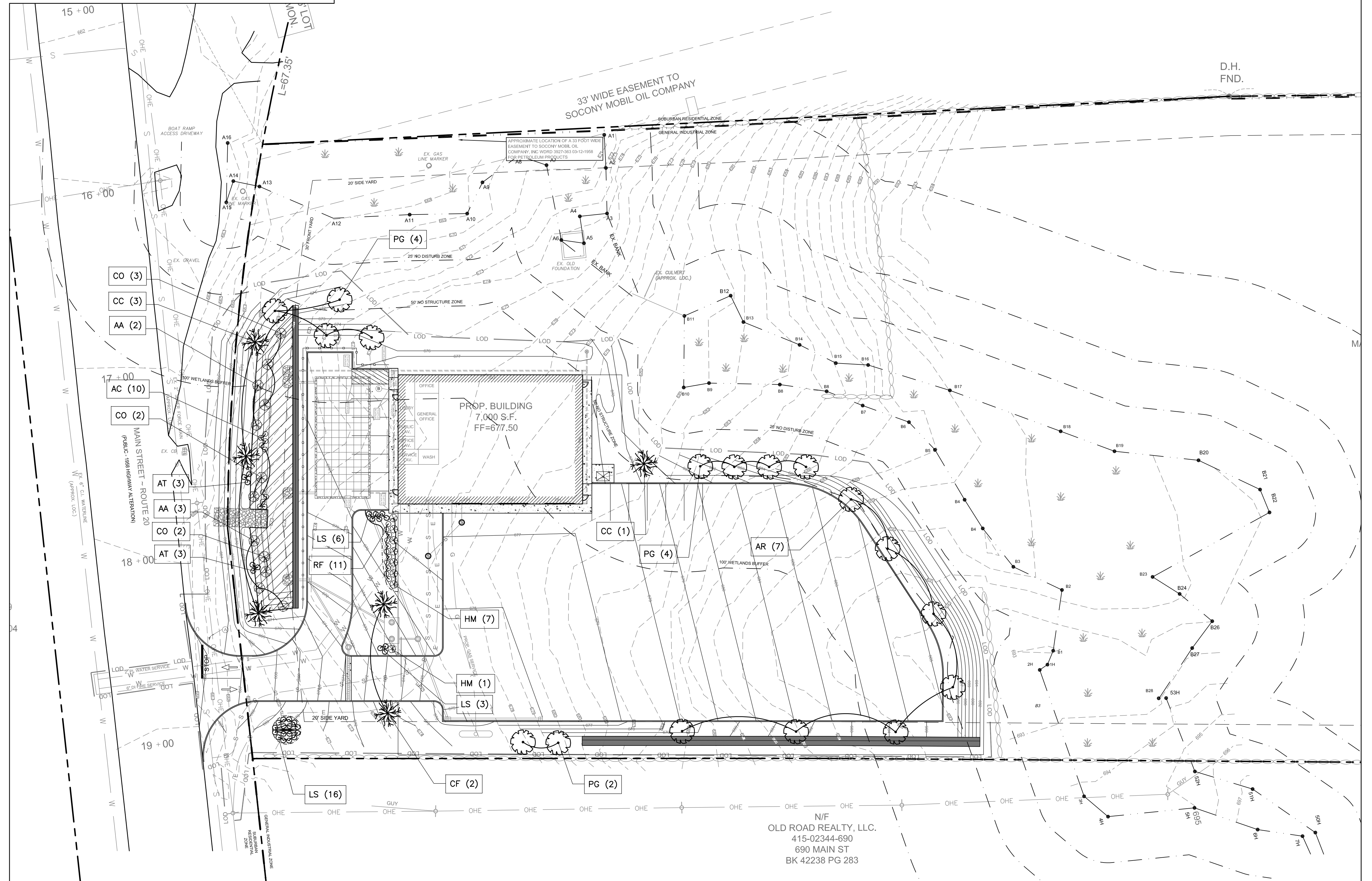
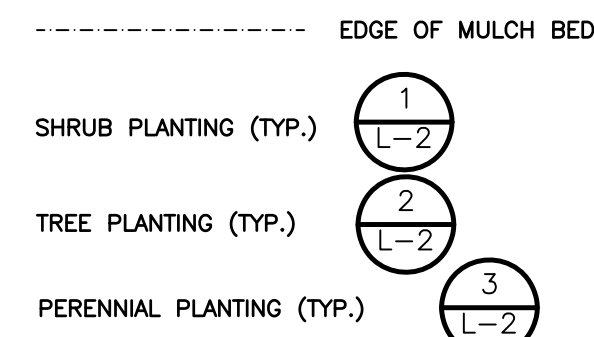


Plant Schedule					
Symbol	Quantity	Botanical Name	Common Name	Size	Root
Trees					
CF	2	CORNUS FLORIDA 'RUBRA'	FLOWERING DOGWOOD	2-2.5" CAL.	BB
CC	4	CERCIS CANADENSIS	EASTERN REDBUD	2-2.5" CAL.	BB
AR	7	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2.5" CAL.	BB
PG	10	PICEA GLAUCA 'DENSATA'	CANADIAN SPRUCE	5'-6'	BB
Shrubs					
HM	8	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	2'-2.5' H	
CO	7	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	2'-2.5' H	
AA	5	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	2'-2.5' H	
Perennials					
LS	22	LEUCANTHEMUM X SUPERBUM 'BECKY'	SHASTA DAISY	#2 POT	
AT	6	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	#2 POT	
AC	10	AQUILEGIA CANADENSIS	RED COLUMBINE	#2 POT	
RF	11	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	BLACK-EYED SUSAN	#2 POT	

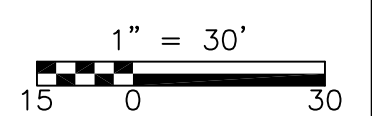
N/F
VAN GERVEN
415-02323-704
704 MAIN ST
BK 63755 PG 270

LANDSCAPE NOTES

- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT. PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL "DIGSAFE" TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS. ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 -LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL MULCH BEDS SHALL CONSIST OF A 5" LAYER SCREENED LOAM AND A 3" LAYER SHREDDED PINE BARK MULCH.
- EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
- ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 4" LAYER OF LOAM AND SEED.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
- SEE LANDSCAPE DETAILS ON SHEET L-2 FOR PLANTING INFORMATION
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
- RESTORATION SEED MIX TO BE "NEW ENGLAND EROSION CONTROL/RESTORATION SEED MIX" FROM NEW ENGLAND WETLAND PLANTS, INC. 820 WEST ST. AMHERST MA. (413)-548-8000. SEED MIX TO BE APPLIED BY HYDROSEEDER IN EARLY SPRING OR LATE FALL AS APPROVED BY THE LANDSCAPE ARCHITECT. APPROXIMATE AREA TO RECEIVE SEED MIX 3,200 SQ. FT.



N/F
OLD ROAD REALTY, LLC.
415-02344-690
690 MAIN ST
BK 42238 PG 283



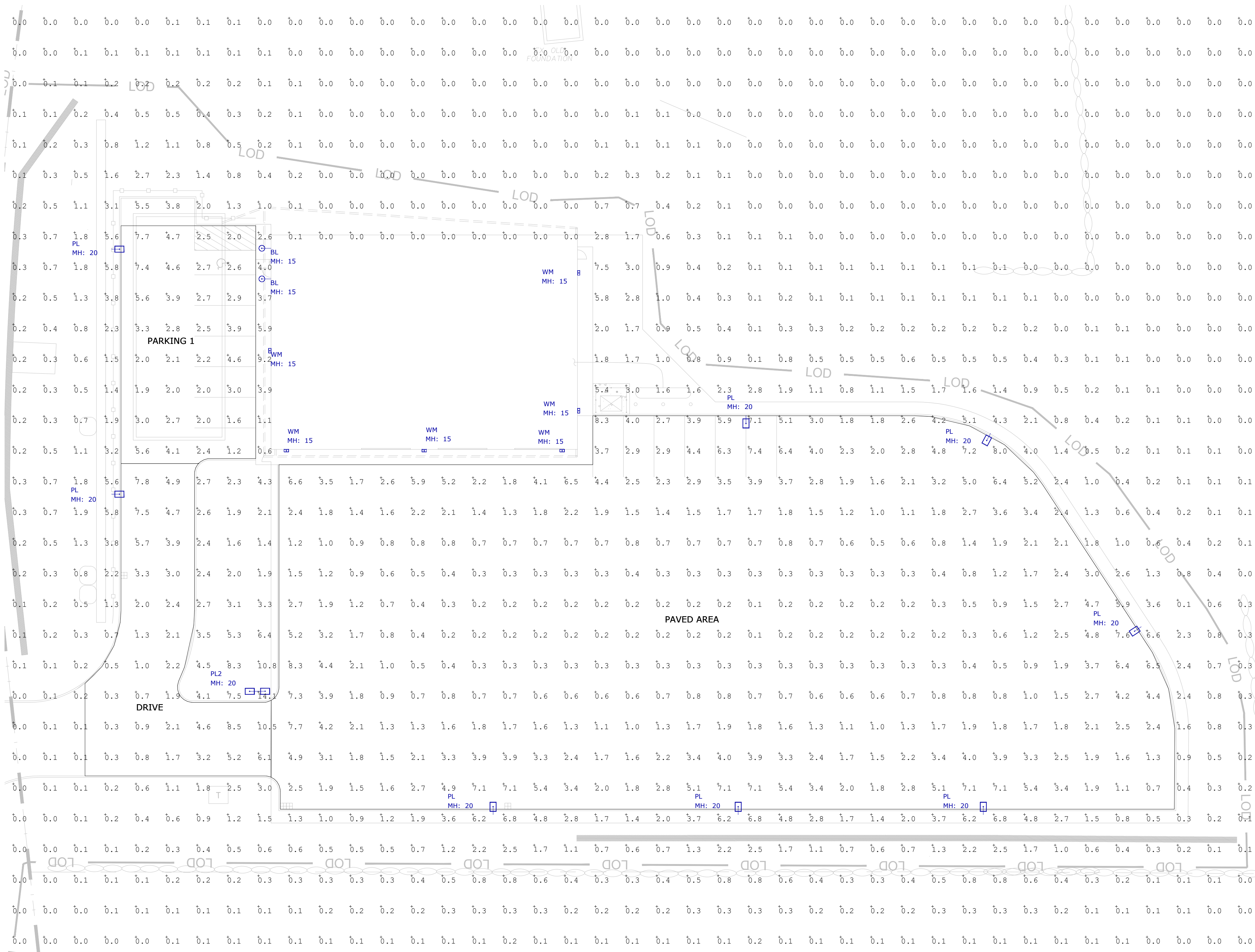
NO.	DATE	BY	CHECKED	DESCRIPTION



Proj. Mgr.: JC
Designed: JC
Drawn: JC
Checked: DF
Scale: AS NOTED
Date: OCT. 2022

PLANTING PLAN
PROPOSED "INTERSTATE TOWING" FACILITY
698 MAIN STREET
STURBRIDGE MA

Proj. No.
Dwg. No.



1 Photometric Layout and Calculations
SCALE: 1:20

Symbol	Label	Qty	Description	LLF	Lum. Watts	Lum. Lumens
	BL	2	TMS # 2W-I-15LED-40K-120V-WM-TBD-TBD	0.900	15	1351
	PL	8	TCP # TALUZDA2T3F40KBR	0.900	94.097	14115
	PL2	1	TCP # TALUZDA2T3F40KBR	0.900	188.194	28230
	WM	6	TCP # SFWUZDSW4CCT	0.900	38.02	5661

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	0.32	14.1	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	3.31	10.5	0.3	11.03	35.00
PARKING 1	Illuminance	Fc	3.26	7.7	1.2	2.72	6.42
PAVED AREA	Illuminance	Fc	2.07	8.3	0.1	20.70	83.00

Elements by FIC LED Area Light

Applications
TCP LED Area lights feature a low profile, 30° elevation rated design that delivers a bright, uniform light while saving energy over traditional LED sources. Applications include parking lots, walkways, auto dealerships, campuses and other public areas.

Construction
• Visibly approaching this low-profile design
• Flat top design provides self-cleaning during rain events
• Heavy duty die-cast aluminum housing
• Durable UV stabilized powder coat finish
• Many optional mounting accessories available (see page 6)

Electrical
• Accepts 120/277V or 277/480V
• 480V 3-pole & 4-pole photometric receptacle options available
• System rated for long 50,000 hour rated life
• Offer wall location rated
• IPX1 (120/277V) and IPX2 (277/480V), surge suppressor comes standard

Optics
• Durable acrylic optics resist yellowing
• Distribution Type II standard, Type IV and V optional
• Optics can be rotated to satisfy complex applications. See next page for more details.

Installations
• Before installation, please consult your local ordinances and building codes for compliance.

Warranty
Five year, 50,000 hour limited warranty against defects in manufacturing. *10 year limited warranty available for an additional fee.

LED Area Light with Backlight Shield installed

Accessories:
FREE INSTALLED ACCESSORIES:
TALPREDUCER 1 Remote Control to program the Motion Sensor. Only one needed per job.
48NPOLEDUCER 4" Pole Reducer
5NPOLEDUCER 5" Pole Reducer
TALSHEED1 Backlight Shield for A2 & A3 luminaire packages
TALSHEED2 Backlight Shield for A4 & A5 luminaire packages
PCBUNDU1 3 Pin CRN/CRH only photometric for use with 120/277V applications
PCBUNDU2 7 Pin CRN/CRH + daylight harvest photometric for use with 120/277V applications
PCBUNDU3 3 Pin CRN/CRH only photometric for use with 240/480V applications
PCBUNDU4 7 Pin CRN/CRH + daylight harvest photometric for use with 240/480V applications

IPX2 335 (Super D), 4 (Area), 4 (Area) | P: 800.324.1496 | www.ficlight.com

Elements by FIC Select Series LED Full Cutoff Wall Pack

Applications
This product family can be effectively used in outdoor wall mount locations, commercial, industrial, hotel and facilities exterior lighting, parking lot garage doors, high walk, areas, security, etc.

Construction
• Die-cast aluminum housing
• Impact-resistant polycarbonate lens
• Durable bronze powder coat
• Some footcandle on existing HD wall packs
• Operating Temperature: -40°C to 40°C
• Four backdrops available for wiring

Electrical
• EFC wall location rated
• Easy-access wiring compartment
• System rated for long 50,000 hour life
• Efficiency: 100lm/w up to 130 LPW

Optics
• High light transmission polycarbonate lens
• Delivers bright, white light and excellent uniformity

Warranty
Five year limited warranty against defects in manufacturing.

Catalog Ordering Matrix Example: 3FWU23W4CCT

SPW	U	ZD	LUMEN PACKAGE (Power)	CCT
3FW - Selectable Full Cutoff Wall Pack	U - 120V/277V	ZD - 0-10V Dimming	3W - 3000/3000/3000 (A0/00/200)	3W - 30/40/50K

Accessories: IPX2, 335 (Super D), 4 (Area), 4 (Area) | P: 800.324.1496 | www.ficlight.com

2 TCP Type LED Area Light Specifications

3 TCP Type LED Full Cutoff Specifications

Calvin Wall TMSLIGHTING

Project: _____
Quantity: _____
Notes: _____

1 - Location
 I: Indoor
 O: Outdoor

2 - Lamping
 150N: 150W Incandescent
 292C: 29W CF (P-LT)
 302C: 30W CF (P-LT)
 42CF: 42W CF (P-LT)
 70MH: 70W MH (E-17)
 100MH: 100W MH (E-17)
 15LED: 15W LED (CRI 80)
 16LED: 16W LED (CRI 80)

3 - LED CCT (color temp.)
 30K: 3000K
 35K: 3500K
 40K: 4000K

4 - Voltage
 120: 120V
 277: 277V
 S47: S47V (CF and MH only)

5 - Finish
 BR: Brushed aluminum
 AN: Anodized (bright)
 EN: Enamel-coated
 FS: White
 FS: Manganese Blue
 FS: Pewter
 FS: Forest green
 FS: Gunmetal yellow
 FS: Matte black
 FS: Gloss black
 FS: Flat aluminum
 FS: Mirror silver
 FS: Architectural bronze
 FS: Matte platinum (brushed)
 FS: Matte gold (brushed)
 FS: Matte copper (brushed)
 FS: Silver metallic
 FS: Bronze metallic
 RAL: RAL custom color (specify)

6 - Backlight Driver
 None
 WM: Wall mount (Integral)
 N1: Remote indoor mount (NEMA 1)
 N4: Remote outdoor mount (NEMA 4)

7 - Dimming
 None
 DM: CF dimming (Advance Mark 10 B)
 DMV: CF dimming (Advance Mark 7 P 0-10V)
 DMV: CF dimming (Advance DALI)
 DMV: CF dimming (Advance DALI)
 DMV: LED dimming (0-10V, current-sinking)

8 - Emergency
 None
 EB: Integral LED or CF
 EBC: Integral LED or CF cold pack
 EBR: Remote LED or CF
 EBCR: Remote LED or CF cold pack

9 - Globes
 None
 G1: Clear, elongated globe
 G3: Prismatic elongated globe
 LUC: Clear, flat disc

10 - Wire Guard
 None
 W10: 1/2" Wire guard (chrome-plated)

Note: Some options may not be compatible with others. To ensure compatibility between options, please visit www.ficlight.com on the "options" page of each luminaire, and use the configuration tool.

4 TMS Type Calvin Wall Specifications

- NOTES:
- A LIGHT LOSS FACTOR OF 0.900 HAS BEEN APPLIED TO FIXTURES UNLESS OTHERWISE NOTED. REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR AND LUMEN INFORMATION.
 - SEE "MH" ON LIGHTING FIXTURE TAG LOCATED ON PLAN FOR MOUNTING HEIGHT INFORMATION.
 - CALCULATION POINTS ARE TAKEN AT GRADE.
 - CALCULATION RESULTS ARE BASED ON IES STANDARDS UNLESS OTHERWISE REQUESTED.

DATE:	10/3/2022	REVISIONS:	DESCRIPTION	DATE
PROJECT NUMBER:	22142	1		
DRAWN BY:	AM	2		
CHECKED BY:	AD	3		
APPROVED BY:	JM	4		
SCALE:	AS NOTED	5		
		6		
		7		

1925 STATE HIGHWAY LAYOUT
PLAN BOOK 45, PLAN 41

ZONE: GENERAL INDUSTRIAL DISTRICT
AREA: 43,560 SQ. FT.
FRONTAGE: 150 FT.
WIDTH: 150 FT. ALONG FRONT YARD SETBACK LINE
FRONT YARD: 30 FT.
SIDE YARD: 20 FT.
REAR YARD: 20 FT.
LOT COVERAGE: 50% MAX.
HEIGHT: 35 FT. MAX.
IMPERVIOUS: 70% MAX.
HABITABLE FLOOR AREA: 750 SQ. FT.

DIG SAFE:
EXCEPT FOR VISIBLE STRUCTURES (MANHOLES, GATES, POLES, ETC.) LOCATED BY THOMPSON-LISTON ASSOCIATES, INC., ALL UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED ACCORDING TO AVAILABLE PROPOSED PLANS, FIELD NOTES, SKETCHES AND RECORD PLANS FROM VARIOUS CONTRACTORS, UTILITY COMPANIES AND PUBLIC AGENCIES. THE SIZE, TYPE AND LOCATION AS DEPICTED HEREON ARE APPROXIMATE ONLY. THE ACTUAL UTILITY LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, DRILLING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRS ARE STARTED. ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE CONTACTED, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. THOMPSON-LISTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CALL "DIG SAFE" AT 811 OR 1-888-344-7233.

NOTE:
1. GLENN KREIVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC. LOCATED BY THOMPSON-LISTON ASSOCIATES, INC. PROVIDED WETLAND FLAGGING AND THE NOTES AROUND THE OLD FOUNDATION & UNDERGROUND PIPE

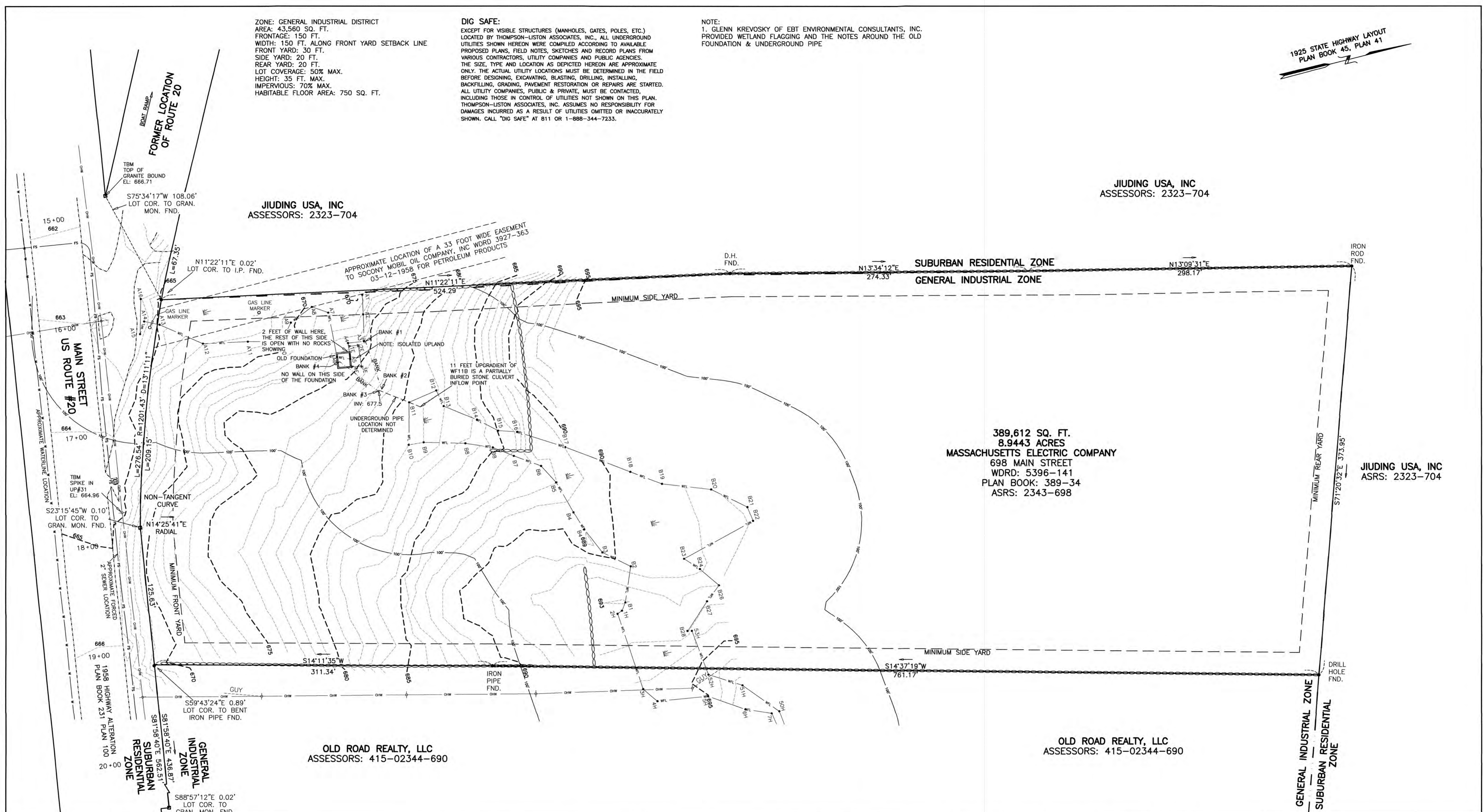
JIUDING USA, INC
ASSESSORS: 2323-704

389,612 SQ. FT.
8.9443 ACRES
MASSACHUSETTS ELECTRIC COMPANY
698 MAIN STREET
WDRD: 5396-141
PLAN BOOK: 389-34
ASRS: 2343-698

JIUDING USA, INC
ASRS: 2323-704

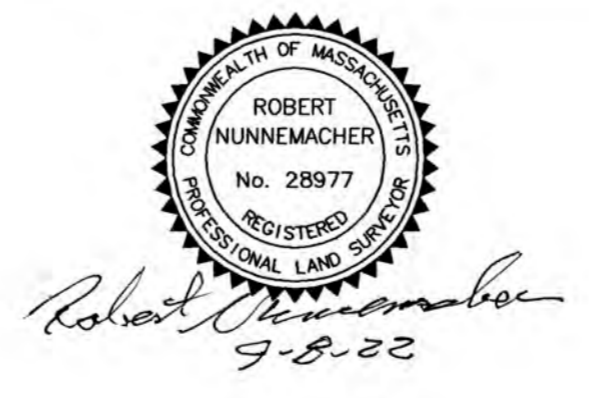
OLD ROAD REALTY, LLC
ASSESSORS: 415-02344-690

OLD ROAD REALTY, LLC
ASSESSORS: 415-02344-690

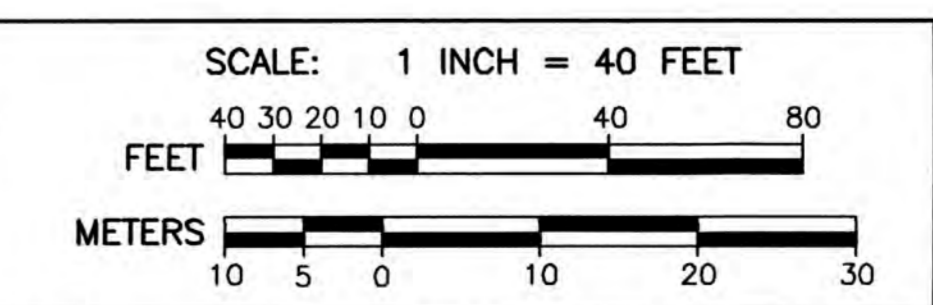


--- KEY ---

<p>WETLAND EDGE & FLAG NO. 100' BUFFER ZONE EDGE EXISTING UNDERGROUND DRAIN OR SEWER PIPE FORCED SEWER PIPE SEWER MANHOLE SEWER CLEANOUT DRAIN MANHOLE CATCHBASIN WITH HEADER CATCHBASIN FLARED END SECTION GAS LINE GAS VALVE GAS METER</p>	<p>WATER LINE WATER GATE WATER SHUT OFF HYDRANT EDGE OF PAVEMENT 6" BITUMINOUS BERM 12" BITUMINOUS BERM GUARD RAIL IRON ROD WITH CAP UNLESS OTHERWISE NOTED GRANITE MONUMENT CONCRETE MONUMENT UNDERGROUND UTILITY LINE UNDERGROUND ELECTRIC LINE UNDERGROUND TELEPHONE LINE</p>	<p>OVERHEAD WIRES UTILITY POLE UTILITY POLE WITH GUY WIRE ELECTRIC MANHOLE TELEPHONE MANHOLE ELECTRIC TRANSFORMER ELECTRIC BOX TELEPHONE BOX CABLE BOX CHAIN LINK FENCE STOCKADE FENCE 1' CONTOUR 5' CONTOUR STONE WALL RETAINING WALL</p>
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DATE: JUNE 15, 2022
REVISION DATES:
AUGUST 31, 2022
SEPTEMBER 8, 2022



THOMPSON-LISTON ASSOCIATES, INC.
PROFESSIONAL CIVIL ENGINEERS
PROFESSIONAL LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01505-0570
TEL: 508-869-6151 EMAIL: info@tlainc.net

EXISTING CONDITIONS PLAN OF LAND IN
STURBRIDGE, MASSACHUSETTS
OWNED BY:
MASSACHUSETTS ELECTRIC COMPANY
698 MAIN STREET
WDRD: 5396-141
ASRS: 2343-698