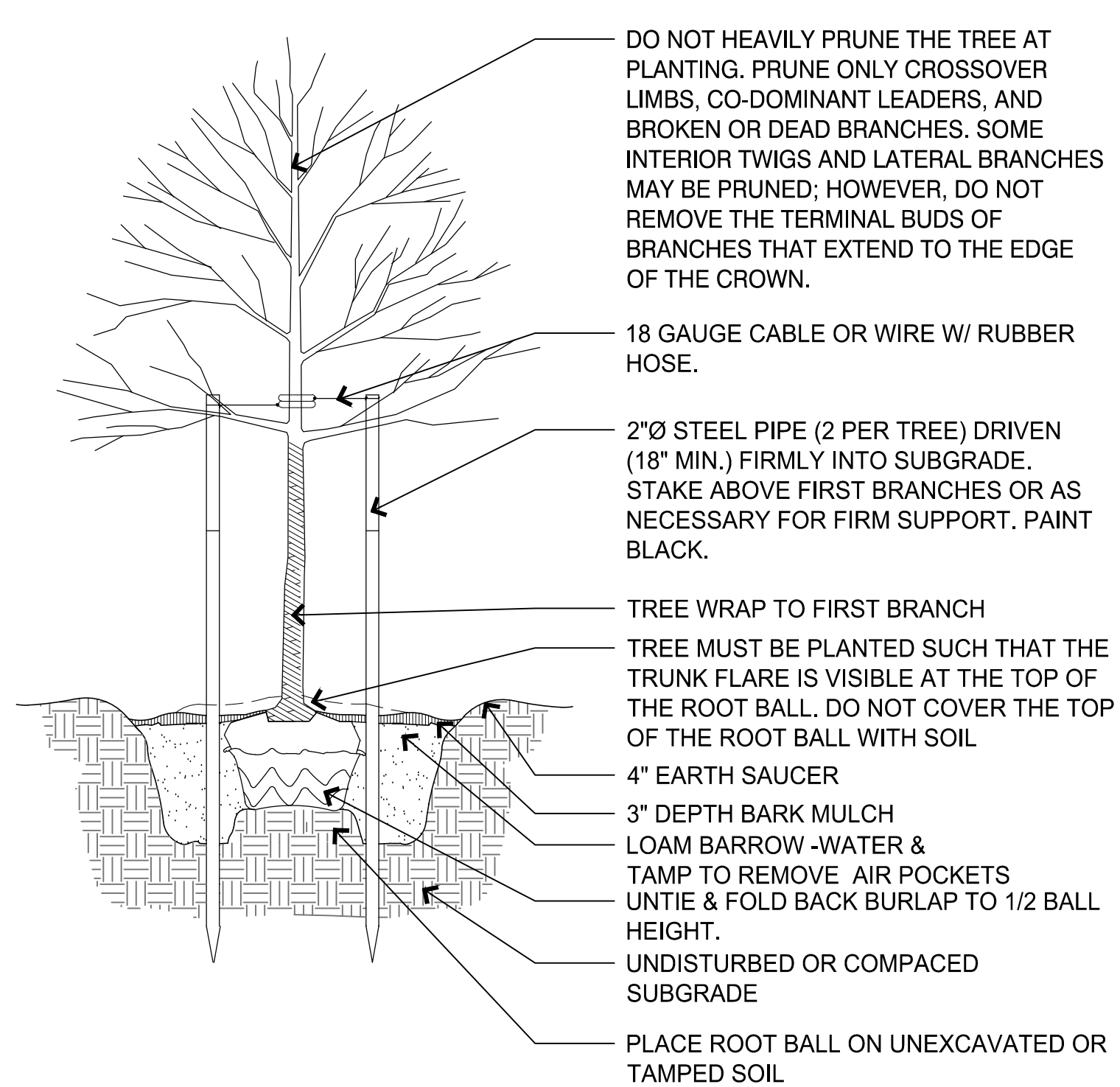
L-3



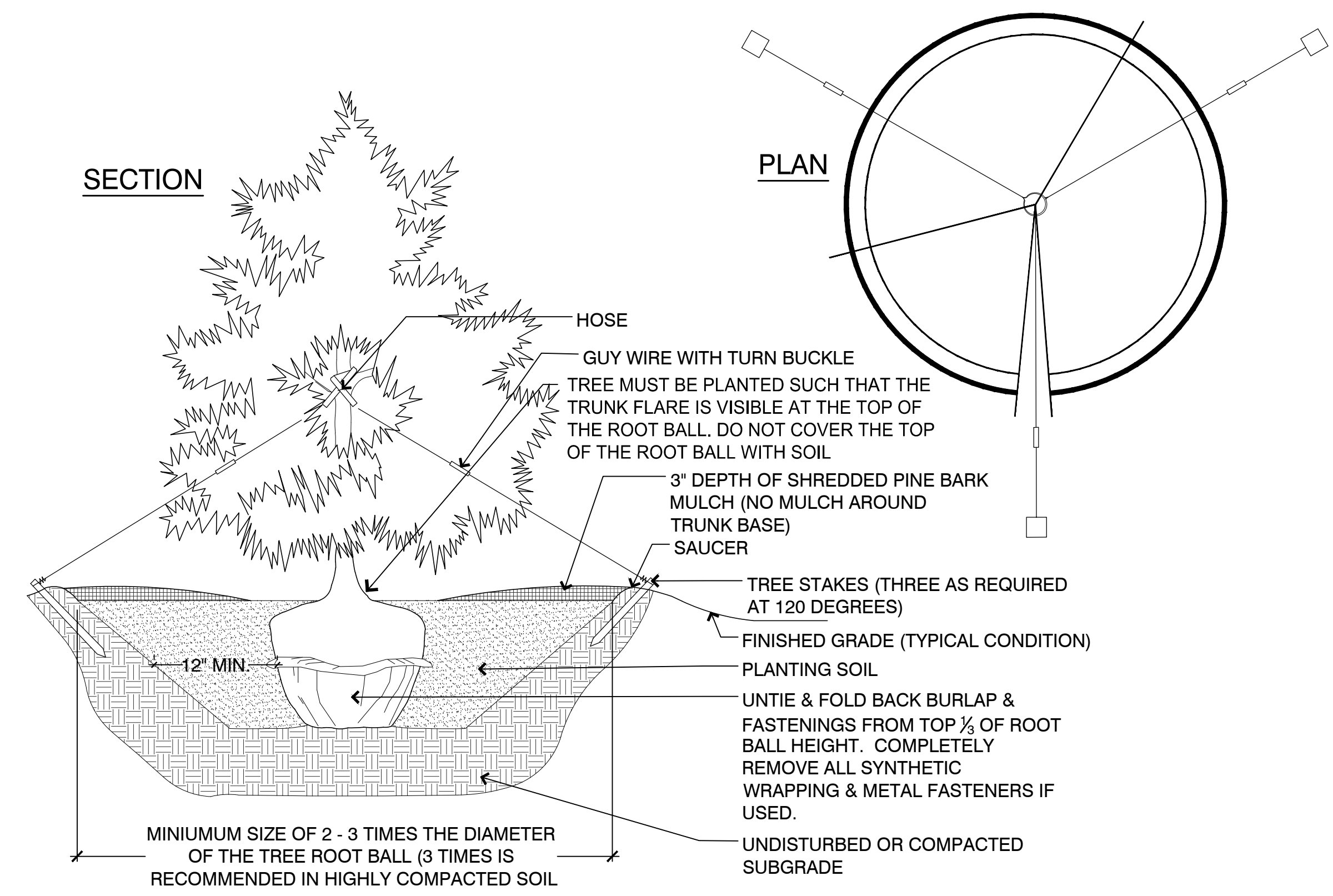
ELEVATION

NOTE:
 DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN FENCED AREA UNLESS OTHERWISE NOTED ON THE CONTRACT DRAWINGS

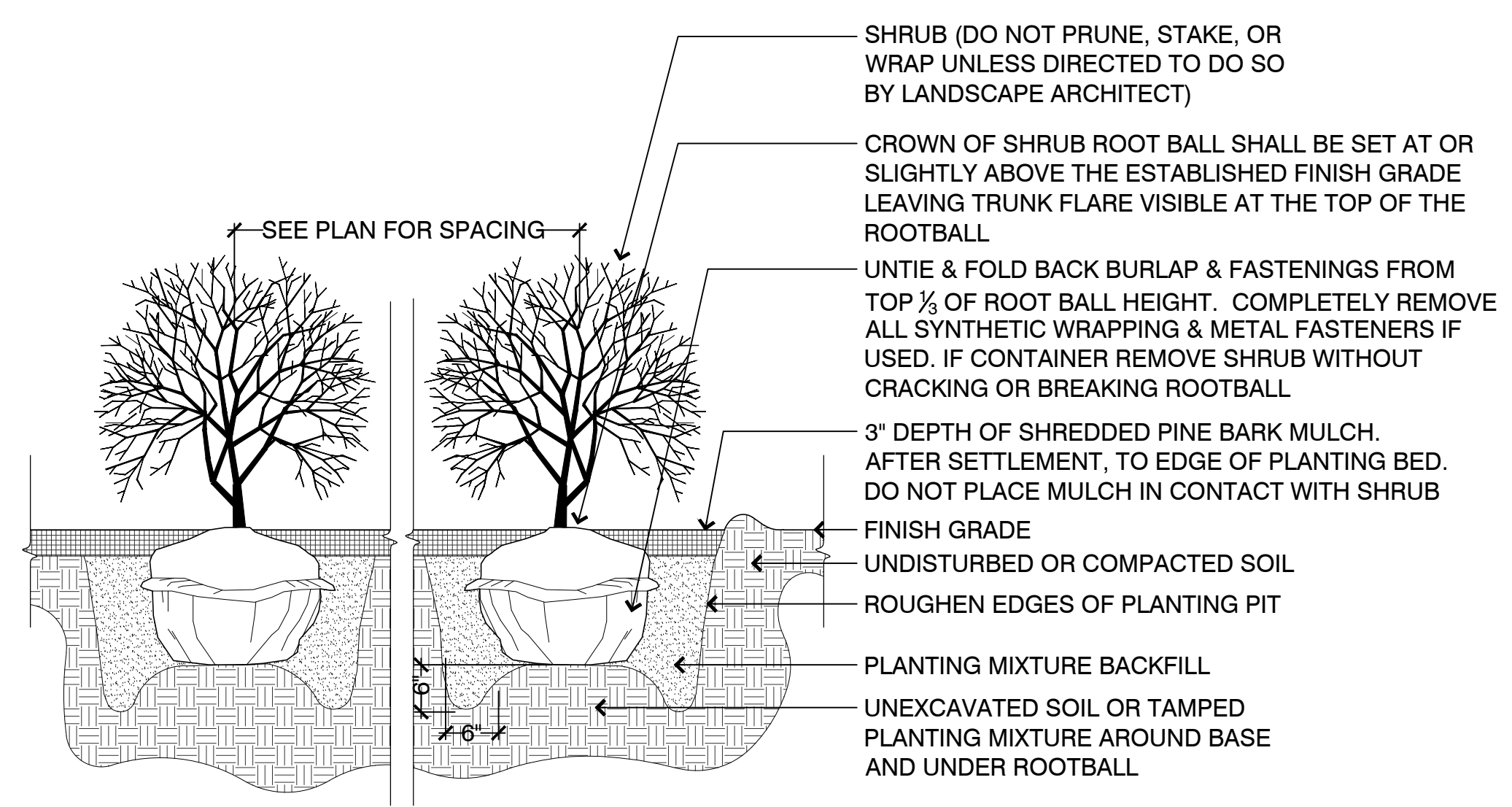
1 EXISTING TREE PROTECTION
 SCALE: NTS



2 TREE PLANTING DETAIL, TYP.
 NTS

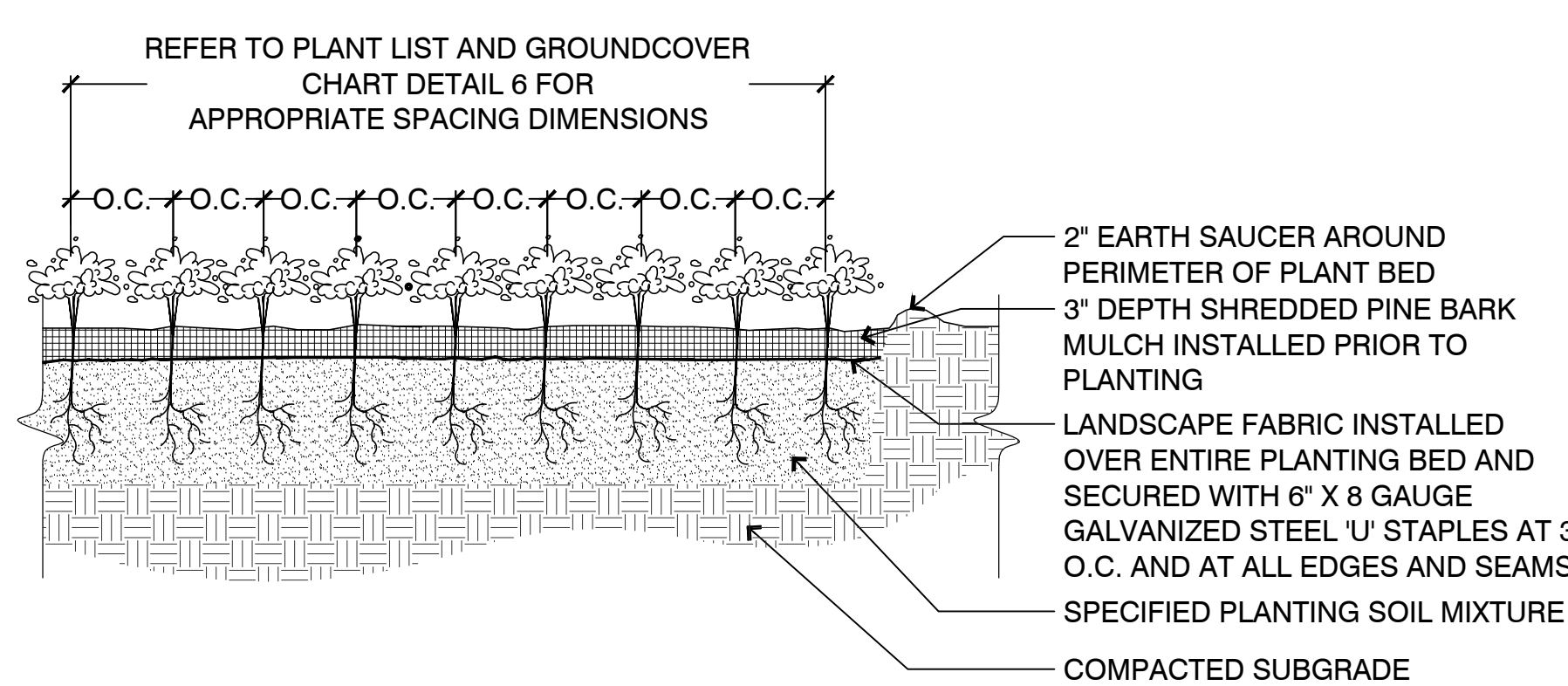


3 EVERGREEN TREE PLANTING
 SCALE: NTS

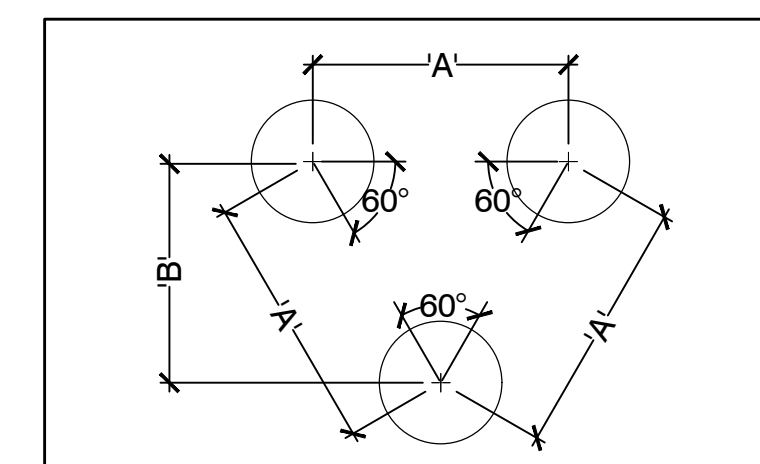


NOTE:
 IN POOR SOIL CONDITIONS, ELEVATE ROOT BALL ON 12\"/>

4 SHRUB PLANTING
 SCALE: NTS



5 GROUND COVER PLANTING
 SCALE: NTS



PLANT SPACING (A)	ROW SPACING (B)
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 1/2 IN. O.C.
12 IN. O.C.	10 1/2 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

6 GROUND COVER SPACING CHART
 SCALE: NTS

Site Location

Prepared For

Owner/Applicant:
Om Shri Ambika, LLC
 Jayesh Patel
 208 Main Street
 Sturbridge, MA 01518
 Phone 774 221-0038

Date: June 13, 2014 Scale: as noted

No.	Revision	Date
7	PB COMMENTS	9/27/17

Project Title
Hotel Redevelopment Plan
 21 New Boston Road
 Sturbridge, MA

Issued For
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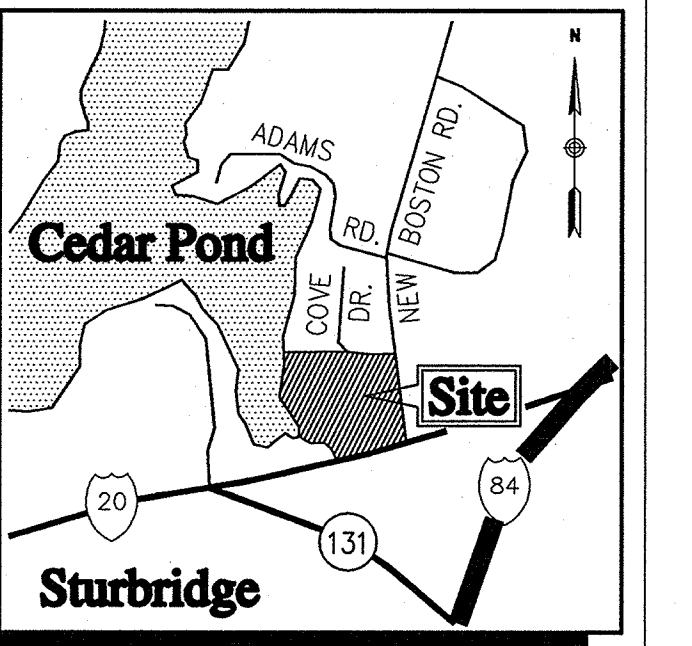
Drawing Title
LANDSCAPE DETAILS

General Notes

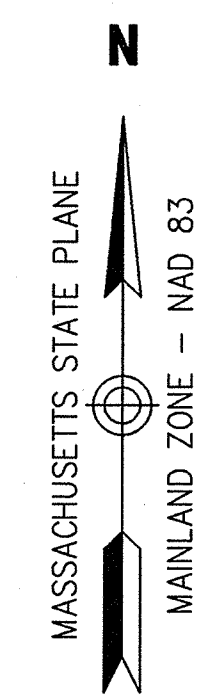
THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB BETWEEN JULY 17 AND JULY 24, 2007.
 THE HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83. VERTICAL VALUES SHOWN ON THIS PLAN ARE BASED ON THE NGVD OF 1929.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.



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 Middletown, Connecticut 06457
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Locus Map
(NOT TO SCALE)



Plan References

"THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF STURBRIDGE, WORCESTER COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF PUBLIC WORKS", PREPARED AT A SCALE OF 1"=40', DATED MARCH 7, 1973 AND RECORDED AS STATE HIGHWAY LAYOUT ALTERATION (S.H.L.A.) #6006.

"THE COMMONWEALTH OF MASSACHUSETTS, PLAN OF ROAD IN THE TOWN OF STURBRIDGE, WORCESTER COUNTY, ALTERED AND LAID OUT AS A STATE HIGHWAY BY THE DEPARTMENT OF HIGHWAYS", PREPARED AT A SCALE OF 1"=40', DATED JUNE 23, 1999 AND RECORDED AS STATE HIGHWAY LAYOUT ALTERATION (S.H.L.A.) #7452.

"PLAN OF COVE DRIVE SUBDIVISION, PROPERTY OF HARRY & EUNICE S. DIMETRI / FORMER SUSAN WHITE ESTATE, STURBRIDGE, MASS.", PREPARED AT A SCALE OF 1"=40' BY WAYNE MORSE & DONALD MURRAY, SURVEYORS, DATED JULY 8, 1963 AND RECORDED IN THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 282 PLAN 26.

"PLAN OF COVE DRIVE SUBDIVISION, PROPERTY OF HARRY & EUNICE S. DIMETRI / FORMER SUSAN WHITE ESTATE, STURBRIDGE, MASS.", PREPARED AT A SCALE OF 1"=40' BY WAYNE MORSE & DONALD MURRAY, SURVEYORS, DATED AUGUST 1, 1964 AND RECORDED IN THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 283 PLAN 25.

"LAYOUT OF COVE DRIVE WITHIN FORMER SUSAN WHITE ESTATE, STURBRIDGE, MASS.", PREPARED AT A SCALE OF 1"=80' BY W. H. MORSE, C.E., SURVEYOR, DATED AUGUST 1, 1964 AND RECORDED IN THE WORCESTER SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 288 PLAN 25.

No.	Revision	Date	Appr.

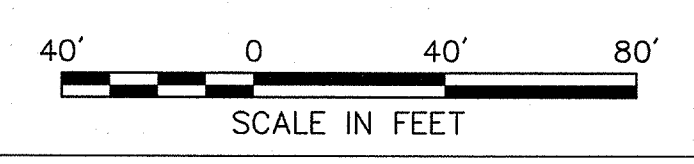
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CAD checked by		Approved by	CCD
Scale	1"=40'	Date	July 15, 2013

Project Title
**New Boston Road
 at U.S. Route 20
 and Cove Drive
 Sturbridge, Massachusetts**

Review

**Property Survey
 Map 25 Block 42
 Lot 21 (Part)**

Drawing Number
Sv-1
 Sheet 1 of 2
 Project Number
 41931.00

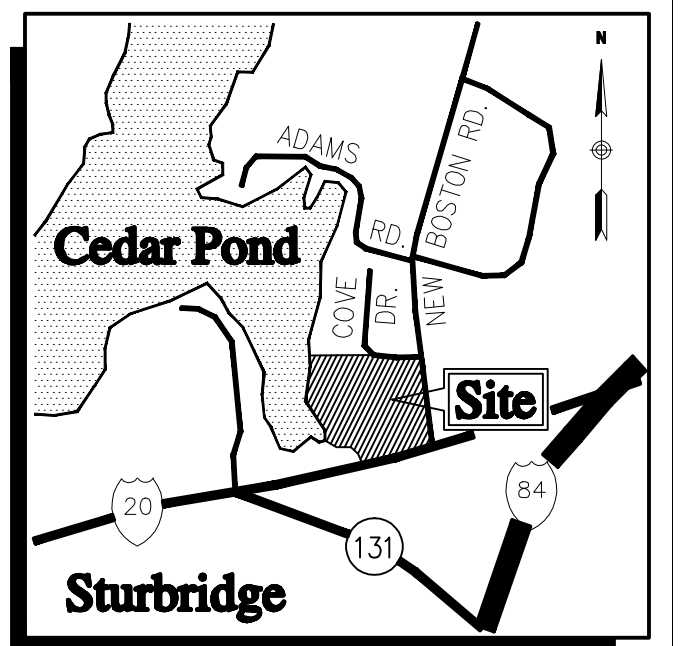




Vanasse Hangen Brustlin, Inc.

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54 Tuttle Place
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Locus Map
(NOT TO SCALE)

No.	Revision	Date	Appr.

Designed by _____ Drawn by TBO Checked by _____
 CAD checked by _____ Approved by CCD
 Scale 1"=40' Date July 15, 2013
 Project Title

**New Boston Road
at U.S. Route 20
and Cove Drive
Sturbridge, Massachusetts**

Issued for
Review

**Topographic Survey
Map 25 Block 42
Lot 21 (PART)**

Drawing Title

Drawing Number

Sv-2

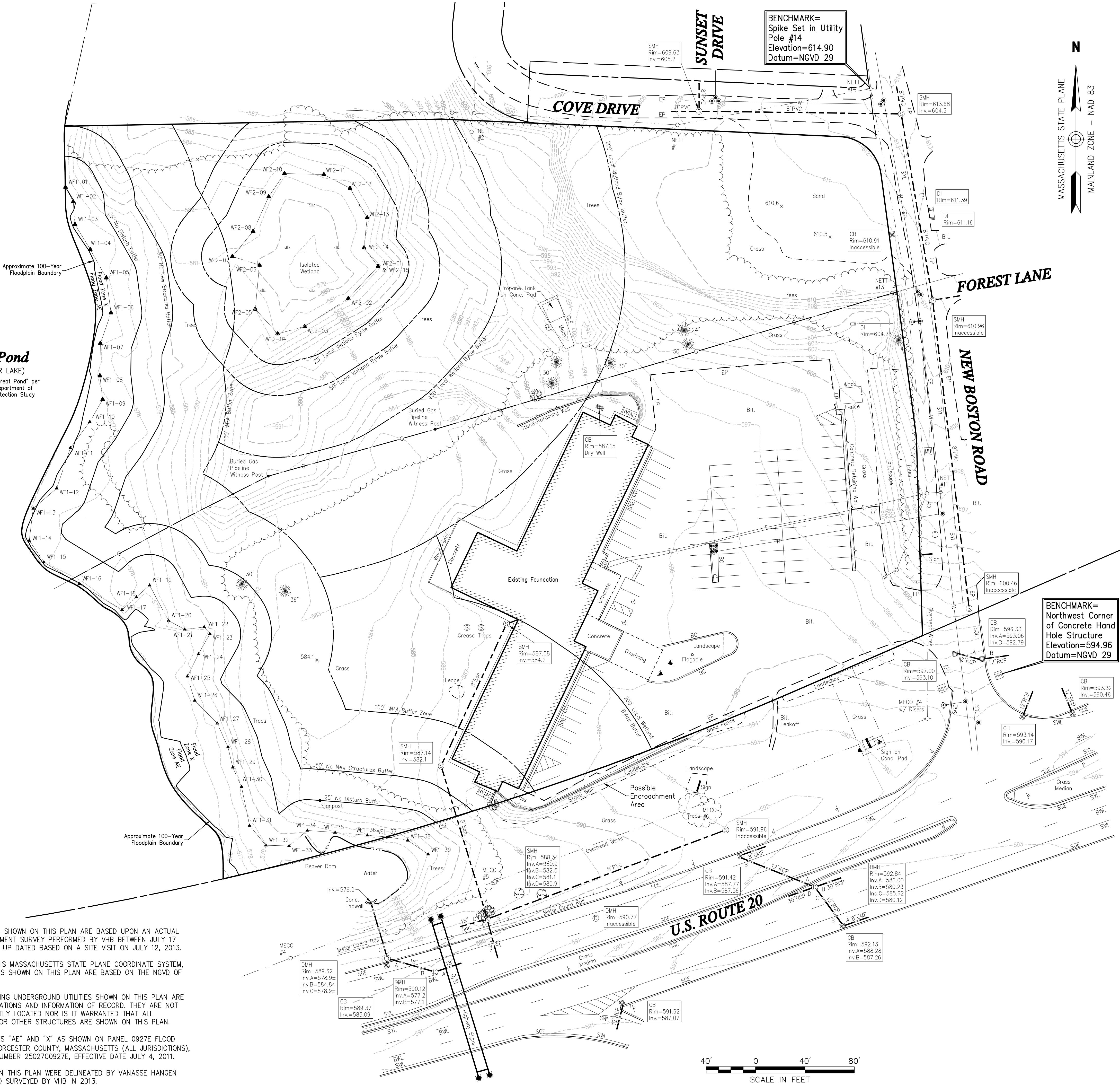
Sheet 2 of 2

Project Number
41931.00

Legend

- CC CONCRETE CURB
- SCE SLOPED GRANITE EDGING
- VGC VERTICAL GRANITE CURB
- SCE SLOPED CONCRETE EDGING
- BB BITUMINOUS BERM
- BC BITUMINOUS CURB
- EP EDGE OF PAVEMENT
- BIT. BITUMINOUS PAVEMENT
- CONC. CONCRETE
- S/W SIDEWALK
- FL FLOW LINE
- UP UTILITY POLE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYLCHLORIDE PIPE
- DIP DUCTILE IRON PIPE
- CMP CORRUGATED METAL PIPE
- CPP CORRUGATED PLASTIC PIPE
- VC VITRIFIED CLAY PIPE
- BWL BROKEN WHITE LINE
- BYL BROKEN YELLOW LINE
- DYL DOUBLE YELLOW LINE
- SWL SINGLE WHITE LINE
- SYL SINGLE YELLOW LINE
- PIV POST INDICATOR VALVE
- CLF CHAIN LINK FENCE
- CB CATCH BASIN
- MH MANHOLE
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- GG GAS GATE
- WG WATER GATE
- OHV OVERHEAD LINE
- MW MONITORING WELL
- TP TEST PIT
- RIM= RIM ELEVATION
- INV= INVERT ELEVATION
- ELEV. ELEVATION
- F.F.E. FINISH FLOOR ELEVATION
- O/H OVERHEAD
- TYP. TYPICAL
- AC AIR CONDITIONING
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FA FIRE ALARM
- GA GAS METER
- HH HAND HOLE
- PH PEDESTRIAN PUSH BUTTON
- PP PAY PHONE
- SC SIGNAL CONTROL
- TEB TELEPHONE BOX
- WT WATER METER
- PB PARKING BUMPER
- 1 LUMINAIRE
- 2 LUMINAIRE
- 3 LUMINAIRE
- 4 LUMINAIRE
- SPAN POLE
- MA MASTARM
- SH SHRUBS
- DT DECIDUOUS TREE
- ET EVERGREEN TREE
- CB CATCH BASIN
- RB ROUND CATCH BASIN
- FS FLARED END SECTION
- DS DOWNSPOUT
- DMH DRAIN MANHOLE
- SMH SEWER MANHOLE
- EMH ELECTRIC MANHOLE
- TMH TELEPHONE MANHOLE
- SMH SIGNAL MANHOLE
- WMH WATER MANHOLE
- WG WATER GATE
- SC SIAMSESE CONNECTION
- FH FIRE HYDRANT
- GG GAS GATE
- SS STREET SIGN
- DS DOUBLE STREET SIGN
- LP LIGHT POLE
- FL FLOOD LIGHT
- UP UTILITY POLE
- UW UTILITY POLE W/LIGHT
- GP GUY POLE OR WIRE
- BP BOLLARD/POST
- BORING
- MW MONITORING WELL
- TP TEST PIT
- 1-100 WETLAND FLAG
- 100.0 SPOT ELEVATION
- HS HANDICAP SYMBOL
- EP EDGE OF PAVEMENT
- EGR EDGE OF GRAVEL/LANDSCAPE
- ETL EDGE OF TRAVELED WAY
- EPH EDGE OF PATH
- BO BUILDING OVERHANG
- CR CURB
- SR STEEL GUARD RAIL
- WR WOOD GUARD RAIL
- BF BARBED WIRE FENCE
- CLF CHAIN LINK FENCE
- WF WOOD FENCE
- UD UNDERGROUND DRAINAGE LINE
- US UNDERGROUND SEWER LINE
- OW OVERHEAD WIRE
- UE UNDERGROUND ELECTRIC LINE
- UG UNDERGROUND GAS LINE
- UW UNDERGROUND WATER LINE
- UT UNDERGROUND TELEPHONE LINE
- SW STONE WALL
- TR TREE LINE
- STR STREAM
- WE WETLAND EDGE
- PL PROPERTY LINE
- EL EASEMENT LINE
- SH STATE FREEWAY LINE
- HW HIGHWAY LINE
- TL CITY/TOWN LAYOUT LINE

Cedar Pond
(A.K.A. CEDAR LAKE)
A Massachusetts "Great Pond" per
Massachusetts Department of
Environmental Protection Study



General Notes

THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB BETWEEN JULY 17 AND JULY 24, 2007 AND UP DATED BASED ON A SITE VISIT ON JULY 12, 2013.

THE HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 83. VERTICAL VALUES SHOWN ON THIS PLAN ARE BASED ON THE NGVD OF 1929.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.

LOT 21 LIES WITHIN ZONES "AE" AND "X" AS SHOWN ON PANEL 0927E FLOOD INSURANCE RATE MAP WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 927 1075, MAP NUMBER 25027C0927E, EFFECTIVE DATE JULY 4, 2011.

THE WETLANDS SHOWN ON THIS PLAN WERE DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. AND FIELD SURVEYED BY VHB IN 2013.

