

# PARKING LOT IMPROVEMENTS

## 423 MAIN STREET

### STURBRIDGE, MA 01556

**JANUARY 4, 2021**

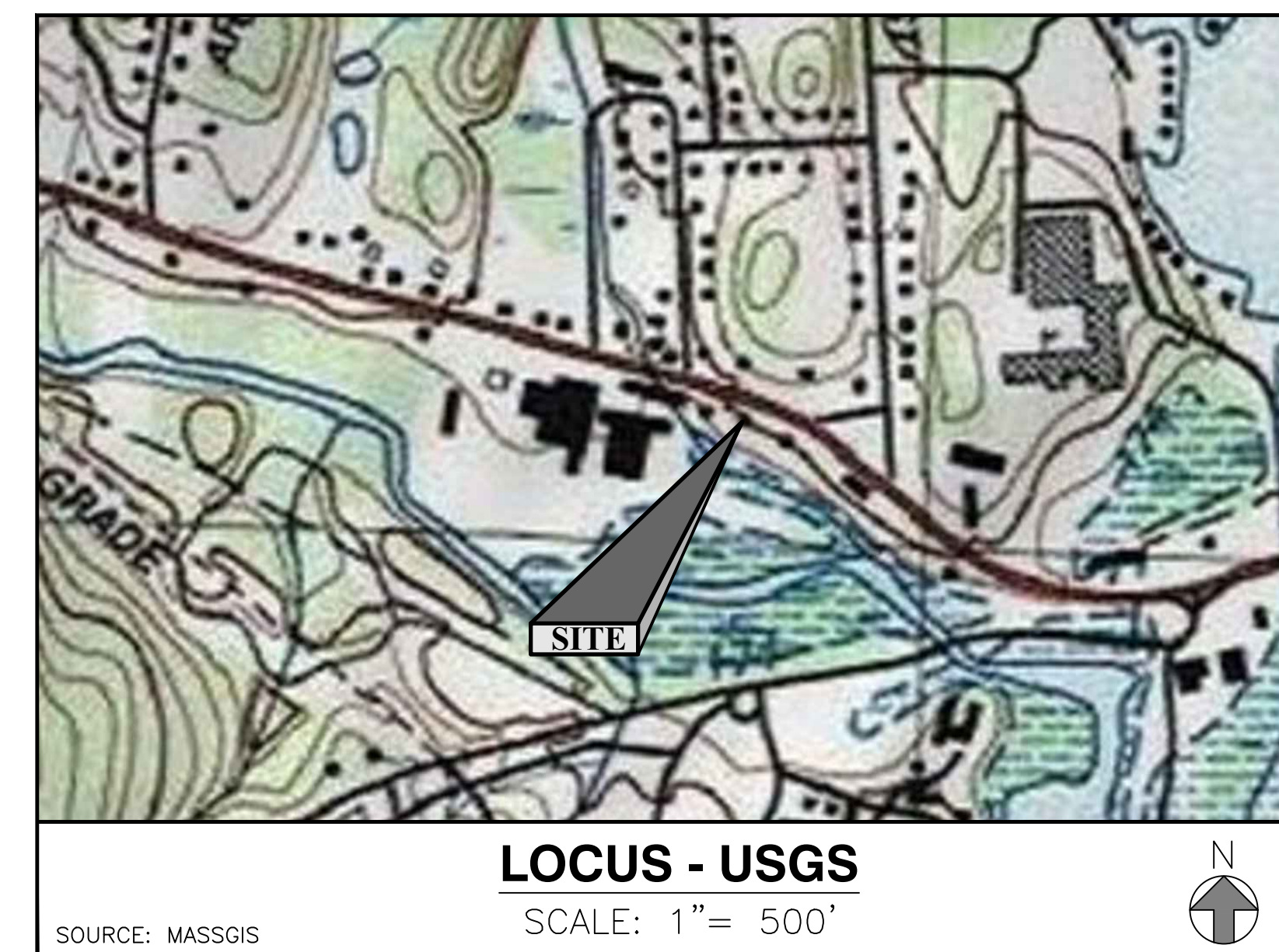
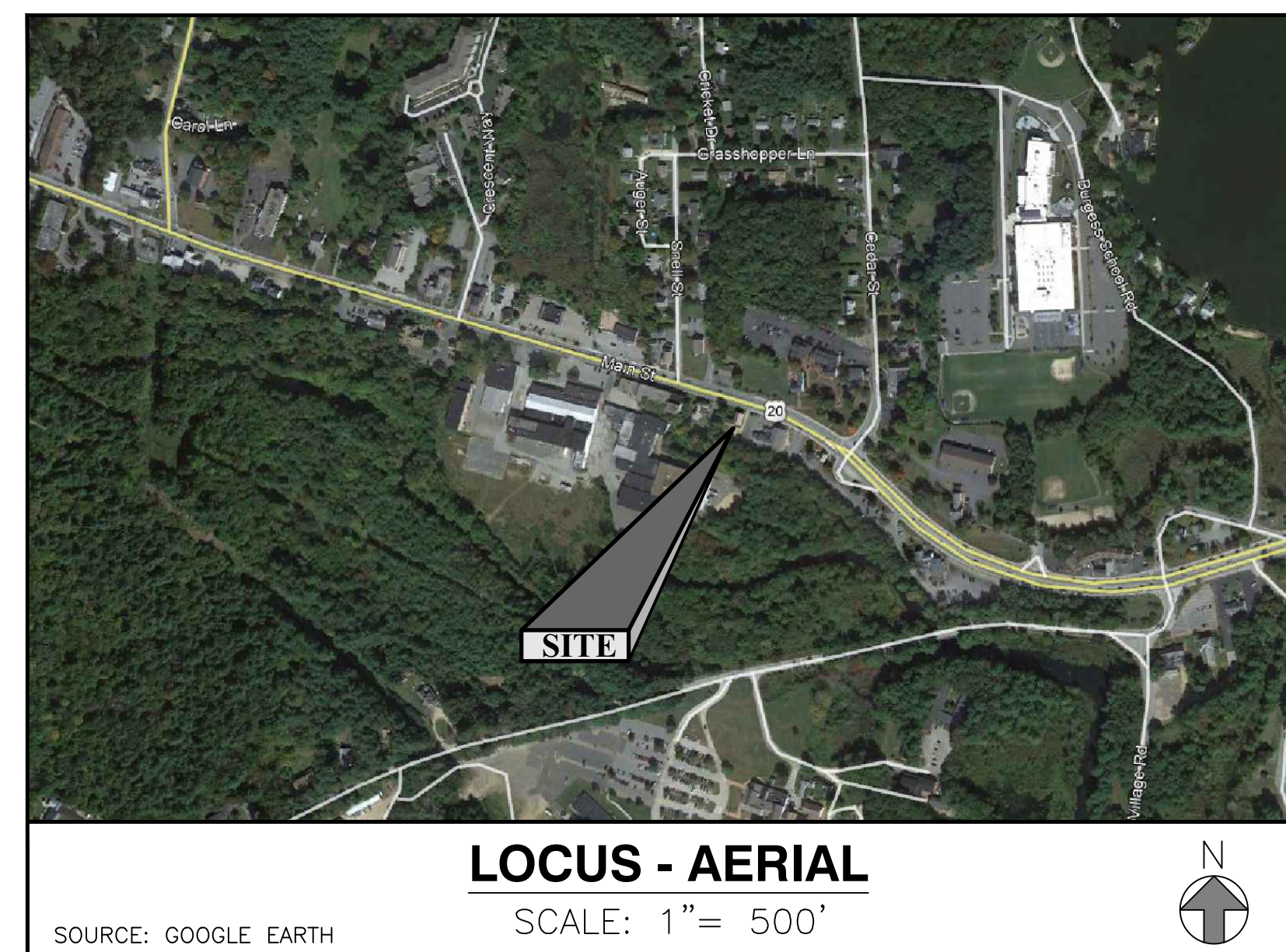
REVISION/ISSUE DATES		
1	ISSUED FOR PERMITTING	1/4/2021
2	REVISED PER CON. COMM. REVIEW	2/9/2021
3	REVISED PER DEP COMMENTS	2/16/2021

**OWNER**

STL423 LLC  
75 WALES ROAD, HOLLAND, MA 01521

**APPLICANT**

NBM REALTY, LLC  
PO BOX 638, STURBRIDGE, MA 01566

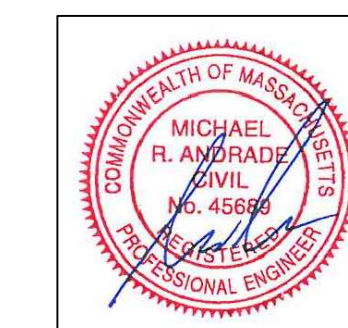


SHEET INDEX
1 - C001 - Cover Sheet
2 - C101 - Existing Conditions, Site Demo, and Sediment and Erosion Control Plan
3 - C102 - Layout Plan
4 - C103 - Grading and Drainage Plan
5 - C501 - Site Details - 1
6 - C502 - Site Details - 2

PREPARED BY:



100 GROVE STREET | WORCESTER MA 01605  
T 508-856-0321 | F 508-856-0357  
gravesengineering.com



ELECTRONICALLY STAMPED  
BY MICHAEL ANDRADE, PE: 02/16/2021

SITE DATA	
ADDRESS:	423 MAIN STREET, STURBRIDGE, MA 01566
LOT AREA:	11,761 SQ.FT (0.27 AC.)
OWNER:	STL423 LLC 75 WALES ROAD, HOLLAND, MA 01521
ASSESSORS:	415-02445-423
EXISTING USE:	MULTIFAMILY
DEED REFERENCE:	WROD BOOK 63027 PAGE 56
ZONING DISTRICT:	COMMERCIAL TOURIST

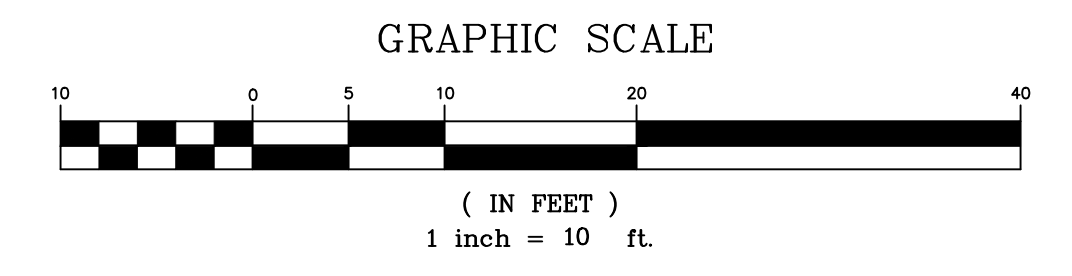
- GENERAL NOTES**
- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
  - 2) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 811. THE TOWN OF STURBRIDGE SHALL ALSO BE CONTACTED FOR UTILITY MARKOUTS AS AVAILABLE.
  - 3) DETAIL/TPOGRAPHIC FEATURES ARE BASED UPON AN INSTRUMENTAL SURVEY PERFORMED BY GRAVES ENGINEERING, INC. DATED OCTOBER 6, 2020. 3). PROPERTY LINE AND SOME SITE FEATURES SHOWN ON THIS PLAN ARE COMPILED FROM STURBRIDGE GIS AND OTHER ONLINE SOURCES AND SHALL BE CONSIDERED APPROXIMATE.
  - 4) VERTICAL DATUM IS NAVD88; SEE PLANS FOR PROJECT BENCHMARKS. HORIZONTAL DATUM IS MASSACHUSETTS STATE PLANE. DATUMS DERIVED FROM GPS METHODS.

- SHEET NOTES**
- 1) ALL EXISTING PAVEMENT IN PROPOSED WORK AREAS SHALL BE NEATLY SAWCUT.
  - 2) ALL ITEMS NOTED TO BE REMOVED AND DISPOSED SHALL BE PROPERLY DISPOSED OF OFFSITE.
  - 3) THE CONTRACTOR SHALL EMPLOY ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT A RELEASE OF SEDIMENT FROM THE SITE.
  - 4) THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE(S) IN ACCORDANCE WITH THE DETAILS AT ANY VEHICLE TRANSITION FROM PAVEMENT TO SOIL. THE ENTRANCE SHALL REMAIN AS LONG AS POSSIBLE AND SHALL BE REPAIRED AS NECESSARY TO MAINTAIN PROPER FUNCTION.
  - 5) SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK.
  - 6) SEDIMENT BAGS SHALL BE INSTALLED IN ALL CATCH BASIN LEFT AT GRADE AND LOCATED WITHIN OR DOWNGRADIENT OR WORK AREAS.



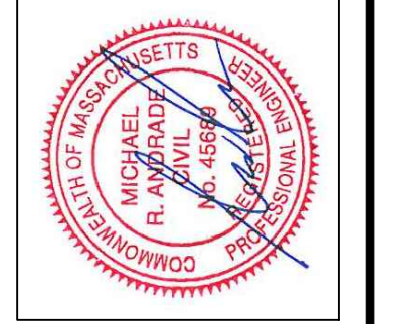
**LEGEND**

W100	100 FOOT WETLAND BUFFER ZONE
W50	50 FOOT NO STRUCTURE BUFFER ZONE (LOCAL)
W25	25 FOOT NO DISTURB BUFFER ZONE (LOCAL)
R100	100 FOOT RIVERFRONT (INNER RIPARIAN)
R200	200 FOOT RIVERFRONT AREA (OUTER RIPARIAN)
FP100	100 YEAR FLOODPLAIN BOUNDARY
(Wavy line)	TREELINE
OHE	OVERHEAD ELECTRIC
S	SEWER
(Dashed line)	PROPERTY LINE
(Square symbol)	WOOD POST AND RAIL FENCE
-581-	1-FOOT CONTOURS
-580-	5-FOOT CONTOURS
SF	SILT FENCE AND HAYBALES
BIT.	BITUMINOUS
CONC.	CONCRETE
CCB	CAPE COD BERM
(Circle with S)	SEWER MANHOLE
EOP	EDGE OF PAVEMENT
WF-#	RESOURCE AREA FLAG - NUMBER



**GRAVES ENGINEERING, Inc.**  
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NO.	DATE	BY	DESCRIPTION
3	02/16/21	DFS	REVISED PER DEP COMMENTS
2	02/09/21	DFS	REVISED PER CON. COMM.
1	01/04/21	DFS	ISSUED FOR PERMITTING



EXISTING CONDITIONS, SITE DEMO, AND SEDIMENT & EROSION CONTROL PLAN  
**PARKING LOT IMPROVEMENTS**  
 423 MAIN STREET, STURBRIDGE, MA 01566


CLIENT: NFM REALTY LLC  
 PO BOX 688, STURBRIDGE, MA 01566

DATE: 01/04/21 SCALE: 1"=10'  
 DES. BY: DFS DRW. BY: DFS  
 CHK. BY: MRA PRJ. NO.: 20134

**SHEET NOTES**

- 1) ALL DIMENSIONS SHOWN ARE MEASURED FROM TOE OF CURB OR CENTER OF PAINTED LINE.
- 2) CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF LOAM AND SEED OR AS OTHERWISE NOTED ON THE PLANS.
- 3) THE CONTRACTOR SHALL COORDINATE WITH PLANS BY OTHERS (ARCHITECTURAL, STRUCTURAL, MEP, ETC.)
- 4) PAVEMENT MARKINGS SHALL BE PAINTED WITH WHITE TRAFFIC PAINT CONFORMING TO SECTION M7.01.08 OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION. LINE WIDTH SHALL BE 4 INCHES.

**SNOW STORAGE NOTES**

SNOW SHALL BE STORED WITHIN AREAS AS SHOWN ON THIS SHEET DESIGNATED BY THIS HATCHING 

SNOW STORAGE LOCATIONS SHOWN REPRESENT THE MINIMUM NECESSARY AND THE OWNER SHALL EXPAND SUCH AREAS AS NEEDED. SNOW SHALL NOT BE PLACED SO AS TO INHIBIT VEHICLE SIGHT LINES FOR ENTERING AND EXITING THE SITE AND INTERNAL SITE CIRCULATION NOR PLACED TO INHIBIT SITE DRAINAGE (NOT WITHIN THE RAIN GARDEN).

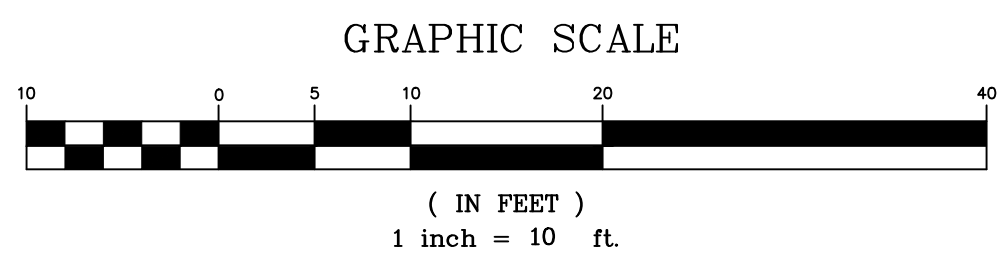
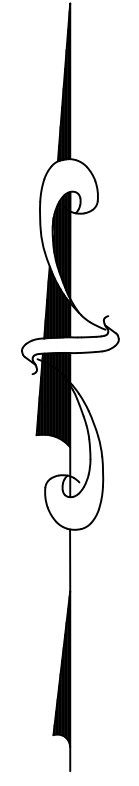
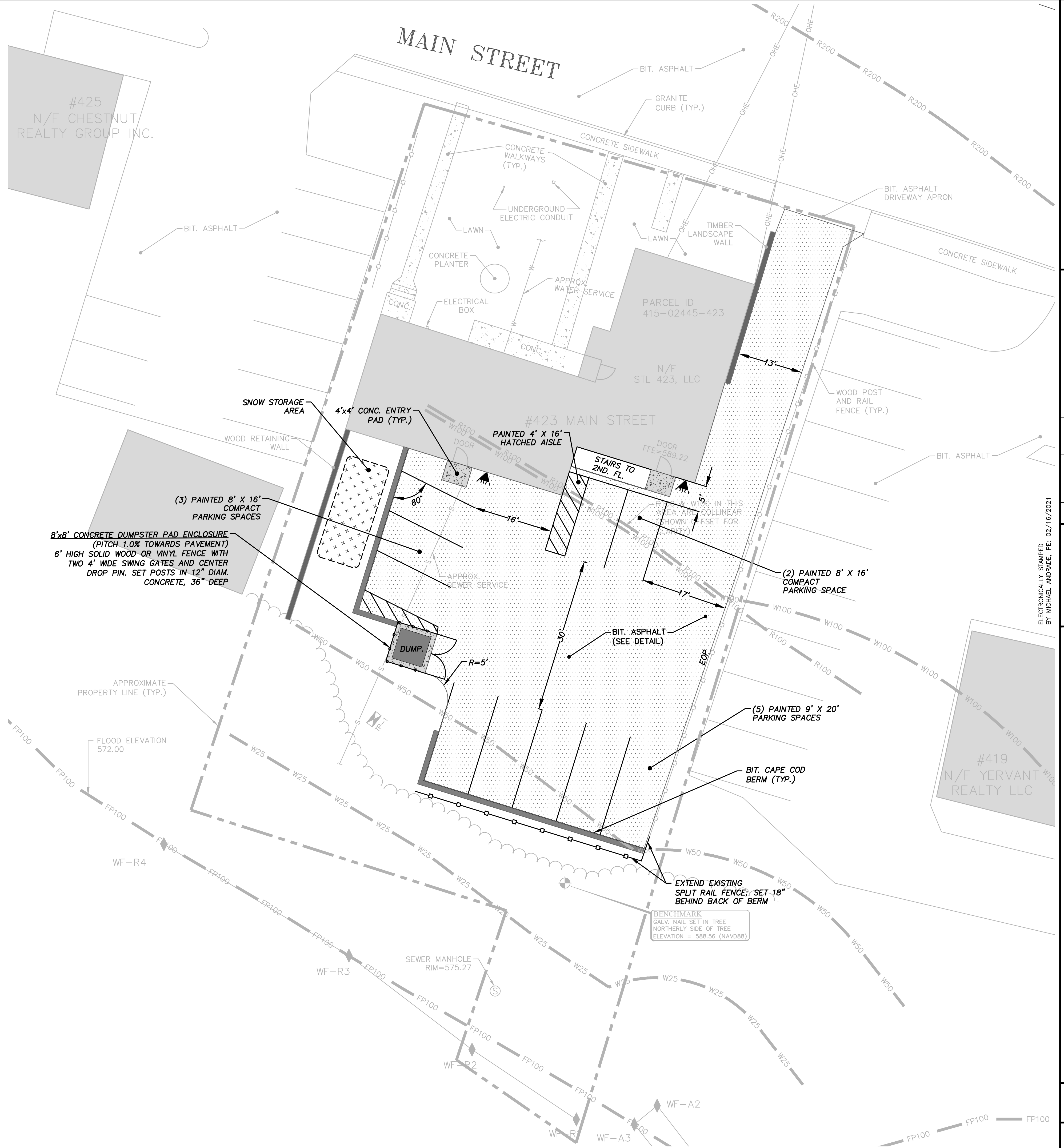
**PARKING SCHEDULE**

**REQUIRED PARKING**  
 DWELLING UNIT: 2 SPACES/UNIT (SEE NOTE #1 BELOW)  
 2 - 1 BEDROOM  
 3 - 2 BEDROOM = 5 UNITS TOTAL  
 TOTAL SPACES REQUIRED = 5 UNITS X 2 SPACES = 10 SPACES

**EXISTING PARKING**  
 6 SPACES (NOT MARKED)

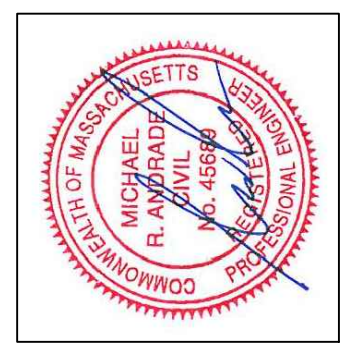
**PROPOSED PARKING**  
 10 SPACES (5-9'x20' SPACES, 5-8'x16' COMPACT SPACES)

**NOTE:** PROPERTIES WITHIN THE COMMERCIAL TOURIST DISTRICT SHALL NOT BE REQUIRED TO COMPLY WITH THE CURRENT PARKING REQUIREMENTS FOR THE CONTINUED USE FOR A SAME OR SIMILAR USE. (§21.11.A)



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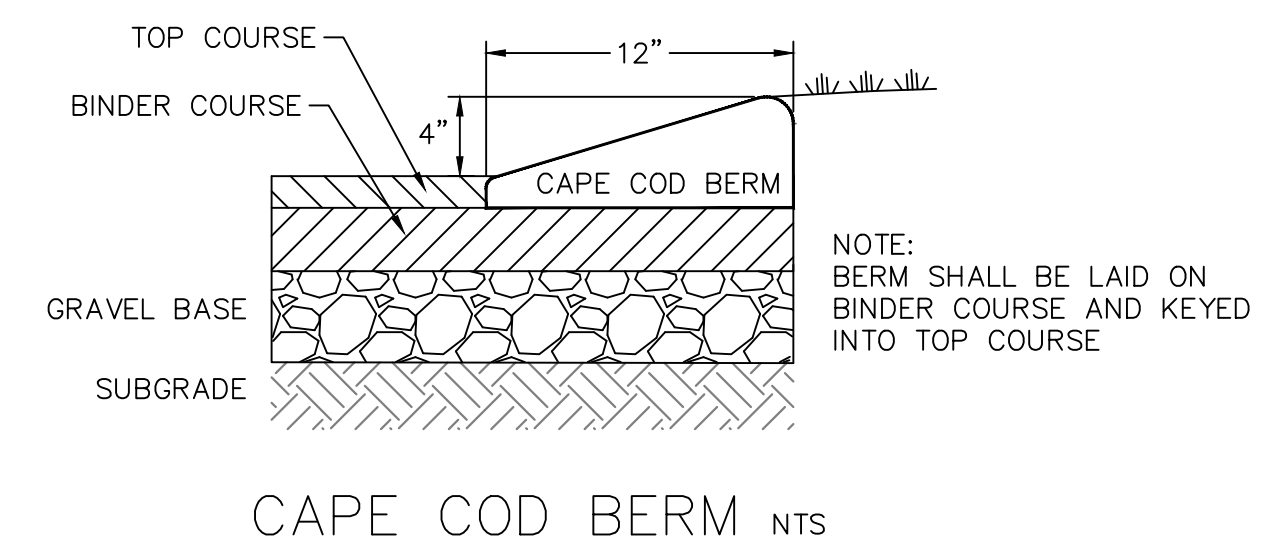
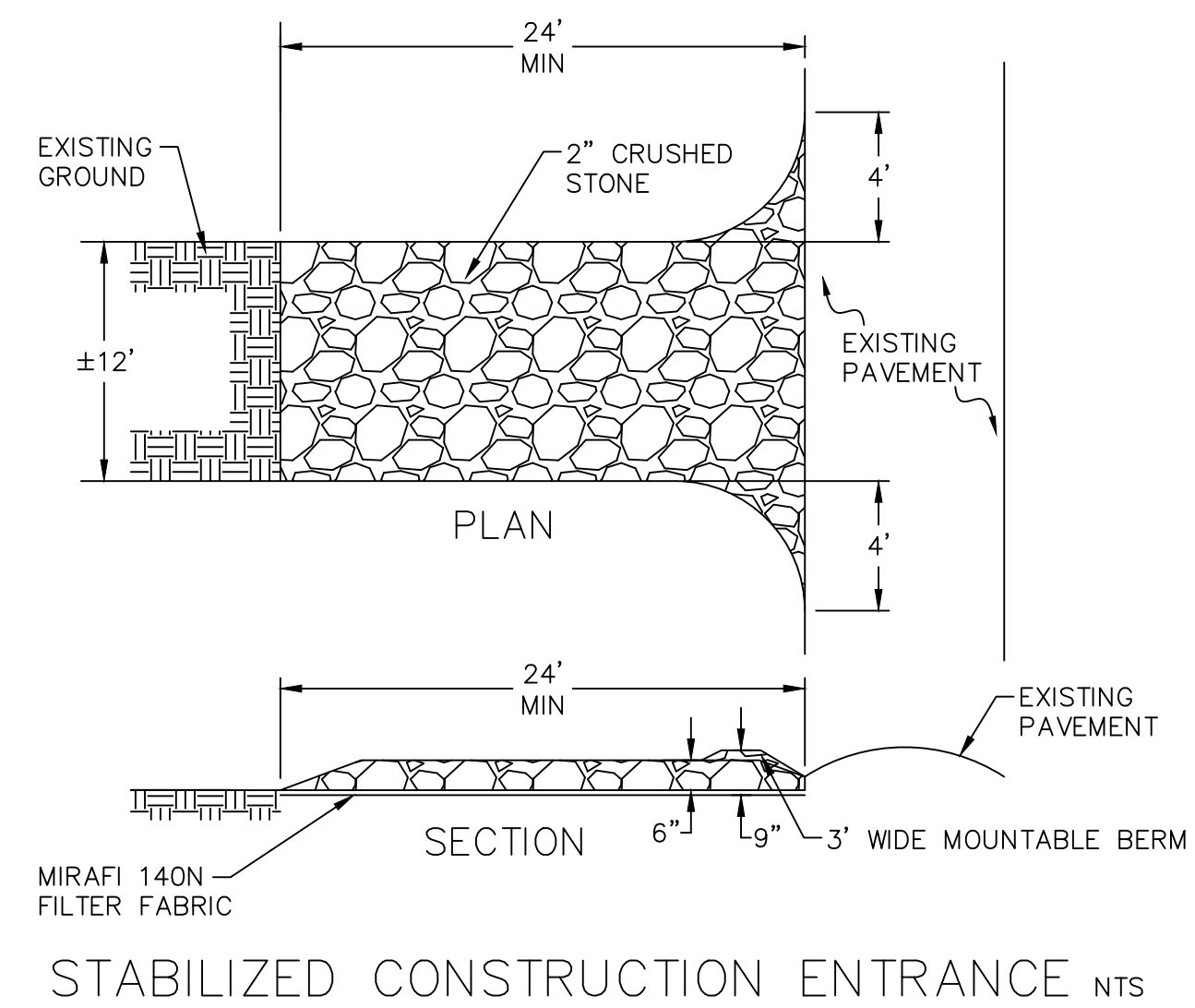
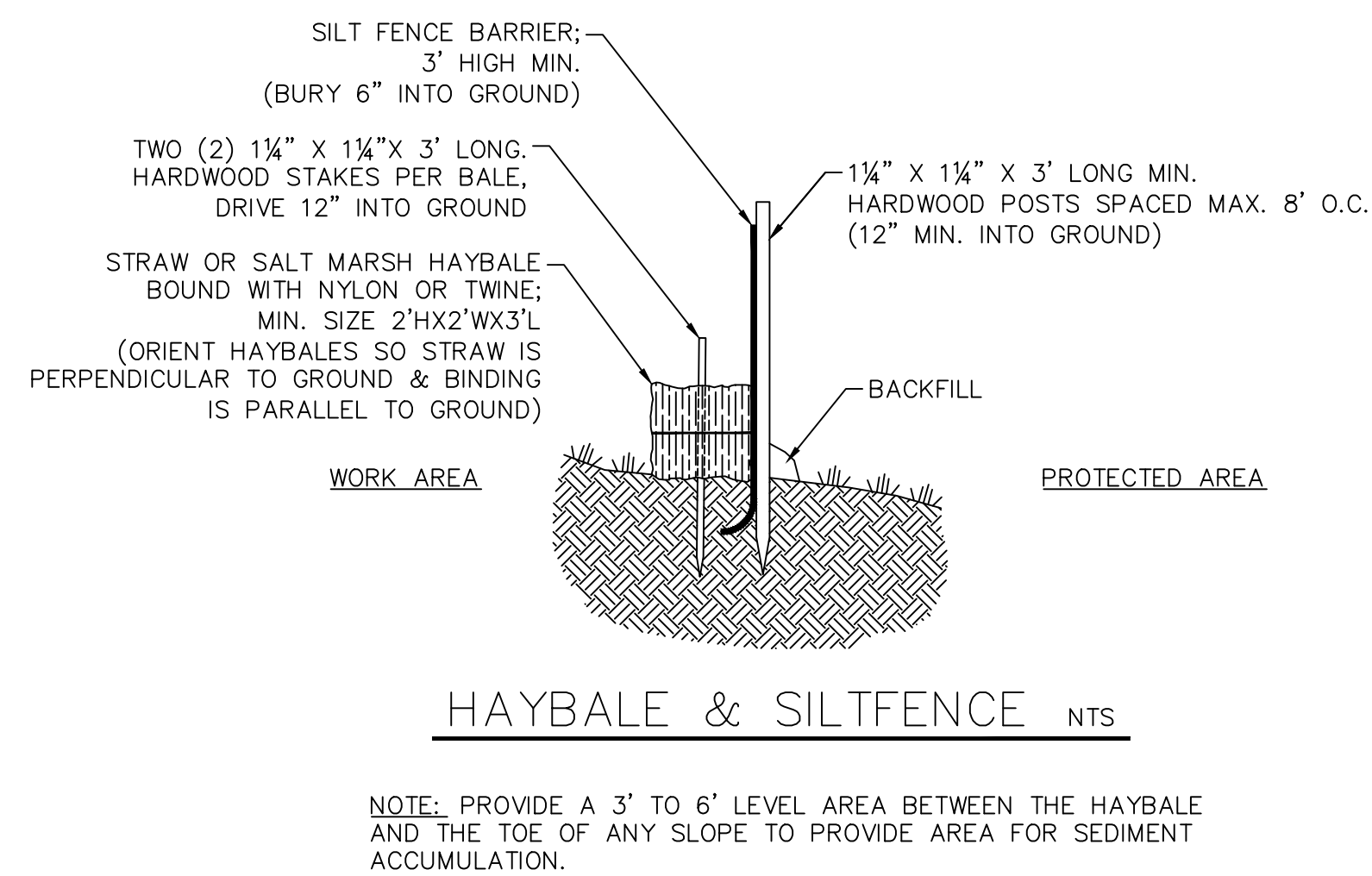
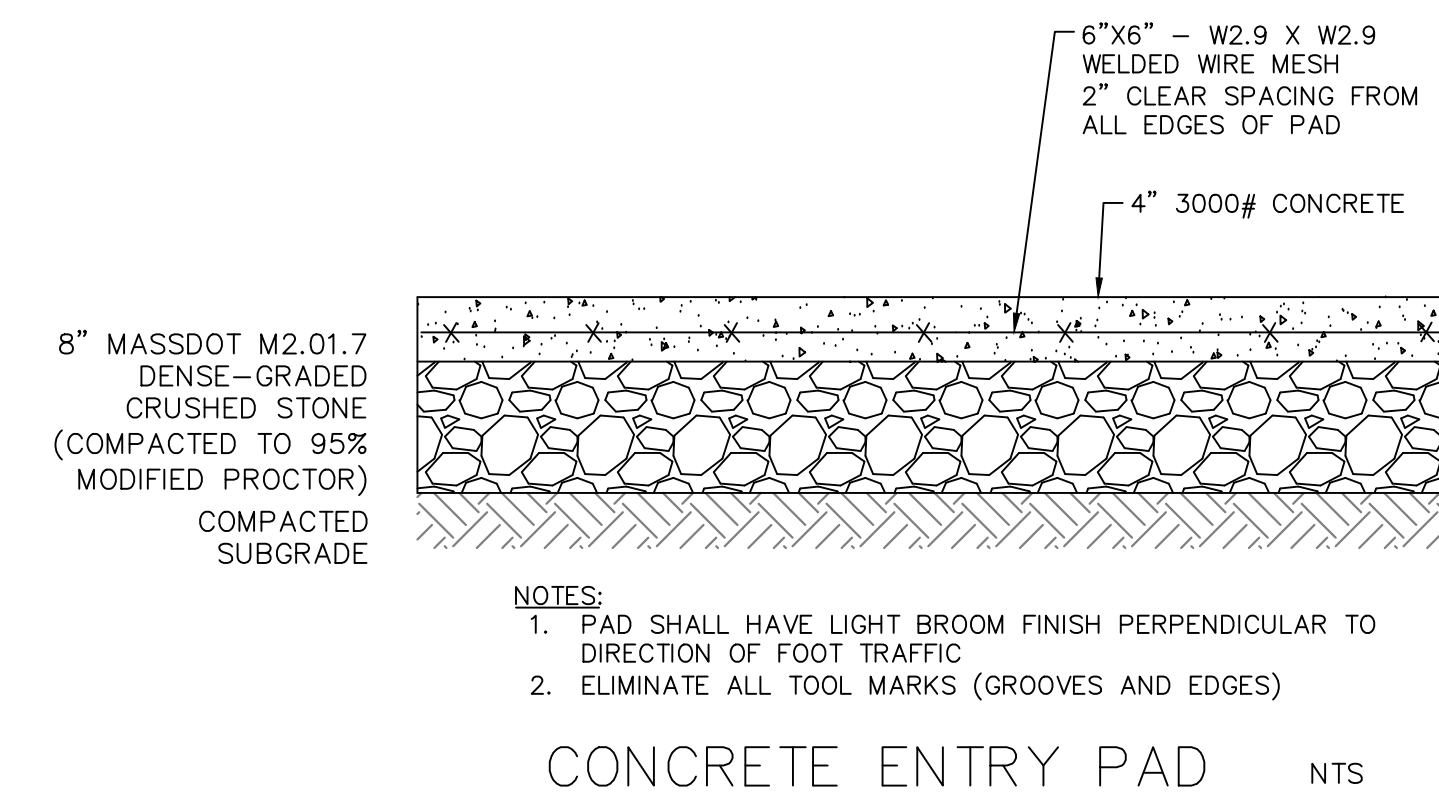
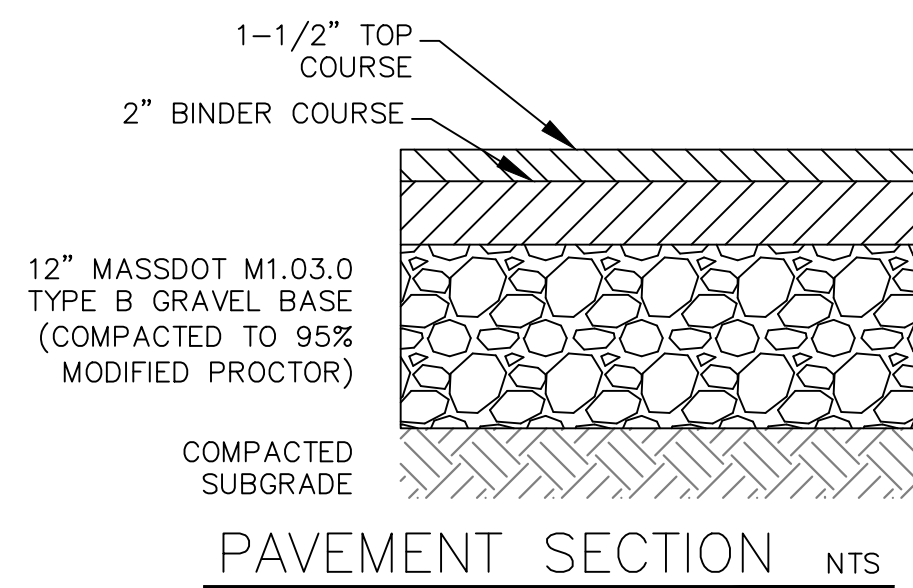
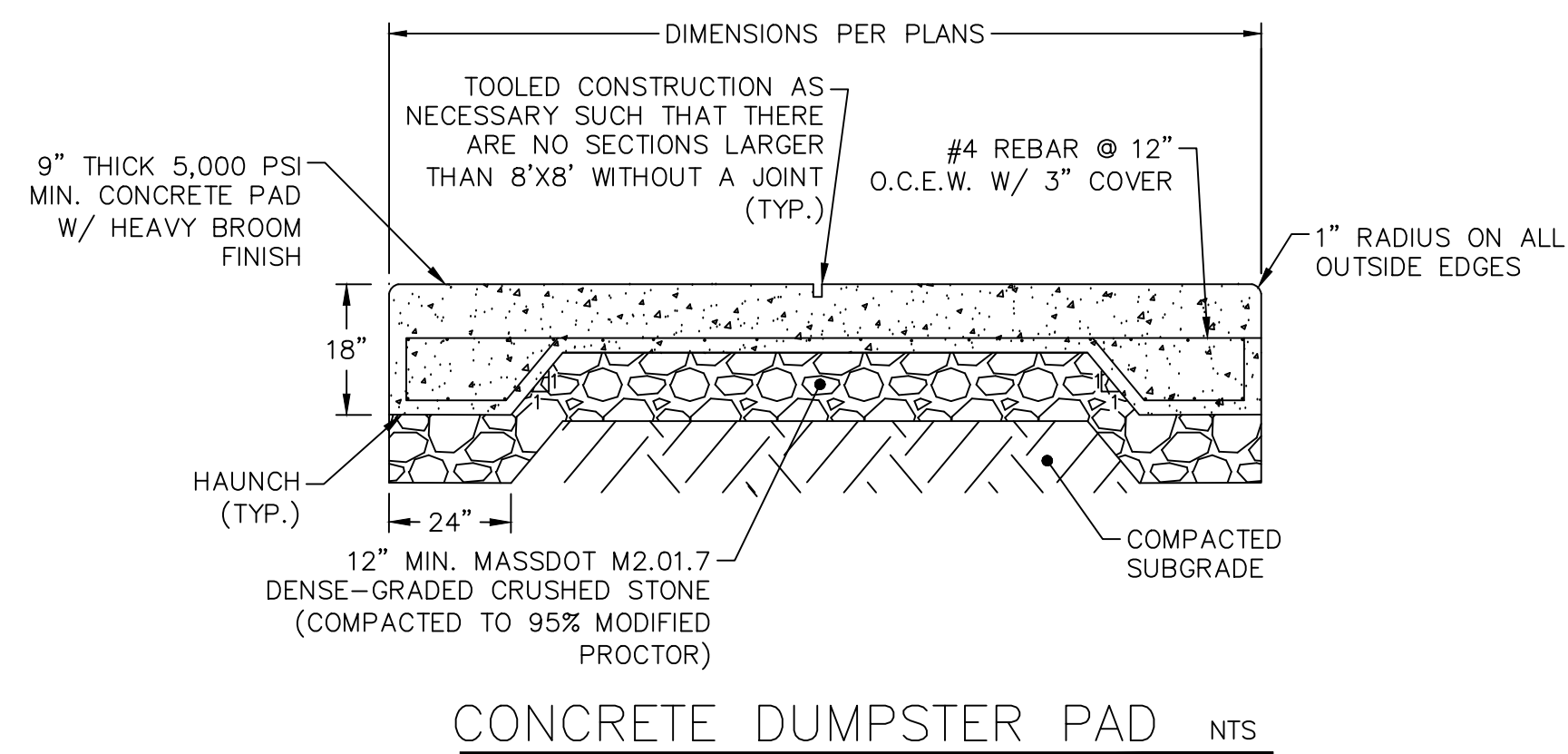
**LAYOUT PLAN**  
**PARKING LOT IMPROVEMENTS**  
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**SITE DETAILS - 2**  
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**C502**

SHEET 6 OF 6