



TOWN OF STURBRIDGE

PLANNING BOARD

Permit Application

For Official Use:

Date of Receipt: _____

Received By: _____

File Number: _____

Date of Approval: _____

Completed: _____

Not Completed: _____

Application Type

Special Permit

Site Plan Review

Waiver

Part A General Information

1. NAME OF REGISTERED OWNER Edy Wahib
Address 333 East Main Street
City Southbridge State MA Zip Code 01550
Telephone No. (774) 402-1148
Email Address Edywahib@yahoo.com

2. NAME OF APPLICANT/ AGENT Same as Owner
Address _____
City _____ State _____ Zip Code _____
Telephone No. _____
Email Address _____

3. MATTERS RELATED TO THE APPLICATION SHOULD BE ADDRESSED TO (check one or more):

Owner

Applicant/Agent

4. PROOF OF OWNERSHIP ACCOMPANYING APPLICATION: (check one):

Copy of front page of deed

Parcel Registry

Attached:

Deed Book 57818, Page 19

& Deed Book 58851, Page 365

Part B Details of Application

5. Location of Subject Property

Municipal Address: 40 Main Street, Sturbridge, MA 01566
Tract #1 and
Lot(s): Parcel A & Parcel B Plan: Book 438, Plan 54
Assessment Lot Number(s): 415-03913-40 and 415-03913-044

6. Is the subject property subject to any easements, rights-of-way, or other rights over adjacent properties (i.e. mutual driveway)?

Yes No

7. Existing use of Property: Service gas station with a car repair shop

8. Date of construction of all existing and proposed buildings and structures on the subject property:

Services available to the subject property:	Existing	Proposed
Type of water services (i.e. municipal water or private well)	Town Water	Same
Type of sewage disposal (i.e. municipal sewage disposal or private septic system)	Town Water	Same
Type of storm drainage (i.e. sewers, ditches, swales or other means)	Street Drainage	Same

9. Project Details

	Total Gross Floor Area		Total Gross Leasable Area		Number of Units	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Industrial						
Office						
Commercial	3,766.2 sq.ft.	Same			1	2
Institutional						
Residential						
Total	3,766.2 sq.ft.	Same			1	2

Part C Project Narrative: Must be completed by applicant or agent

Describe the proposed project in terms of use, design elements and construction timeframe.

Improvement at an existing service station:

Proposed canopy (32.0' x 71.0')

Proposed 6 gas pumps

Proposed 6.0' walkway and handicap ramp

Proposed parking

Proposed location of underground tanks

Construction timeframe: approximately 3 months

Explain how the design and layout of the development or use constitutes suitable development without detriment to the neighborhood or to the environment.

This service station existed for more than 50 years. Improvements are being proposed to bring it up to date and to code.

Describe any special processes, mitigation measures or unique circumstances which may have a bearing on project approval

None

10. Please list any technical studies or background material being submitted to support the application.

Since no grades are being proposed on the existing parking lot, a drainage analysis study was conducted in support of this application to prove that there is no change in storm run-off after the improvement.

11. Please indicate (v) if the applicant or owner has submitted any of the following applications for all or part of the subject property and complete the following chart:

Other Applications	Required		Submitted		File Number	Status of Application
	Yes	No	Yes	No		
Conservation Commission (Notice of Intent or Request for Determination)		X				
DPW (Curb Cut Permit)		X				
DPW (Street entrance, water or sewer tie in)		X				
Board of Health (Septic, food, other)		X				
Zoning Board of Appeals (Special Permit, Variance)	X		X		2018-4SP	Approved July 24, 2018
Board of Selectmen (Liquor License)		X				
Other (please list below)						

Other:

SITE PLAN CHECK LIST

1. Existing Site Plan – note any non-conformance

- | | | |
|-------------------------------------|--|--|
| YES | NO – must give reason below | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Locus | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> North arrow | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Survey | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing Structures | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Existing roads and curbs | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Contours and elevations | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Abutters within 300 feet | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Zone and dimensional requirements | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> Setbacks | |

For Planning Board use

Additional comments

No changes except for the location of the canopy and gas tanks. See Special Permit Decision of the Zoning Board of Appeals on July 24, 2018 (File #2018-4SP).

2. Proposed – meets zoning unless noted

For Planning Board use

YES NO – must give reason below

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Lot dimensions | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed buildings | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Percent building & impervious areas | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sidewalks and buffer areas | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Streets, driveways and access | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Circulation patterns | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Parking spaces and calculations | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Allowed use reference | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Loading areas | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Building mean height | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dumpsters & screening | _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Outdoor storage areas | _____ |

Additional comments

3. Grading

For Planning Board use

YES NO – must give reason below

- | | | | |
|--------------------------|--------------------------|--------------------------------------|-------|
| <input type="checkbox"/> | <input type="checkbox"/> | Buffer zones and distances | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Wetlands and vernal pools | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Riparian features | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Flood zones | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Ground water elevations | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Siltation fencing | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Significant species type and habitat | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Detention and Retention Basins | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | Grading plan | _____ |

Additional comments

No new grades are being proposed, and this property does not fall within the jurisdiction of Conservation or the jurisdiction of endangered species habitat.

4. Utilities

For Planning Board use

YES NO – must give reason below

- Water lines and connections
- Hydrants and sprinklers
- Sewer lines and connections
- Electric and wire lines
- Drainage structures
- Oil and propane tanks
- Snow storage area
- Public and private wells

Additional comments

No changes are being made from what has existed before.

5. Landscaping, Lighting and Signs

For Planning Board use

YES NO – must give reason below

- Landscaping and calculations
- Lighting location, size, type, direction
- Open space as percent of lot
- Sign location size and detail
- Geologic features
- Dust and noise control measures
- Fencing permanent and temporary

Additional comments

Improvement on landscape for existing islands and edge of parking lot. See landscape plan for details.

6. Detail Sheets

For Planning Board use

YES NO – must give reason below

- Tree planting
- Shrub planting
- Light poles
- Hydrants
- Catch basins
- Man holes
- Traps
- Trenching
- Road profiles
- Curbing and Berms

AUTHORIZATION (Must be signed by applicant)

I hereby request that the Town of Sturbridge Planning Board review this application for Site Plan approval, including all plans, documents and information herewith. I represent to the best of my knowledge and belief, this application is being submitted in accordance with the Site Plan Review Regulations of the Planning Board of the Town of Sturbridge.



Signature of Applicant

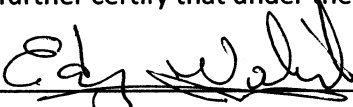
September 10, 2018
Date

AUTHORIZATION (Must be signed by owner)

I am the record owner of the property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am authorized to sign this application.



Signature of Owner

September 10, 2018
Date

If someone is representing the applicant or the owner, the applicant must designate such representative below:

	1. Michel El-Ashkar	2. Henry R. Simonelli, Jr.
Name of Representative:	<u>Ashkar Engineering</u>	<u>Simonelli & Associates</u>
Address of Representative:	<u>70 Washington St., Ste. 306</u>	<u>18 Chapin Street</u>
	<u>Haverhill, MA 01832</u>	<u>Southbridge, MA 01550</u>
	<u>(978) 914-6527 - office</u>	
Telephone No.:	<u>(508) 982-3071 - cell</u>	<u>(508) 764-2100 - office</u>

Relationship of representative to owner or applicant: 1. Engineer 2. Attorney

If representing a group, corporation or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purposes of this application.

An application will not be considered complete and will not be submitted to the Planning Board for its action until all required documentation/information has been submitted to the Town Planner and filed with the Town Clerk.



2017 00108464

Bk: 57818 Pg: 19

Page: 1 of 3 09/29/2017 02:27 PM WD

QUITCLAIM DEED

Know all men by these presents that Richard E. Brogan and John J. Brogan, whom are both unmarried, with a business address of 132 Winward Lane, Bristol, Rhode Island 02809;

In Consideration paid of Seven Hundred Thousand and 00/100 (\$700,000.00) Dollars;

Grant to Edy Wahib,

of 333 East Main Street, Southbridge, Worcester County, Massachusetts 01550;

With Quitclaim Covenants;

The land together with the buildings thereon and all privileges and appurtenances thereto belonging, located on the northerly side of Massachusetts Highway Route 131, in Sturbridge, and shown as Parcel "A" on plan entitled "Plan of Land in Sturbridge, MA. Surveyed for James Brogan and Joseph Brogan, December 27, 1976, Robert F. Para, Land Surveyor" said plan being recorded with Worcester Registry of Deeds in Plan Book 438, Plan 54, and more particularly bounded and described as follows:

BEGINNING at an iron pipe on the northerly side of the Massachusetts State highway Layout of Southbridge Road, Route 131, a the southeast corner of tract herein described;

THENCE N. 56° 08' 52" W. along the northerly side of said Road a distance of 110.83 feet to a Massachusetts Highway Bound;

THENCE N. 67° 14' 20" W. along the northerly side of said Road a distance of 47.85 feet to a Worcester County Highway bound;

Property Location: 40 Main St., Sturbridge, MA 01566

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 09/29/2017 02:27 PM
Ctl# 174150 17704 Doc# 00108464
Fee: \$3,192.00 Cons: \$700,000.00

3

CYR 17-157

THENCE running westerly and northerly along the easterly side of the Worcester County Highway Layout of Fiske Hill Road, on a curve to the right, having a radius of 173.63 feet and a length of 232.88 feet to a Worcester county Highway bound;

THENCE running northerly and easterly along the easterly side of the Worcester County Highway Layout of Fiske hill Road, on a curve to the right, having a radius of 40.00 feet and a length of 49.15 feet to a Worcester County Highway bound;

THENCE S. 85° 17' E. along land, now or formerly, of Joseph Brogan a distance of 113.42 feet to an iron pipe;

THENCE S. 33° 54' E. along the southerly side of Old Fiske Road, a distance of 72.99 feet to a point;

THENCE S. 26° 37' 46" E. along the southerly side of the Old Fiske Hill Road a distance of 229.50 feet to a point;

THENCE S. 61° 12' 06" W. along land, now or formerly of Joseph Brogan, a distance of 55.49 feet to the iron pipe at the point of beginning.

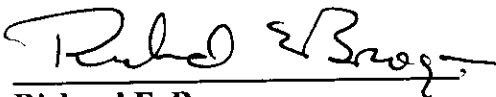
TOGETHER with the right in the Grantees, their heirs, successors and assigns, to maintain and keep in repair the existing septic system in the triangular portion of the Parcel "D" as shown on the aforesaid plan southerly of the last course set forth above.

BEING a portion (PARCEL II) of the same premises conveyed to grantors in a Deed dated March 19, 1986 recorded in the Worcester District Registry of Deeds Book 9331, Page 169.

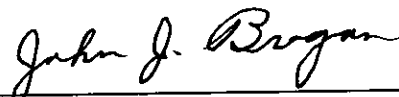
This Deed Creates No New Boundaries

The property is not Homestead property and is not a primary residence of either of the Grantors or of the Grantor's spouses, if any, and is not subject to any Homestead rights under the Massachusetts Homestead Act, M.G.L. c.188. No person is entitled to rights under the Homestead Act.

Executed as a Sealed Instrument this 28th day of September, 2017.



Richard E. Brogan




John J. Brogan

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this 28th day of September, 2017, before me the undersigned Notary Public, personally appeared **Richard E. Brogan**, and proved to me through satisfactory evidence of identification, which was prior personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



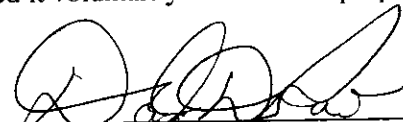
David J. DuPont, Notary Public

My Commission Expires: Oct. 17, 2019

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

On this 28th day of September, 2017, before me the undersigned Notary Public, personally appeared **John J. Brogan**, and proved to me through satisfactory evidence of identification, which was prior personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



David J. DuPont, Notary Public

My Commission Expires: Oct. 17, 2019



2018 00050590

Bk: 58851 Pg: 365

Page: 1 of 4 05/25/2018 01:53 PM WD

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 05/25/2018 01:53 PM
Ctrl# 182328 04884 Doc# 00050590
Fee: \$182.40 Cons: \$40,000.00

QUITCLAIM DEED

Property Location: 10-OLD FISKE HILL ROAD and 44 Main Sturbridge, MA 01566

Know all men by these presents that Richard E. Brogan and John J. Brogan, whom are both unmarried, with a business address of 132 Windward Lane, Bristol, Rhode Island 02809;

In Consideration paid of Forty Thousand and 00/100 (\$40,000.00) Dollars;

Grant to Edy Wahib, of 333 East Main Street, Southbridge, Worcester County, Massachusetts 01550;

With Quitclaim Covenants;

The land in Sturbridge, Massachusetts together with the buildings thereon known as 10 Old Fiske Hill Road, Sturbridge, Massachusetts as follows:

TRACT I

The land in Sturbridge, Massachusetts surveyed by Brogan Realty Trust, dated November 16, 1974 and recorded at the Worcester District Registry of Deeds in Plan Book 413, Plan 81 and more particularly bound and described as follows:

BEGINNING at an iron pipe on the northerly side of Old Fiske Hill Road at the southeast corner of tract herein described;

THENCE N. 27° 56' W. along the northerly side of Old Fiske Hill Road a distance of 224.52 feet to an iron pipe;

THENCE N. 33° 54' W. along the northerly side of said Road a distance of 43.49 feet to an iron pipe;

THENCE N. 60° 46' E. along land of Brogan Realty Trust, now or formerly, a distance of 205.59 feet to an iron pipe;

THENCE S. 39° 31' E. along land of said Brogan Realty Trust, a distance of 53.38 feet to an iron pipe;

Return to:
18-067A+8

SIMONELLI & ASSOCIATES
18 Chapin Street
Southbridge, MA 01550-2447

H
1

THENCE S. 25° 07' E. along land of said Brogan Realty Trust a distance of 148.46 feet to an iron pipe;

THENCE S. 36° 24' W. along land of said Brogan Realty Trust, a distance of 104.31 feet to an iron pipe;

THENCE S. 50° 47' W. along land of said Brogan Realty Trust, a distance of 116.50 feet to the iron pipe at the point of beginning.

CONTAINING an area of 50,390 square feet.

TRACT II

The land in said Sturbridge with all privileges and appurtenances thereto belonging, and shown as "Parcel B" on plan entitled "Plan of Land in Sturbridge, MA", surveyed for James Brogan and Joseph Brogan, December 27, 1976, Robert F. Para, Land Surveyor. Said plan being recorded with Worcester District Registry of Deeds in Plan Book 438, Plan 54 and more particularly bound and described as follows:

BEGINNING at a point on the southerly side of Old Fiske Hill Road at the southeast corner of tract herein described, also being the northeast corner of other land of James Brogan, now or formerly;

THENCE N. 26° 37' 46" W. along the southerly side of Old Fiske Hill Road a distance of 229.50 feet to a point;

THENCE N. 33° 54' W. along the southerly side of said Old Fiske Hill Road a distance of 72.99 feet to a point;

THENCE N. 85° 17' W. along land now or formerly of Joseph Brogan, a distance of 51.19 feet to an iron pipe;

THENCE S. 33° 54' E. along the northerly side of Old Fiske Hill Road, a distance of 43.49 feet to an iron pipe;

THENCE S. 26° 37' 46" E. along the northerly side of Old Fiske Hill Road a distance of 225.53 feet to an iron pipe;

THENCE N. 50° 47' E. a distance of 116.50 feet to an iron pipe;

THENCE N. 36° 24' E. a distance of 104.31 feet to an iron pipe;

THENCE N. 25° 07' W. a distance of 148.46 feet to an iron pipe;

THENCE N. 39° 31' W. a distance of 53.38 feet to an iron pipe;

THENCE N. 60° 46' E. a distance of 10.00 feet to an iron pipe;

THENCE S. 39° 49' 16" E. a distance of 52.69 feet to an iron pipe;

THENCE S. 25° 27' 09" E. a distance of 156.14 feet to an iron pipe;

THENCE S. 34° 52' 50" W. a distance of 112.53 feet to an iron pipe;

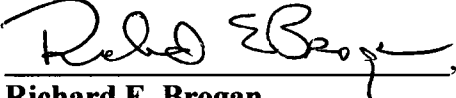
THENCE S. 52° 47' 06" W. a distance of 121.85 feet to an iron pipe;

THENCE S. 61° 12' 06" W. a distance of 40.03 to the iron pipe at the point of beginning.

Both Tracts being the premises conveyed to the grantors in deeds recorded with the Worcester District Registry of Deeds in Book 35033, Page 254, and also Book 9331, Page 169.

The property is not Homestead property and is not a primary residence of either of the Grantors or of the Grantor's spouses, if any, and is not subject to any Homestead rights under the Massachusetts Homestead Act, M.G.L. c.188. No person is entitled to rights under the Homestead Act.

Executed as a Sealed Instrument this 25th day of May, 2018.



 Richard E. Brogan


 John J. Brogan

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS

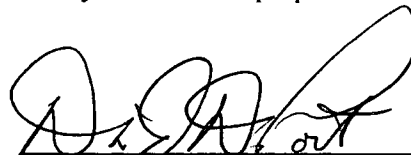
On this 25th day of May, 2018, before me the undersigned Notary Public, personally appeared **Richard E. Brogan**, and proved to me through satisfactory evidence of identification, which was prior personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.


 David J. DuPont, Notary Public
 My Commission Expires: Oct. 17, 2019

COMMONWEALTH OF MASSACHUSETTS

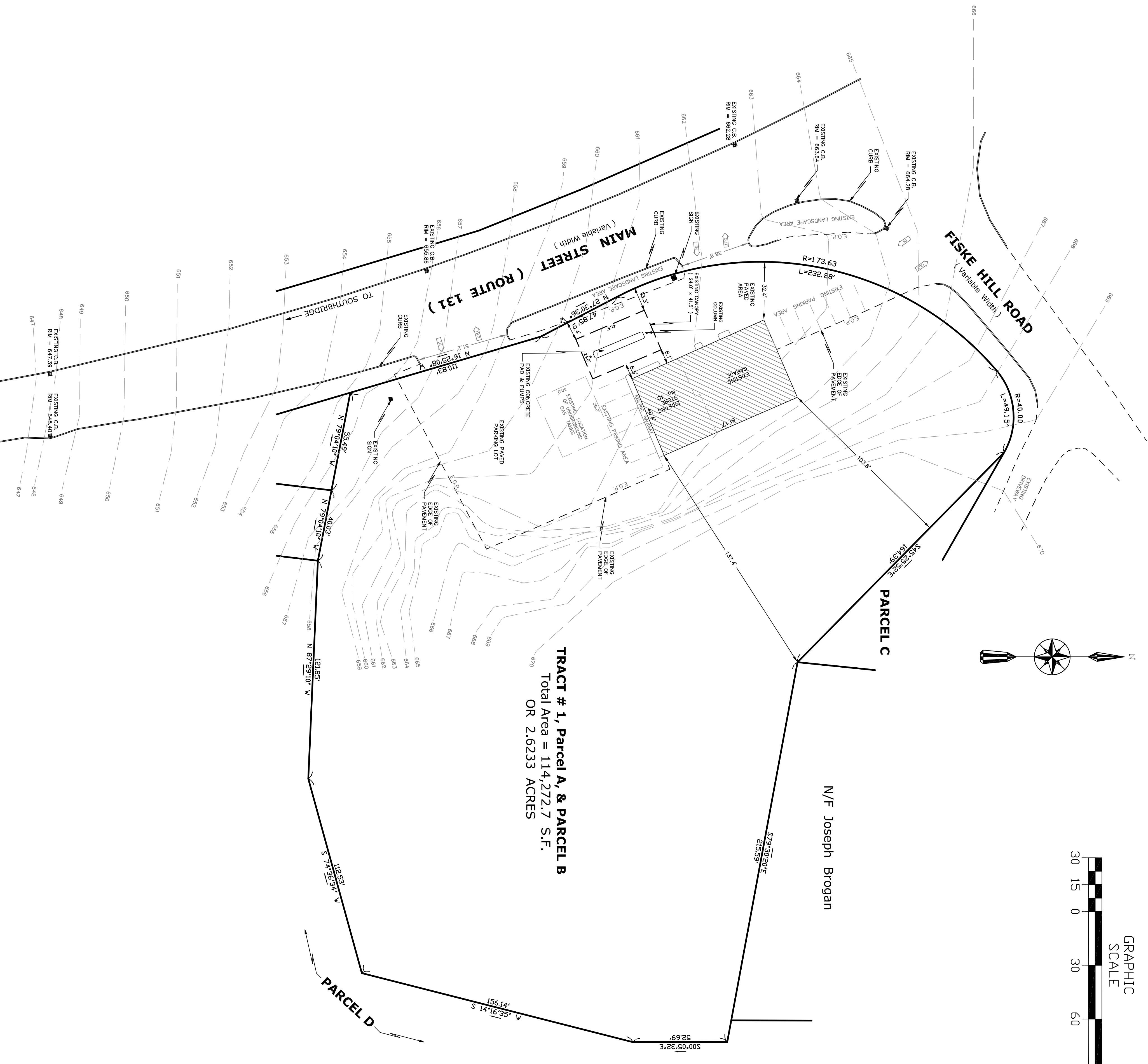
WORCESTER, SS

On this 25th day of May, 2018, before me the undersigned Notary Public, personally appeared **John J. Brogan**, and proved to me through satisfactory evidence of identification, which was prior personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

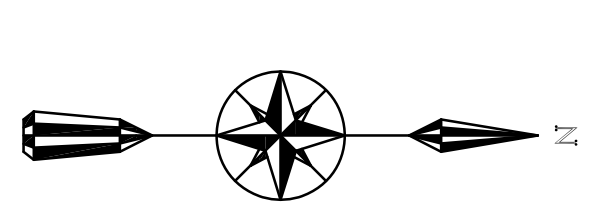
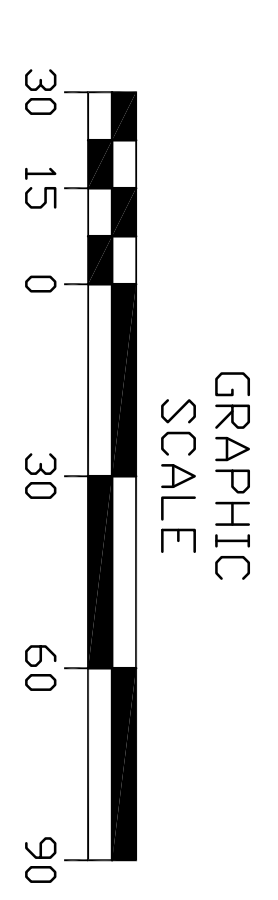


David J. DuPont, Notary Public

My Commission Expires: Oct. 17, 2019



TRACT # 1, Parcel A, & PARCEL B
 Total Area = 114,272.7 S.F.
 OR 2.6233 ACRES



1. The purpose of this Site plan is to show the existing conditions at an existing service station.
2. ZONING DISTRICT: Commercial II
3. REFERENCES USED:
 - Parcel A
 - Deed Book: 57818 - Page: 19
 - Plan Book: 438 - Plan: 54
 - TRACT # 1 & PARCEL B
 - Deed Book: 58851 - Page: 365
 - Plan Book: 413 - Plan: 81
4. THIS PLAN IS BASED ON AN "ON GROUND" SURVEY.

EXISTING
 TOTAL LOT AREA = 114,272.7 S.F.
 EXISTING BUILDING FOOTPRINT = 3,780.3 S.F.
 EXISTING PAVED PARKING AREA = 17,505.2 S.F.
 EXISTING LOT COVERAGE = 3.30 %
 EXISTING OPEN SPACE = 81.37 %

REVISIONS	BY	DATE	DESCRIPTION

SITE PLAN
 Showing the existing conditions
 at an existing service station

Location: 40 MAIN STREET
 STURBRIDGE, MASSACHUSETTS

SCALE: 1" = 30'
 DATE: September 8, 2018

PREPARED FOR:
Edy Wahib
 333 East Main Street
 Southbridge, MA 01550

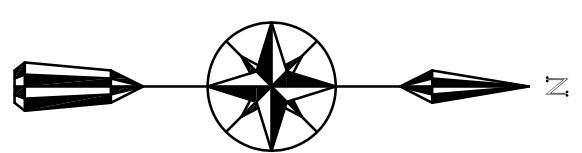
PREPARED BY:
ASHKAR ENGINEERING
 70 Washington Street, Suite 306
 Haverhill, MA 01832
 ph: (978) 914-6527
 fax: (978) 914-6528
 ashkarengineering@live.com

PLAN No. 18-02-10 Site Plan SHEET 1 of 3



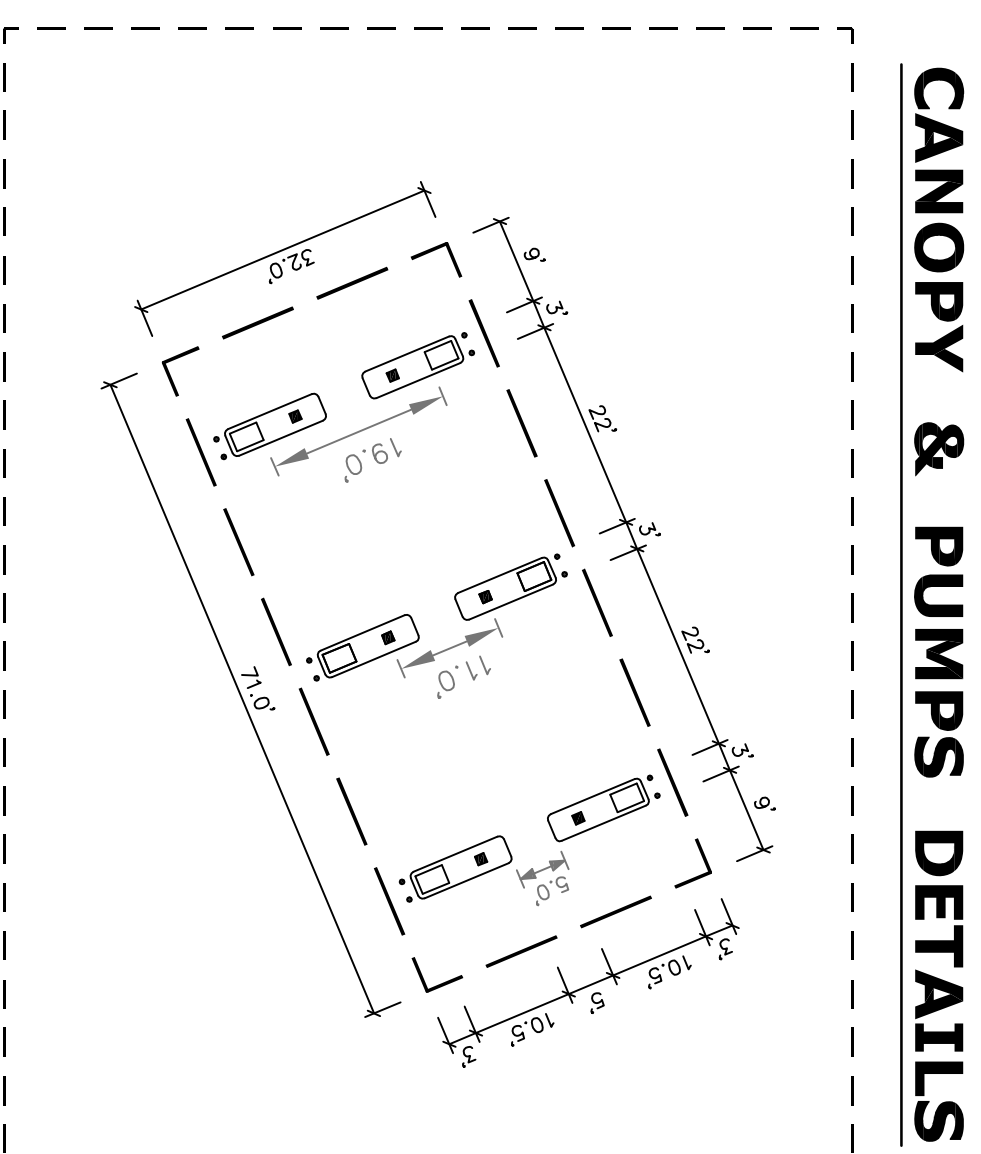
FISKE HILL ROAD
(Variable Width)

MAIN STREET (ROUTE 131)
(Variable Width)



PARCEL C

N/F Joseph Brogan

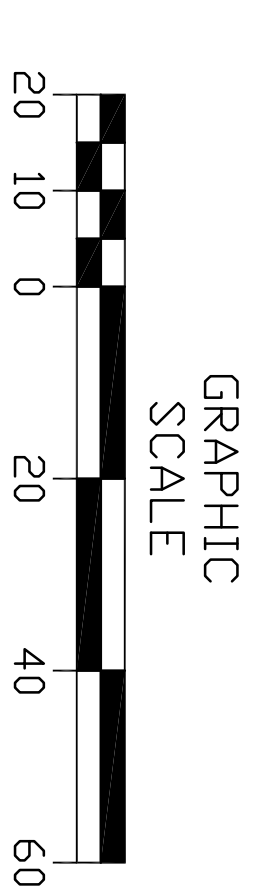


TRACT # 1, Parcel A, & PARCEL B
Total Area = 114,272.7 S.F.
OR 2.6233 ACRES

1. The purpose of this Site plan is to show a proposed improvements at an existing service station.
2. The improvements consist of:
 - A proposed Canopy (32.0' x 71.0')
 - A proposed 6 gas pumps
 - A proposed 6(8.0') walkway and a handicap ramp
 - A proposed parking
 - A proposed location of underground gas tanks
3. ZONING DISTRICT: Commercial II
4. REFERENCES USED:
 - Parcel A
 - Deed Book: 57818 - Page: 19
 - Plan Book: 438 - Plan: 54
- TRACT # 1 & PARCEL B
 - Deed Book: 58851 - Page: 365
 - Plan Book: 413 - Plan: 81
 - (Recorded at the Worcester County S. District Registry of Deeds)
5. THIS PLAN IS BASED ON AN "ON GROUND" SURVEY.
6. NO NEW GRADES ARE BEING PROPOSED.

EXISTING
TOTAL LOT AREA = 114,272.7 S.F.
EXISTING BUILDING FOOTPRINT = 3,780.3 S.F.
EXISTING PAVED PARKING AREA = 17,505.2 S.F.
EXISTING LOT COVERAGE = 3.30 %
EXISTING OPEN SPACE = 81.37 %

PROPOSED
PROPOSED CANOPY AREA = 2,272.0 S.F.
PROPOSED LOT COVERAGE = 5.29 %
PROPOSED OPEN SPACE = 81.37 %



REVISIONS	BY	DATE	DESCRIPTION

SITE PLAN
Showing a proposed improvements at an existing service station

Location: 40 MAIN STREET
STURBRIDGE, MASSACHUSETTS

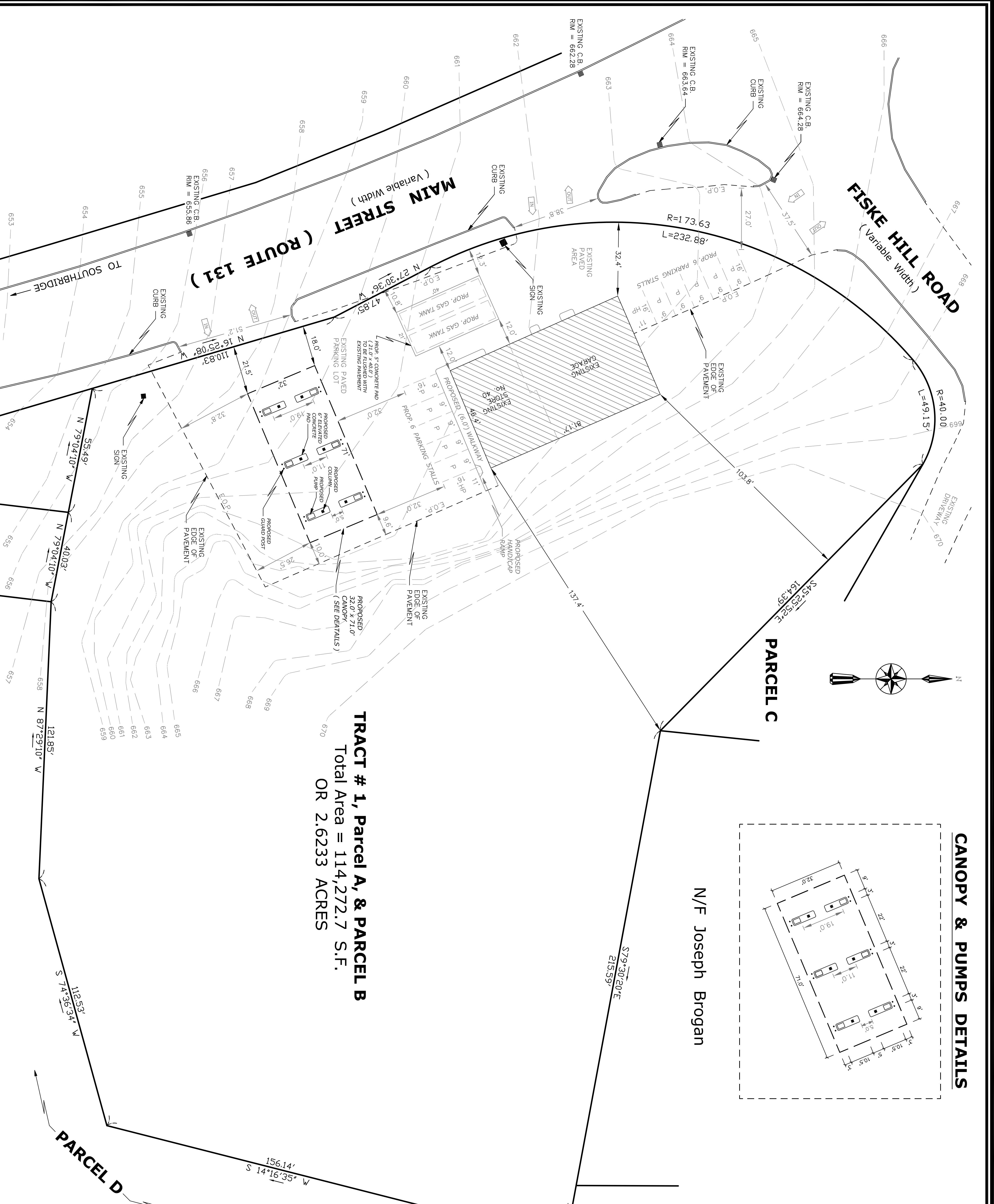
SCALE: 1" = 20'

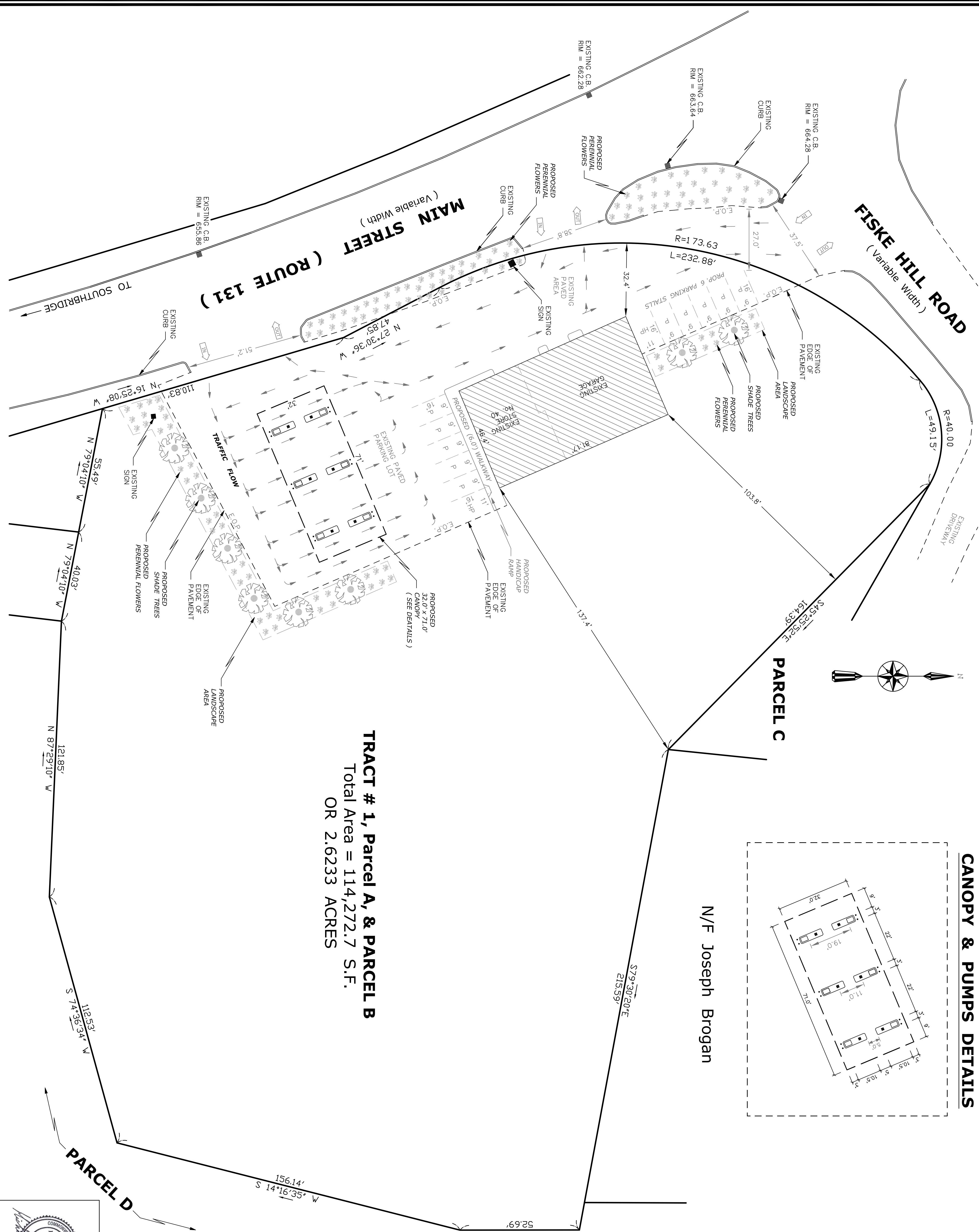
DATE: September 8, 2018

PREPARED FOR:
Edy Wahib
333 East Main Street
Southbridge, MA 01580

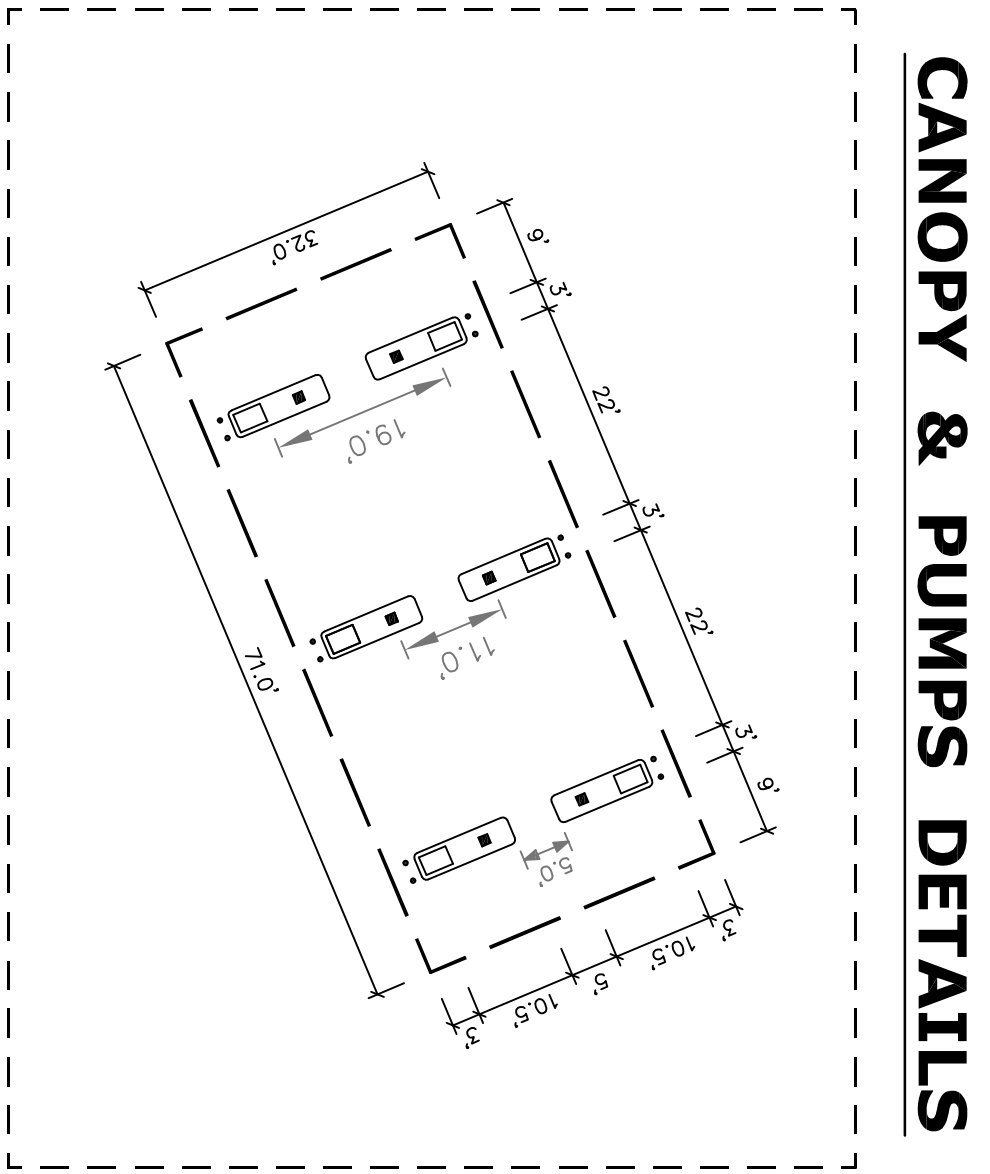
PREPARED BY:
ASHKAR ENGINEERING
70 Washington Street, Suite 306
Haverhill, MA 01832
Ph: (978) 914-6527
Fax: (978) 914-6528
ashkarengineering@live.com

PLAN No. 18-02-10 Site Plan SHEET 2 of 3



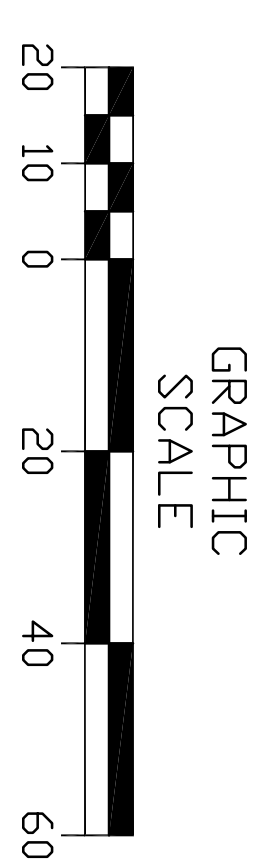


TRACT # 1, Parcel A, & PARCEL B
 Total Area = 114,272.7 S.F.
 OR 2.6233 ACRES



N/F Joseph Brogan

1. The purpose of this Site plan is to show a proposed improvements at an existing service station.
2. The improvements consist of:
 - A proposed Canopy (32.0' x 71.0')
 - A proposed 6 gas pumps
 - A proposed (6.0') walkway and a handicap ramp
 - A proposed parking
 - A proposed location of underground gas tanks
3. ZONING DISTRICT: Commercial II
4. REFERENCES USED:
 - Parcel A
 - Deed Book: 57818 - Page: 19
 - Plan Book: 438 - Plan: 54
- TRACT # 1 & PARCEL B
 - Deed Book: 58951 - Page: 365
 - Plan Book: 413 - Plan: 81
 - (Recorded at the Worcester County S. District Registry of Deeds)
5. THIS PLAN IS BASED ON AN "ON GROUND" SURVEY.
6. NO NEW GRADES ARE BEING PROPOSED.



REVISIONS BY	DATE	DESCRIPTION

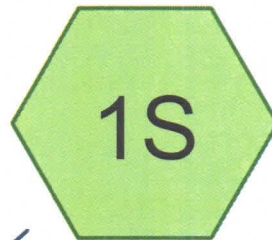
SITE PLAN
 Showing Proposed Landscape
 And Traffic Flow

Location: 40 MAIN STREET
STURBRIDGE, MASSACHUSETTS

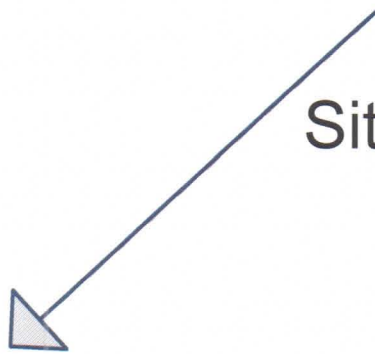
PREPARED FOR:
Edy Wahib
 333 East Main Street
 Southbridge, MA 01560

PREPARED BY:
ASHKAR ENGINEERING
 70 Washington Street, Suite 306
 Haverhill, MA 01832
 Ph: (978) 914-6527
 Fax: (978) 914-6528
 ashkarengineering@live.com

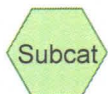
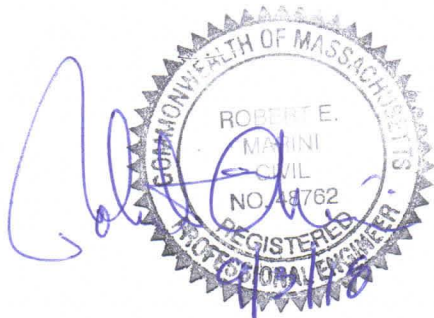




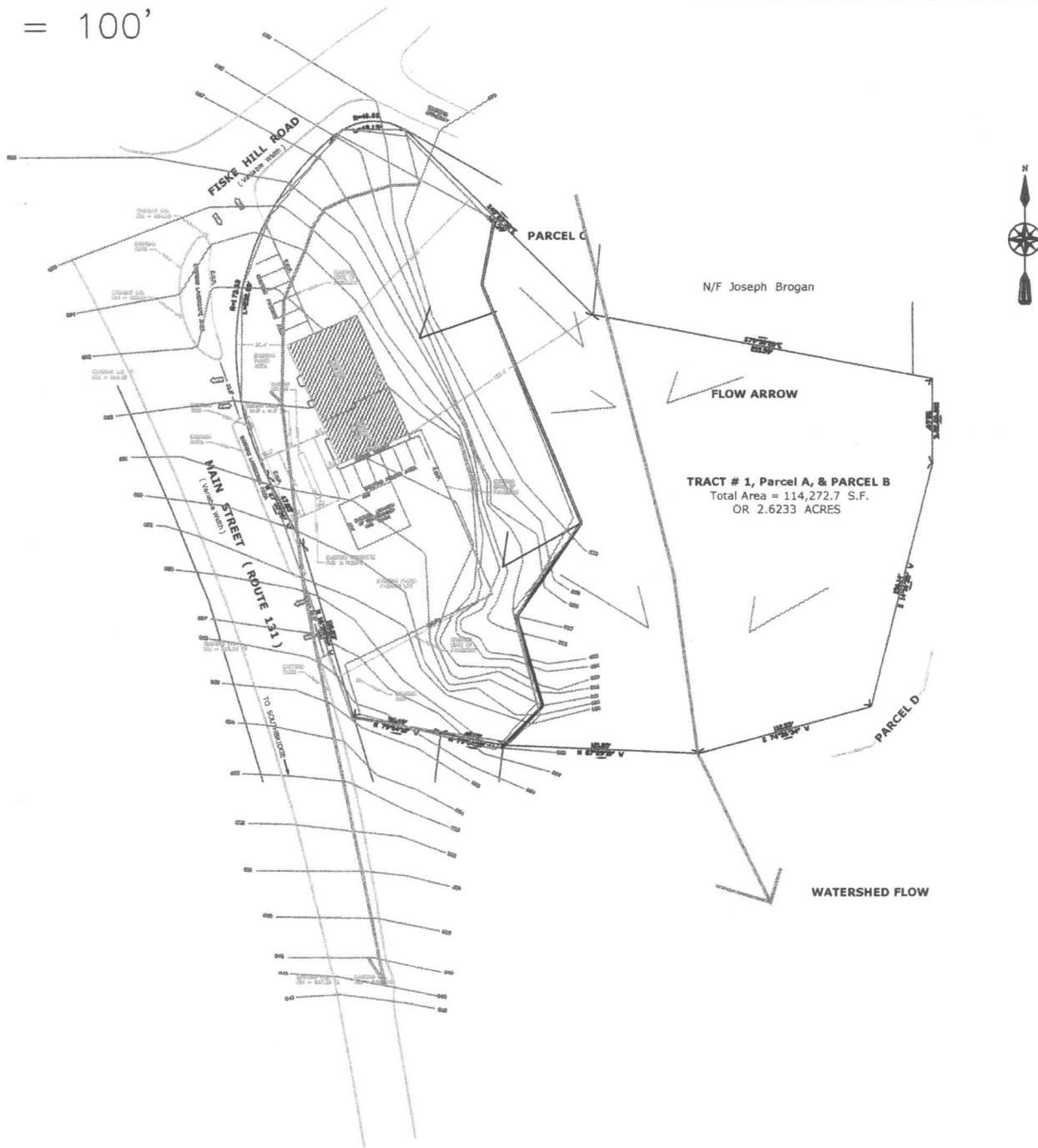
Site Property



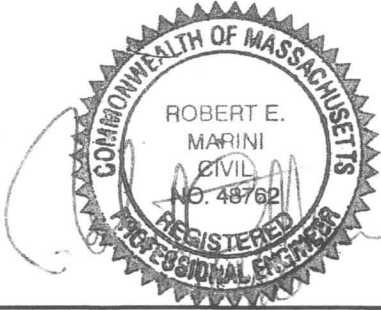
(new Reach)



1" = 100'



EXISTING



REFERENCES:
SURVEY PREPARED BY ASHKAR ENGINEERING

DATE: SEPTEMBER 3, 2018

ADDRESS: 40 Main St. Sturbridge, MA 01566

PREPARED BY:

NativeTEC

ENVIRONMENTAL SCIENCE, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE & ARCHITECTURE

31 MUNROE ST LYNN, MA 01901
TEL 617.437.6461 EFAX 239.236.0444

PREPARED FOR:

PREPARED FOR:
Edy Wahib
333 East Main Street
Southbridge, MA 01550

STAGE-STORAGE CALCULATIONS

Project Name: **Wahib-Sturbridge**
 Project Address: **40 Main Street Sturbridge, MA 01566**

Date: **8/31/2018**
 Strap No:

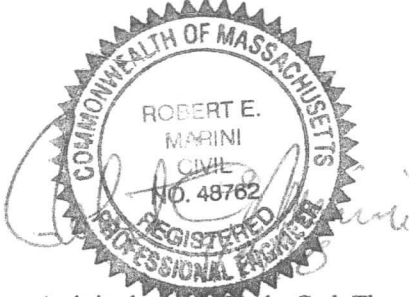
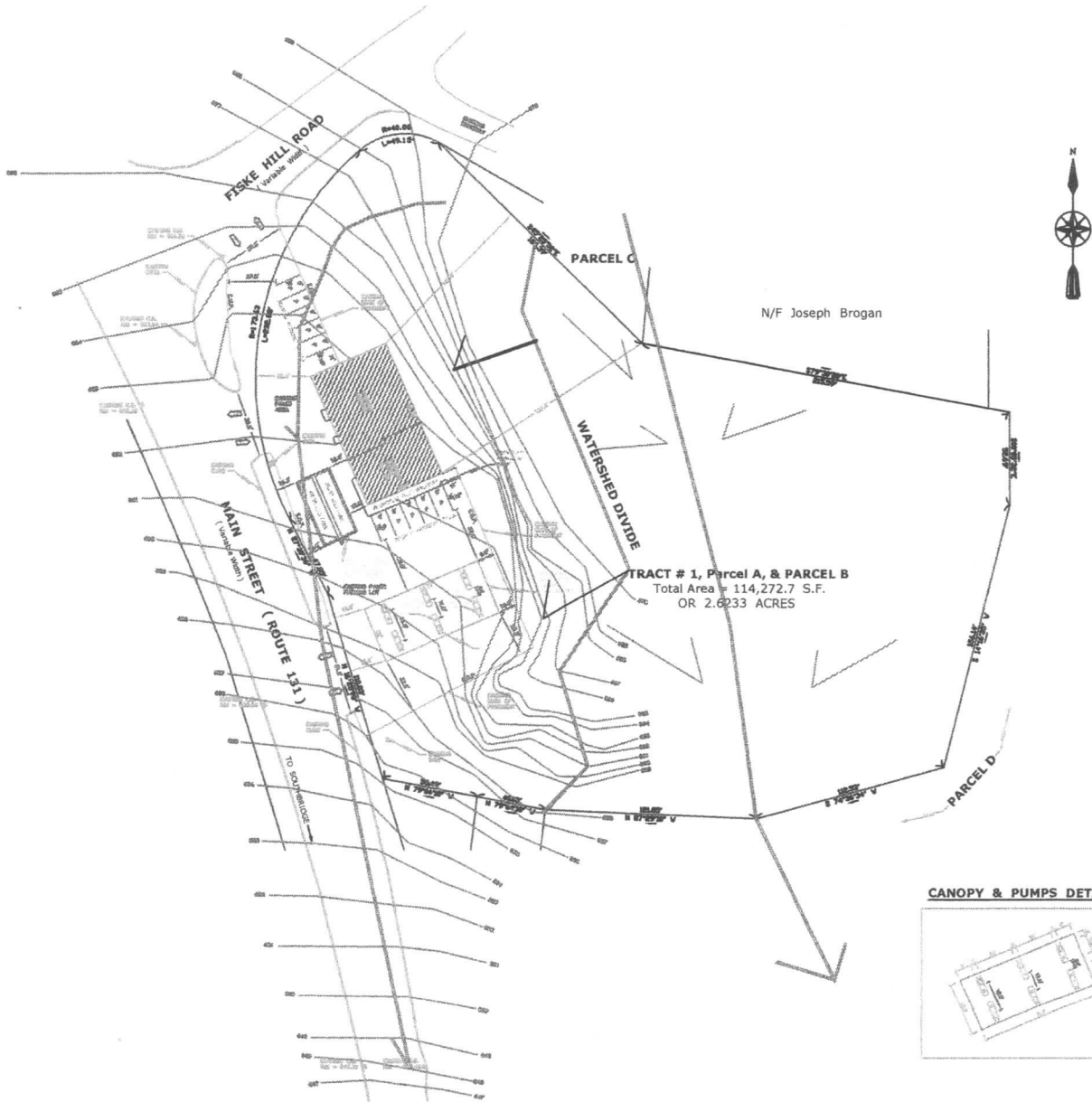
NOTE: BLUE AND GREEN CELLS HAVE FORMULAS

Area Calculations			START ELEVATIONS								Total VOLUME		Elevation NAVD 1988
Impervious	Pervious	Building	Elevation NAVD 1988	Impervious (ft^2)	Pervious (ft^2)	Building (ft^2)	SUM (FT^2)	Elevation Change (ft)	Volume Change (ft)	(ft^3)	(ac-ft)		
17538.00	32271.00	3780.00	700.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1920081.00	44.08	700.00	
			699.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1866492.00	42.85	699.00	
			698.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1812903.00	41.62	698.00	
			697.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1759314.00	40.39	697.00	
			696.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1705725.00	39.16	696.00	
17538.00	32271.00	3780.00	695.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1652136.00	37.93	695.00	
AREA TOTALS			694.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1598547.00	36.70	694.00	
			693.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1544958.00	35.47	693.00	
WATER QUALITY			692.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1491369.00	34.24	692.00	
			691.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1437780.00	33.01	691.00	
			690.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1384191.00	31.78	690.00	
			689.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1330602.00	30.55	689.00	
			688.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1277013.00	29.32	688.00	
			687.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1223424.00	28.09	687.00	
			686.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1169835.00	26.86	686.00	
			685.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1116246.00	25.63	685.00	
Elevation incremental change (INCHES)			12.00	684.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1062657.00	24.40	684.00
Elevation incremental change (ft)			1.00	683.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	1009068.00	23.17	683.00
				682.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	955479.00	21.93	682.00
				681.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	901890.00	20.70	681.00
				680.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	848301.00	19.47	680.00
				679.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	794712.00	18.24	679.00
				678.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	741123.00	17.01	678.00
				677.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	687534.00	15.78	677.00
				676.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	633945.00	14.55	676.00
				675.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	580356.00	13.32	675.00
				674.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	526767.00	12.09	674.00
				673.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	473178.00	10.86	673.00
				672.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	419589.00	9.63	672.00
				671.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	366000.00	8.40	671.00
				670.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	312411.00	7.17	670.00
				669.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	258822.00	5.94	669.00
				668.00	17538.00	32271.00	3780.00	53589.00	1.00	53589.00	205233.00	4.71	668.00
				667.00	17538.00		3780.00	21318.00	1.00	21318.00	151644.00	3.48	667.00
				666.00	17538.00		3780.00	21318.00	1.00	21318.00	130326.00	2.99	666.00
				665.00	17538.00		3780.00	21318.00	1.00	21318.00	109008.00	2.50	665.00
				664.00	17538.00			17538.00	1.00	17538.00	87690.00	2.01	664.00
				663.00	17538.00			17538.00	1.00	17538.00	70152.00	1.61	663.00
				662.00	17538.00			17538.00	1.00	17538.00	52614.00	1.21	662.00
				661.00	17538.00			17538.00	1.00	17538.00	35076.00	0.81	661.00
				660.00	17538.00			17538.00	1.00	17538.00	17538.00	0.40	660.00
				659.00				0.00	0.00	0.00	0.00	0.00	659.00



Professional Engineer Seal and Signature
 8/31/18

1" = 100'



PROPOSED

As it is shown in HydroCad, There is not any different from the out flow from existing to proposed. Using the Type II -24 Hr chart, it is shown that in Massachusetts there is an average of 7.0" (inches) of rain for 100 year 24 hour. The peak flow for both post and predevelopment is at the 12 hour point. According to HydroCad, the flow rate is 8.15cfs.

REFERENCES:
SURVEY
PREPARED BY
ASHKAR
ENGINEERING

DATE:
SEPTEMBER 3, 2018

ADDRESS:
40 Main St.
Sturbridge, MA 01566

PREPARED BY:
NativeTEC
ENVIRONMENTAL SCIENCE, CIVIL ENGINEERING,
LANDSCAPE ARCHITECTURE & ARCHITECTURE
31 MUNROE ST LYNN, MA 01901
TEL 617.437.6461 EFAX 239.236.0444

PREPARED FOR:
PREPARED FOR:
Edy Wahib
333 East Main Street
Southbridge, MA 01550

Summary for Subcatchment 1S: Site Property PRE & POST

[49] Hint: Tc<2dt may require smaller dt

Runoff = 8.15 cfs @ 11.93 hrs, Volume= 0.322 af, Depth> 3.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type II 24-hr 100 Y 24 HR Rainfall=7.00"

Area (sf)	CN	Description
21,318	98	Paved parking, HSG A
0	89	Urban commercial, 85% imp, HSG A
32,271	49	50-75% Grass cover, Fair, HSG A
53,589	68	Weighted Average
32,271		60.22% Pervious Area
21,318		39.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	400		2.80		Direct Entry,

Summary for Subcatchment 1S: Site Property PRE & POST

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 Type II 24-hr 100 Y 24 HR Rainfall=7.00"

Area (sf)	CN	Description
21,318	98	Paved parking, HSG A
0	89	Urban commercial, 85% imp, HSG A
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53,589	68	Weighted Average
32,271		60.22% Pervious Area
21,318		39.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.4	400		2.80		Direct Entry,

Subcatchment 1S: Site Property PRE & POST

