

MULTI-FAMILY RESIDENTIAL PROJECT

505 MAIN STREET
STURBRIDGE, MA 01518

SHEET INDEX

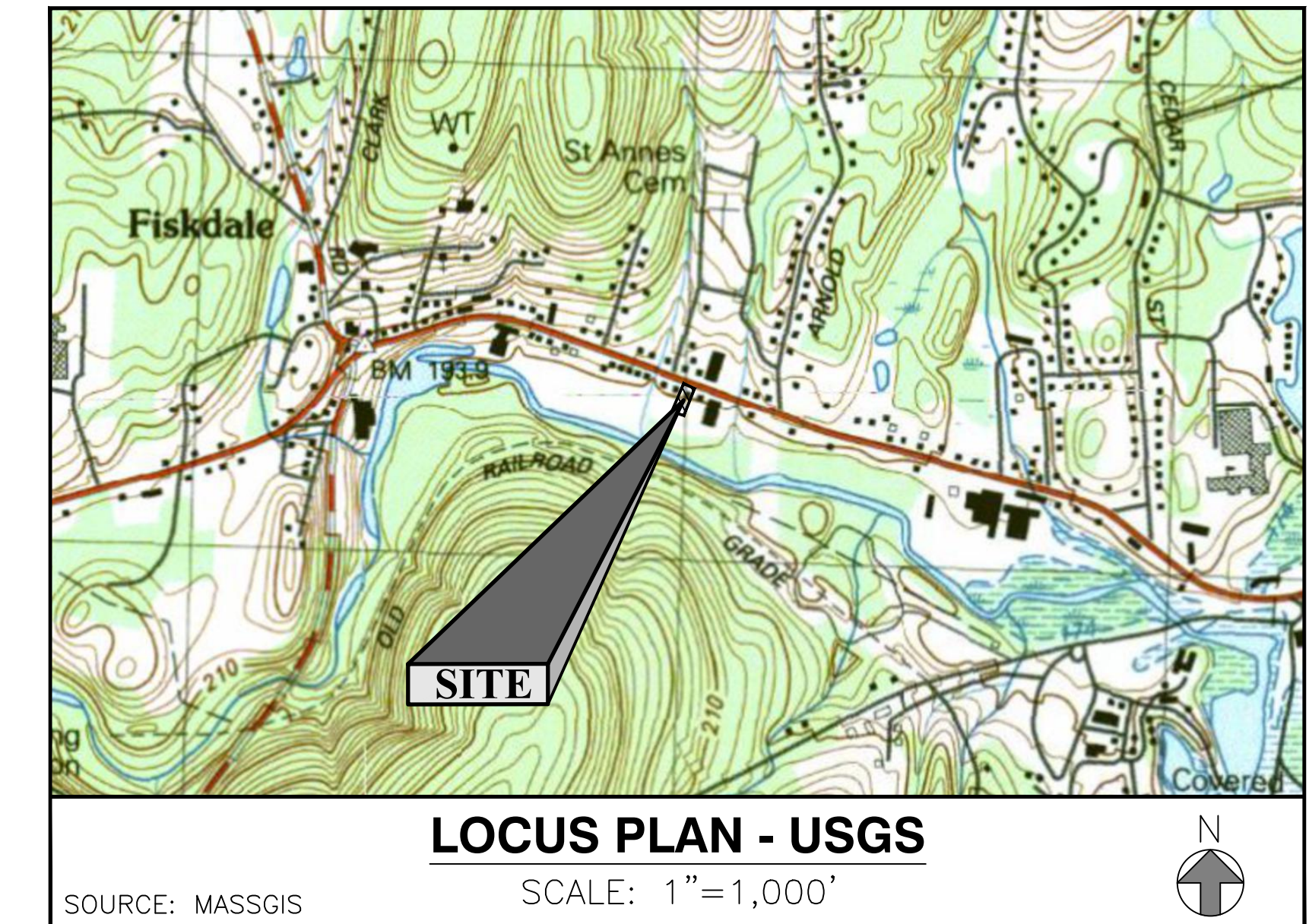
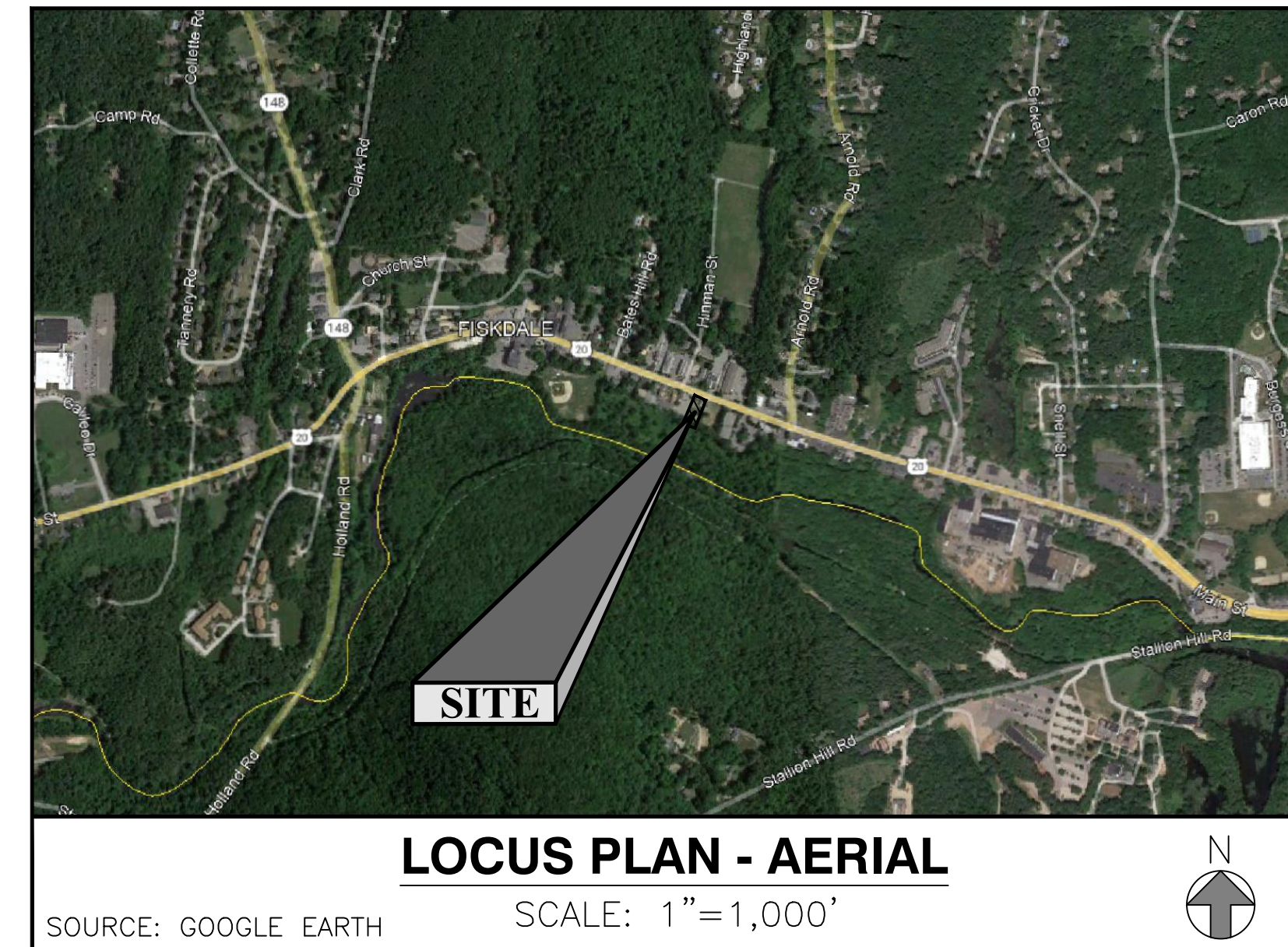
No.	Title	Issue Date
C001	Cover Sheet	December 22, 2022
C101	Site Demo & Sediment and Erosion Control Plan	December 22, 2022
C102	Layout Plan	December 22, 2022
C103	Grading & Drainage Plan	December 22, 2022
C501	Site Details - 1	December 22, 2022
C502	Site Details - 2	December 22, 2022

REFERENCE PLAN INDEX

No.	Title	Issue Date
-	Boundary & Topographic Survey (Levesque Geomatics Inc.)	October 27, 2022

REVISIONS/ISSUES

No.	Note	Date
1	Issued for Permitting	December 22, 2022



OWNER
Jenny Bounphasaysonh
126 Southbridge Road
Dudley, MA 01571

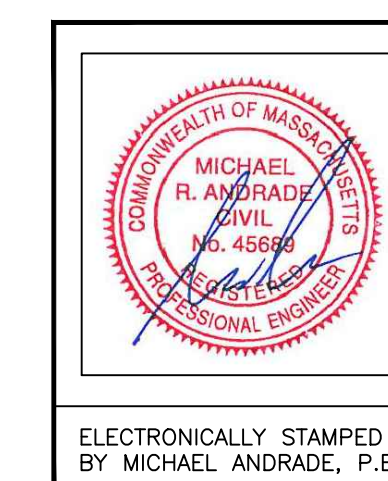
ENVIRONMENTAL CONSULTANT
EcoTec, Inc.
102 Grove Street
Worcester, MA 01605

APPLICANT
STL Group, LLC
P.O. Box 638
Sturbridge, MA 01566

SURVEYOR
Levesque Geomatics Inc.
43 Glendale Road
Sturbridge, MA 01518



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PROJECT ZONING INFORMATION

CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	COMMERCIAL TOURIST	COMMERCIAL TOURIST	COMMERCIAL TOURIST
MINIMUM LOT AREA	10,000 SQ. FT.	16,466 SQ. FT.	16,466 SQ. FT.
FRONTAGE	100 FT.	96.25 FT.	96.25 FT.
FRONT SETBACK	25 FT.	11.7 FT.	11.7 FT.
SIDE SETBACK	10 FT.	2.8 FT.	3.0 FT.
REAR SETBACK	10 FT.	91.2 FT.	90.5 FT.
MAX. LOT COVERAGE	30%	12.7%	16%
MAX. # BUILDING STORIES	3	2	2
IMPERVIOUS AREA COVERAGE	N/A	59.6%	66.3%

ZONING DISTRICT SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE TOWN OF STURBRIDGE ZONING BYLAWS, AS AMENDED THROUGH JUNE 7, 2021.

PARKING SCHEDULE

REQUIRED PARKING
DWELLING UNIT: 2 SPACES/UNIT

8 UNITS TOTAL

TOTAL SPACES REQUIRED = 8 UNITS X 2 SPACES = 16 SPACES

PROPOSED PARKING

16 SPACES (INCLUDES 9 COMPACT SPACES (9' X 16'), AND 7 STANDARD SPACES (9' X 18'))

SNOW STORAGE NOTES

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

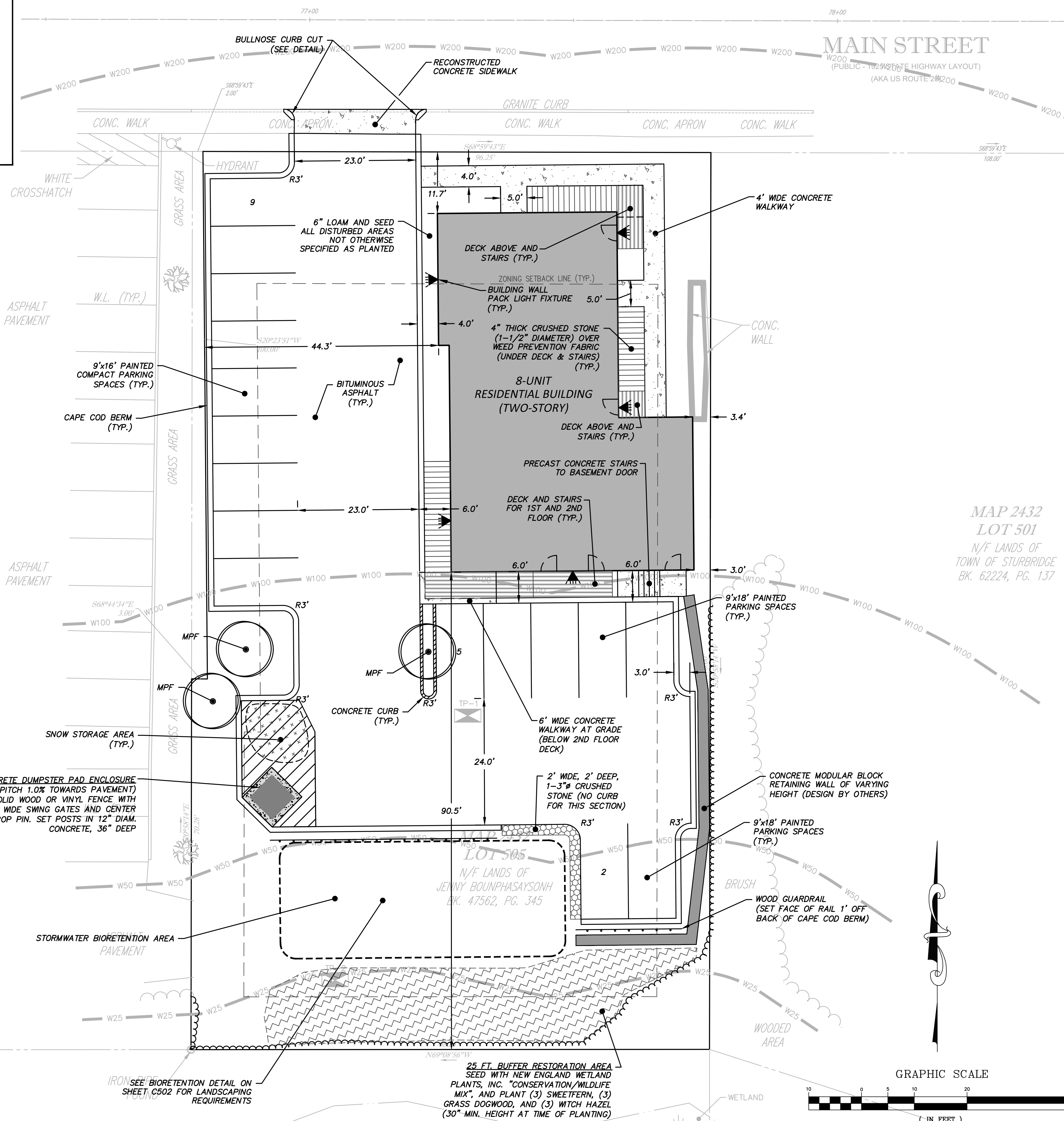
SNOW STORAGE LOCATIONS SHOWN REPRESENT THE MINIMUM NECESSARY AND THE OWNER SHALL EXPAND SUCH AREAS AS NEEDED. SNOW SHALL NOT BE PLACED SO AS TO INHIBIT VEHICLE SIGHT LINES FOR ENTERING AND EXITING THE SITE AND INTERNAL SITE CIRCULATION NOR PLACED TO INHIBIT SITE DRAINAGE.

SHEET NOTES

- ALL DIMENSIONS SHOWN ARE MEASURED FROM TOE OF CURB OR CENTER OF PAINTED LINE.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF LOAM AND SEED OR AS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE WITH PLANS BY OTHERS (ARCHITECTURAL, STRUCTURAL, MEP, ETC.)
- 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.
- PROPOSED LIGHTING SHALL BE BUILDING WALL PACK FIXTURE AS NECESSARY FOR BUILDING AND SITE SECURITY. ALL NEW FIXTURES SHALL BE LED, FULLY SHIELDED TO PREVENT LIGHT SPILLAGE ABOVE THE HORIZONTAL AND ONTO ADJUTING PROPERTIES, AND NIGHT SKY COMPLIANT.

PLANTING LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ORNAMENTAL TREES					
MPF	3	MALUS 'DONALD WYMAN'	'DONALD WYMAN' CRABAPPLE	4'-5" HT.	⊙ 6" ABOVE GROUND



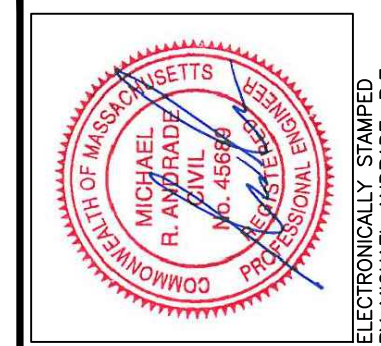
MAP 2432
LOT 507
N/F LANDS OF
ADVANT & BAPTISTE SOCIETY
(DEED NOT FOUND)

MAP 2432
LOT 501
N/F LANDS OF
TOWN OF STURBRIDGE
BK. 62224, PG. 137

MAP 2432
LOT 505
N/F LANDS OF
JENNY BOUNPHASAYSONH
BK. 47562, PG. 345

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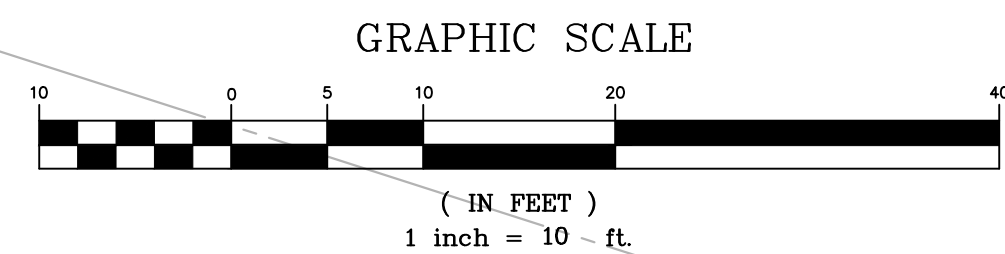
NO.	DATE	BY	DESCRIPTION
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LAYOUT PLAN
MULTI-FAMILY RESIDENTIAL PROJECT
505 MAIN STREET, STURBRIDGE, MA 01518

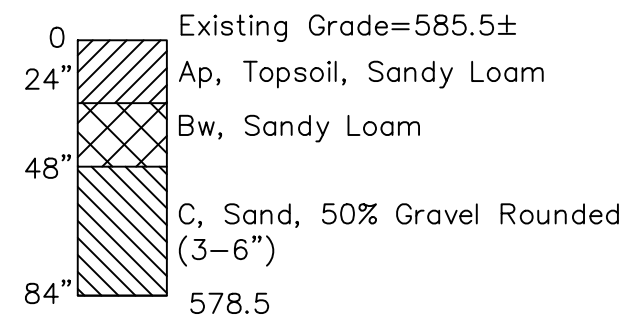
STL GROUP, LLC
P.O. BOX 688, STURBRIDGE, MA 01566

PREPARED FOR: [Blank]
DATE: 12/22/22
SCALE: 1"=10'
DES. BY: ROM
CHK. BY: MRA
DRW. BY: ROM
PRJ. NO.: 22152

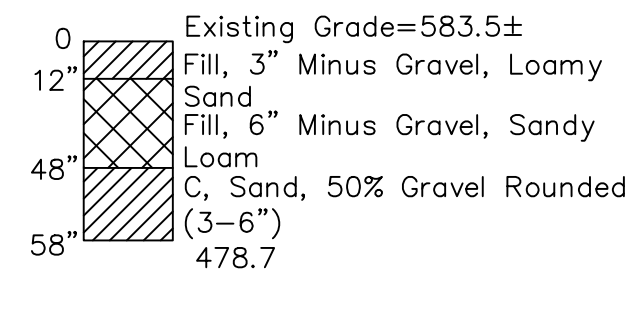


SOIL TESTING DATA

TP-1



TP-2



Weeping @ 65" (580.1)
ESHGWT @ 48" (581.5)

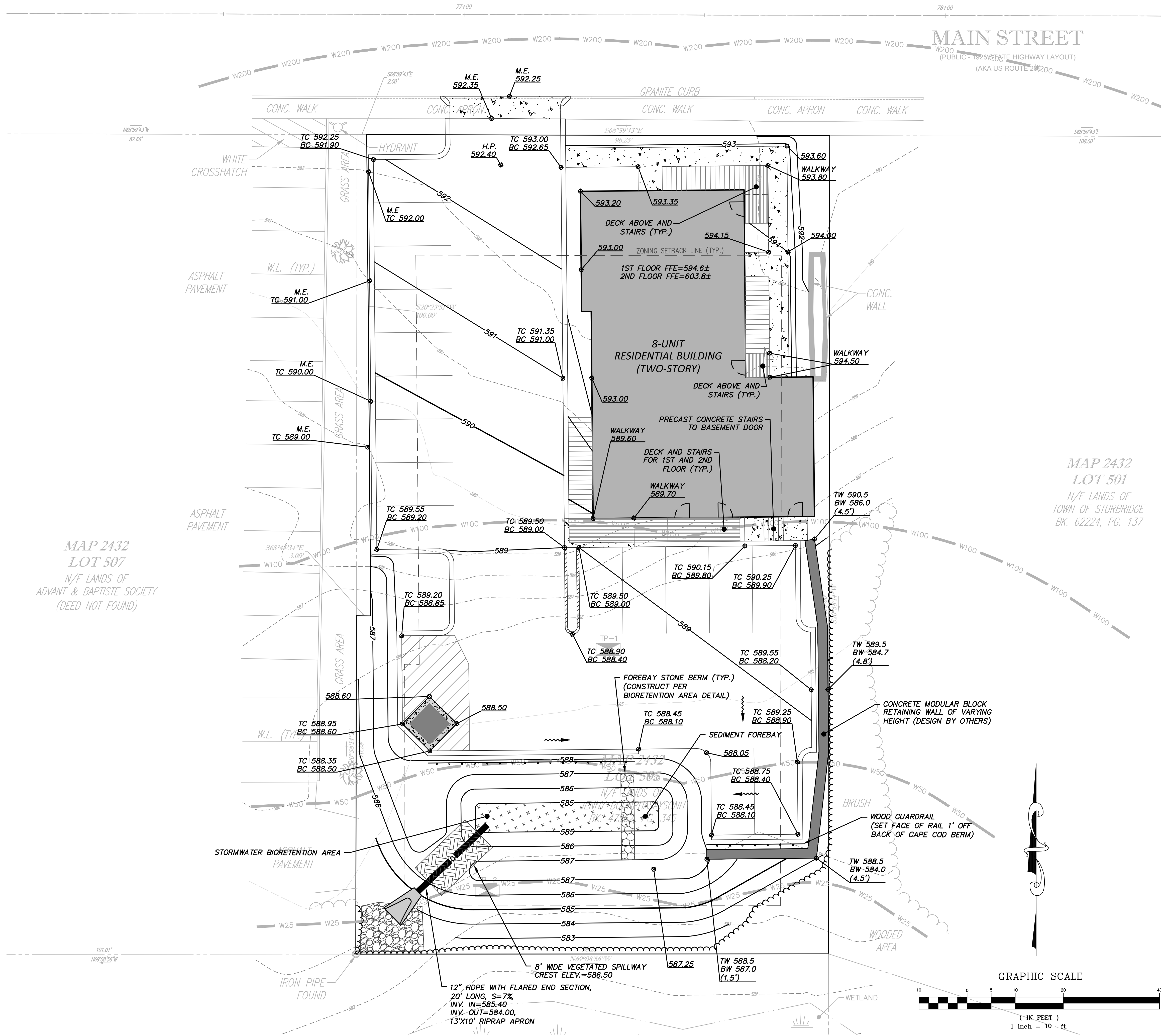
Weeping @ 48" (579.5)
ESHGWT @ 48" (579.5)

- NOTES:**
- SOIL TESTING TEST PITS WERE CONDUCTED BY MICHAEL ANDRADE, P.E., MASSDEP SOIL EVALUATOR #SE2681, OF GRAVES ENGINEERING ON 12/08/22. TESTS PITS EXCAVATED BY CIESLA CONSTRUCTION WITH A TAKEUCHI TB135 MINI TRACK. TEST PITS WERE PERFORMED FOR STORMWATER MANAGEMENT DESIGN PURPOSES ONLY.
 - ESHGWT= ESTIMATED SEASONAL HIGH GROUNDWATER TABLE

SHEET NOTES

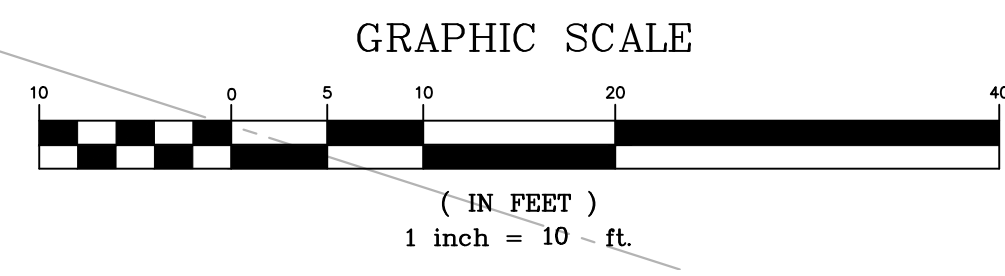
- PROVIDE POSITIVE DRAINAGE IN ALL FINISH GRADED WORK AREAS INCLUDING AWAY FROM ALL BUILDINGS.
- ADJUST ALL STRUCTURES (MANHOLES, WATER GATE VALVES, SHUTOFFS, ETC.) TO PROPOSED FINISH GRADES WITHIN THE LIMIT OF WORK.
- ALL DISTURBED AREAS OUTSIDE OF PAVEMENT SHALL BE RESTORED WITH 6 INCHES OF LOAM AND SEEDED OR LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING PLANS.
- ALL FINISHED GRASSED SLOPES EQUAL TO OR GREATER THAN A 3:1 SLOPE SHALL BE STABILIZED WITH AN EROSION CONTROL MATTING SUCH AS SC-150 BY NORTH AMERICAN GREEN, CURLEX II BY AMERICAN EXCELSIOR, OR ENGINEER APPROVED EQUAL. COORDINATE MATTING LOCATIONS WITH THE LANDSCAPE PLANS AND GROUND COVER MATERIALS.
- PROPOSED GRADES AS SHOWN SHALL BE CARRIED TO ALL PAVEMENT CORNERS HOWEVER GRADE ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR AS NECESSARY TO PROVIDE POSITIVE DRAINAGE FROM ALL CORNERS.
- SPOT GRADE KEY:

(E) = EXISTING GRADE TO BE MAINTAINED	CB = CATCH BASIN
TC = TOP OF CURB FINISH GRADE	HP = HIGH POINT
BC = BOTTOM OF CURB FINISH GRADE	LP = LOW POINT
FFE = BUILDING FINISH FLOOR ELEVATION	ME = MATCH EXISTING
VIF = VERIFY IN FIELD (CONTRACTOR)	
TW = TOP OF WALL (FINISH GRADE)	
BW = BOTTOM OF WALL (FINISH GRADE)	
- SITE SOILS PER USDA-NRCS WEB SOIL SURVEY ARE POOTATUCK FINE SANDY LOAM (MAP UNIT 2A), AND CANTON FINE SANDY LOAM (MAP UNIT 420B). ON-SITE SOIL TESTING WAS CONDUCTED ON DECEMBER 8, 2022. SEE LOG THIS SHEET.
- ALL NEW PAVEMENT AND CONCRETE SURFACES SHALL BE CONSTRUCTED TO PROPOSED GRADES AS SHOWN AND SHALL BE SMOOTH AND UNIFORM ELIMINATING DEFORMITIES, DEPRESSIONS, PUDDLES, AND TRIP HAZARDS. PROVIDE POSITIVE DRAINAGE ON ALL NEW PAVEMENT AND CONCRETE SURFACES, AWAY FROM BUILDINGS, AND TO EXISTING CATCH BASINS, OUTFALLS OR OTHER COLLECTION POINTS.
- UNLESS NOTED OTHERWISE, PROPOSED WALKWAYS SHALL HAVE RUNNING (LONGITUDINAL) SLOPES NO GREATER THAN 4.5%. CROSS SLOPES OF WALKWAYS SHALL BE PITCHED TO DRAIN BUT NO MORE THAN 1.5%. NEW WALKWAYS SHALL MATCH (BE FLUSH WITH) EXISTING ELEVATIONS WHERE SHOWN OR NOTED WITH CHANGES IN LEVELS (ELEVATIONS) NO GREATER THAN 1/4-INCH, AND WITH FINISH GRADES OF EXISTING AND PROPOSED BIT. WALKS, CONCRETE PADS, ETC.
- UTILITY MATERIALS, CONSTRUCTION, AND TESTING SHALL COMPLY WITH TOWN OF STURBRIDGE STANDARDS.



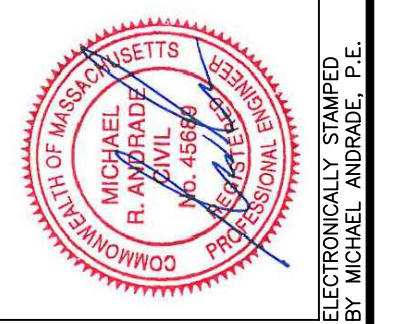
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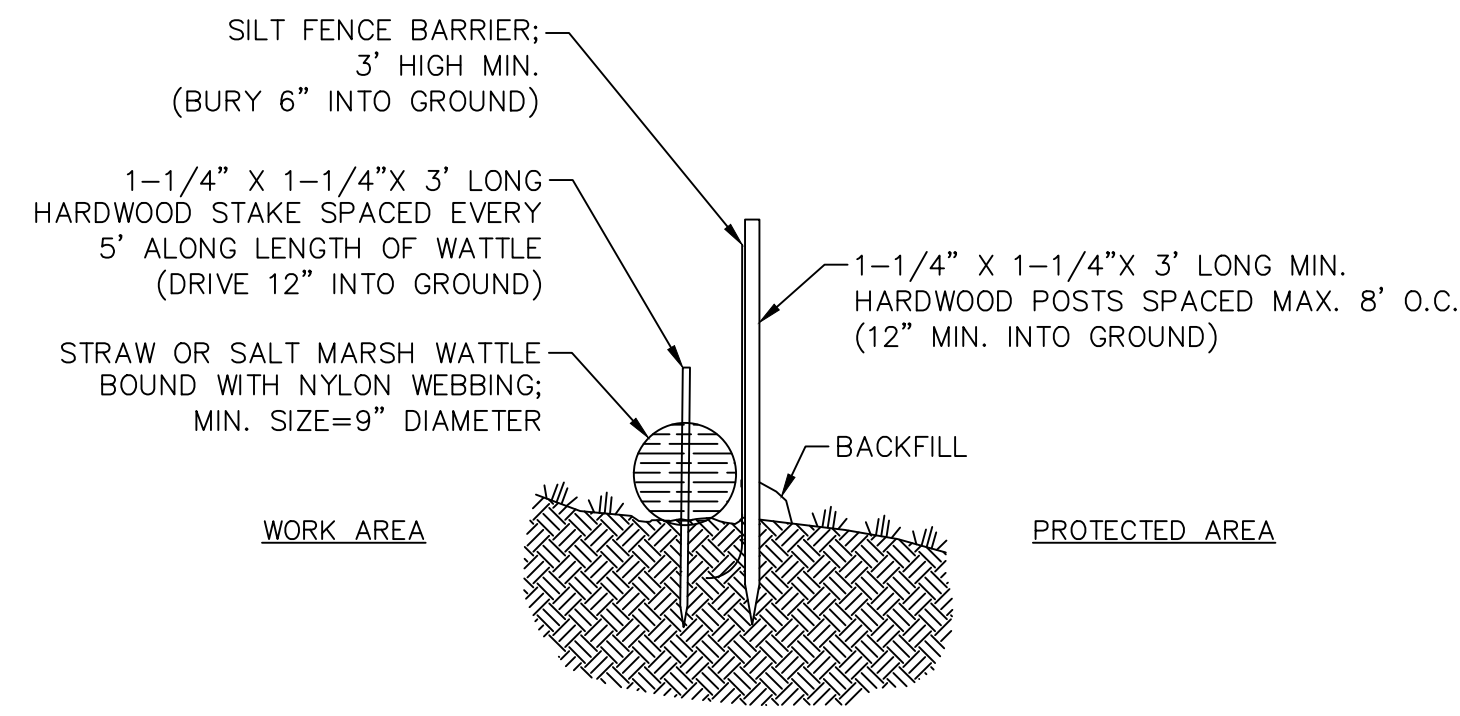
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GRADING & DRAINAGE PLAN
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STL GROUP LLC
 P.O. BOX 698, STURBRIDGE, MA 01566

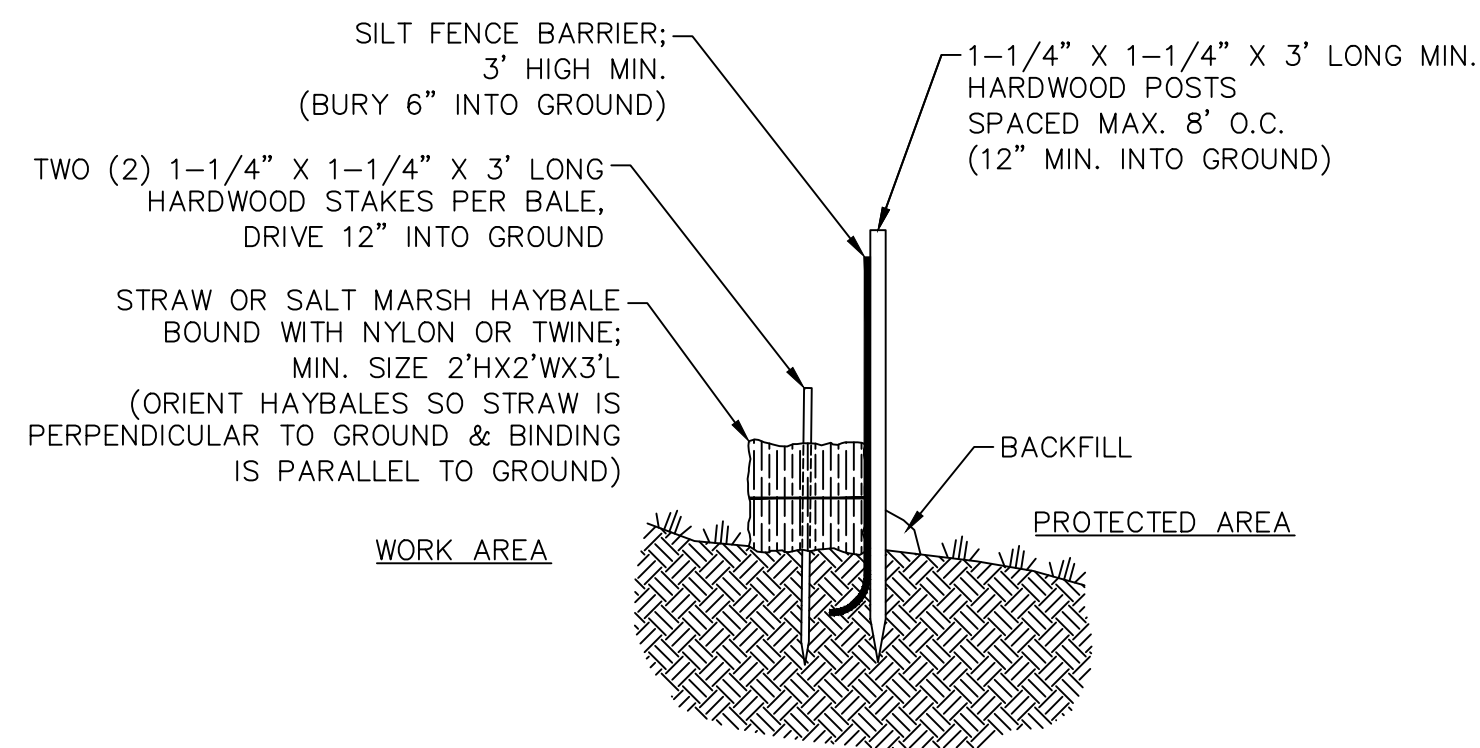
PREPARED FOR: DATE: 12/22/22 SCALE: 1"=10'
 DES. BY: ROM DRW. BY: ROM CHK. BY: MRA PRJ. NO.: 22152



STRAW WATTLE & SILT FENCE NTS

NOTE:

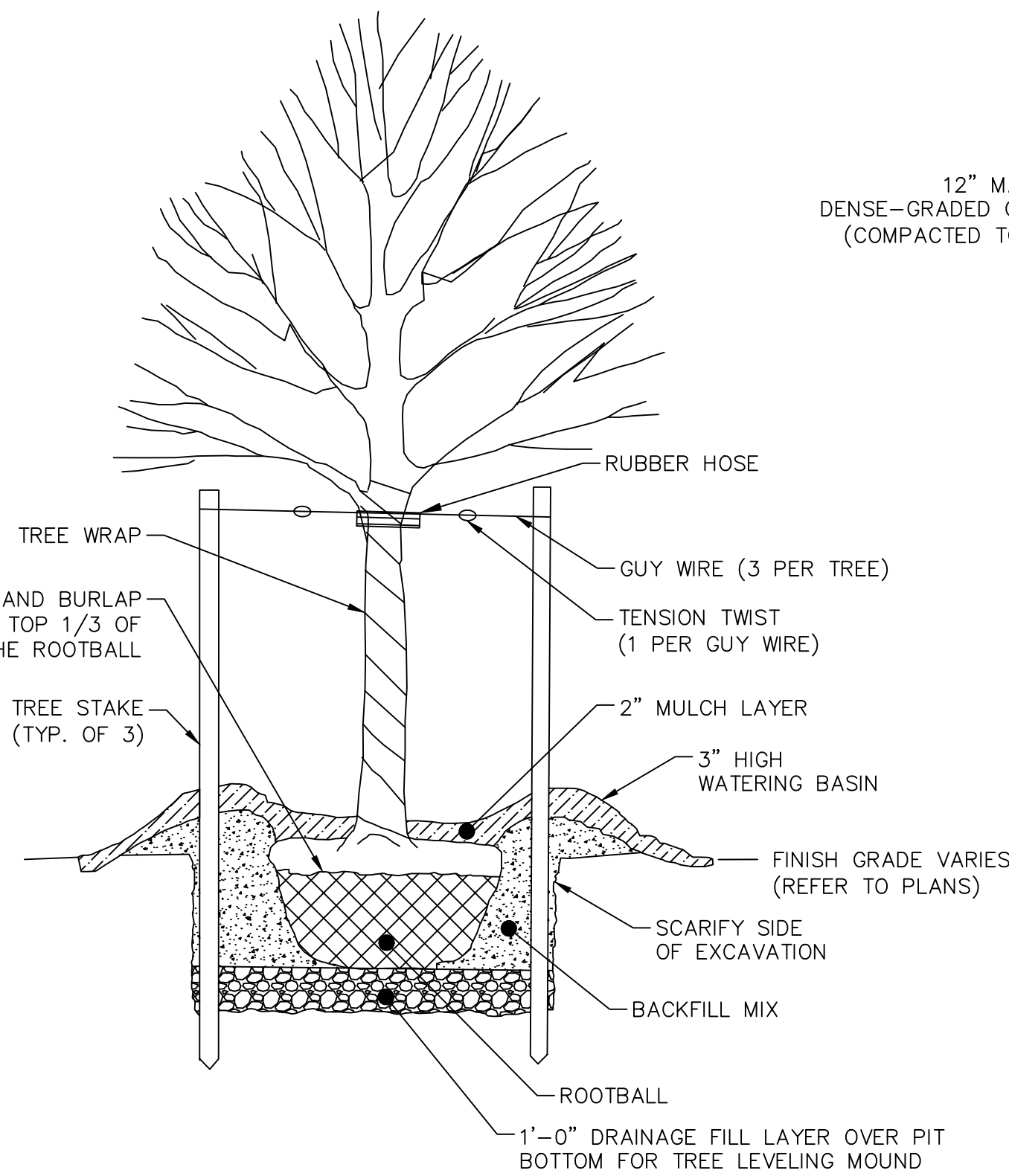
- 1) PROVIDE A 3' TO 6' LEVEL AREA BETWEEN THE WATTLE AND THE TOE OF ANY SLOPE TO PROVIDE AREA FOR SEDIMENT ACCUMULATION.



HAYBALE & SILT FENCE NTS

NOTE:

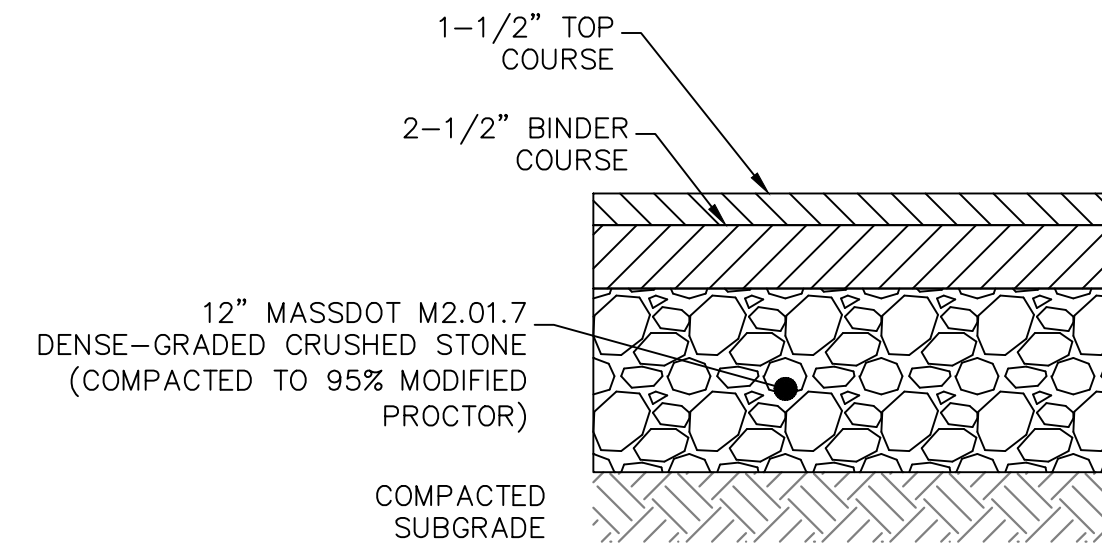
- 1) PROVIDE A 3' TO 6' LEVEL AREA BETWEEN THE HAYBALE AND THE TOE OF ANY SLOPE TO PROVIDE AREA FOR SEDIMENT ACCUMULATION.



TREE PLANTING NTS

NOTES:

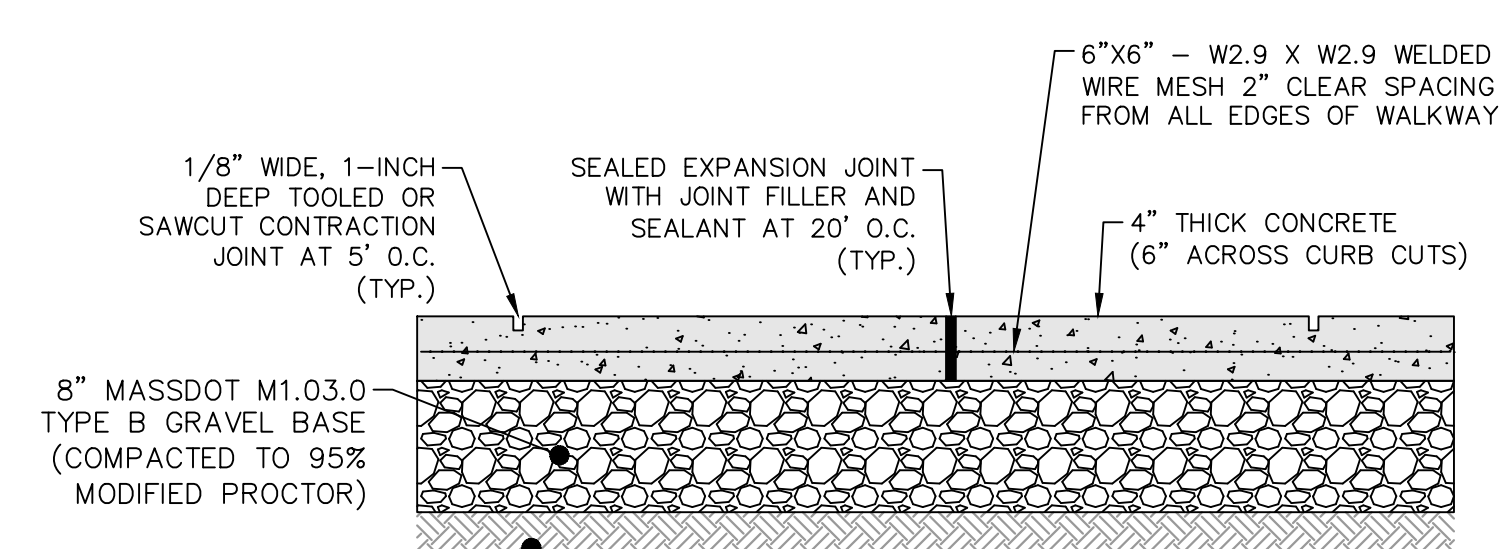
- 1) SET TREE ROOT CROWN 2" ABOVE FINISH GRADE.
- 2) DO NOT PLACE SOIL OVER ROOTBALL.
- 3) A 6'-FOOT DIAMETER BARK MULCH BED WITH A DEPTH OF 3 INCHES SHALL BE PLACED AROUND THE TRUNK OF EACH PROPOSED TREE.
- 4) ALL PLANTINGS SHALL BE WATERED AND FERTILIZED AS NECESSARY UNTIL ESTABLISHED. THE CONTRACTOR SHALL INSTALL A SLOW-RELEASE WATERING BAG AT EACH TREE PLANTING MAINTAIN THE BAG FILLED WITH WATER UNTIL FINAL COMPLETION.
- 5) TREES SHALL BE SUPPORTED BY TEMPORARY STAKING AS NECESSARY UNTIL ESTABLISHED.



PAVEMENT SECTION NTS

NOTES:

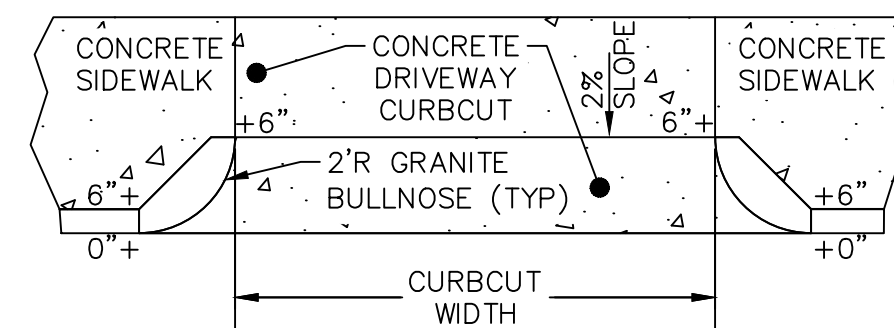
- 1) TAMP ALL ASPHALT EDGES THAT ABUT LAWN, LANDSCAPED OR OTHER SOFT SURFACE.
- 2) BINDER COURSE: - MASSDOT M3.11.03, TABLE A, "HMA INTERMEDIATE COURSE DENSE BINDER" OR SUPERPAVE INTERMEDIATE COURSE - 19.0MM (MIXTURE DESIGNATION SIC - 19.0).
- 3) TOP COURSE: - MASSDOT M3.11.03, TABLE A, "SURFACE COURSE STANDARD TOP" OR SUPERPAVE SURFACE COURSE - 12.5MM (MIXTURE DESIGNATION SSC - 12.5).



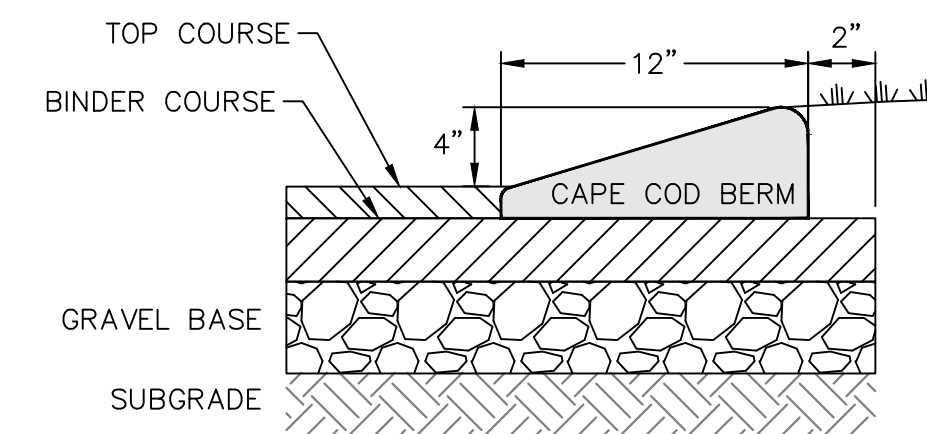
CONCRETE WALKWAY NTS

NOTES:

- 1) CONCRETE MIX DESIGN SHALL BE FOR EXTERIOR USE; AIR-ENTRAINED, 4,000 PSI MIN. (28-DAY), 3/4" AGGREGATE.
- 2) WHEN THE WALKWAY ABUTS A STRUCTURE OR EXISTING HARD SURFACE (CONCRETE, ETC.), INSTALL AN EXPANSION JOINT ACROSS THE ENTIRETY OF THE ABUTTING FACE WITH PREFORMED FIBER JOINT FILLER AND FILL WITH 1" DEEP OF POLYURETHANE JOINT SEALANT.
- 3) WALKWAYS SHALL HAVE A LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF FOOT TRAFFIC. THERE SHALL BE NO SMOOTHED TOOL JOINTS; BROOM FINISH SHALL EXTEND TO THE EDGES OF THE PAD AND ACROSS ANY JOINTS.



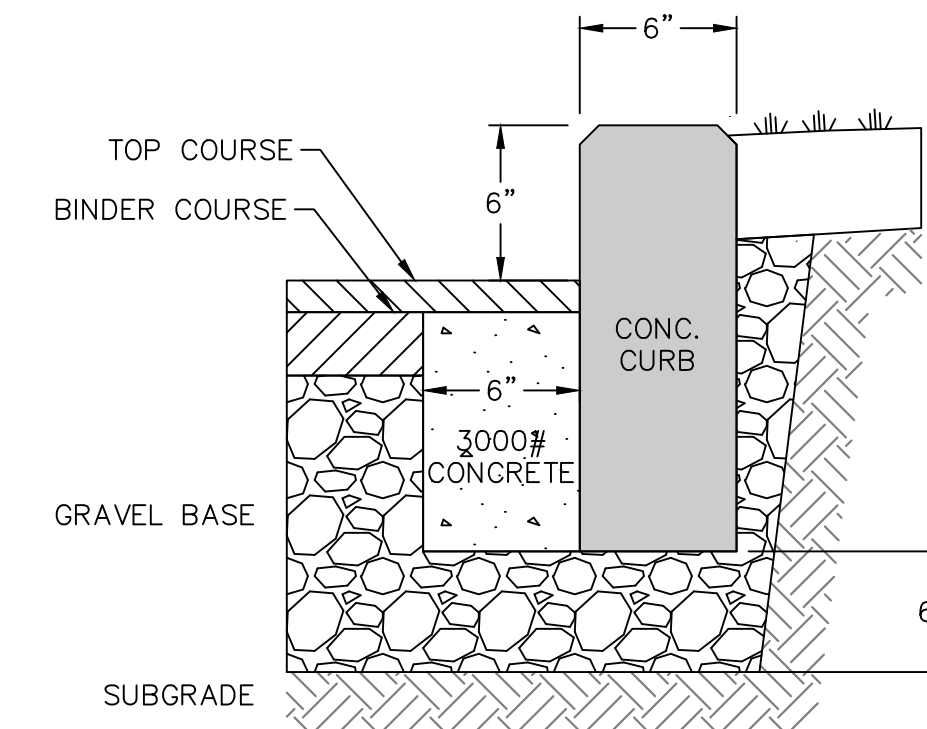
BULLNOSE CURB CUT NTS



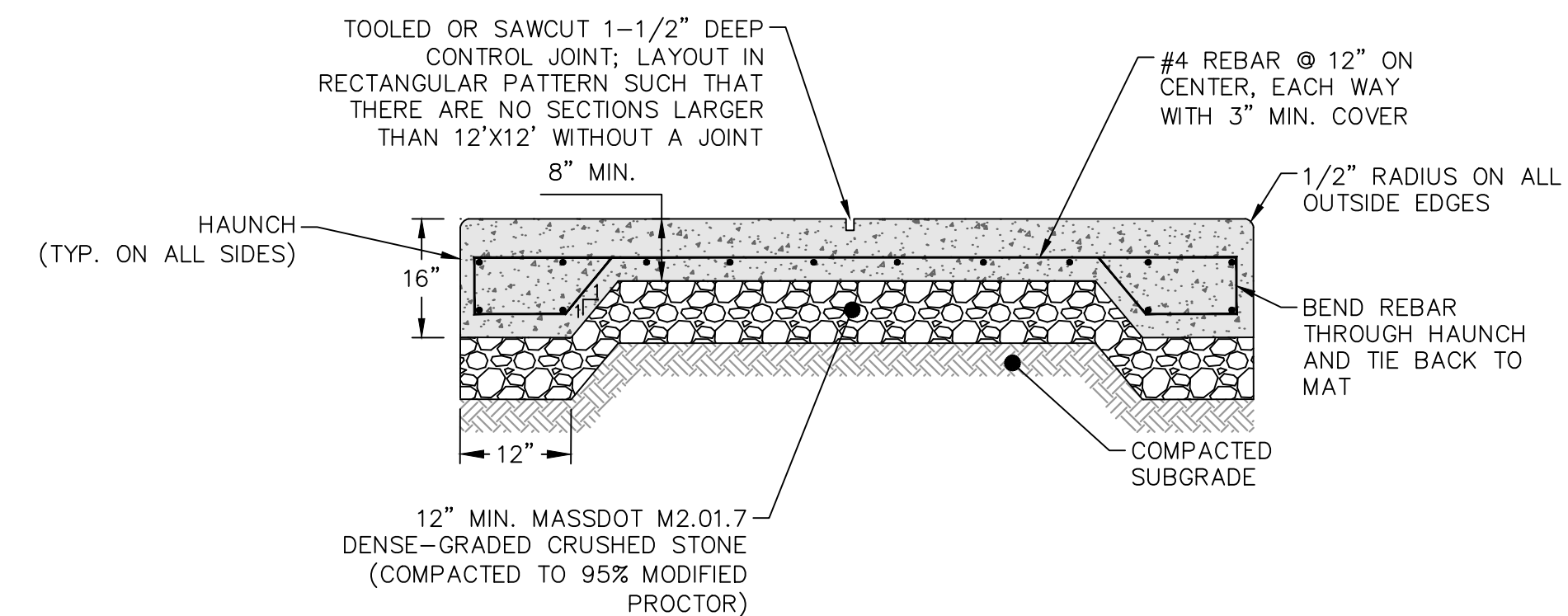
CAPE COD BERM NTS

NOTE:

- 1) BERM SHALL BE LAID ON BINDER COURSE AND KEYED INTO TOP COURSE.



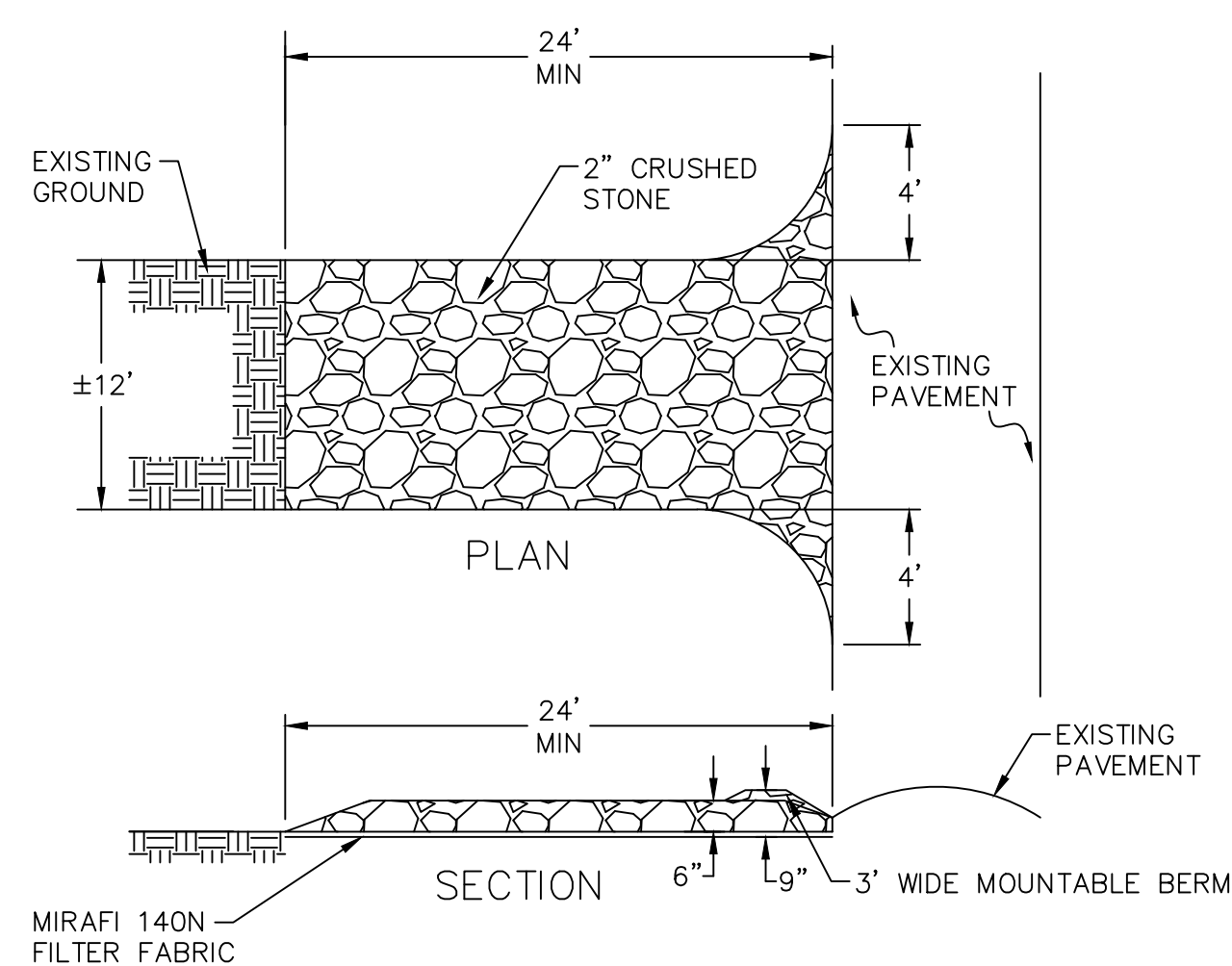
PRECAST CONCRETE CURB NTS



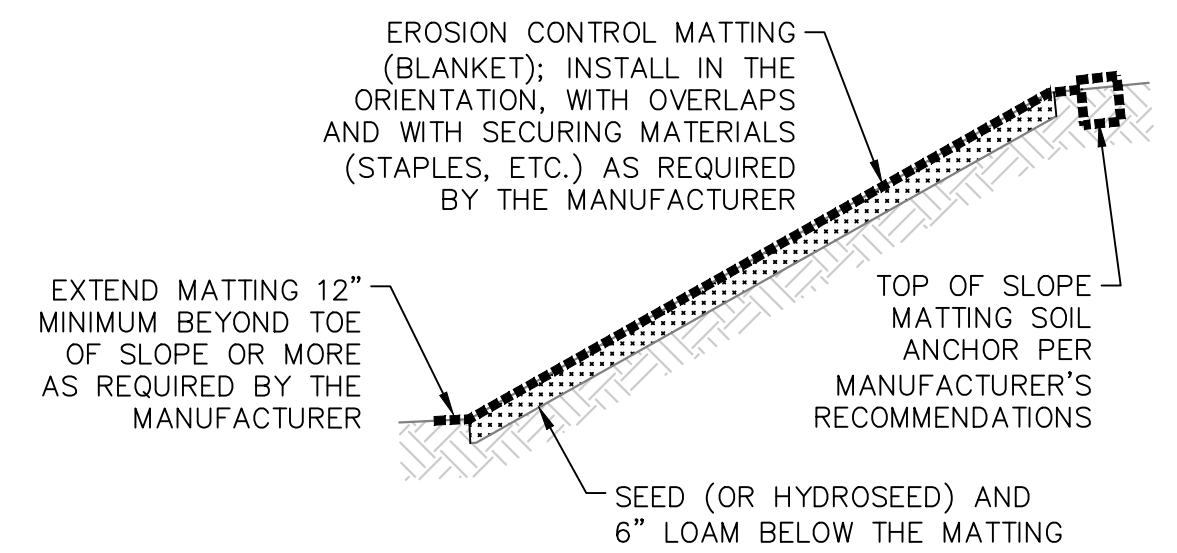
CONCRETE PAD-HEAVY DUTY NTS

NOTES:

- 1) THIS DETAIL APPLIES TO THE PROPOSED DUMPSTER PAD.
- 2) CONCRETE MIX DESIGN SHALL BE FOR EXTERIOR USE; AIR-ENTRAINED, 4,000 PSI MIN. (28-DAY), 3/4" AGGREGATE.
- 3) OMIT THE HAUNCH WHEN ABUTTING ANOTHER HARD SURFACE SUCH AS EXISTING CONCRETE (BITUMINOUS IS NOT A HARD SURFACE).
- 4) WHEN THE PAD ABUTS A STRUCTURE OR EXISTING HARD SURFACE (CONCRETE, ETC.), INSTALL AN EXPANSION JOINT ACROSS THE ENTIRETY OF THE ABUTTING FACE WITH PREFORMED FIBER JOINT FILLER AND FILL WITH 1" DEEP OF POLYURETHANE JOINT SEALANT.
- 5) PAD SHALL HAVE A MEDIUM BROOM FINISH. THERE SHALL BE NO SMOOTHED TOOL JOINTS; BROOM FINISH SHALL EXTEND TO THE EDGES OF THE PAD AND ACROSS ANY JOINTS.



STABILIZED CONSTRUCTION ENTRANCE NTS



EROSION CONTROL BLANKET SLOPE STABILIZATION NTS

NOTES:

- 1) EROSION CONTROL MATTING (BLANKETS) SHALL BE INSTALLED ON ALL FINISHED SLOPES SHOWN EQUAL TO OR EXCEEDING A 3:1 SLOPE (33.5%).
- 2) INSTALLATION SHALL STRICTLY FOLLOW THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- 3) UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS FOR A PARTICULAR LOCATION AND APPLICATION, ACCEPTABLE EROSION CONTROL BLANKETS FOR GENERAL SLOPE STABILIZATION ARE: SC150 BY NORTH AMERICAN GREEN, CURLEX II BY AMERICAN EXCELSIOR COMPANY, OR LANDLOK C2 BY PROPEX (OR ENGINEER APPROVED EQUAL).

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