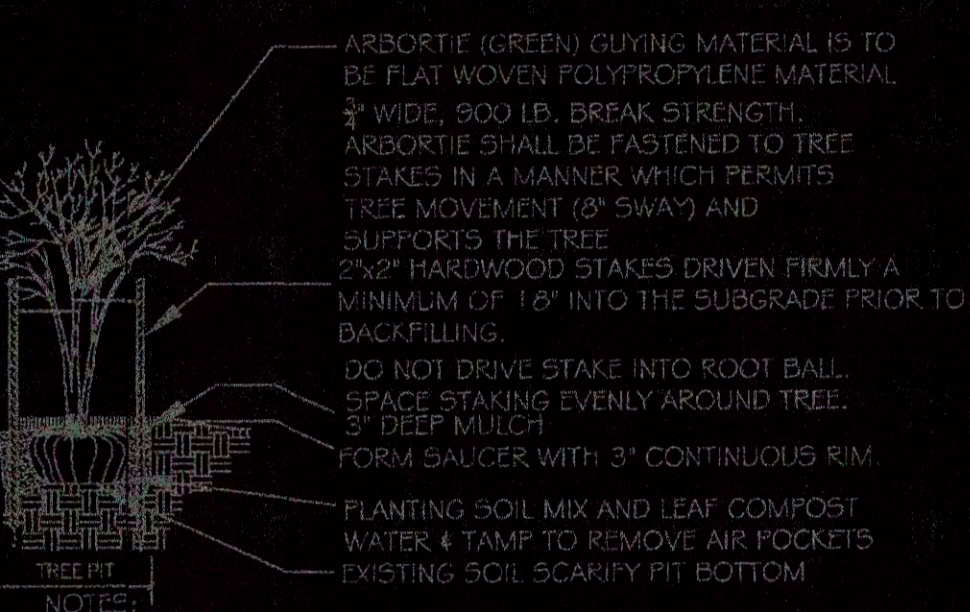


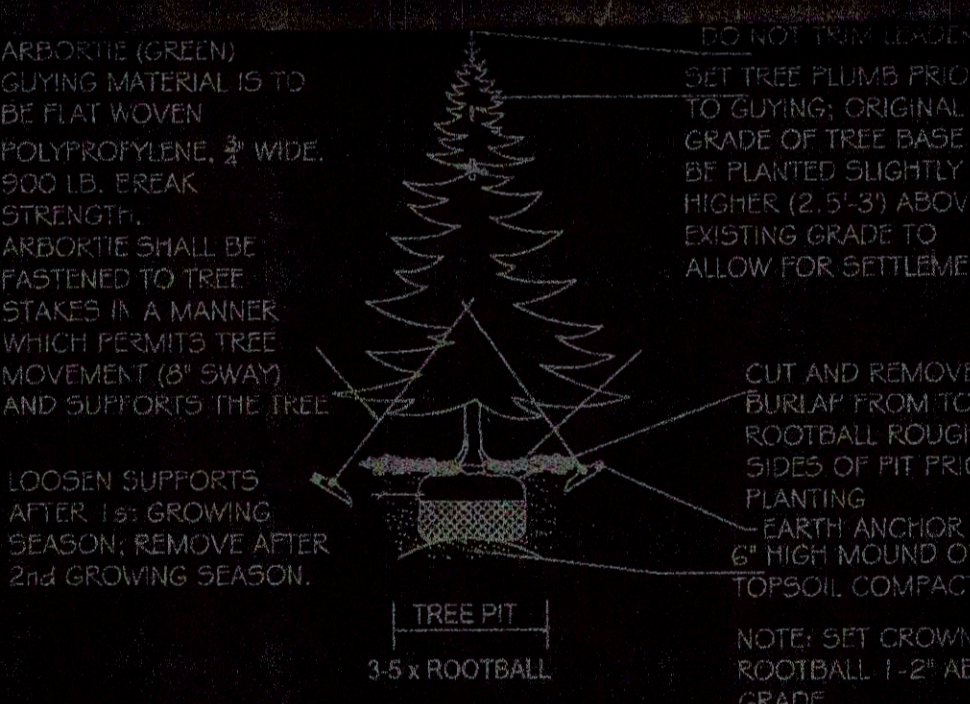
APPROVAL UNDER SITE PLAN REVIEW,
STURBRIDGE PLANNING BOARD
BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

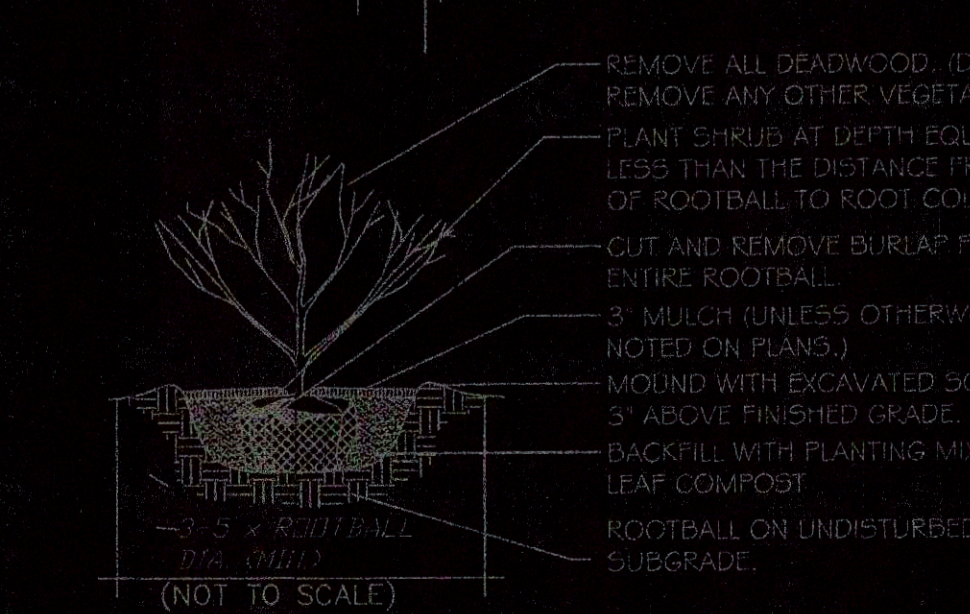
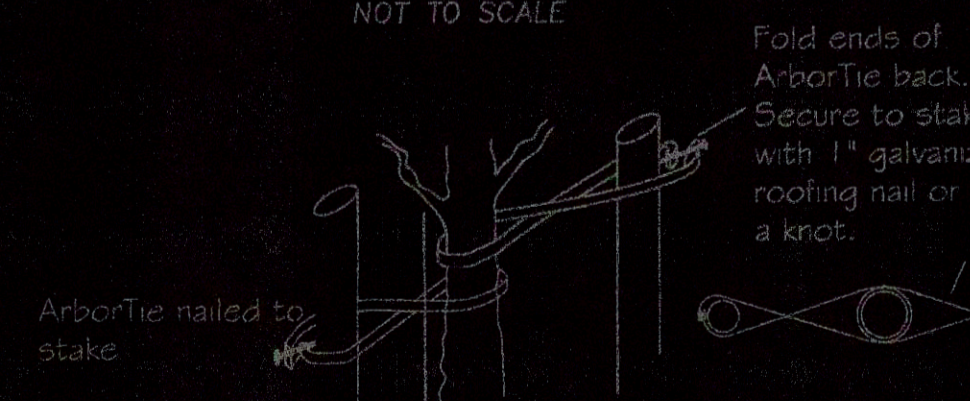


- NOTES**
1. STAKE TO MAIN BRANCHES AS NECESSARY FOR FIRM SUPPORT.
 2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
 3. GUY WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
 4. REMOVE ALL CONTAINERS AND BASKETS FROM ROOT BALL.
 5. REMOVE BURLAP FROM TOP ONE THIRD OF ROOT BALL.
 6. LOOSEN ROOTBALL PRIOR TO PLANTING.

DECIDUOUS TREE PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

- LANDSCAPING NOTES**
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
 3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
 4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
 5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
 7. THE QUALITY OF ALL TREES & SHRUBS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
 8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
 9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 12" ABOVE THE ROOTBALL.
 10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE PROJECT LANDSCAPE ARCHITECT.
 11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS.
 12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST, THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED.
 13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP. SEED MIX SHALL BE A SUN SHADE MIX. CONTRACTOR SHALL SUBMIT THE SEED MIX THAT MEETS THIS CRITERIA ALONG WITH AN APPLICATION RATE. THE HYDROSEED SLURRY SHALL BE APPLIED AT A RATE OF 3,000LB PER ACRE.
 14. SLOPE SEED MIX SHALL BE THE PREVIOUS YEARS CROP. PLANT AT A RATE OF 1 LB. PER 150. SQUARE FEET. SEED MIX SHALL BE STALLION PERENNIAL RYE 10%, CREEPING RED FESCUE 50%, ANNUAL RYE GRASS 15%, JEFFERSON KENTUCKY BLUE GRASS 10%, RED TOP CLOVER 5%, AND LADINO CLOVER 5%, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150SF.
 15. THE DETENTION BASIN AND SWALE AREAS SHALL BE SEEDED WITH THE CONSERVATION SEED MIX, NEW ENGLAND WETLAND PLANTS INC. PLANT AT THE RATE OF 1 POUND PER 1,750 SF.
 16. SEEDED AREAS SHALL BE NOT BE DEEMED ACCEPTABLE UNTIL IN EXCESS OF 90% OF EACH AREA, INDEPENDENTLY, IS GERMINATED, GROWING AND DISPLAYING HEALTHY, UNIFORM GROWTH AND HAS BEEN CUT TWICE. THE SITE CONTRACTOR IS RESPONSIBLE FOR APPLYING AT A MINIMUM 1" OF WATER A WEEK UNTIL THE SEEDED AREAS HAVE BEEN ACCEPTED. THE WATERING SHALL OCCUR IN SMALL DOSES. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY WEEDS (CRAB GRASS) WITHIN THE SEEDED AREAS UNTIL THE SEED AREAS HAVE BEEN ACCEPTED.
 17. THE HYDRO SEED SLURRY SHALL BE A WOOD BASED BONDED FIBER MATRIX. THE APPLICATION RATE SHALL BE 2,500-3,000LB. PER ACRE SPRAYED IN A LEAST TWO DIRECTIONS. DO NOT APPLY HYDRO SEED SLURRY IF RAIN IS EXPECTED WITHIN 12 HOURS, AND WHEN TEMPERATURES ARE BELOW 50 DEGREES.
 18. PRIOR TO PLANTINGS, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
 19. THE ROOTS OF NEWLY PLANTED TREES AND SHRUBS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOTBALL. THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL, TEMPERATURE, AND WIND. IF LESS THAN ONE INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS, ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20'-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT IT RECEIVES AT A MINIMUM ONE INCH (1") OF WATER EVERY WEEK.
 20. WITHIN THE LANDSCAPE BEDS ADJACENT TO THE BUILDING FOUNDATIONS, NO (HEMLOCK, PINE, SPRUCE, OR CEDAR) MULCH OR OTHER COMBUSTIBLE LANDSCAPE MATERIALS SHALL BE INSTALLED WITHIN 18" OF THE FOUNDATION.
 21. ALL LANDSCAPE BEDS SHALL RECEIVE FOUR INCHES OF BARK MULCH.
 22. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

Planting Schedule

Qty	Key	Common Name	Botanical Name	Size	Remarks
TREES					
9	AF	Freeman Maple	<i>Acer x freemanii</i>	3' Cal.	B&B
3	BN	River Birch	<i>Betula nigra</i>	12' Ht.	B&B (Multi-stem)
4	CG	Graciliflora Hinoki Cypress	<i>Chamaecyparis obtusa 'gracilis'</i>	8' Ht.	B&B
3	CS	'Satomi' Dogwood	<i>Cornus kousa 'Santomii'</i>	3' Cal.	B&B
2	PB	'Hoopsi' Blue Spruce	<i>Picea pungens 'Hoopsi'</i>	8' Ht.	B&B
SHRUBS					
1	OH	'Golden Maps' Hinoki Cypress	<i>Chamaecyparis obtusa 'Golden Maps'</i>	#7 Pot	Container Grown
3	HA	Abetwo Hydrangea	<i>Hydrangea arborescens 'Abetwo'</i>	36" Ht.	B&B
3	HP	Golden Cup St. John's Wort	<i>Hypericum Hidcote</i>	24" Ht.	B&B
4	HR	Blue chiffon Hibiscus	<i>Hibiscus syriacus 'Rose Satin'</i>	60" Ht.	B&B
3	JS	'Steeds Holy	<i>Ilex crenata 'Steeds'</i>	24" Ht.	B&B
5	JV	'Taylor' Red Cedar	<i>Juniperus virginiana 'Taylor'</i>	60" Ht.	B&B
3	RM	'Blushing Knock out' Rose	<i>Rosa sp. 'Blushing Knock Out'</i>	24" Ht.	B&B
3	SA	'Flamingo' Japanese Willow	<i>Salix integra 'Flamingo'</i>	24" Ht.	B&B
6	SD	'Double Play Blue Kazoo' Spirea	<i>Spiraea media 'Blue Kazoo'</i>	24" Ht.	B&B
3	VP	'Popcorn' Viburnum	<i>Viburnum plicatum 'Popcorn'</i>	48" Ht.	B&B

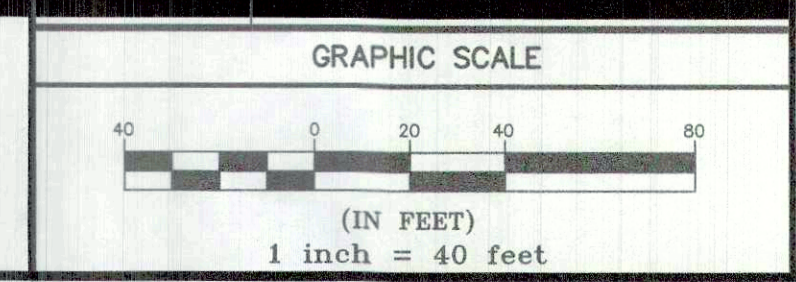
UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE AND SHOULD BE CONSIDERED APPROXIMATE. THESE UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS. CHAPTER 263A SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 (1-888-DIG-SAFE).

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

REVISIONS

REV.	DATE	DESCRIPTION
8	12/8/22	ISSUED FOR PB
7	8/31/22	REVISED PER COMMENTS.
6	8/17/22	REVISED PER COMMENTS.
5	6/22/22	REMOVED TEMP. CONST. ACCESS
4	6/13/22	ISSUED FOR COBRA REALTY TRUST

PROJECT NO. 20-409
DESIGNED BY PML
CHECKED BY AB
DATE 8/5/21
CAD FILE 19-288_150 CHARLTON ST. SITE



PREPARED BY:
SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
PHONE: 978-878-1100 FAX: 978-878-1104

LANDSCAPE PLAN

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA

COBRA REALTY TRUST
SHEET 7 OF 11

SHEET NO.
L-1



n/i
MASS TURNPIKE AUTHORITY
ASSESSORS ID: 320-02243-001
#1 HARE ROAD

n/i
ALSCO REAL ESTATE, LLC
Bk. 69979 Pg.151
ASSESSORS ID: 208-02612-174
#174 CHARLTON ROAD

n/i
STURBRIDGE ANTIQUE SHOPS, LLC
Bk. 27643 Pg.20
ASSESSORS ID: 208-02253-128
#128 CHARLTON ROAD



POLE MOUNTED FIXTURE



WALL MOUNTED FIXTURE



DIG-SAFE NOTE

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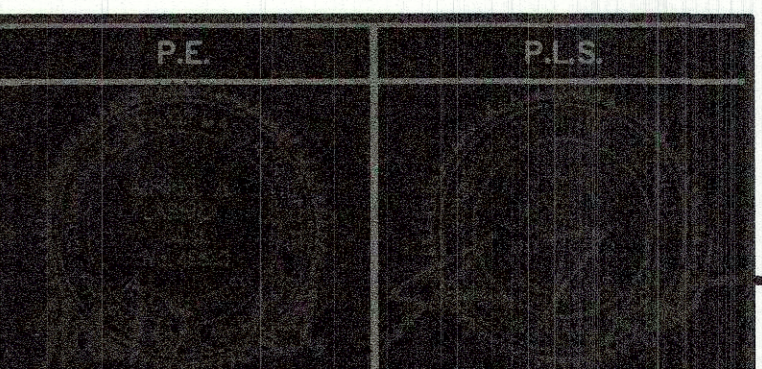
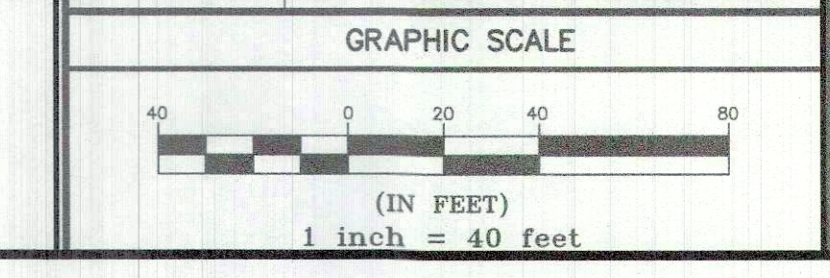
Luminaire Schedule					
Symbol	Label	Lum. Lumens	Lum. Watts	LLF	Description
	S1	6460	52	0.900	LUMARK: PRV-C15-D-UNV-T3-BZ-HSS
	S2	6437	52	0.900	LUMARK: PRV-C15-D-UNV-T4-BZ-HSS
	WP	1418	12.2	0.900	LUMARK: XTOR1B

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Fc	0.27	6.8	0.0	N.A.	N.A.

CHARLTON ROAD - ROUTE 20
PUBLIC 1969 STATE HIGHWAY LAYOUT

REVISIONS		
REV.	DATE	DESCRIPTION
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PROJECT NO.	20-409
DESIGNED BY	PML
CHECKED BY	AB
DATE	8/5/21
CAD FILE	19-288_150 CHARLTON ST. SITE



APPROVAL UNDER SITE PLAN REVIEW
STURBRIDGE PLANNING BOARD
BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

PREPARED BY:
SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P: (978) 887-8713 F: (978) 887-8714

SHEET TITLE
LIGHTING PLAN

DEFINITIVE SITE PLAN
at
**150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA**
COBRA REALTY TRUST
SHEET 7 OF 11

SHEET NO.
L-2