

DEFINITIVE SITE PLAN at 6 PICKER ROAD STURBRIDGE, MA

1.) PROPERTY LINES/SITE FEATURES ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC.

2.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE TOWN OF STURBRIDGE'S DEPARTMENT OF PUBLIC WORKS & PARKS STANDARD SPECIFICATIONS & DETAILS, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.

3.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.

4.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.

5.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.

6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.

7.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION DIRECTLY ONTO ADJUTING PROPERTIES.

8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.

9.) IF THE PROPOSED ROADWAY AREAS ARE NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF THE DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

10.) THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE BASED ON FIELD AND RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF STRUCTURES AND UTILITIES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. PRIOR TO, AND DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE LOCAL UTILITY COMPANIES, WITH THE TOWN OF STURBRIDGE'S HIGHWAY DEPARTMENT, OTHER TOWN UTILITY DEPARTMENTS, APPLICABLE PRIVATELY OWNED UTILITY COMPANIES AND DIG-SAFE (1-888-344-7233) TO VERIFY UTILITY LOCATION AND TO PROTECT UTILITIES DURING AND AFTER CONSTRUCTION.

11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.

12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF STURBRIDGE REQUIREMENTS.

13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.

14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.

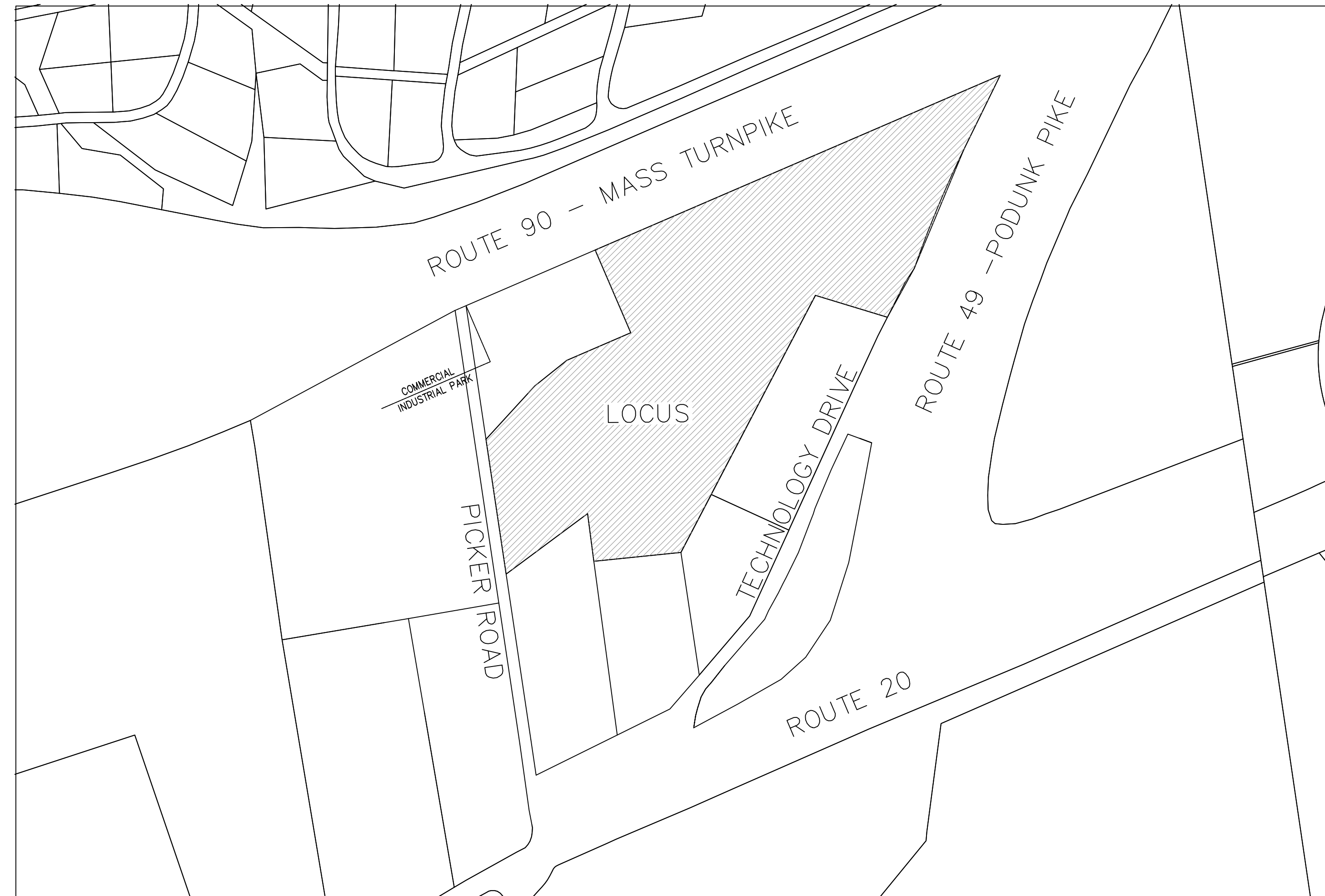
15.) TREE WORK MUST BE COMPLETED BY COMPANIES HOLDING CURRENT COMPLIANCE AGREEMENTS WITH THE MASSACHUSETTS LONGHORNED BEETLE ERADICATION PROJECT. ANY COMPANY CAN BECOME COMPLIANT BY ATTENDING A TRAINING SESSION AT THE PROGRAM OFFICE IN WORCESTER, MA.



DIG SAFE NOTE:

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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.



LOCUS MAP
SCALE: 1" = 250' ±

LEGEND	
	IRON PIPE FOUND
	DRILL HOLE FOUND
	STONE OR CONCRETE MONUMENTS
	SEWER MANHOLE
	DRAIN MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	WATER MANHOLE
	UNDETERMINED MANHOLE
	CATCH BASIN
	CLEANOUT
	MONITORING WELL
	ANCHOR
	UTILITY POLE
	WATER GATE VALVE
	WATER SHUT OFF
	HYDRANT
	BENCHMARK
	GAS VALVE
	SIGN
	LIGHT POLE / LAMP POST
	SPOT LIGHT
	MAILBOX (MBX)
	EASEMENT
	OBSERVATION TEST PIT
	HYDRIC SOIL TEST PIT
	BORING TEST PIT
	SHRUBS, BUSHES, ETC.
	DECIDUOUS TREE
	CONIFEROUS TREE
	WETLAND FLAG
	BOULDER
	VERTICAL GRANITE CURBING
	CONCRETE CURBING
	CAPE COD BERM (BITUMINOUS)
	BITUMINOUS CURBING (GENERIC)
	ELECTRIC LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	FIRE PROTECTION LINE
	OVERHEAD WIRES
	CABLE TELEVISION
	ROOF DRAIN
	STONEWALL
	EDGE OF PAVEMENT
	FENCING (AS NOTED)
	GUARD RAILING (AS NOTED)
	TREE LINE
	EDGE OF LANDSCAPING
	BORDERING VEGETATED WETLANDS
	PROPERTY LINE

LIST OF DRAWINGS:

SHEET - 1	COVER SHEET	SHEET - 14	LAYOUT/UTILITY
SHEET - 2	EXISTING CONDITIONS	SHEET - 15	LAYOUT/UTILITY
SHEET - 3	EXISTING CONDITIONS	SHEET - 16	LANDSCAPE
SHEET - 4	EROSION & SEDIMENTATION CONTROL	SHEET - 17	LANDSCAPE
SHEET - 5	EROSION & SEDIMENTATION CONTROL	SHEET - 18	PROFILE
SHEET - 6	DEMO PLAN	SHEET - 19	PROFILE
SHEET - 7	DEMO PLAN	SHEET - 20	CONSTRUCTION DETAILS
SHEET - 8	GRADING	SHEET - 21	CONSTRUCTION DETAILS
SHEET - 9	GRADING	SHEET - 22	CONSTRUCTION DETAILS
SHEET - 10	DRAINAGE	SHEET - 23	CONSTRUCTION DETAILS
SHEET - 11	DRAINAGE	SHEET - 24	CONSTRUCTION DETAILS
SHEET - 12	PAVING PLAN		
SHEET - 13	PAVING PLAN		

DIMENSIONAL REQUIREMENTS ZONE: INDUSTRIAL PARK

	MAX./REQUIRED	PROVIDED
LOT AREA:	87,120 SQ. FT.	788,940 SQ. FT.
FRONTAGE:	300'	390.57'
BUILDING HEIGHT (MEAN):	35'	56'-6 1/2" (SPECIAL PERMIT REQUIRED SEE TOWN WARRANT JUNE 2020)
LOT COVERAGE:	33%	15%
IMPERVIOUS SURFACE:	70%	30%
SETBACK REQUIREMENTS		
FRONT:	60'	420'
SIDE:	30'	50'
REAR:	30'	150'

**FOR PERMITTING ONLY:
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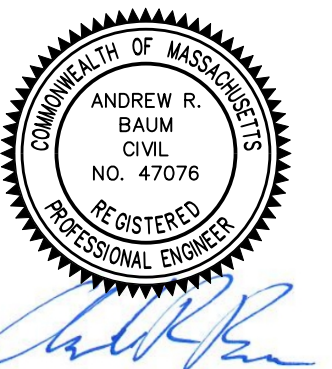


ARCO
DESIGN/BUILD

380 Interstate North Pkwy. SE, Atlanta, GA 30339
Suite 210 770.541.1700



710 Main Street
North Oxford, MA 01537



**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

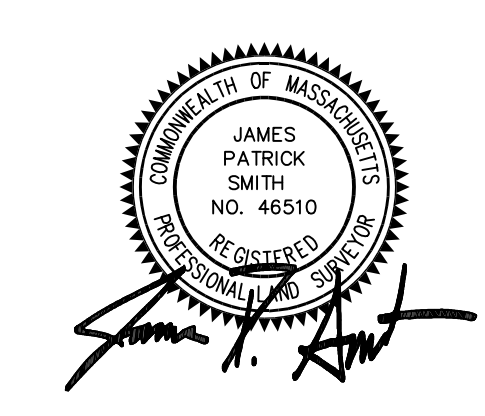
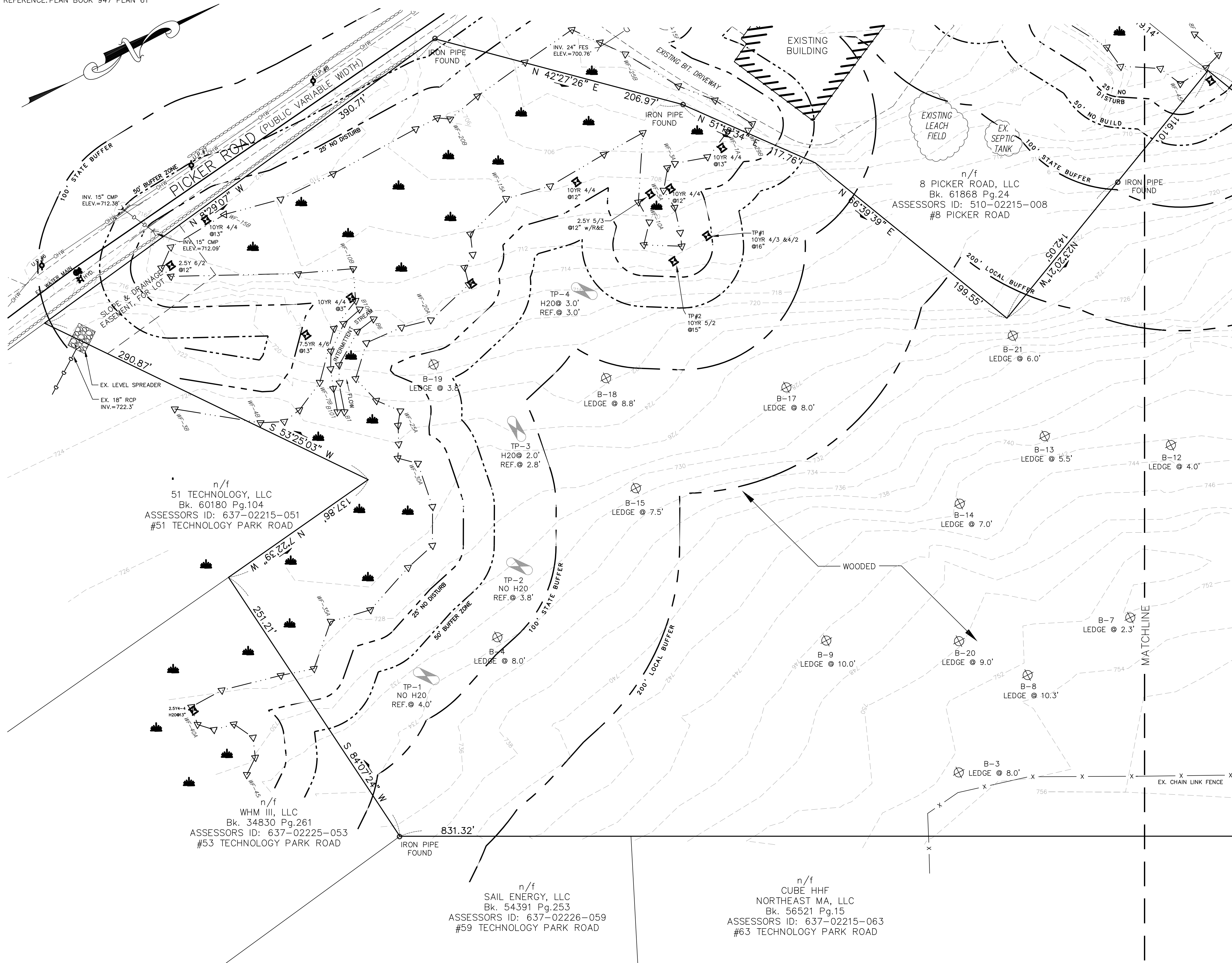
RECORD OWNER:
ONE PICKER REALTY TRUST
DANIEL PROUTY, TRUSTEE
Bk. 34336 Pg. 243
ASSESSORS ID: 510-02215-0006

COVER

7/17/20 - SITE LAYOUT RE-DESIGN	
6/11/20 - PER CONSERVATION COMMISSION COMMENTS	
REVISIONS	
SCALE:	AS SHOWN
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	1 OF 24

PLAN NOTES:

- EXISTING AND BOUNDARY CONDITIONS ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC.
- WETLAND FLAGS DELINEATED BY EBT ENVIRONMENTAL, INC. AND LOCATED BY SUMMIT ENGINEERING & SURVEY, INC.
- BORING TESTS PERFORMED BY WHITESTONE ASSOCIATES, INC. ON 3/18/2020. REFER TO "REPORT OF GEOTECHNICAL FINDINGS, PROPOSED COLD STORAGE FACILITY, SIX PICKER ROAD, MAP 510 BLOCK 2215 LOT 6, STURBRIDGE WORCESTER COUNTY MASSACHUSETTS" DATED APRIL 10, 2020 BY WHITESTONE ASSOCIATES, INC. PROJECT NO.: GM2017067.000.
- DEED REFERENCE: BOOK 34336 PAGE 243
PLAN REFERENCE: PLAN BOOK 947 PLAN 61

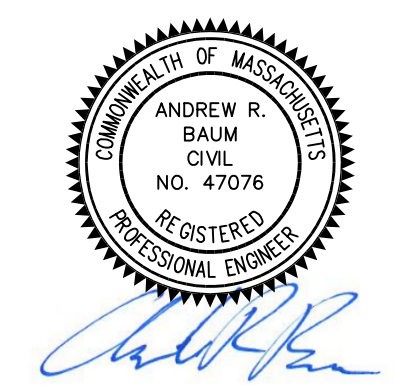


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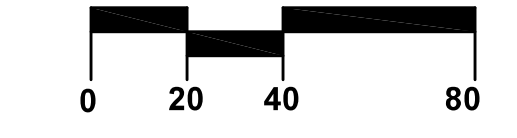


NEW ENGLAND COLD STORAGE, LLC.

6 PICKER ROAD
STURBRIDGE, MA

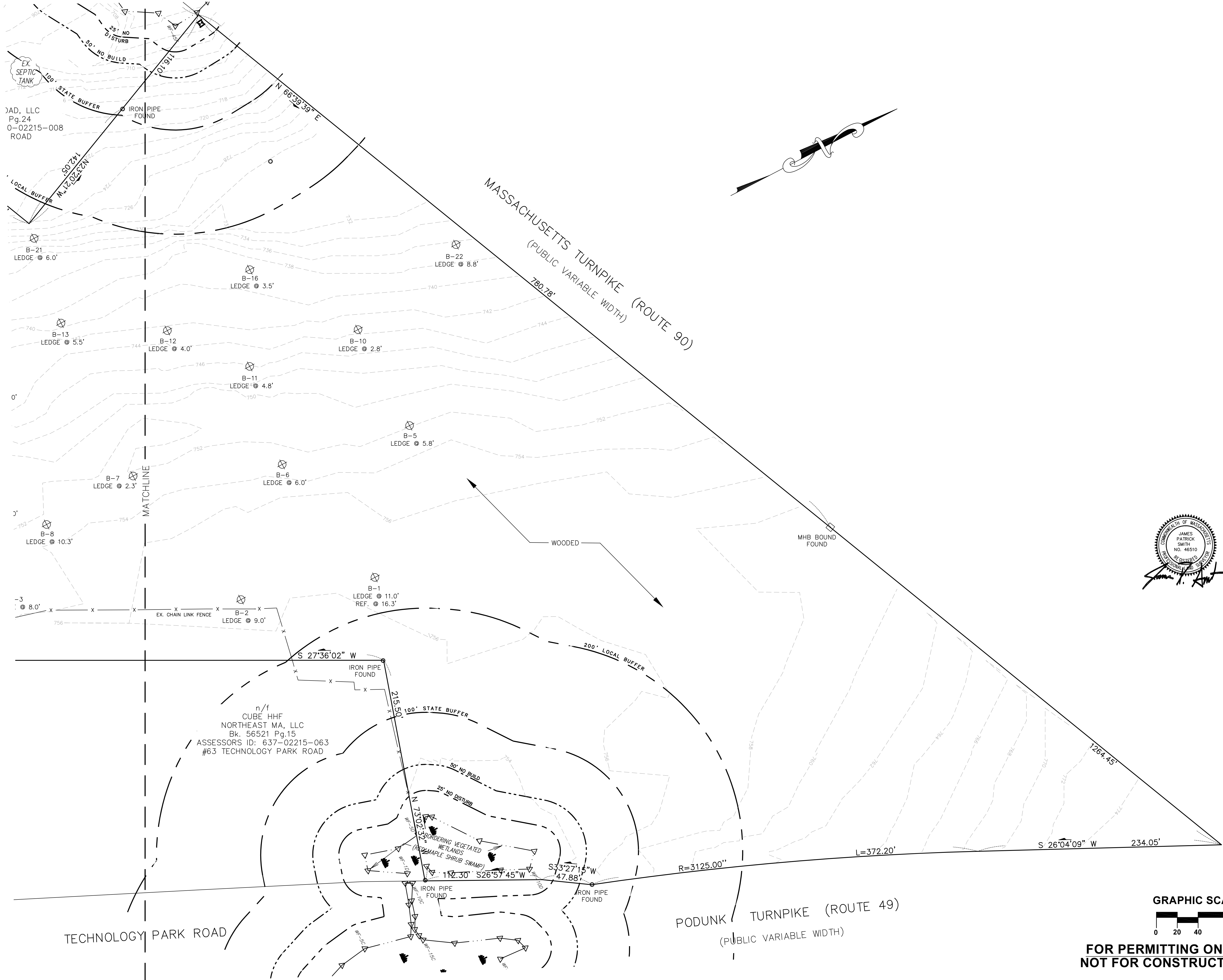
EXISTING CONDITIONS

GRAPHIC SCALE



**FOR PERMITTING ONLY:
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REVISIONS	
7/17/20 - SITE LAYOUT RE-DESIGN	
6/15/20 - ADD BORINGS IN REPLICATION AREA	
6/1/20 - PER CONSERVATION COMMISSION COMMENTS	
SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	2 OF 24



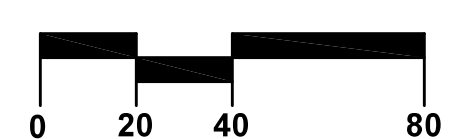
AD, LLC
Pg.24
0-02215-008
ROAD

n/f
CUBE HHF
NORTHEAST MA, LLC
Bk. 56521 Pg.15
ASSESSORS ID: 637-02215-063
#63 TECHNOLOGY PARK ROAD

TECHNOLOGY PARK ROAD

PODUNK TURNPIKE (ROUTE 49)
(PUBLIC VARIABLE WIDTH)

GRAPHIC SCALE



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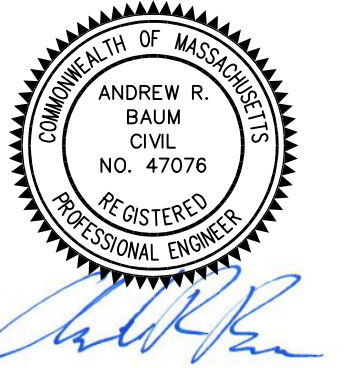
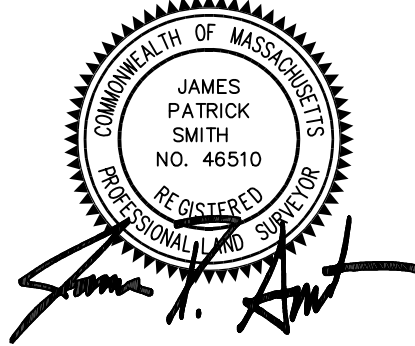


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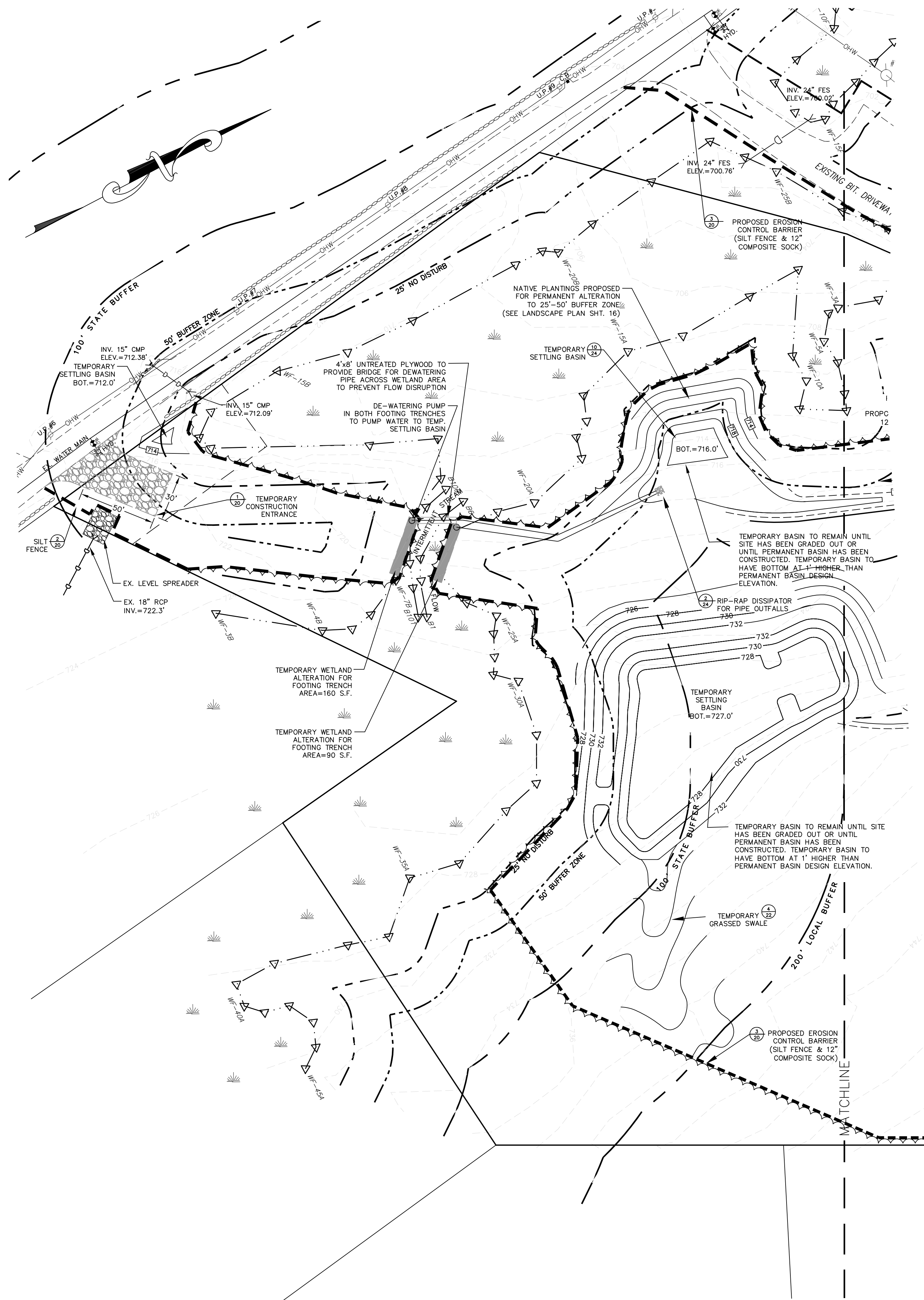
6 PICKER ROAD
STURBRIDGE, MA

**EXISTING
CONDITIONS**

7/17/20 - SITE LAYOUT RE-DESIGN	
6/1/20 - PER CONSERVATION COMMISSION COMMENTS	
REVISIONS	
SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	3 OF 24

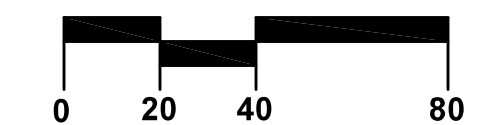
**Construction Sequence Plan
FOR
6 Picker Sturbridge Ma**

1. Erosion and Sedimentation Controls for Permanent and temporary access points and temporary sedimentation basins to be installed prior to any site activities.
2. Establish Construction entrance(s) to the site at both locations.
3. Establish Lay Down Area beyond 100 foot wetland buffer for storage of materials and equipment.
4. Proposed crossing to be cleared and grubbed out. Wetland soil to be removed and stockpiled on site for use in replication area.
5. Clear, Grub and install diversion berms and sediment basins to provide surface water controls for subsequent site work.
6. Complete Erosion and Sedimentation Controls for remainder of site prior to any clearing activities.
7. Install remainder of Temporary Access Road.
8. Clear and grub site. Install interim controls as necessary to control surface water.
9. Strip & stock pile top soil and store on site.
10. Initiate Site earthwork. Adjustments to interim erosion controls to be performed as necessary for progress of site work.
11. Complete permanent crossing.
12. Remove temporary crossing and restore area with loam & seed. Provide additional plantings per the plan.
13. All completed surfaces or interim surfaces not be worked for 30 or more days shall be stabilized in accordance with the E&S plan.
14. Replication area to be constructed per permit requirements. Area to be protected from other site related activities.
15. Install drainage system for site.
16. Complete shaping and stabilization of drainage basins upon stabilization of the site (loaming, seeding, binder course paving, etc)
17. Removed perimeter erosion controls upon final stabilization of site and inspection by jurisdictional authorities.



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GRAPHIC SCALE



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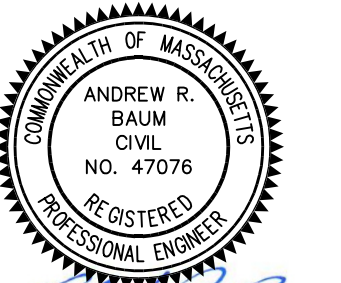


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Andrew R. Baum

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6 PICKER ROAD
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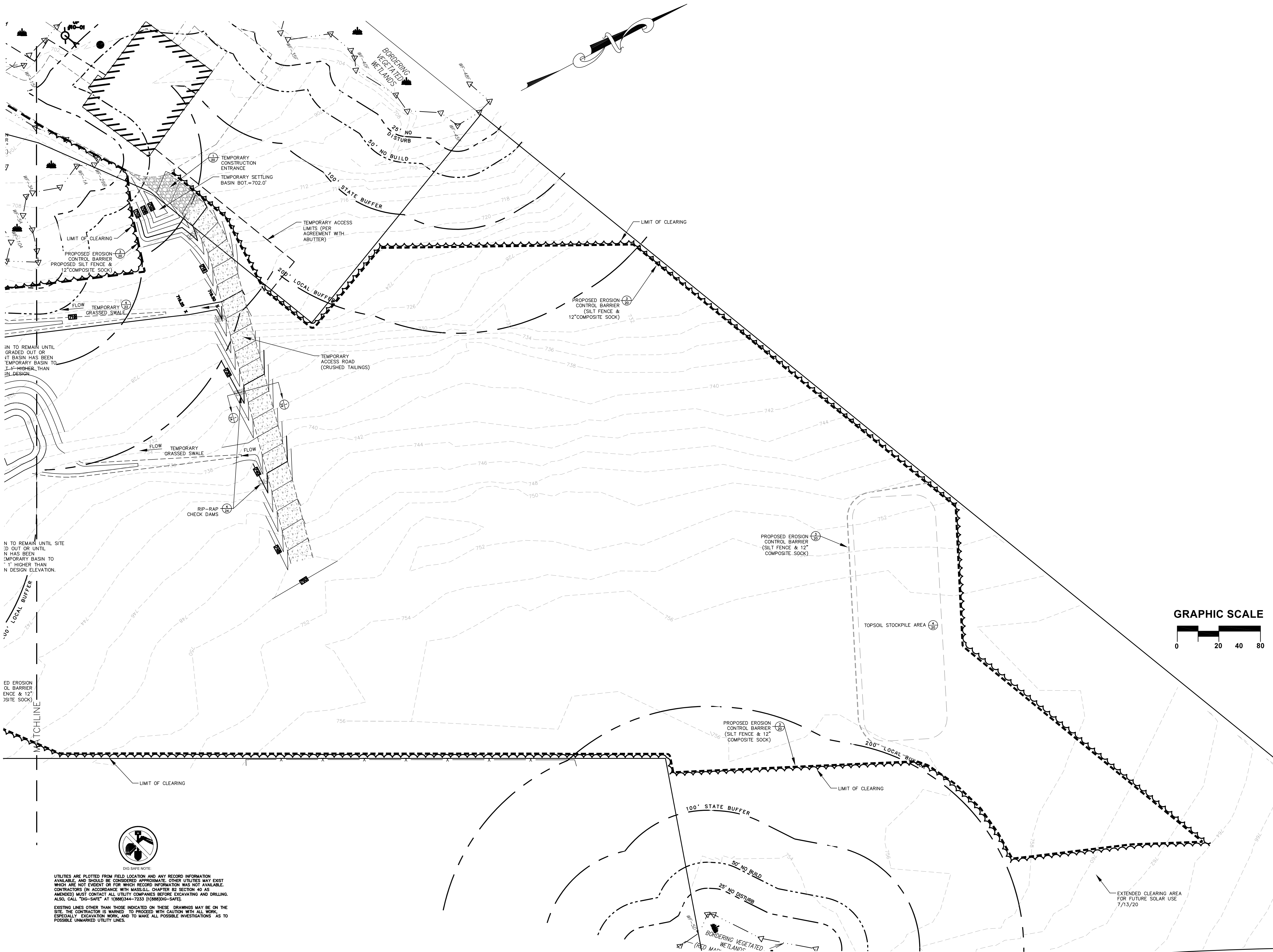
**EROSION &
SEDIMENTATION
CONTROL**

7/17/20 - SITE LAYOUT RE-DESIGN

6/1/20 - PER CONSERVATION COMMISSION COMMENTS

REVISIONS

SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO.:	20-122
PLAN NO.:	20-122 DEFINITIVE SITE PLAN
SHEET NO.:	4 OF 24



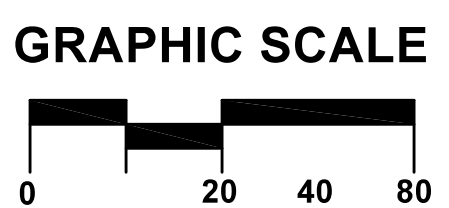
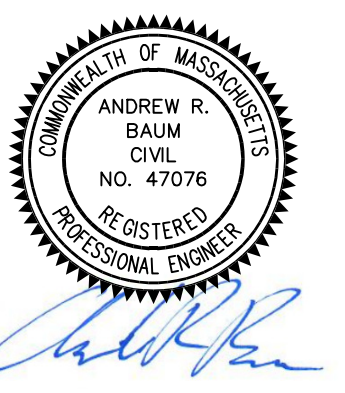
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NEW ENGLAND COLD STORAGE, LLC.

6 PICKER ROAD
STURBRIDGE, MA

EROSION & SEDIMENTATION CONTROL

7/17/20 - SITE LAYOUT RE-DESIGN	
6/1/20 - PER CONSERVATION COMMISSION COMMENTS	
REVISIONS	
SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	5 OF 24

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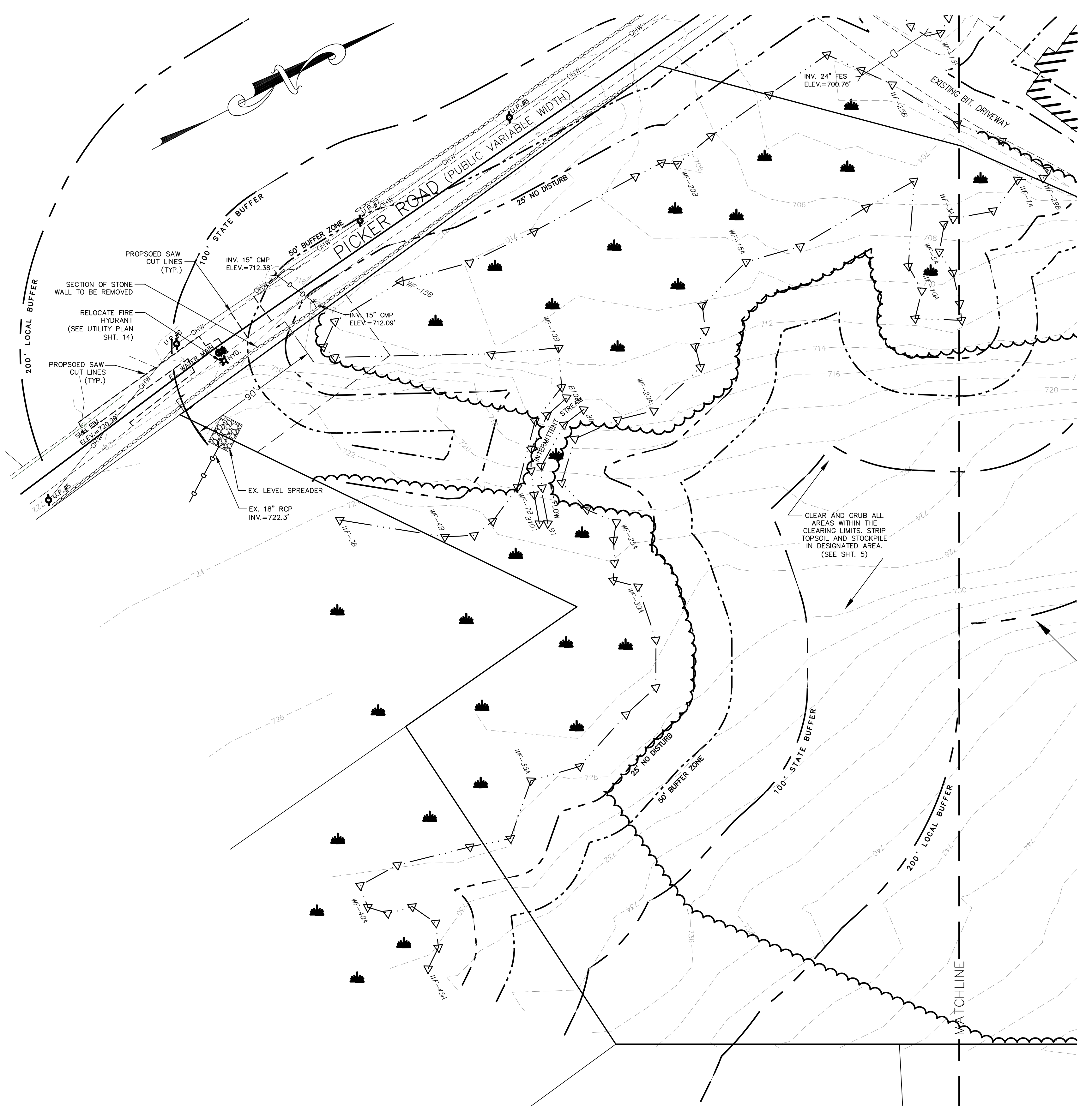


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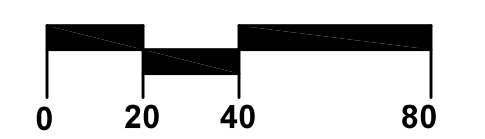
6 PICKER ROAD
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DEMO PLAN



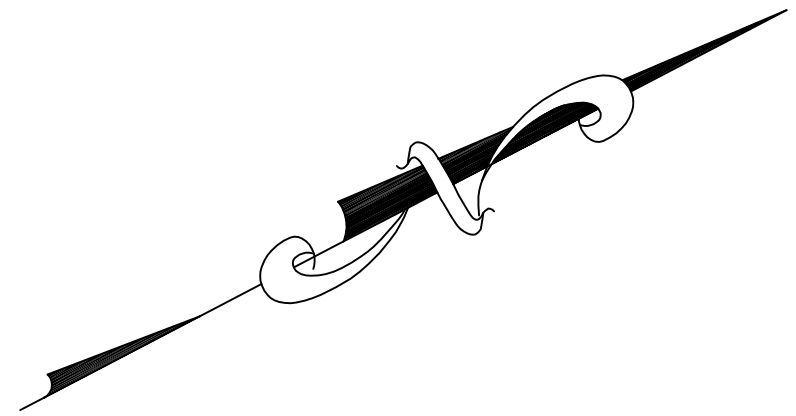
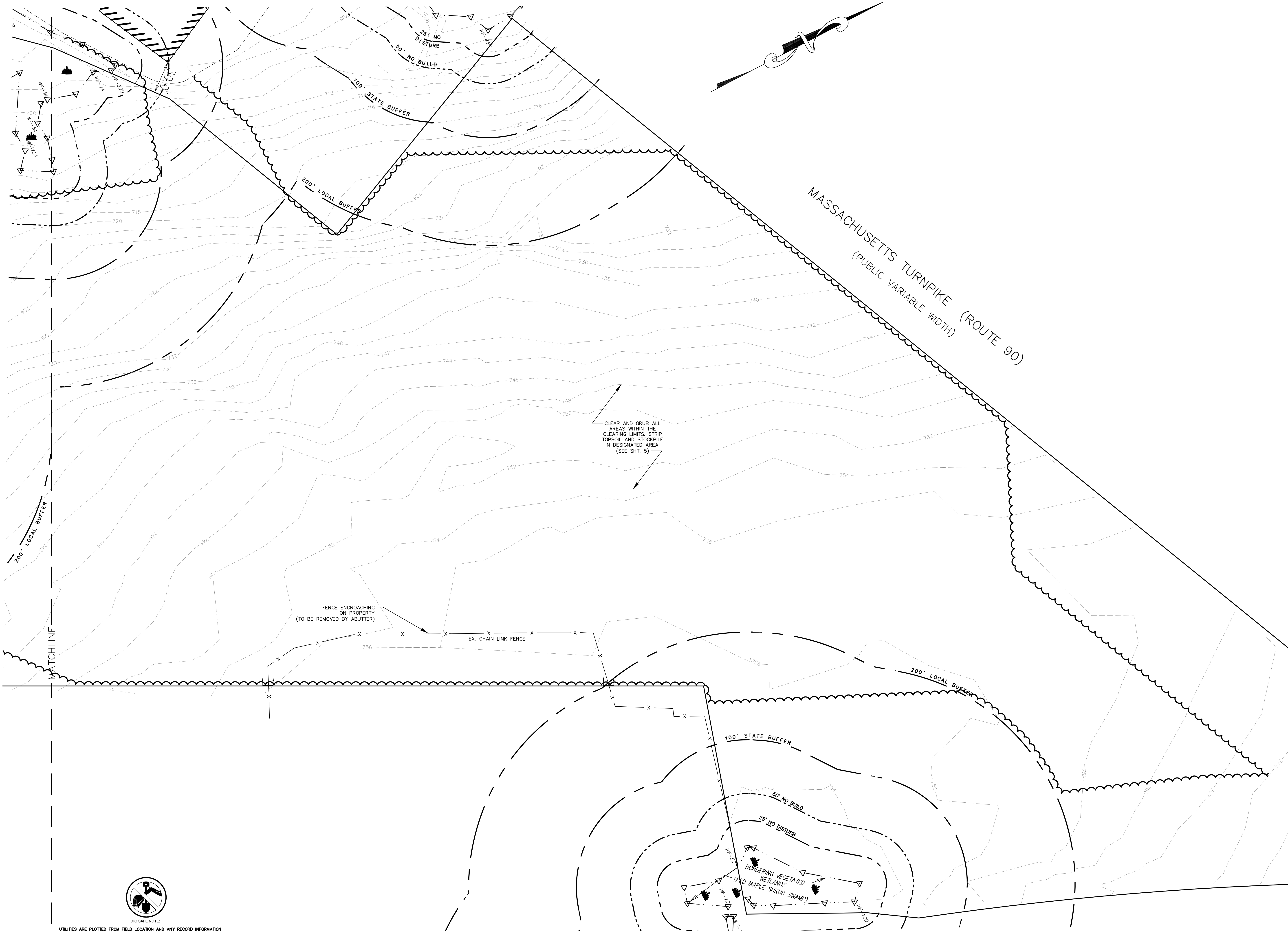
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GRAPHIC SCALE



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6/1/20 - PER CONSERVATION COMMISSION COMMENTS	
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PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	6 OF 24



CLEAR AND GRUB ALL AREAS WITHIN THE CLEARING LIMITS. STRIP TOPSOIL AND STOCKPILE IN DESIGNATED AREA. (SEE SH. 5)

FENCE ENCROACHING ON PROPERTY (TO BE REMOVED BY ABUTTER)

EX. CHAIN LINK FENCE

50' NO BUILD

25' NO DISTURB

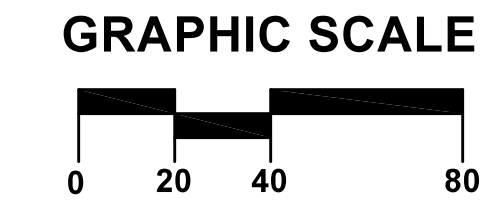
BORDERING VEGETATED WETLANDS (RED MAPLE SHRUB SWAMP)



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**90% PLAN SET
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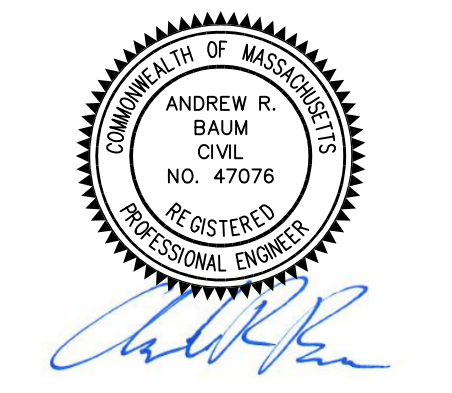


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**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

DEMO PLAN

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REVISIONS	
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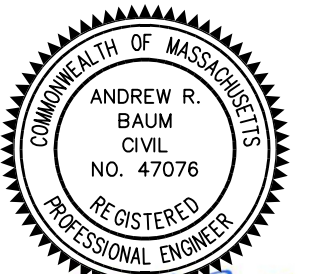
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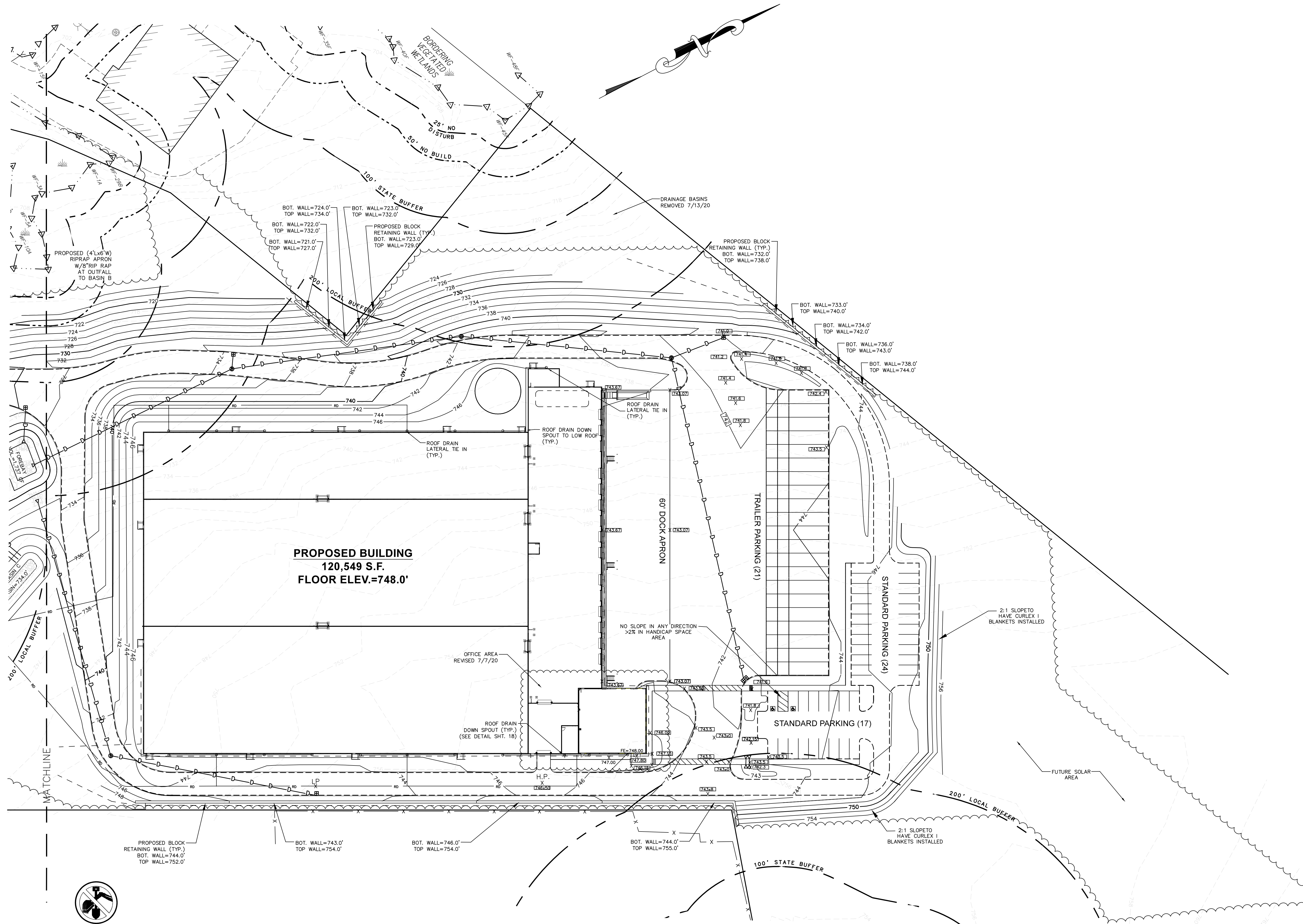


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GRADING



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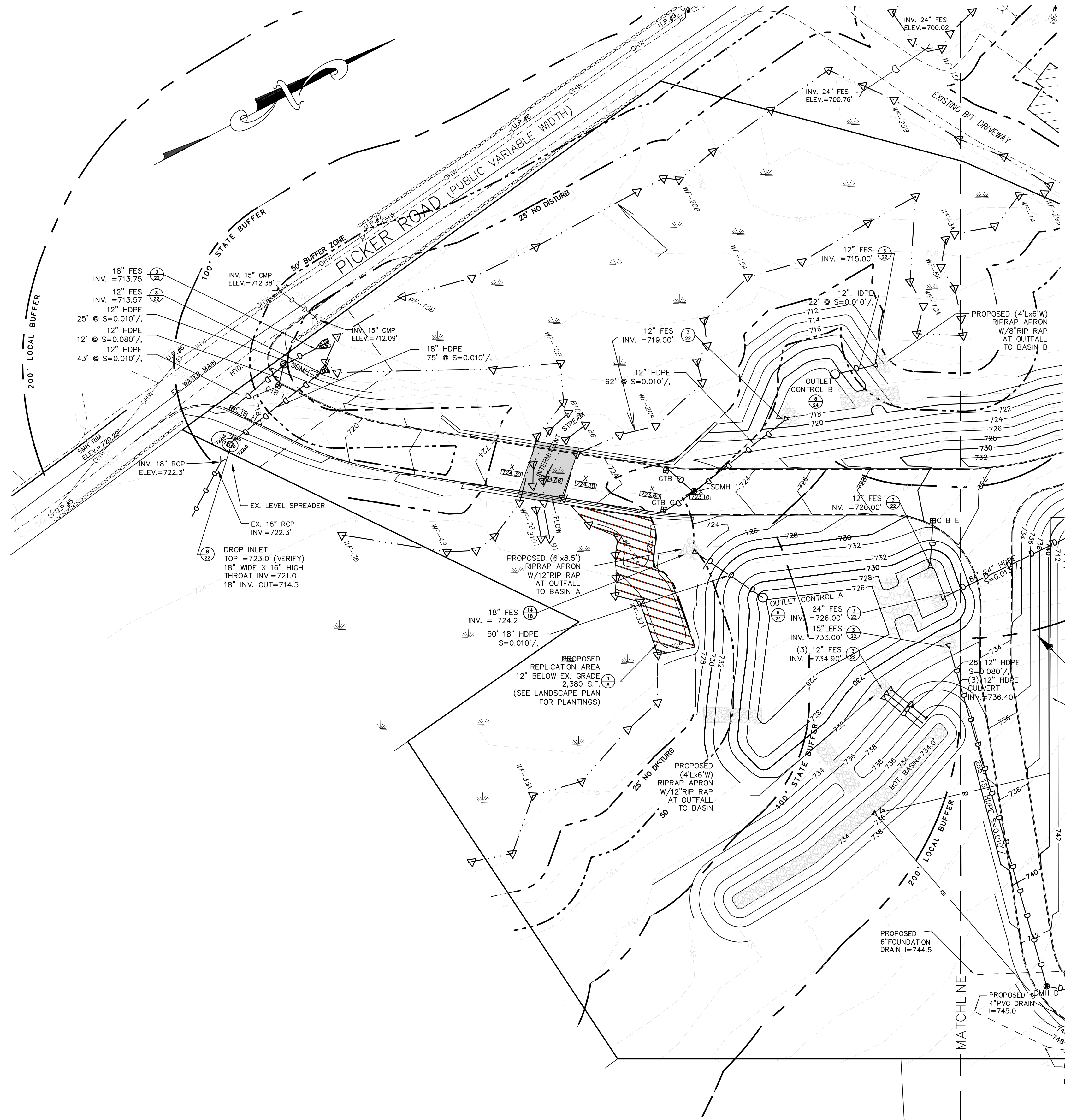
GRAPHIC SCALE



7/17/20 - SITE LAYOUT RE-DESIGN	
6/1/20 - PER CONSERVATION COMMISSION COMMENTS	
REVISIONS	
SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	9 OF 24

STRUCTURE SCHEDULE OF ELEVATIONS				
STRUCTURE	RIM	INVERT	PIPE DIA. (INCHES)	NOTES
CATCHBASINS				
DBL CTB A, TRUCK COURT	741.50	738.50	24	DOUBLE CATCH BASIN
CTB B, STA 11+30, 5.5' LT.	741.75	737.75	24	
CTB C, STA 6+83, 8' LT	734.25	730.75	12	
CTB D, STA 5+22 PERIMETER ROAD	743.00	739.00	15	
CTB E, STA 5+08, 18' RT	730.50	727.00	12	
CTB F, STA 3+29, 15' RT	723.50	720.50	12	
CTB G, STA 3+29, 15' LT	723.50	720.50	12	
CTB H, STA 0+42, 15' RT	717.50	714.50	12	
CTB I, STA 0+62, 15' LT	718.00	714.00	12	
SEWER MANHOLES				
SMH 1, STA 9+80	742.50	733.10	6	FROM BLDG TO SMH 2
SMH 2, STA 7+20	737.50	728.85	6	FROM SMH 1 TO EONE PUMP
EONE PUMP, STA 4+70	728.55	724.25	6	FROM SMH 2 FORCEMAIN OUT
DRAIN MANHOLES				
DMH-A STA, 10+84, 10' RT	741.75	735.60	24	FROM DBL CTB A. FROM DBL CTB B TO DMH STA
DMH B, STA 8+92, 13' LT	742.00	733.64	24	FROM DMH A TO DMH C
DMH C, STA 6+82, 4' RT	734.25	730.00	12	FROM CTB C FROM DMH B TO BASIN A OUTFALL
DMH D, STA 3+36 PERIMETER ROAD	741.75	736.22	15	FROM CTB B TO BASIN A
SDMH-1, STORMCEPTOR 450I, STA 3+50	724.00	720.00	12	FROM CTB F FROM CTB G TO BASIN B OUTFALL
SDMH-2, STORMCEPTOR 450I, STA 0+57, 25' LT	717.75	713.88	12	FROM CTB H FROM CTB I TO PICKER ROAD OUTFALL

OUTLET CONTROL STRUCTURE SCHEDULE OF ELEVATIONS			
DESCRIPTION	INVERT	DIAMETER (IN)	NOTES
BASIN A			
INVERT OUT	725.00	18	HDPE DISCHARGE
	726.50	6	1 - VERTICAL ORIFACE
	729.00	10	1 - VERTICAL ORIFACE
	730.30	6	1-VERTICAL ORIFACE
	731.00	10	1-VERTICAL ORIFACE
	731.50	24	TOP STRUCTURE GRATE
BASIN B			
INVERT OUT	718.00	12	HDPE DISCHARGE
	718.50	3	1 - VERTICAL ORIFACE
	719.00	4	2 - VERTICAL ORIFACE
	719.50	24	TOP STRUCTURE GRATE

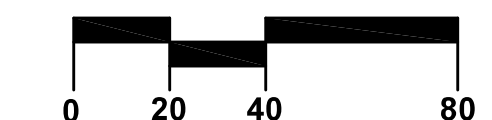


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GRAPHIC SCALE



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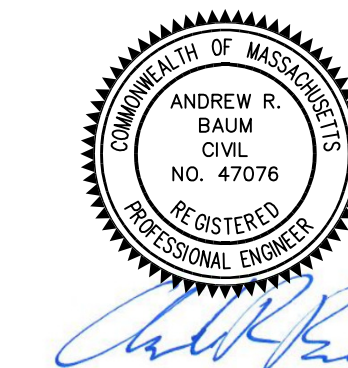


ARCO
DESIGN/BUILD

380 Interstate North Pkwy, SE, Atlanta, GA 30339
Suite 210 770.541.1700



710 Main Street
North Oxford, MA 01537



**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

DRAINAGE

REVISIONS	
7/17/20 - SITE LAYOUT RE-DESIGN	
6/15/20 - REPLICATION AREA ADDED	
6/1/20 - PER CONSERVATION COMMISSION COMMENTS	

SCALE:	1" = 40'
DATE:	MAY 12, 2020
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SHEET NO:	10 OF 24



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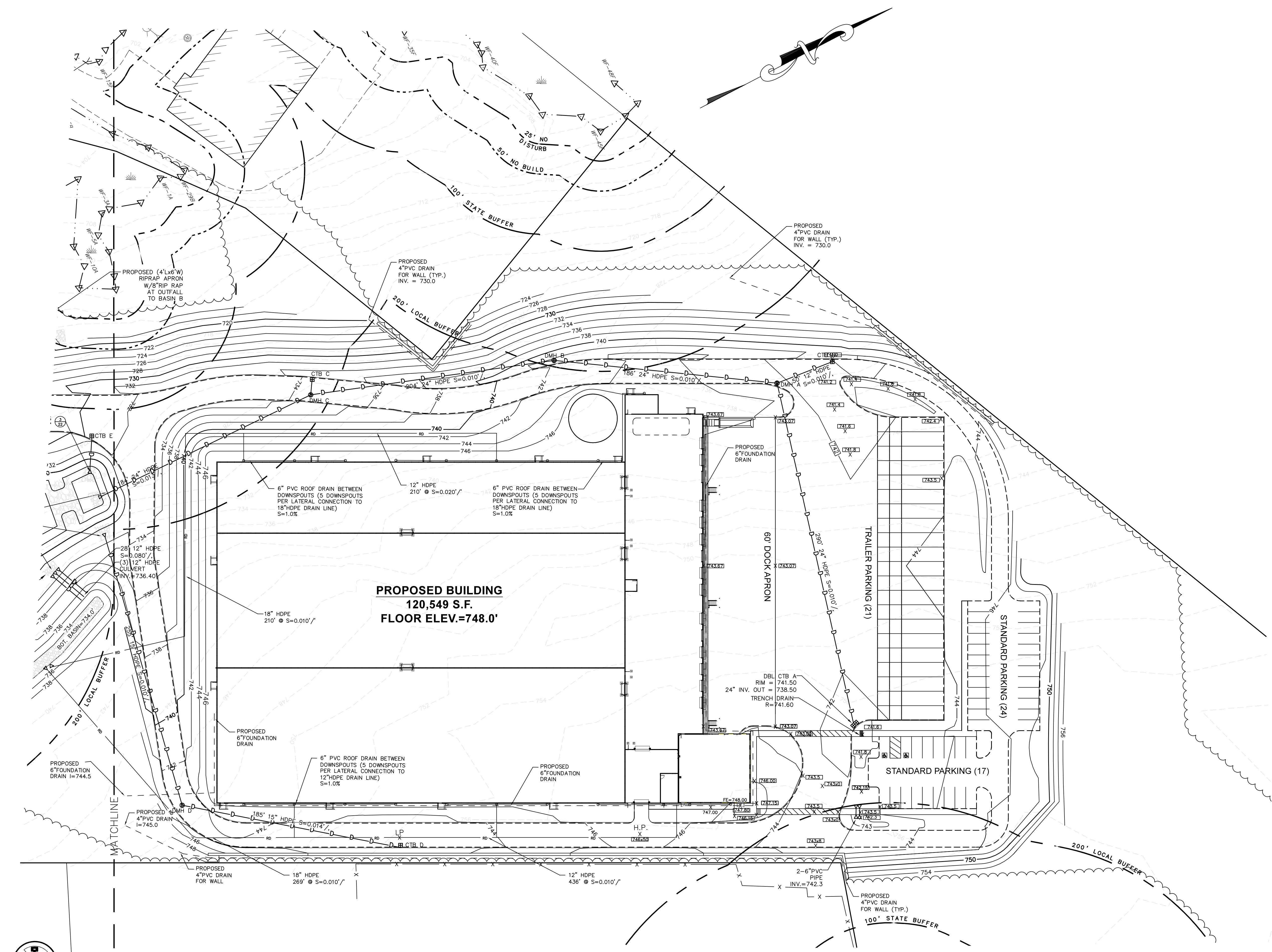


Andrew R. Baum

NEW ENGLAND COLD STORAGE, LLC.

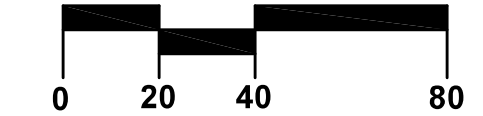
6 PICKER ROAD
STURBRIDGE, MA

DRAINAGE



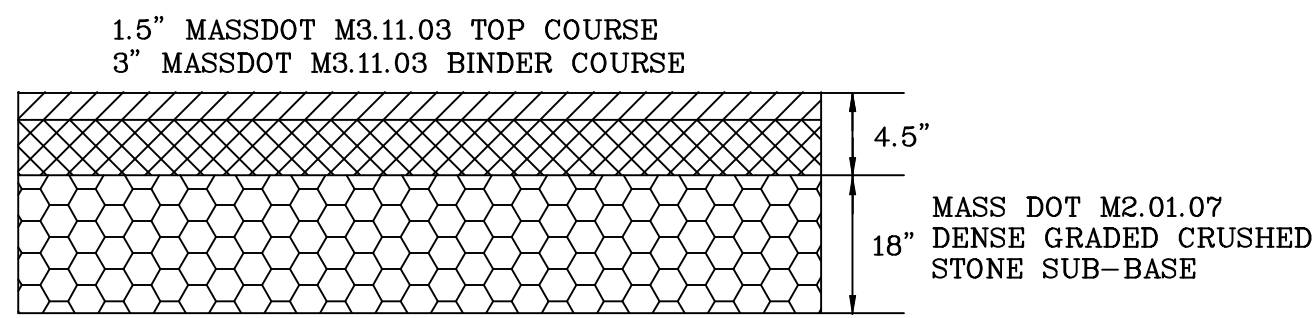
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GRAPHIC SCALE

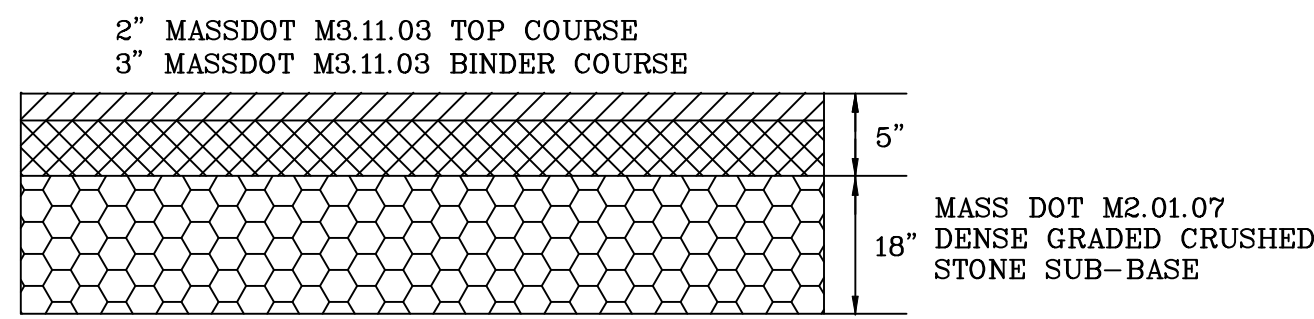


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SHEET NO.:	11 OF 24



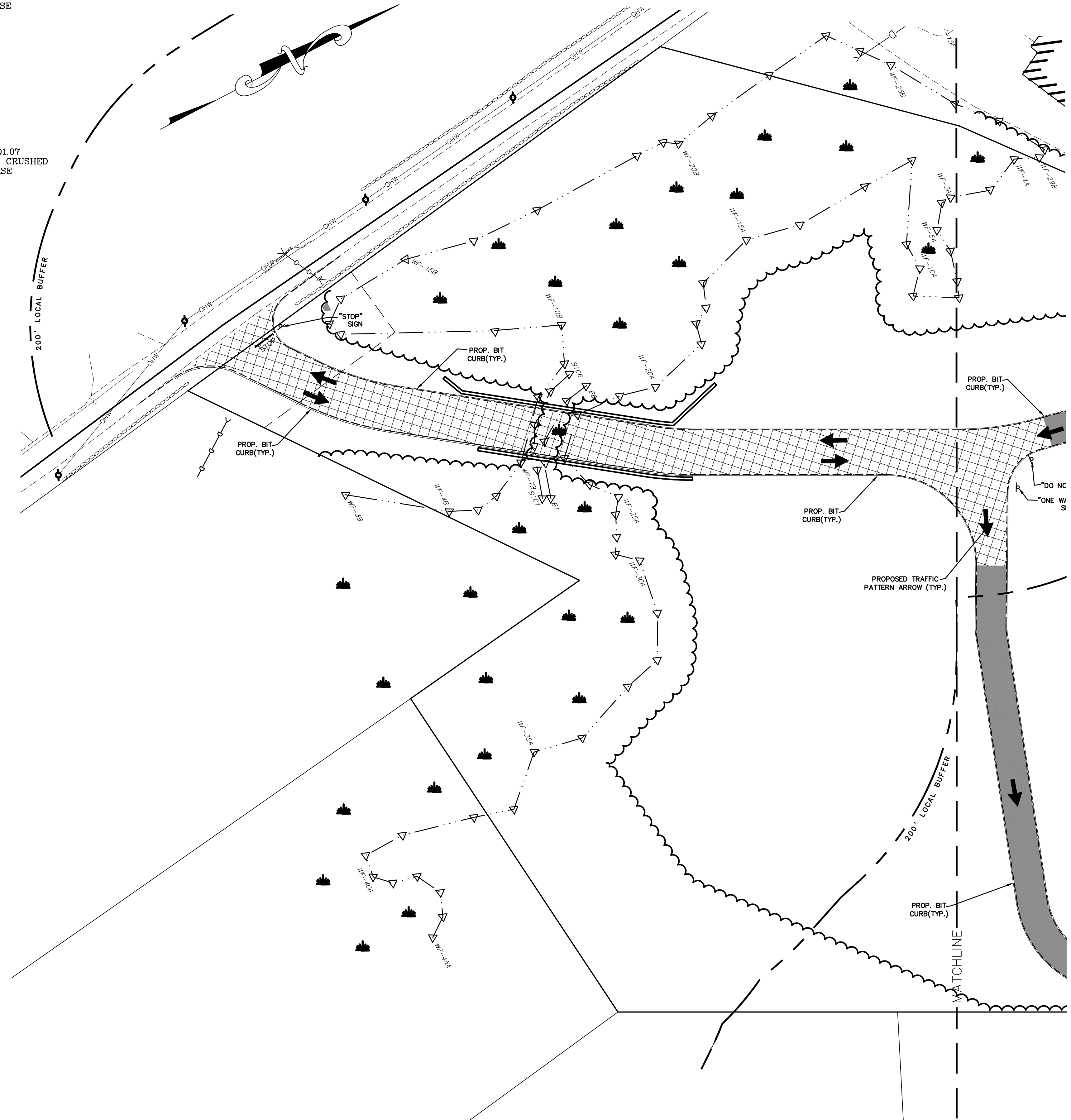
HEAVY DUTY (ONE-WAY) PAVEMENT DETAIL
NOT TO SCALE



5" HEAVY DUTY (TWO-WAY) PAVEMENT DETAIL
NOT TO SCALE

SIGN NO.	SIGN	SIZE AND COLOR
R1-1		30"x30"; WHITE ON RED
X-R6-R1		6" X 18"; BLACK ON WHITE 3" MIN LETTERS
		18"x12"; WHITE ON BLUE
D-3		18"x24"; BLACK ON WHITE
R5-1		30"x30"; RED ON WHITE

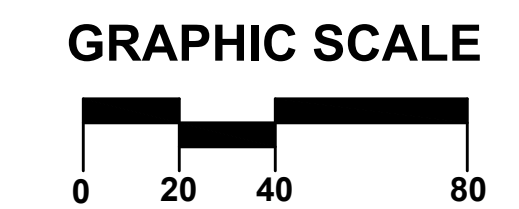
TRAFFIC CONTROL SIGNAGE
N.T.S.



- PAVEMENT TYPE
- CONCRETE APRON
 - CONCRETE SIDEWALK
 - STANDARD PAVEMENT
 - LIGHT DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT
 - 5" HEAVY DUTY PAVEMENT



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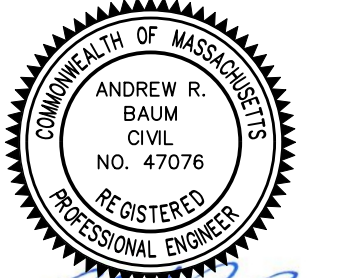


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North Oxford, MA 01537



Andrew R. Baum

**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

PAVING PLAN

REVISIONS	
7/17/20 - SITE LAYOUT RE-DESIGN	
6/1/20 - PER CONSERVATION COMMISSION COMMENTS	
SCALE:	1" = 40'
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SHEET NO:	12 OF 24



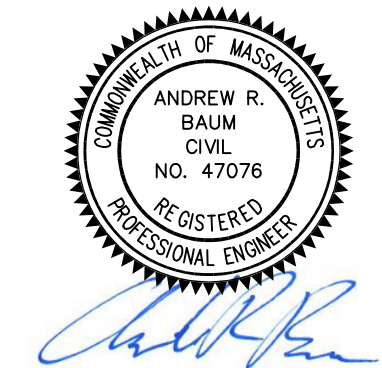
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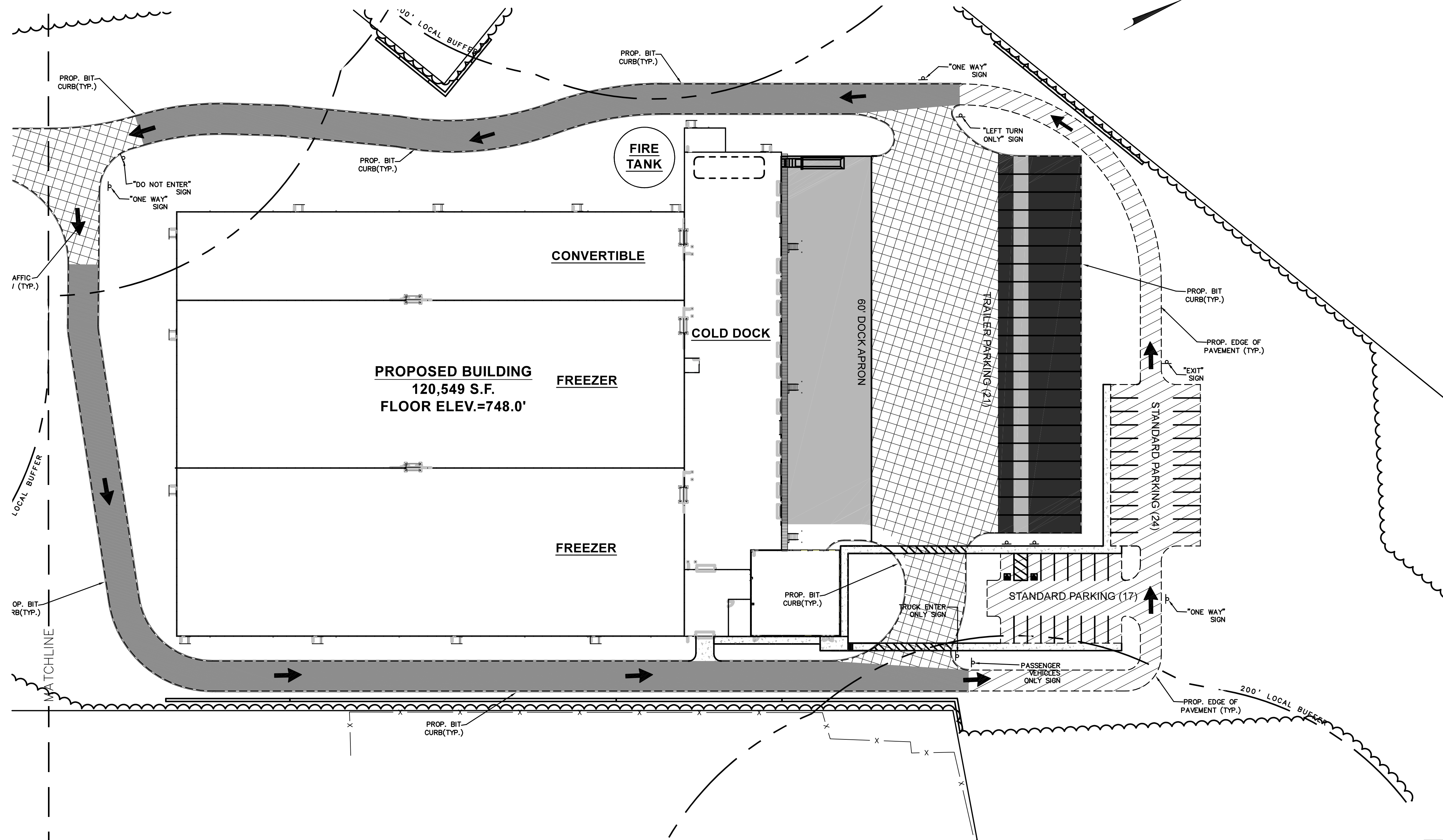
710 Main Street
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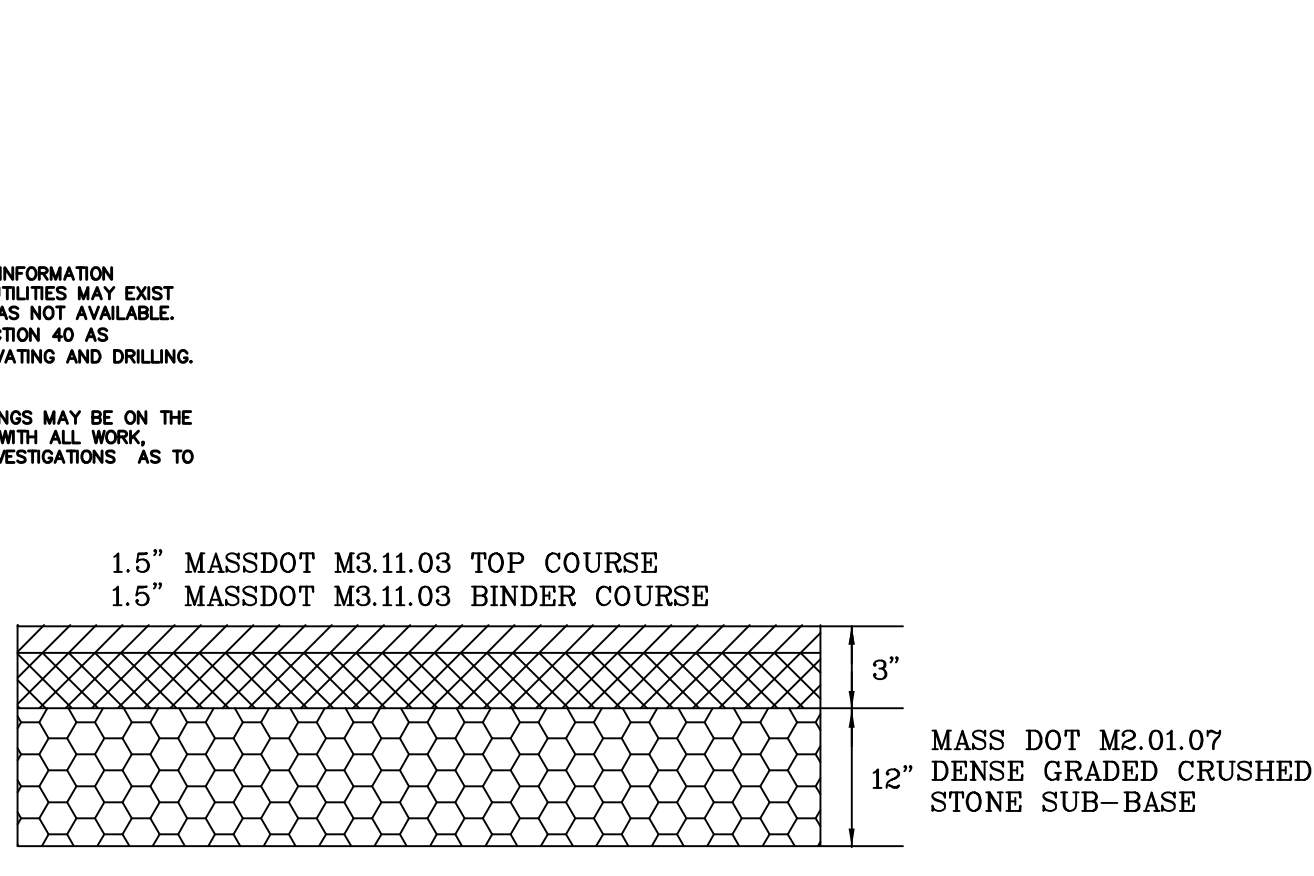
NEW ENGLAND COLD STORAGE, LLC.

6 PICKER ROAD
STURBRIDGE, MA

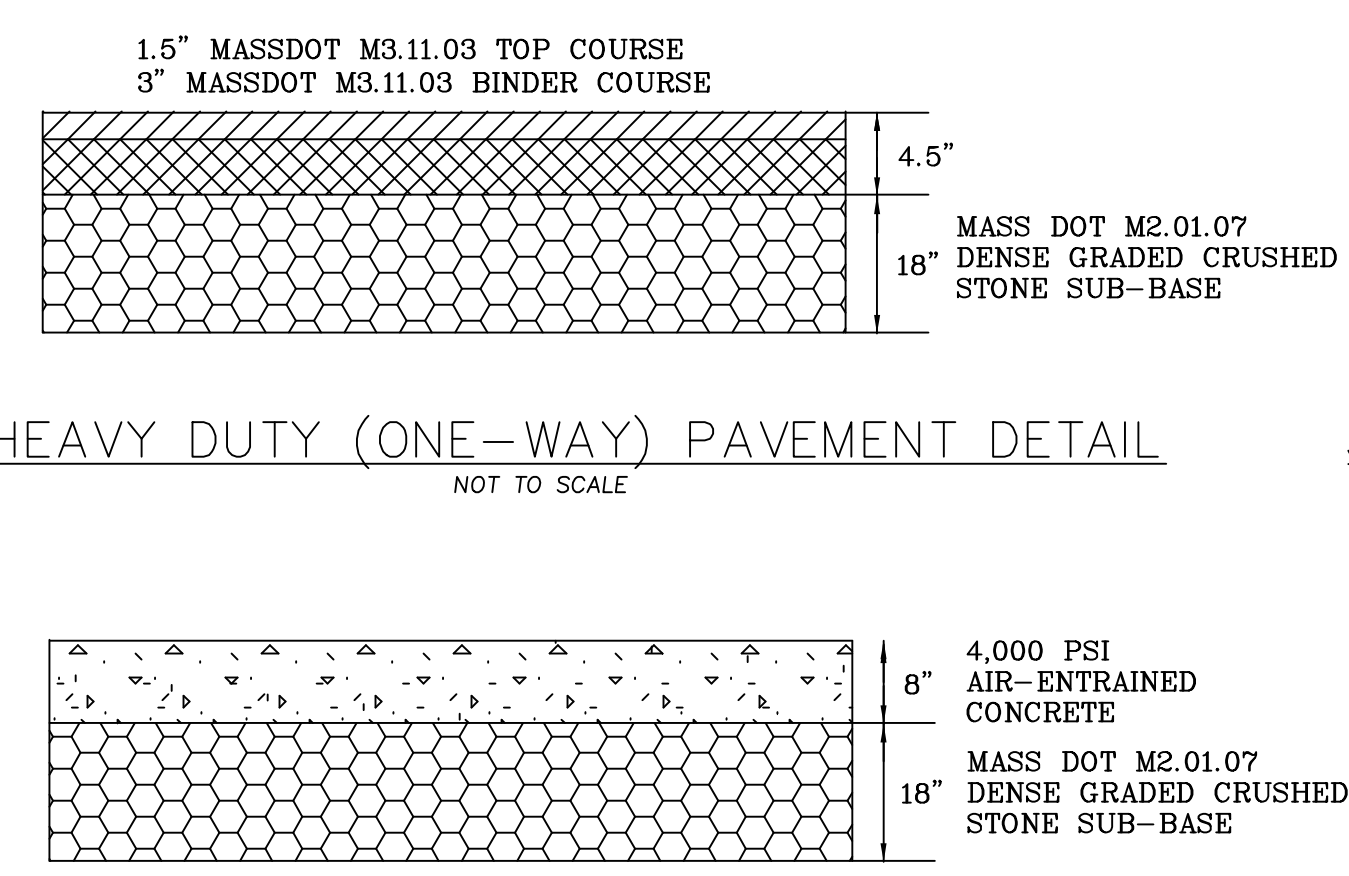
PAVING PLAN



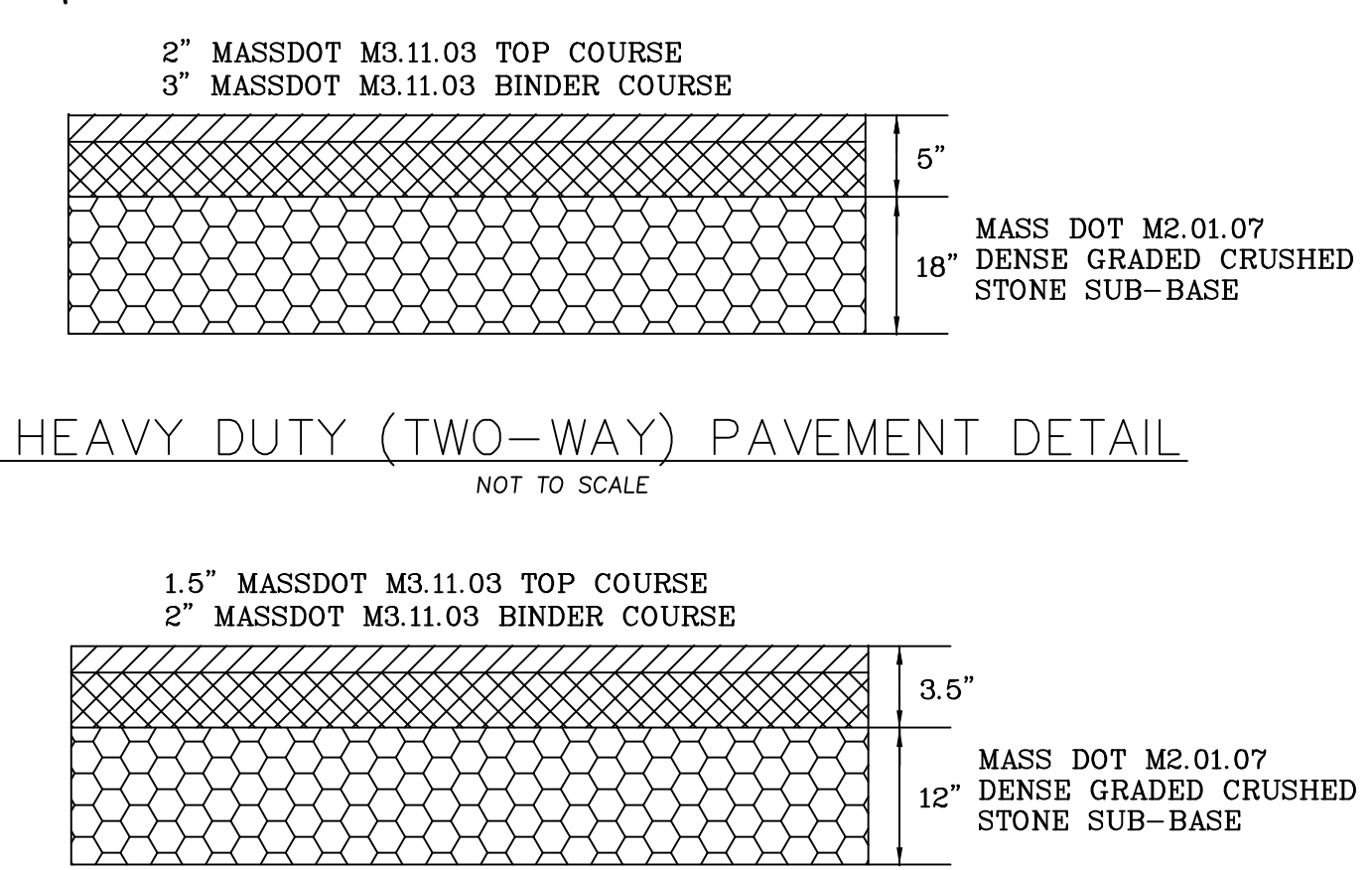
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LIGHT DUTY PAVEMENT DETAIL
NOT TO SCALE



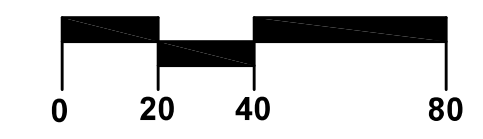
RIGID PAVEMENT DETAIL
NOT TO SCALE



STANDARD PAVEMENT DETAIL
NOT TO SCALE

PAVEMENT TYPE	
[Solid Grey]	CONCRETE APRON
[Dotted]	CONCRETE SIDEWALK
[Horizontal Lines]	STANDARD PAVEMENT
[Diagonal Lines]	LIGHT DUTY PAVEMENT
[Cross-hatch]	HEAVY DUTY PAVEMENT
[Stippled]	5" HEAVY DUTY PAVEMENT

GRAPHIC SCALE



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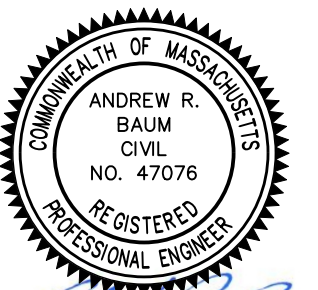
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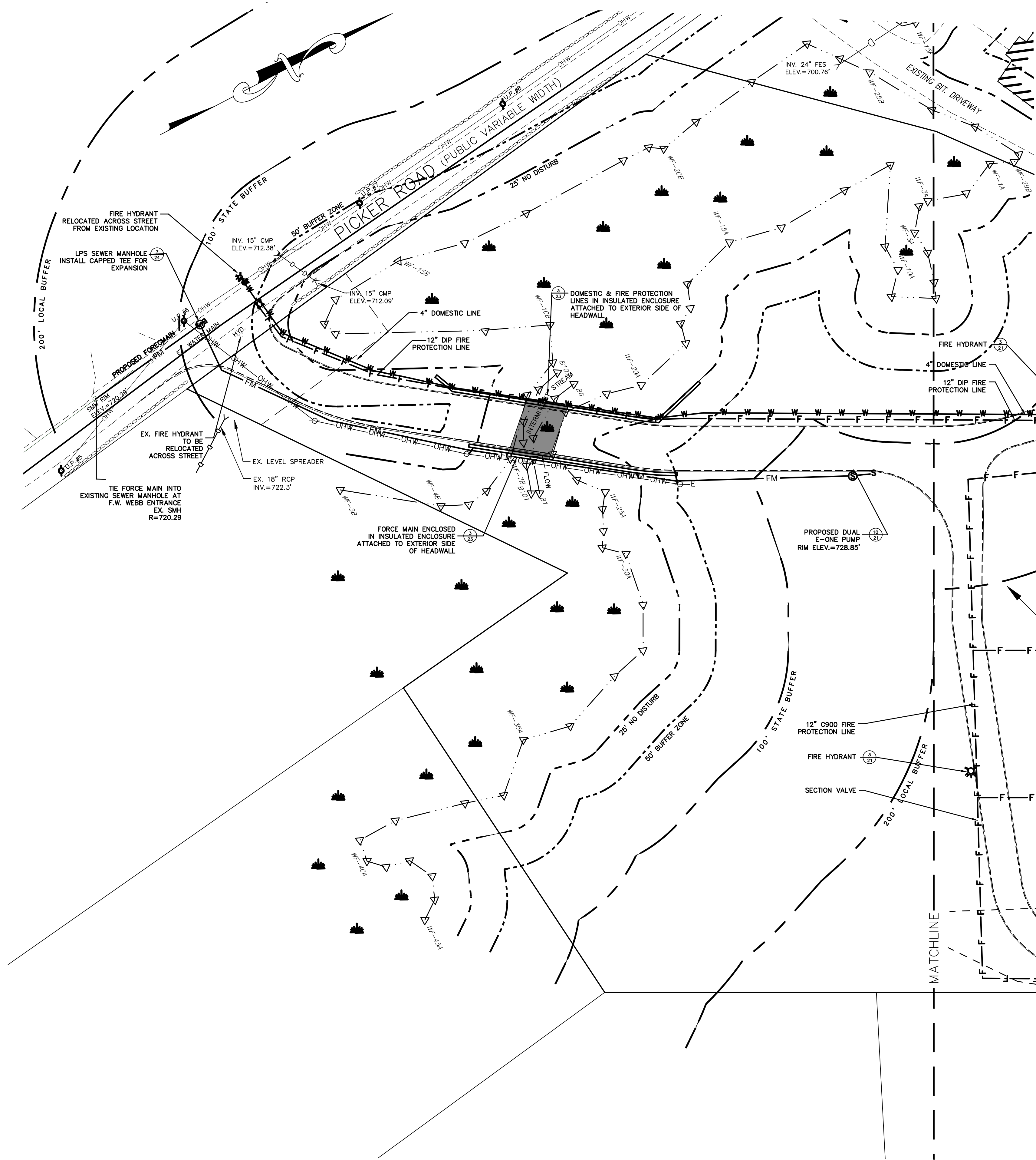


Andrew R. Baum

NEW ENGLAND COLD STORAGE, LLC.

6 PICKER ROAD
STURBRIDGE, MA

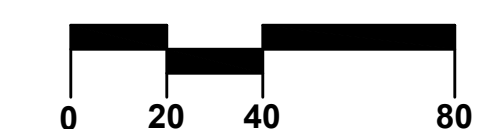
LAYOUT & UTILITIES



LEGEND

	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	CLEANOUT
	UTILITY POLE
	WATER GATE VALVE
	WATER SHUT OFF
	SIGN
	LIGHT POLE / LAMP POST
	SPOT LIGHT
	ROLLARD
	VERTICAL GRANITE CURBING
	CONCRETE CURBING
	CAPE COD BERM (BITUMINOUS)
	BITUMINOUS CURBING (GENERIC)
	ELECTRIC LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	FIRE PROTECTION LINE
	OVERHEAD WIRES
	ROOF DRAIN
	EDGE OF PAVEMENT
	GUARD RAILING (AS NOTED)

GRAPHIC SCALE



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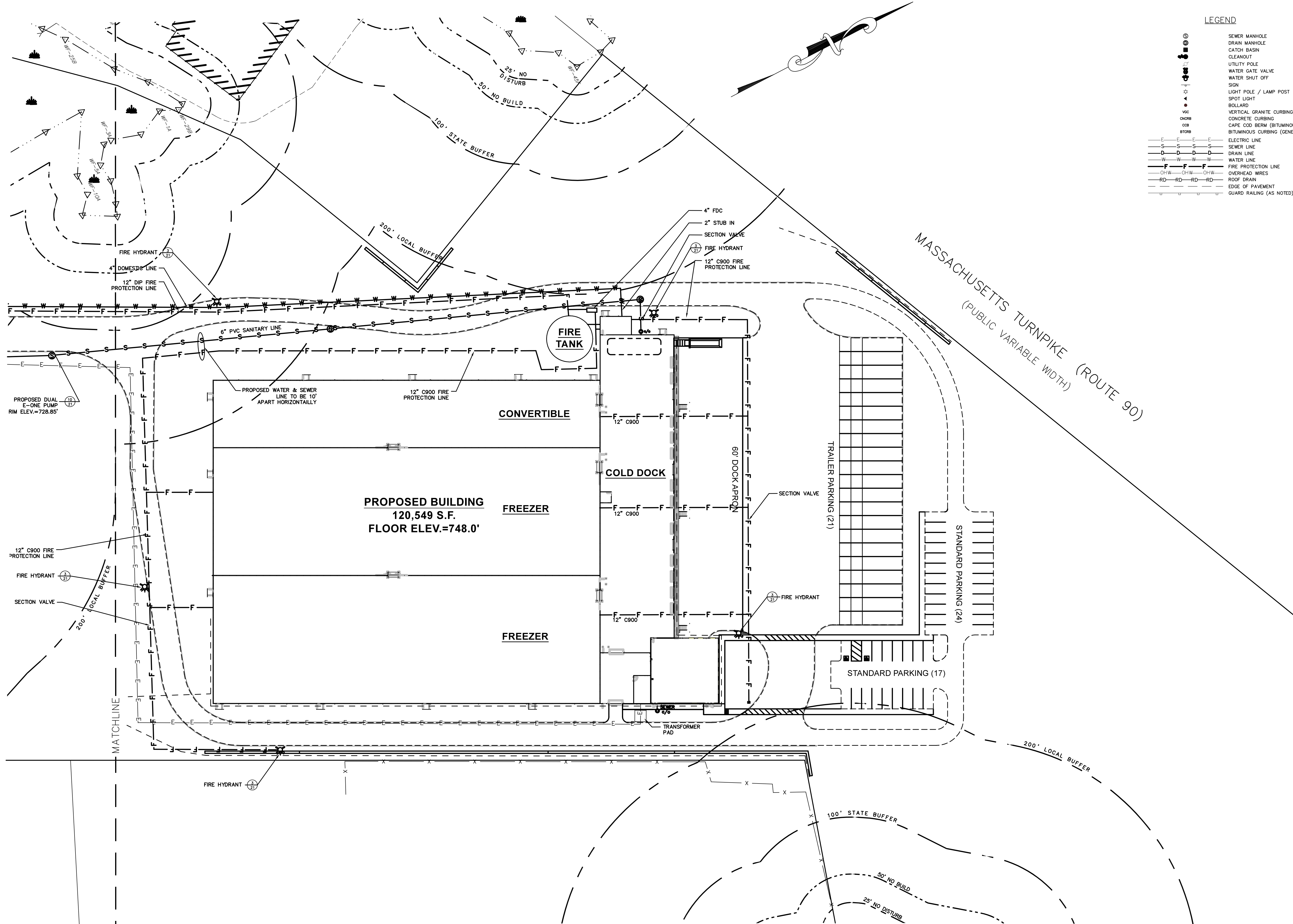
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LEGEND

- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- CLEANOUT
- UTILITY POLE
- WATER GATE VALVE
- WATER SHUT OFF
- SIGN
- LIGHT POLE / LAMP POST
- SPOT LIGHT
- BOLLARD
- VERTICAL GRANITE CURBING
- CONCRETE CURBING
- CAPE COD BERM (BITUMINOUS)
- BITUMINOUS CURBING (GENERIC)
- ELECTRIC LINE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- FIRE PROTECTION LINE
- OVERHEAD WIRES
- ROOF DRAIN
- EDGE OF PAVEMENT
- GUARD RAILING (AS NOTED)

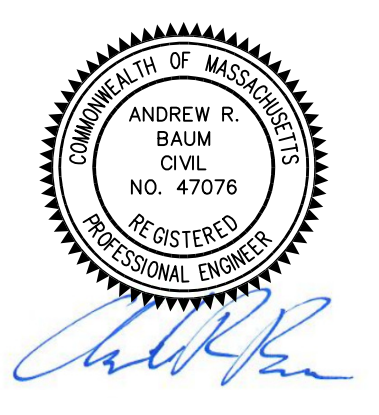


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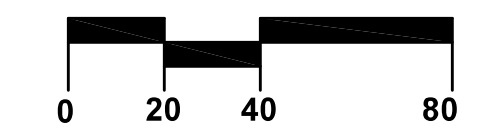


NEW ENGLAND COLD STORAGE, LLC.

6 PICKER ROAD
STURBRIDGE, MA

LAYOUT & UTILITIES

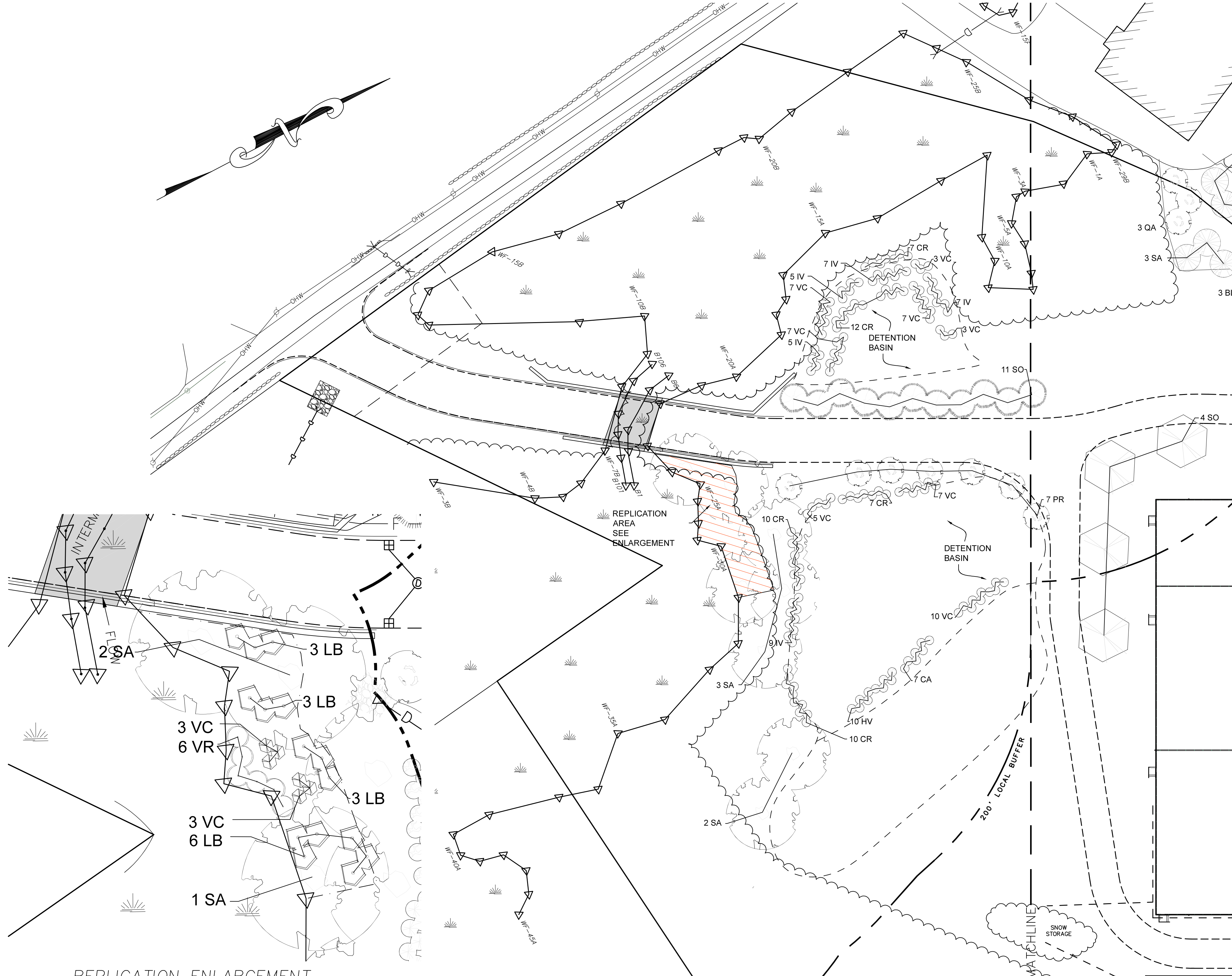
GRAPHIC SCALE



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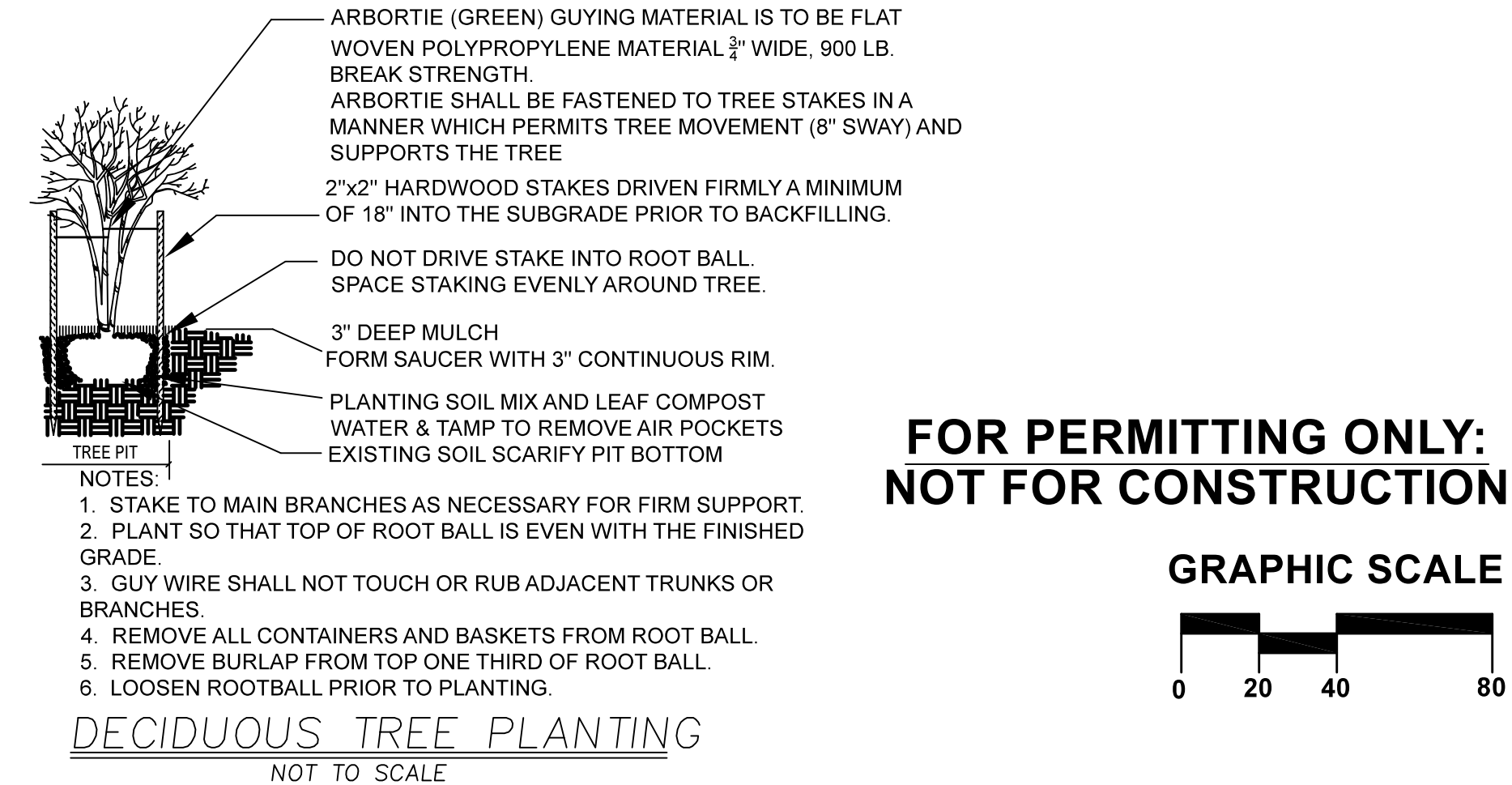
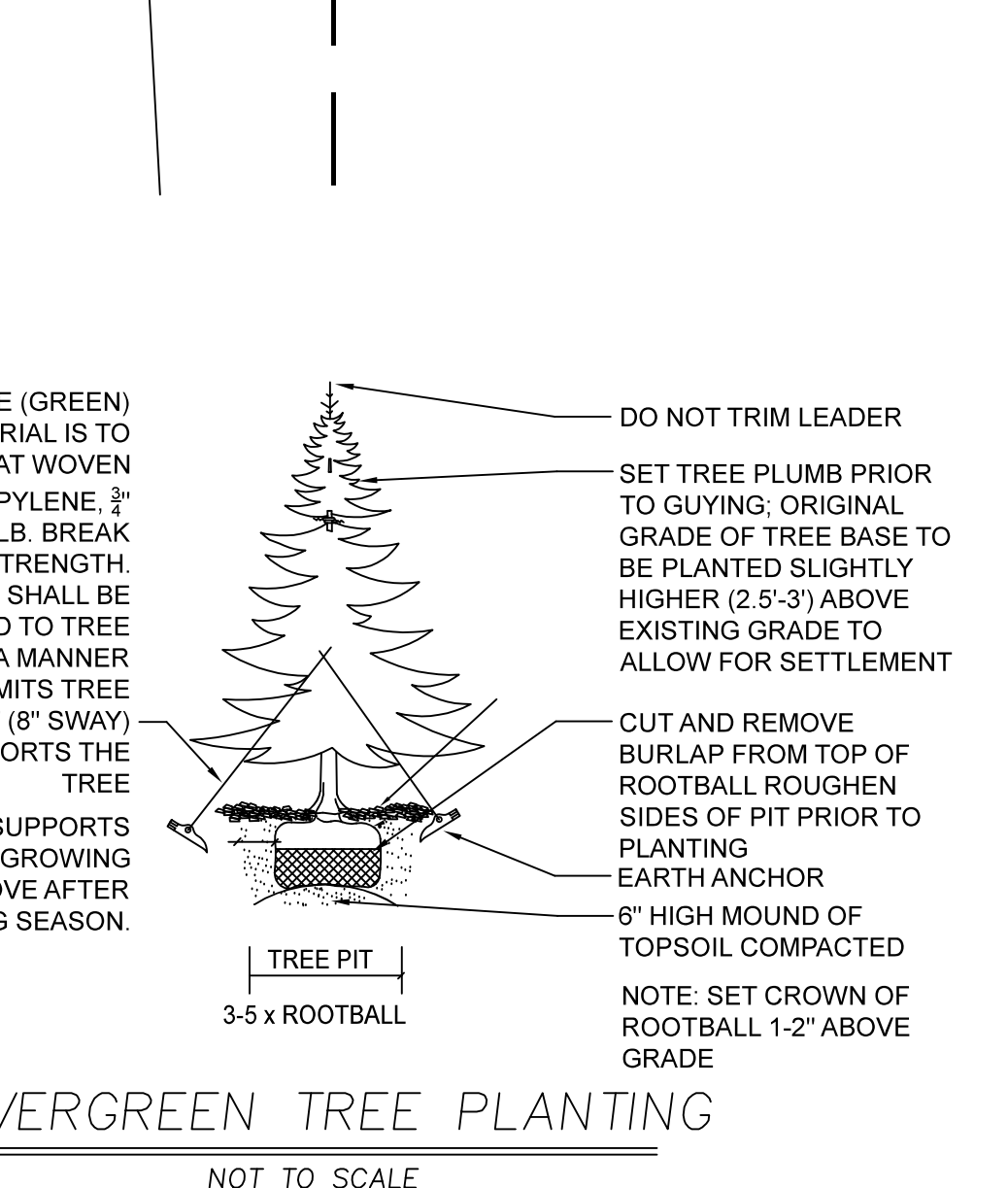
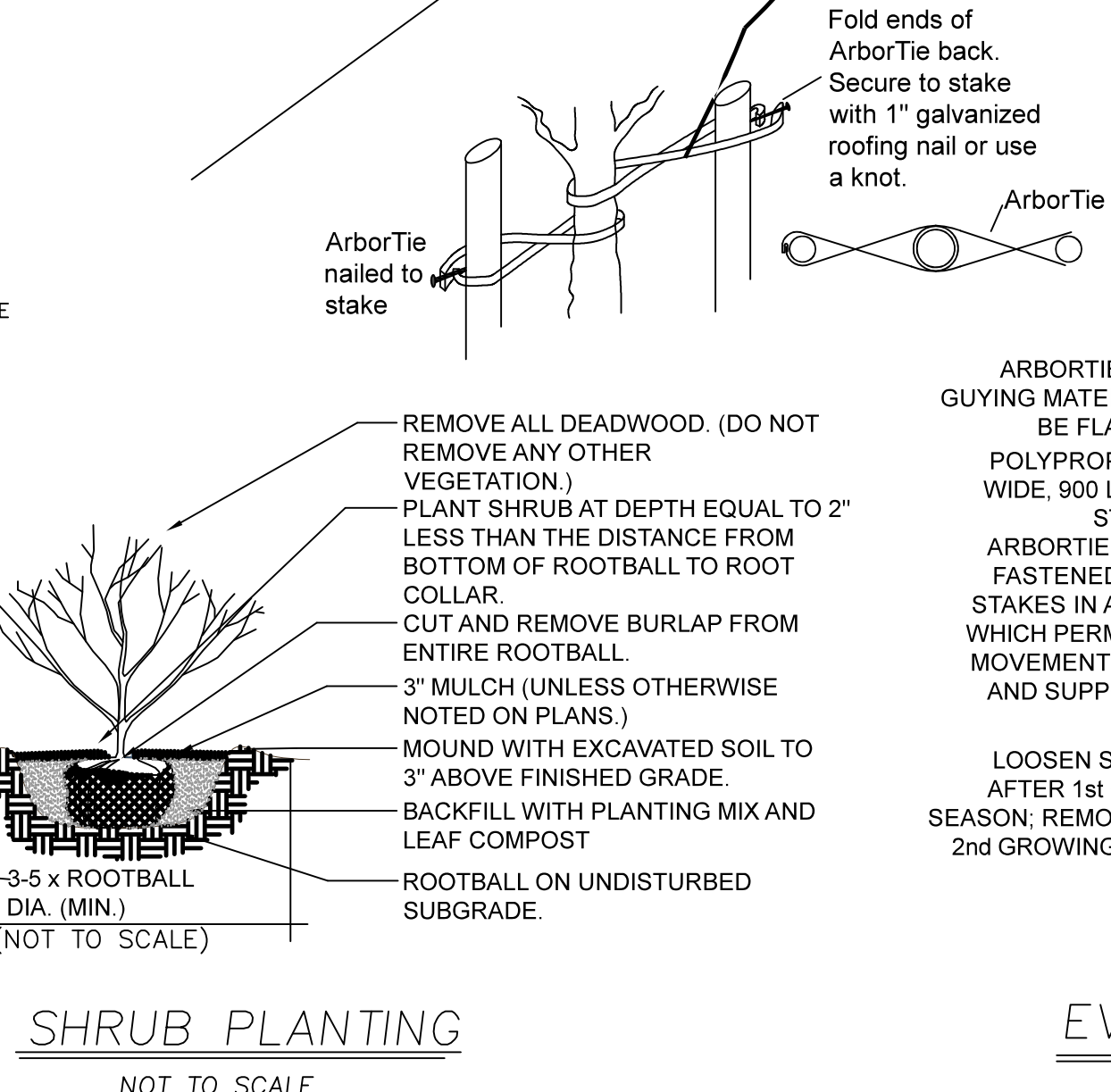
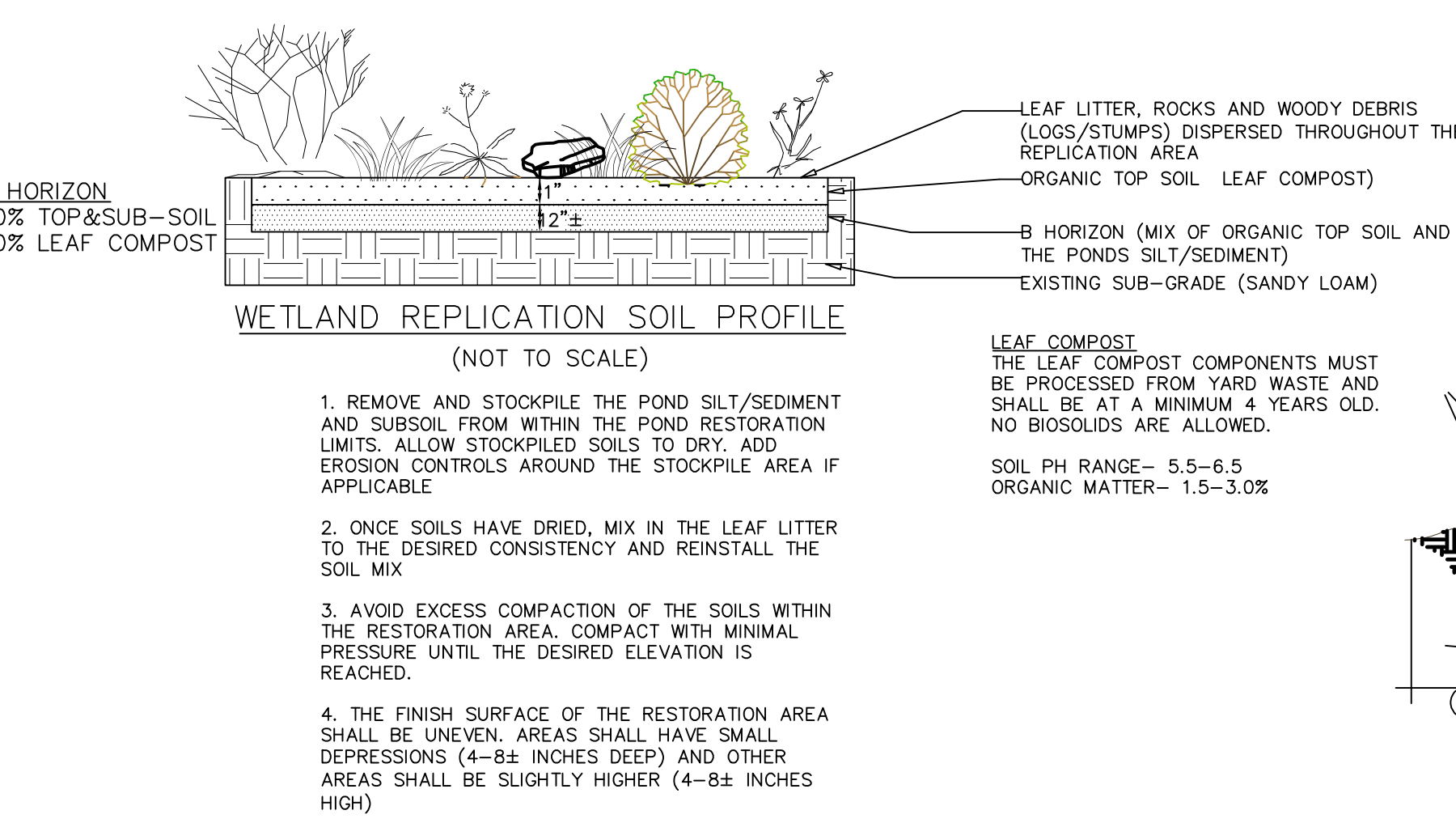
- LANDSCAPING NOTES**
1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
 3. DRAWING QUANTITIES TAKE PRECEDENCE 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. SEND THE SOIL SAMPLE TO THE UNIVERSITY OF MASSACHUSETTS SOIL AND PLANT TISSUE TESTING LABORATORY, WEST EXPERIMENT STATION, 682 NORTH PLEASANT ST., UNIVERSITY OF MASSACHUSETTS, AMHERST, MA 01003.
 13. LAWN SEED MIX SHALL BE THE PREVIOUS YEARS CROP: 35% JEFFERSON KENTUCKY BLUEGRASS, 35% CARMEN CHEWING FESCUE AND 30% STALLION PERENNIAL RYEGRASS, OR APPROVED EQUAL. PLANT AT A RATE OF 1 LB. PER 150 SQUARE FEET.
 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. DETENTION BASIN SEED MIX SHALL BE THE CONSERVATION SEED MIX FROM NEW ENGLAND WETLAND PLANT INC. PLANT AT A RATE OF ONE POUND PER 1750SF.
 16. LAWN SEED AREAS SHALL BE DEEMED ACCEPTABLE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. 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.
 17. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
 18. 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 ROOT BALL. 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. LAWN, 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.
 19. 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.
 20. ALL LANDSCAPE BEDS SHALL RECEIVE THREE-INCHES OF BARK MULCH.
 21. LANDSCAPE AREAS SHALL BE DEEP TILLED TO A DEPTH OF TWELVE INCHES TO FACILITATE DEEP WATER PENETRATION.

Qty./Key	Common Name	Botanical Name	Size	Remarks
TREES				
6 BL	Black Birch	<i>Betula lenta</i>	3" Cal.	B&B
3 PR	Serviceberry	<i>Amelanchier canadensis</i>	3" Cal.	B&B Singlestem
7 PS	'Hoopsii' Blue Spruce	<i>Picea pungens 'Hoopsii'</i>	8' Ht.	B&B
6 QA	White Oak	<i>Quercus alba</i>	3" Cal.	B&B
4 QP	'Green Pillar' Oak	<i>Quercus palustris 'Green Pillar'</i>	3" Cal.	B&B
15 SA	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B
15 SO	Scarlet Oak	<i>Quercus Coccinea</i>	3" Cal.	B&B
SHRUBS				
7 CA	Sweet Pepper Bush	<i>Clethra alnifolia</i>	24" Ht.	B&B
46 CR	Gray Stem Dogwood	<i>Cornus racemosa</i>	24" Ht.	B&B
3 CS	Smoke bush	<i>Cotinus coccogyria</i>	48" Ht.	B&B
6 HP	Golden Cup St. John's Wort	<i>Hypericum Hidcote</i>	24" Ht.	B&B
2 HR	'Blue chiffon' Hibiscus	<i>Hibiscus syriacus 'Rose Satin'</i>	48" Ht.	B&B
10 HV	Common Witch Hazel	<i>Hamamelis virginiana</i>	36" Ht.	B&B
6 IS	'Sky Pencil' Holly	<i>Ilex crenata 'Sky Pencil'</i>	24" Ht.	B&B
33 IV	Winterberry	<i>Ilex verticillata</i>	24" Ht.	B&B
15 LB	Northern Spicebush	<i>Lindera Benzoin</i>	48" Ht.	B&B
6 MP	Northern Bayberry	<i>Myrica pensylvanica</i>	36" Ht.	B&B
8 RM	'Knock-Out' Rose	<i>Rosa sp. 'Knock-Out'</i>	36" Ht.	B&B
6 SA	'Flamingo' Japanese Willow	<i>Salix integra 'Flamingo'</i>	24" Ht.	B&B
3 SY	'Bloemerang' Lilac	<i>Syringa x Bloemerang</i>	36" Ht.	B&B
49 YC	Highbush Blueberry	<i>Vaccinium corymbosum</i>	36" Ht.	B&B
6 VR	Northern Arrowwood	<i>Viburnum recognitum</i>	36" Ht.	B&B
PERENNIALS				
6 SH	'Hameln' Fountain Grass	<i>Pennisetum alopecuroides 'Hameln'</i>	#5 Pot	Container Grown

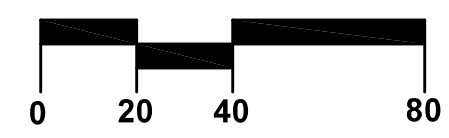
- * WETLAND BUFFER PLANTINGS
- WETLAND REPLICATION PLANTINGS

REPLICATION ENLARGEMENT

SCALE 1"=20'



GRAPHIC SCALE



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NOT FOR CONSTRUCTION**

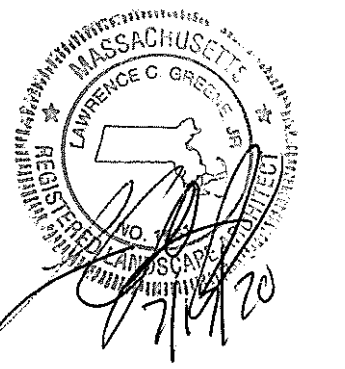


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NEW ENGLAND COLD STORAGE, LLC.

6 PICKER ROAD
STURBRIDGE, MA

LANDSCAPE

6/1/20 - PER CONSERVATION COMMISSION COMMENTS

7/17/20 - SITE LAYOUT RE-DESIGN

REVISIONS

SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO:	20-122
PLAN NO:	20-122 DEFINITIVE SITE PLAN
SHEET NO:	16 OF 24



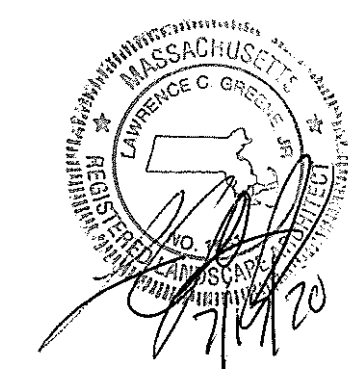
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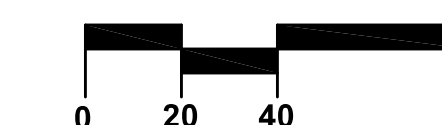
NEW ENGLAND COLD STORAGE, LLC.

6 PICKER ROAD
STURBRIDGE, MA

LANDSCAPE

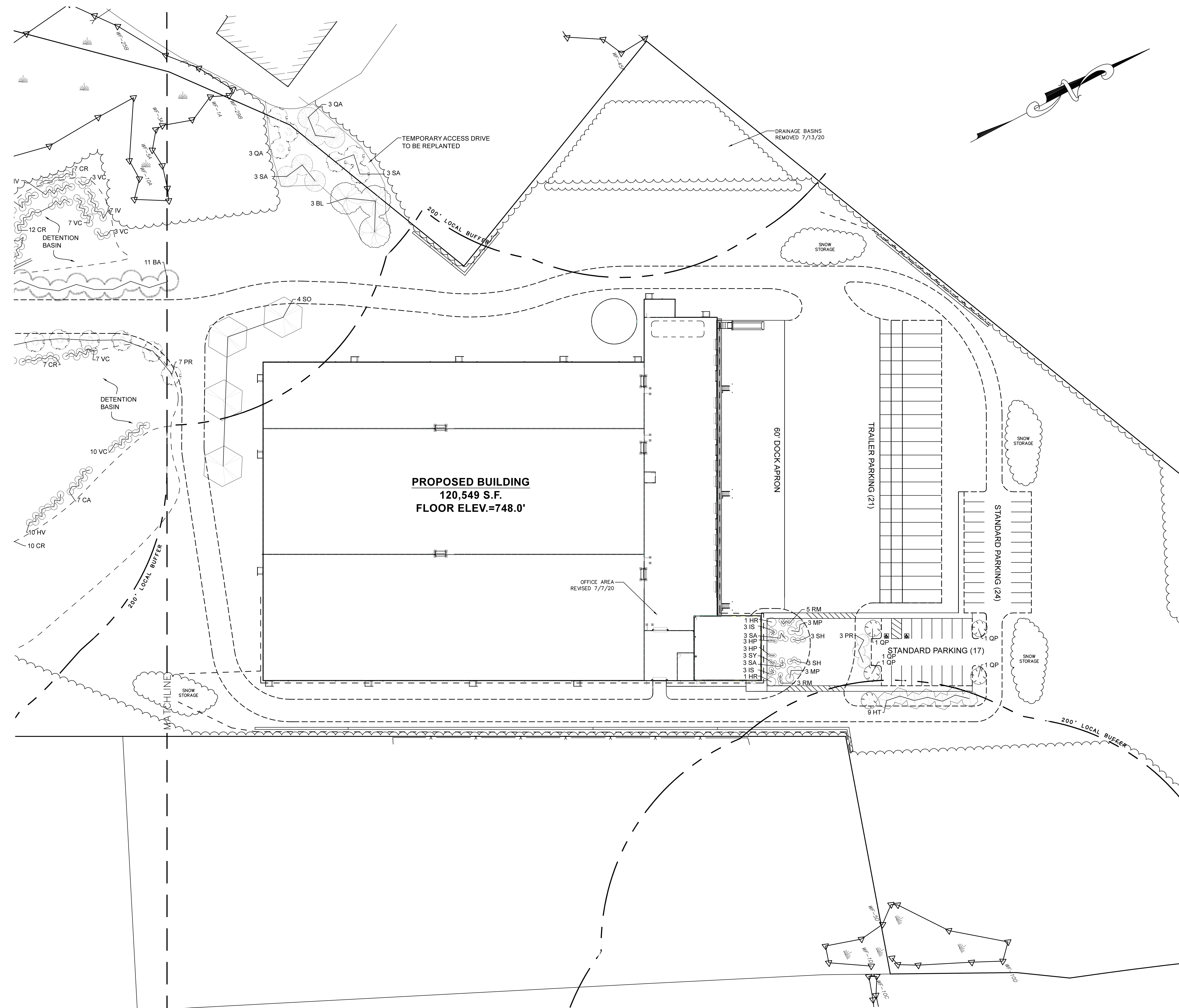
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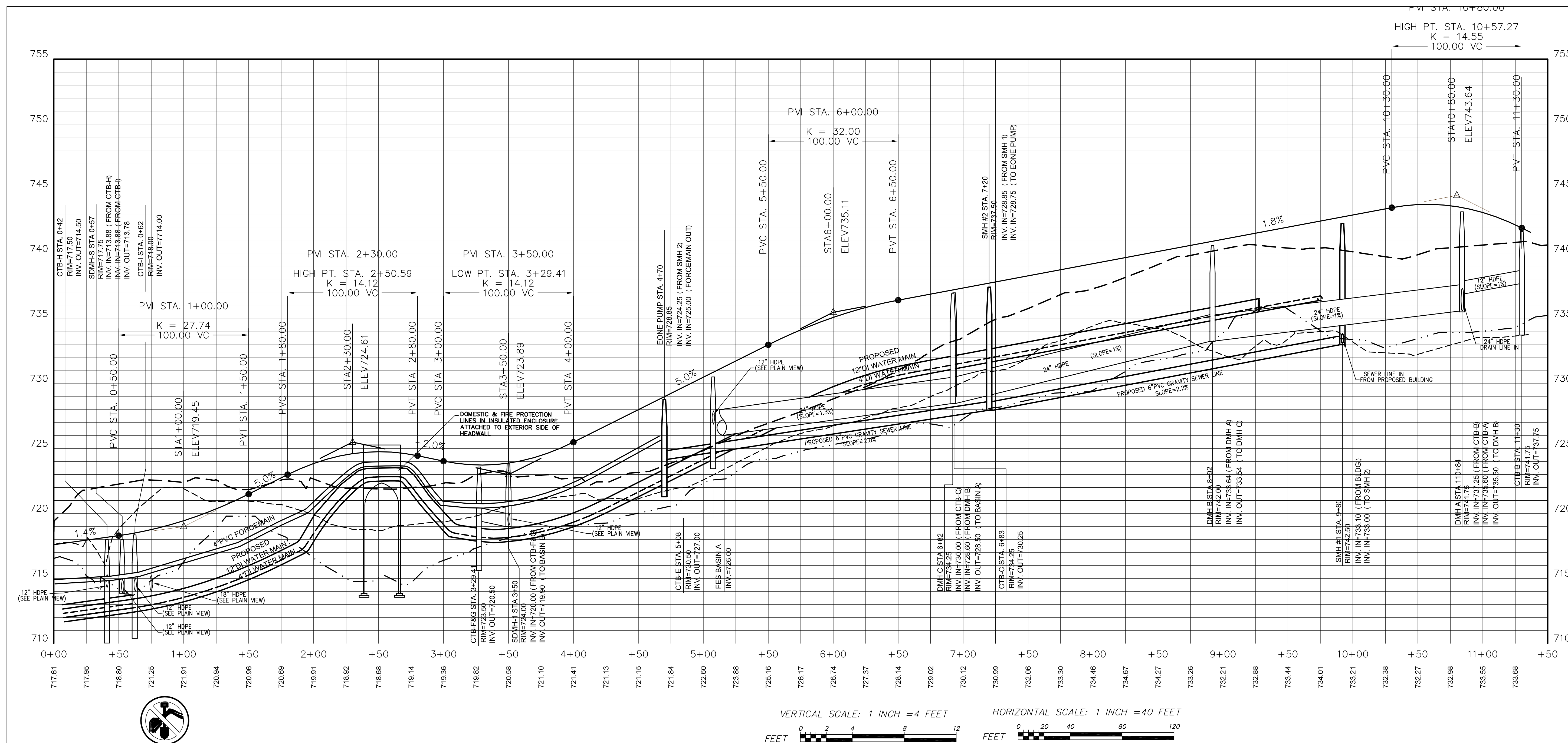
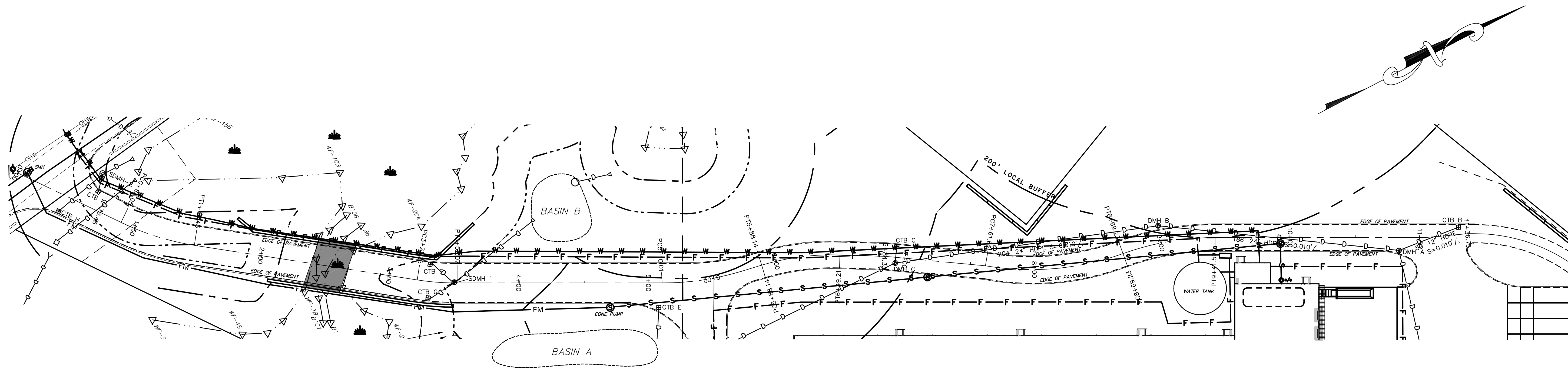
GRAPHIC SCALE



REVISIONS	
6/1/20	- PER CONSERVATION COMMISSION COMMENTS
7/17/20	- SITE LAYOUT RE-DESIGN

SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO.:	20-122
PLAN NO.:	20-122 DEFINITIVE SITE PLAN
SHEET NO.:	17 OF 24





UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT INDICATED OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "811" AT (888) 344-7233 (1-888-344-7233).

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.

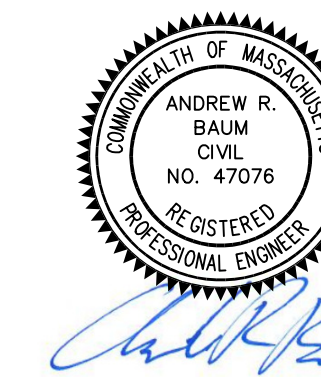


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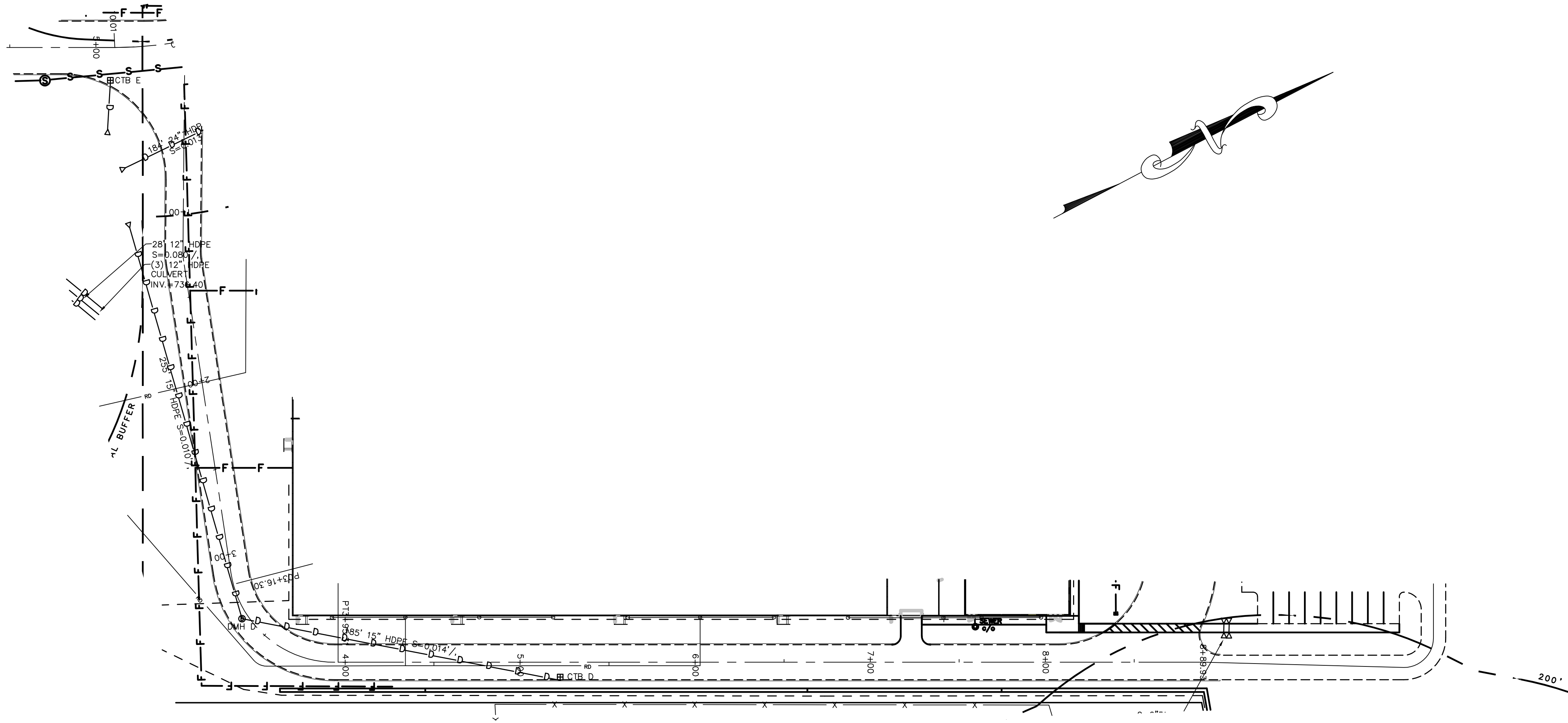
PROFILE

7/7/20 - SITE LAYOUT RE-DESIGN

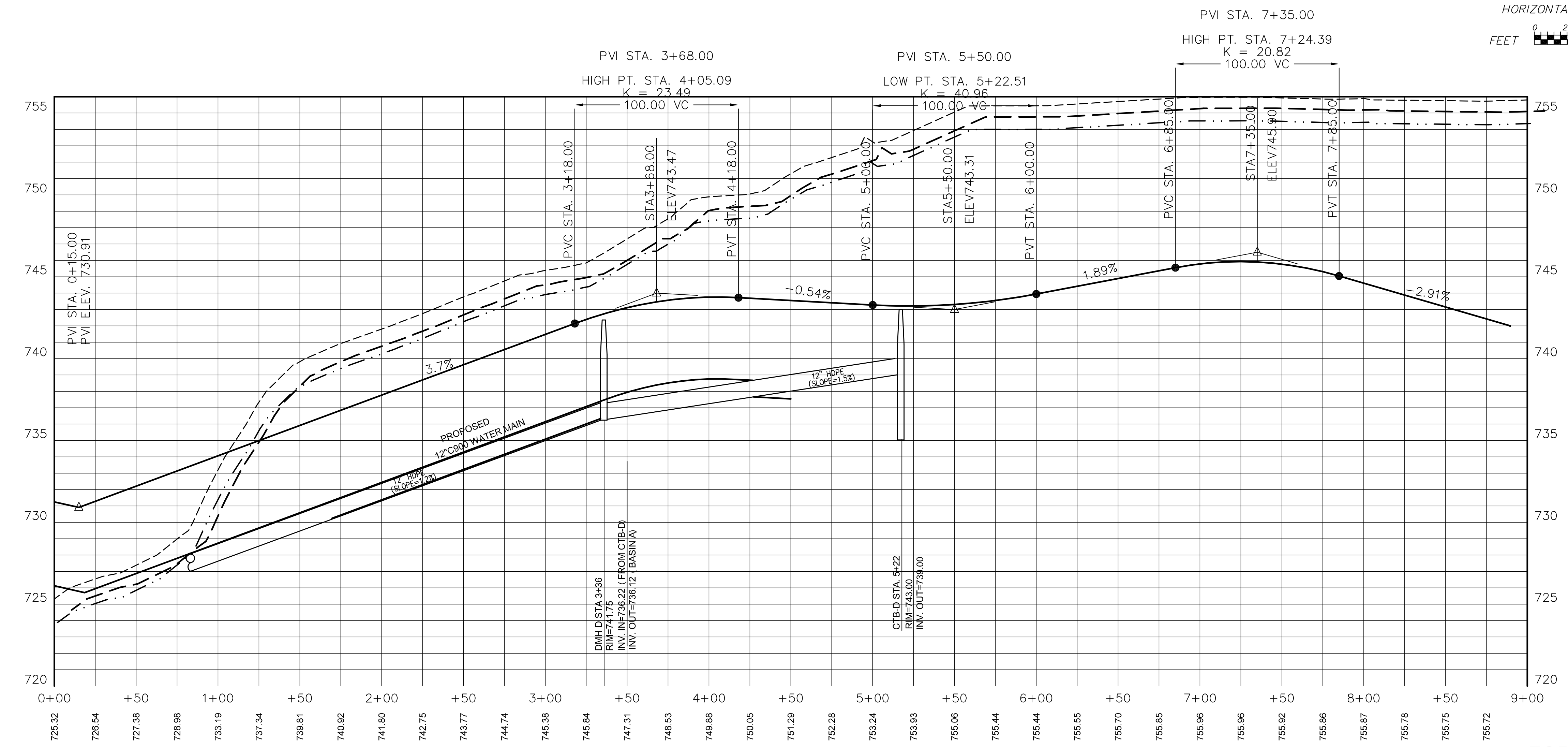
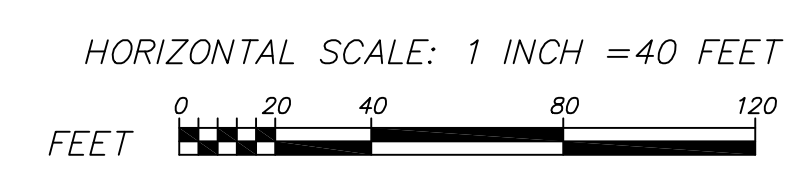
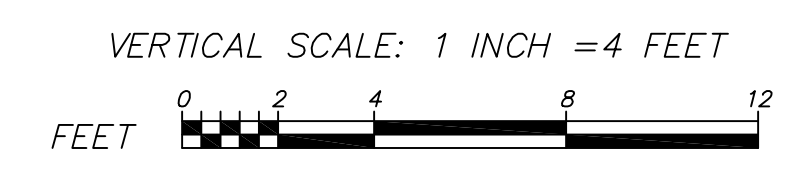
6/1/20 - PER CONSERVATION COMMISSION COMMENTS

REVISIONS

SCALE: 1" = 40'
 DATE: MAY 12, 2020
 JOB NO: 20-122
 PLAN NO: 20-122 DEFINITIVE SITE PLAN
 SHEET NO: 18 OF 24



DIG SAFE NOTE:
 UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 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.



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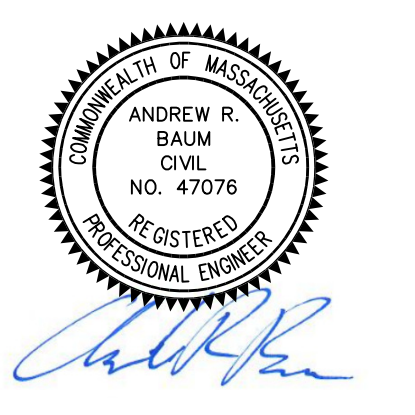


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**NEW ENGLAND
 COLD STORAGE, LLC.**

6 PICKER ROAD
 STURBRIDGE, MA

PROFILE

7/17/20 - SITE LAYOUT RE-DESIGN	
6/1/20 - PER CONSERVATION COMMISSION COMMENTS	
REVISIONS	
SCALE:	1" = 40'
DATE:	MAY 12, 2020
JOB NO.:	20-122
PLAN NO.:	20-122 DEFINITIVE SITE PLAN
SHEET NO.:	19 OF 24

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN THREE WEEKS OR SUBJECT TO EROSION CONDITIONS SUCH AS INTENSE RAIN, WIND OR OTHER EXPOSURE.
2. STOCKPILES SHALL BE LOCATED AS SPECIFIED HEREIN AND AS REQUIRED. SHOULD ADDITIONAL AREAS BE NEEDED THEY SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL HAYBALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.
4. IF THE SITE CONSTRUCTION OCCURS AT ANY TIME OTHER THAN THE MAY - NOVEMBER CONSTRUCTION SEASON, THE SITE DRAINAGE SYSTEM SHALL BE INSTALLED, MAINTAINING HYDRAULIC CAPACITY, PRIOR TO ANY ROUGH GRADING IN THE BUFFER ZONE.

INSTALLATION OF UTILITIES:

1. CARE SHALL BE TAKEN TO ASSURE THAT THE UTILITY TRENCHES DO NOT CHANNELIZE RUNOFF TOWARDS EXISTING STREETS OR OTHER OFF-SITE AREAS.
2. THE INSTALLATION OF SUBSURFACE UTILITIES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
3. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY UTILITY INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE.

LANDSCAPING:

1. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
2. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE.
3. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH HAY, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
4. A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
5. SEED APPLICATIONS SHALL BE IN ACCORDANCE WITH THE GRASS AND SLOPE COVER SPECIFICATIONS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER (SEE SHEET 4) SHALL BE INSTALLED AS DEPICTED ON THE SITE PLAN, BETWEEN THE AREAS TO BE DISTURBED AND WETLAND AREAS. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE SITE PLAN ARE THE MINIMUM REQUIRED TO PROTECT THE ON & OFF SITE DRAINAGE SYSTEMS.
2. PHOTOGRAPHS AND/OR VIDEO IMAGES OF THE PRE-CONSTRUCTION CONDITION OF THE SITE AND SURROUNDING AREAS, ESPECIALLY THE ADJACENT STREETS SHALL BE TAKEN, DEVELOPED AND DATED. A COPY OF THESE MATERIALS SHALL BE SUBMITTED TO THE COMMISSION AND OWNER FOR THEIR FILES. THESE PICTURES AND IMAGES SHALL REFERENCE EXISTING SITE CONDITIONS AND PERMANENT REFERENCE MARKS TO ENABLE RECOGNITION OF THE AREA BEING PHOTOGRAPHED, AND SHALL REPRESENT A COMPREHENSIVE VIEW OF THE SITE PRIOR TO DEVELOPMENT.
3. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS. THE STAGING AREA SHALL BE OUTSIDE OF THE 100' WETLANDS BUFFER ZONE.
4. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: HAYBALES, SILT FENCE AND CRUSHED STONE.
5. A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

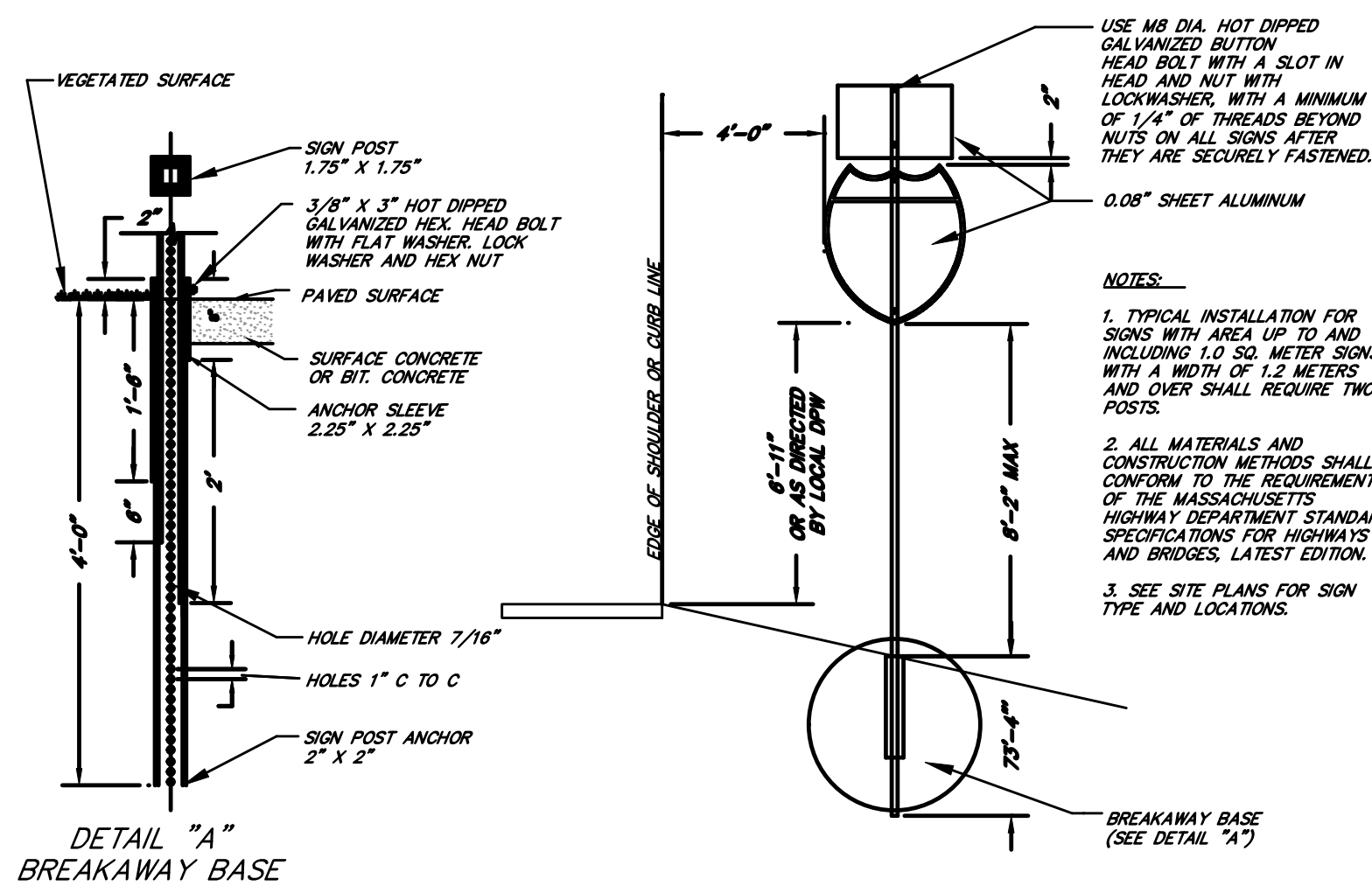
GENERAL CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TAKE PLACE OUTSIDE OF THE 100 FOOT BUFFER ZONE TO THE ENTRANCE TO THE DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS OR DIVERSION SWALES.
2. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS IS ALLOWED IN THE 100 FOOT BUFFER ZONE. THE BURIAL OF STUMPS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS OR EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.

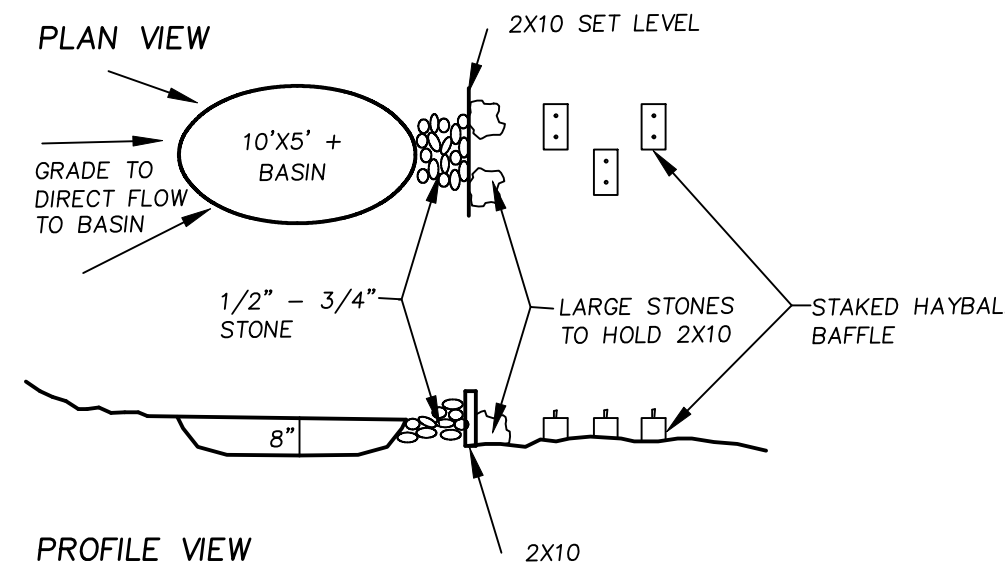
CONSTRUCTION NOTES:

- 1.) ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MDPW) CONSTRUCTION STANDARDS AND THE MDPW "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER.
- 2.) THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- 3.) UNLESS OTHERWISE NOTED, ALL DISTURBED AREAS SHALL BE DRESSED WITH A MINIMUM OF FOUR INCHES (4") OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX.
- 4.) THE CONTRACTOR SHALL PROVIDE APPROPRIATE EROSION AND SEDIMENTATION CONTROL MEASURES AT ALL TIMES. DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ABUTTING PROPERTIES.
- 5.) NO MATERIALS SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF A CATCH BASIN. ALL MATERIALS STOCKPILED WITHIN 100 FEET OF A CATCH BASIN, SHALL BE RELOCATED, MULCHED OR OTHERWISE TREATED TO INSURE THAT THE MATERIALS ARE NOT CARRIED TO THE CATCH BASIN.
- 6.) DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING SOON AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUITE NETTING WITH STAPLES. SEED FOR PERMANENT GRASS COVER SHOULD BE ACCORDING TO SOIL CONSERVATION SERVICE GUIDELINES FOR SOIL AND MOISTURE CONDITIONS FOUND ON THE SITE.
- 7.) SEDIMENTATION CONTROL FENCE AND/OR HAY BALES SHALL BE MAINTAINED UNTIL ALL SLOPES HAVE BEEN STABILIZED AND THERE IS NO DANGER OF EROSION OUTSIDE OF THE PROPERTY.
- 8.) PRIOR TO INITIATING CONSTRUCTION, SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE DEVICES UNTIL ALL WORK IS COMPLETE AND ALL AREAS HAVE BEEN STABILIZED.
- 9.) ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.
- 10.) THE FUNCTIONING OF TEMPORARY CULVERTS, DITCHES, SWALES, OR CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENTATION PLUMES. IF PLUMES OCCUR, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL SEDIMENTATION CONTROL DEVICES IMMEDIATELY TO PREVENT FURTHER SEDIMENTATION.

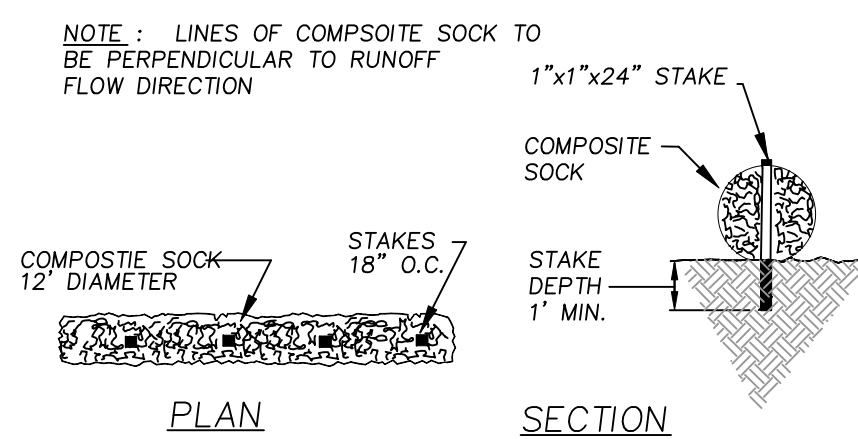
- 11.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
- 12.) THE CONTRACTOR SHALL PROVIDE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE TOWN OF STURBRIDGE REQUIREMENTS.
- 13.) NO TRENCHES SHALL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
- 14.) ALL POTABLE WATER AND SANITARY BUILDING SERVICE CONNECTIONS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM OF TEN FEET.
- 15.) ALL REQUIRED PERMITS SHALL BE SECURED PRIOR TO COMMENCING WORK, INCLUDING ANY NECESSARY TRENCH PERMITS.
- 16.) ALL PROPOSED FENCING TO BE INSTALLED ALONG THE PROPERTY LINE UNLESS OTHERWISE DESIGNATED. ALL FENCING ALONG PROPERTY LINES SHALL NOT EXCEED 6 FEET IN HEIGHT.
- 17.) ALL PROPOSED LIGHTING TO BE LESS THAN 20' HIGH & HAVE DOWN-SHADES TO PREVENT LIGHT SPILLOVER. THERE SHALL BE NO MORE THAN ONE-FOOT CANDLE OF SPILLOVER ONTO RESIDENTIAL ABUTTING PROPERTIES.
- 18.) PROPERTY OWNER SHALL MAINTAIN LANDSCAPING ELEMENTS DURING & AFTER CONSTRUCTION.
- 19.) ALL PAVING ELEMENTS SHALL BE IN CONFORMANCE WITH THE TOWN OF STURBRIDGE DPW REQUIREMENTS.
- 20.) EXISTING TREES THAT ARE GREATER THAN 9" CALIBER ARE INDICATED ON THE SITE PLAN SET.
- 21.) THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VISUAL APPEAL OF ALL LANDSCAPING ELEMENTS AFTER CONSTRUCTION.
- 22.) EXCESS SNOW SHALL BE TRUCKED OFF OF THE SITE ONCE THE AMOUNT WITHIN THE SNOW STORAGE AREA BEGINS TO IMPEDE ACCESS TO THE REQUIRED PARKING SPACES OR ONCE SIGHT LINE ACCESS IS IMPEDED FROM ANY DIRECTION.
- 23.) NO EXISTING VEGETATION SHALL BE RETAINED UNLESS ITEMIZED ON PLANS. SEE LANDSCAPING PLAN/TABLE FOR GUIDANCE.



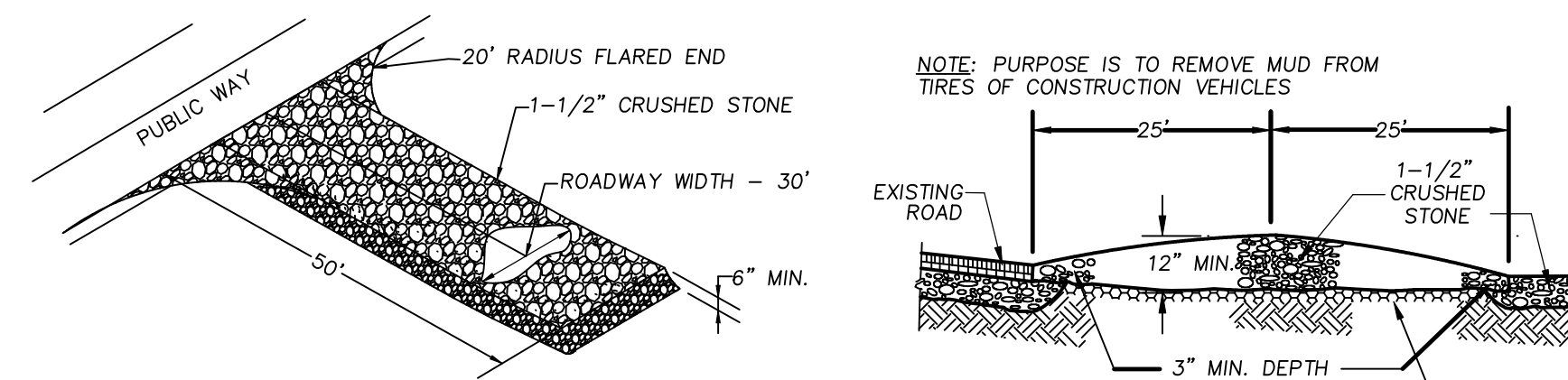
6 TYPICAL SIGN NOT TO SCALE



8 TEMPORARY DEWATERING AREA NOT TO SCALE

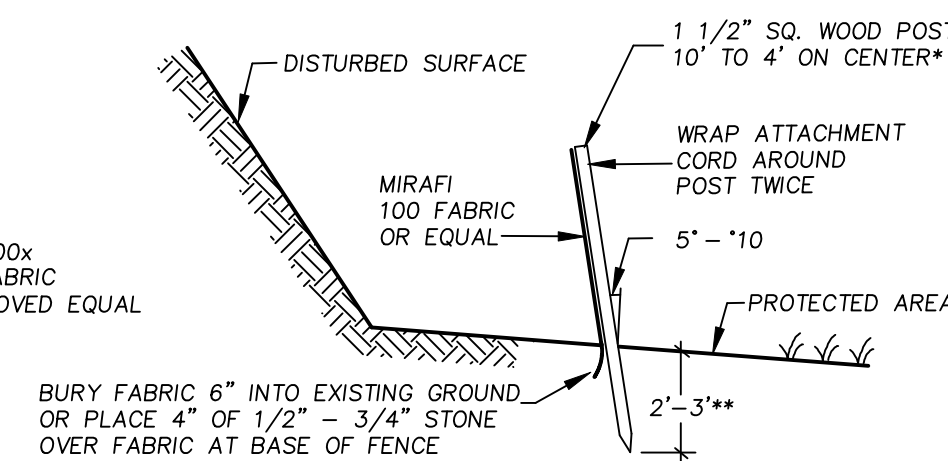


7 COMPOSITE SOCK NOT TO SCALE



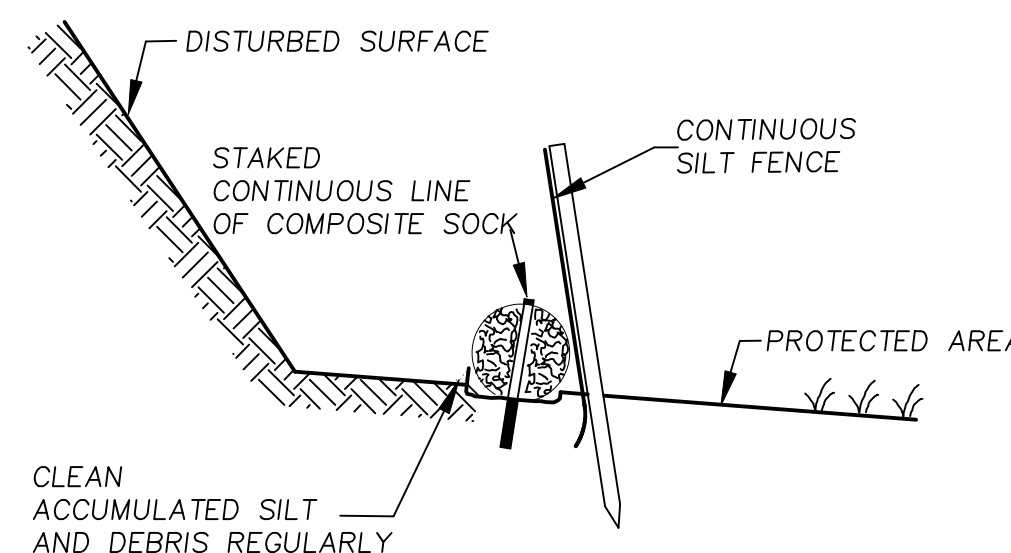
- NOTE: PURPOSE IS TO REMOVE MUD FROM TIRES OF CONSTRUCTION VEHICLES
- NOTES:
1. REPLACE STONE & ACCUMULATED DEBRIS, MUD & ENTRAPPED MATERIALS AS IS NECESSARY TO PREVENT TRACKING ON PUBLIC ROADWAYS. REPLACE MONTHLY AS A MINIMUM REQUIREMENT.
 2. DISPOSE OF STONE & ENTRAPPED MATERIALS IN A NON SENSITIVE AREA ON-SITE.
 3. DO NOT REUSE STONE FOR SAME PURPOSE.
 4. ALL TRAFFIC ENTERING / EXISTING SITE TO CROSS TEMPORARY CONSTRUCTION ENTRANCE
 5. USE MIRAFI 700X FILTER FABRIC OR APPROVED EQUAL BENEATH STONE ON CONSTRUCTION ENTRANCE.

1 TEMPORARY CONSTRUCTION ENTRANCE NOT TO SCALE

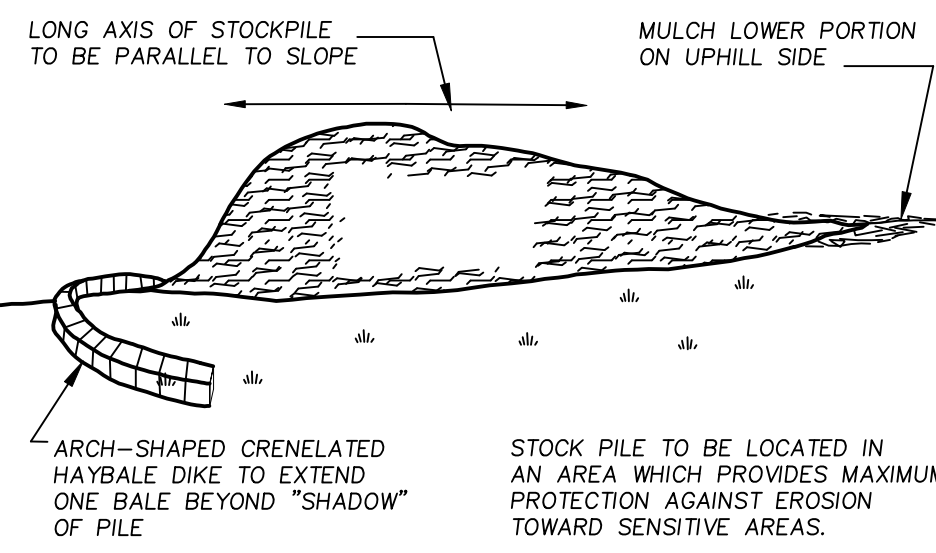


- * STEEL POST MAY BE SUBSTITUTED. DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/LF FENCE 6' FOR 500 SF/LF FENCE
- ** DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF ETC. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS

2 SILT FENCE DETAIL NOT TO SCALE



3 SILTATION BARRIER NOT TO SCALE



4 TEMPORARY STOCKPILE NOT TO SCALE

NOTE: ALL SITE CONSTRUCTION METHODS & MATERIALS SHALL COMPLY TO THE REQUIREMENTS OF THE STURBRIDGE DEPARTMENT OF PUBLIC WORKS.

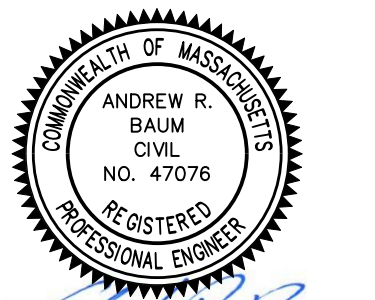


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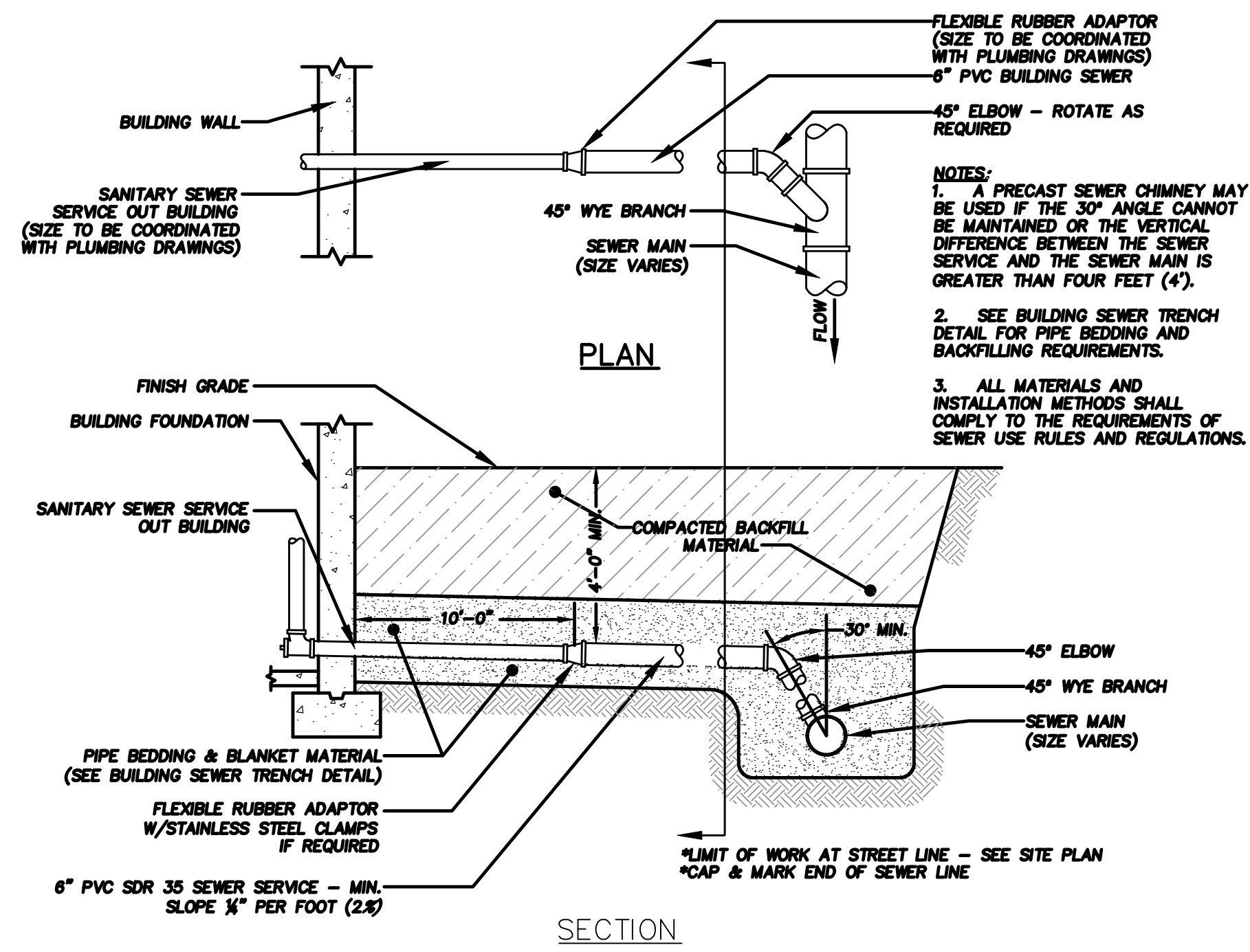


NEW ENGLAND COLD STORAGE, LLC.

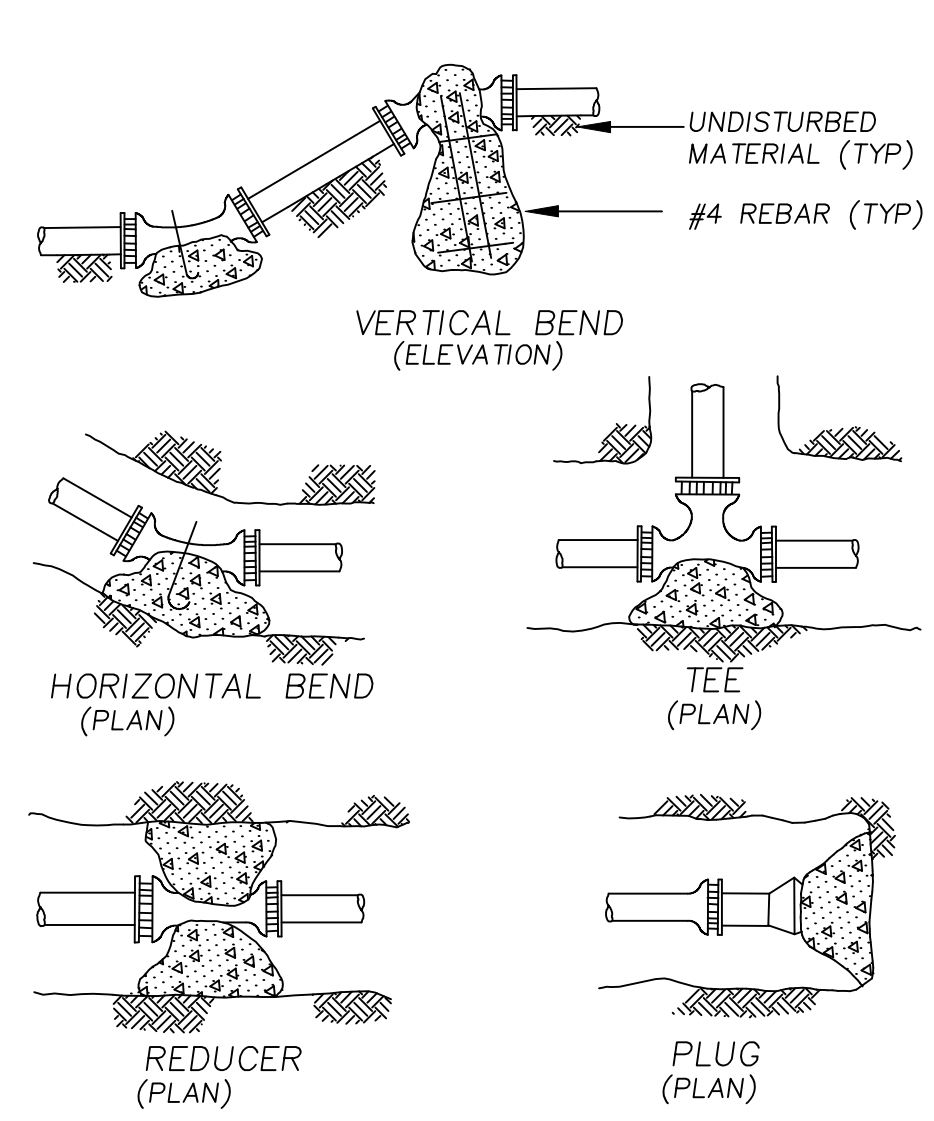
6 PICKER ROAD
STURBRIDGE, MA

CONSTRUCTION DETAILS

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6/11/20 - PER CONSERVATION COMMISSION COMMENTS	
REVISIONS	
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SHEET NO:	20 OF 24



1 BUILDING SEWER CONNECTION
21 NOT TO SCALE



2 THRUST BLOCK DETAILS
21 NOT TO SCALE

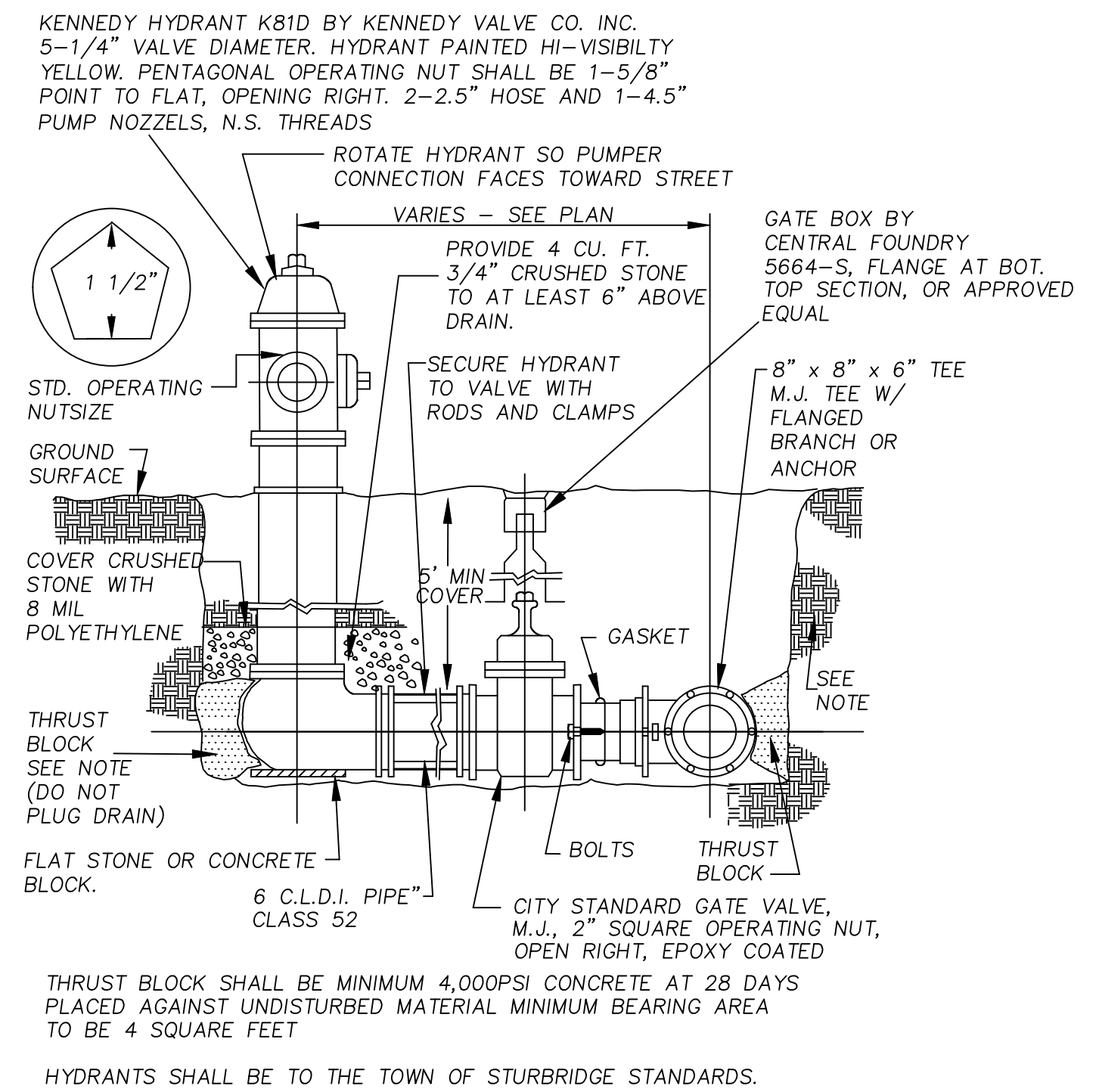
AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 250 P.S.I. & 1.5 TONS/S.F. ALLOWABLE SOIL BEARING CAPACITY

PIPE SIZE (M) BEND	1/4 BEND	1/8 BEND	1/16 BEND & TEES	PLUG
4, 6, 8,	6.0	2.9	2.3	4.5
10	9.6	5.2	2.3	6.7
12	13.3	6.7	3.7	9.6
16	24.0	11.8	3.7	17.0

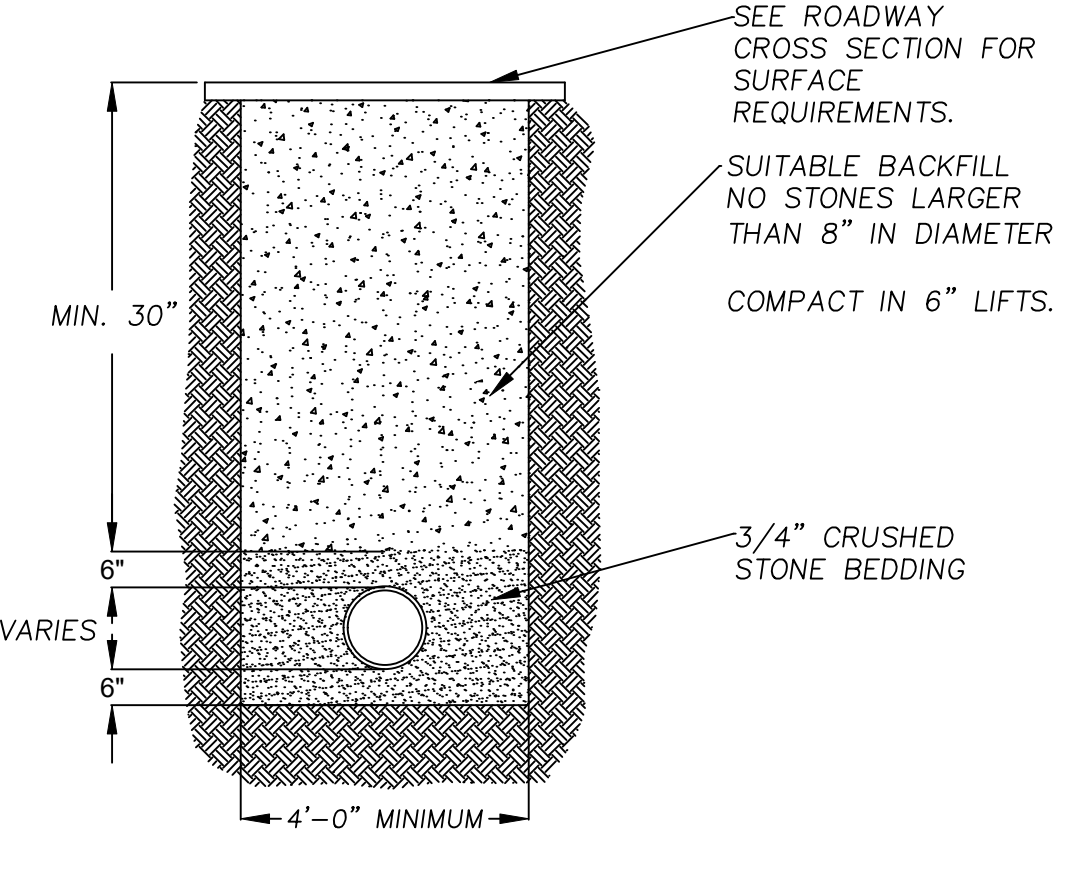
BEARING AREA - SQ. FT.

NORMAL FITTING DIAMETER	FITTING				
	90° BEND	45° BEND	BETWEEN 10°-45°	BRANCH OF TEE	DEAD END
6"	4	2	2	4	4
8"	7	4	3	5	5

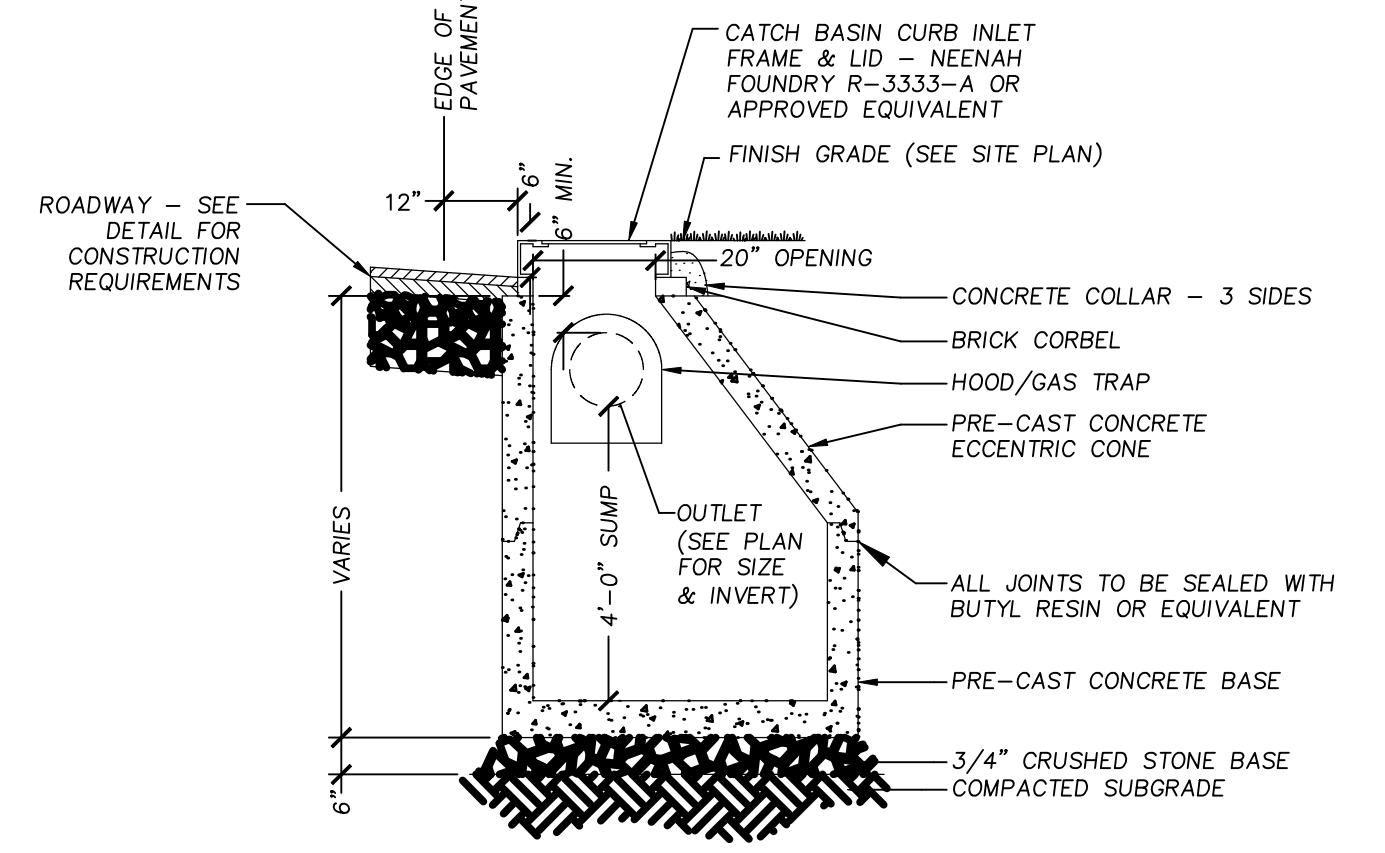
1. ALL BENDS, TEES, WYES, HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS
2. BEARING AREA (H X L) IS AREA OF CONE IN CONTACT WITH WALL OF TRENCH
3. HEIGHT (H) & LENGTH (L) AS REQUIRED TO OBTAIN BEARING AREA IN TABLE
4. BOULDERS ARE NOT TO BE USED AS THRUST BLOCKS.



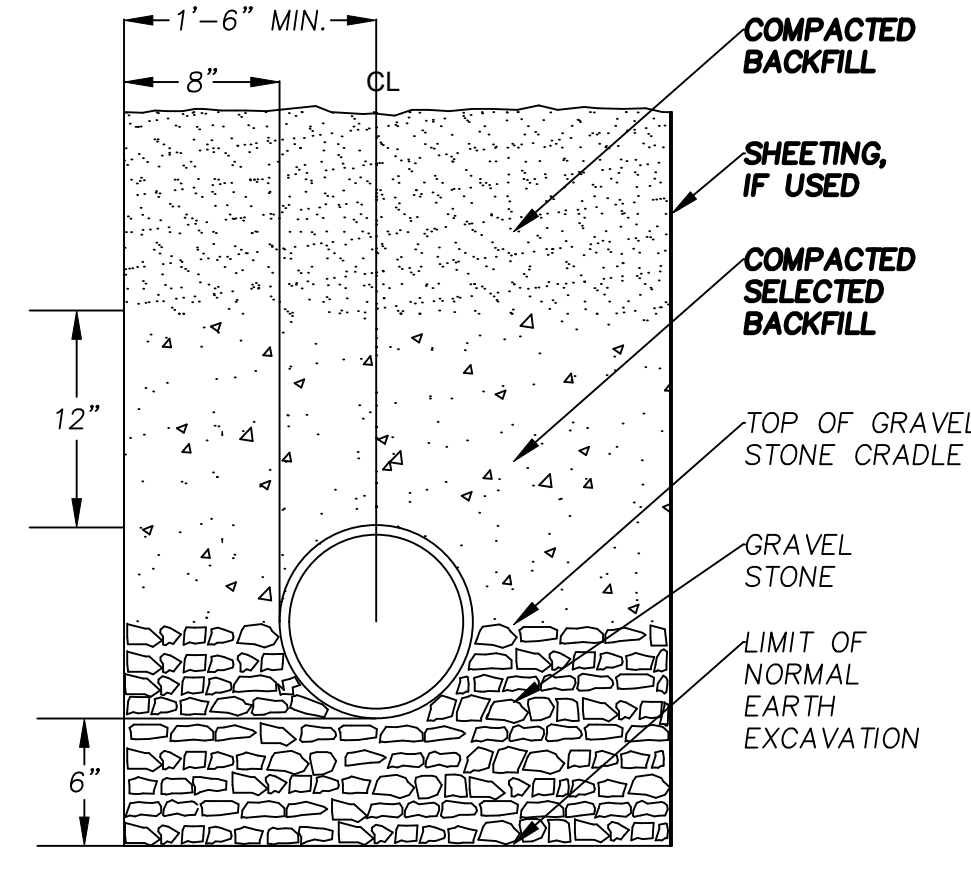
3 TYPICAL HYDRANT AND VALVE
21 NOT TO SCALE



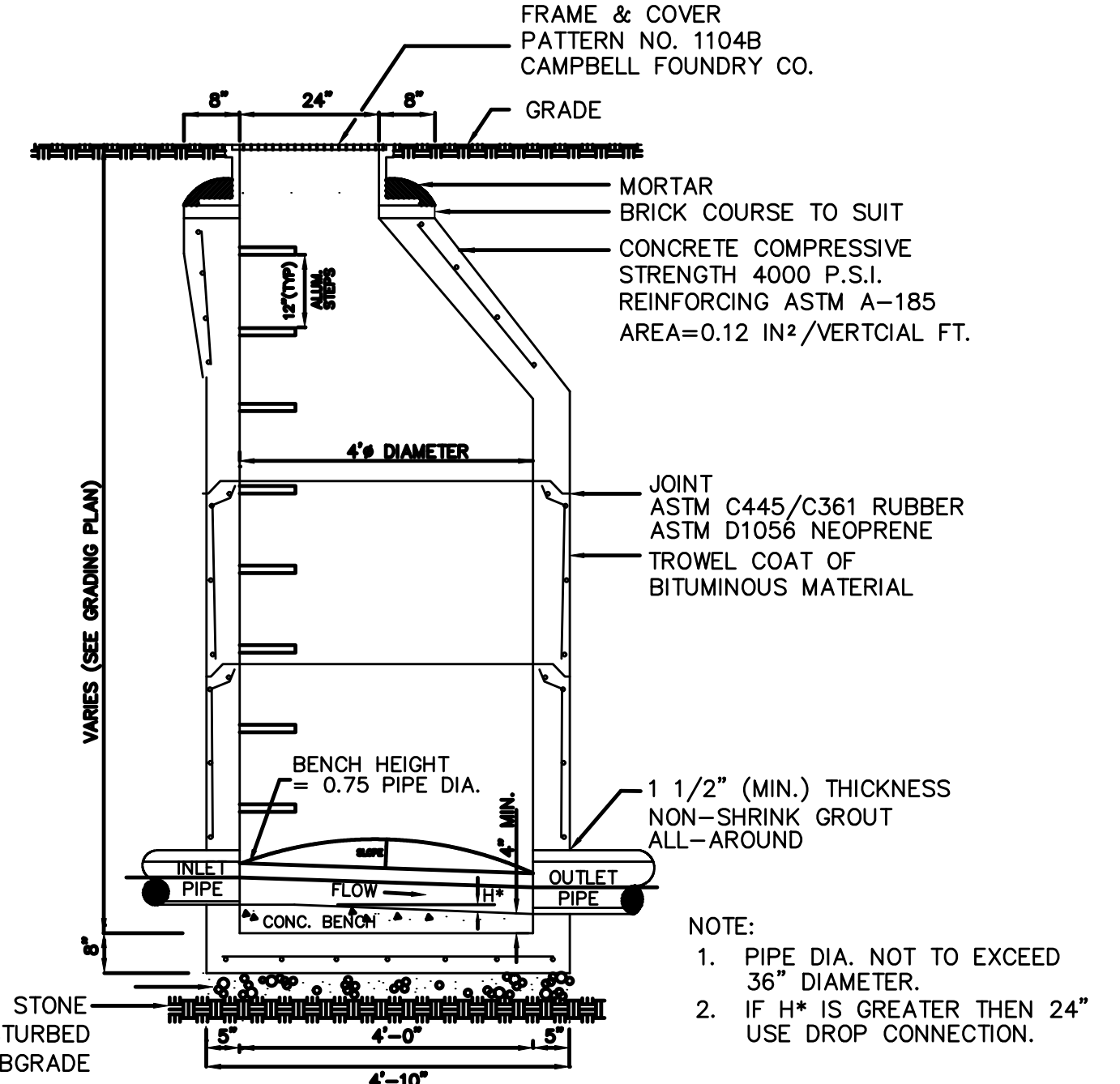
4 TYPICAL SEWER MAIN TRENCH
21 NOT TO SCALE



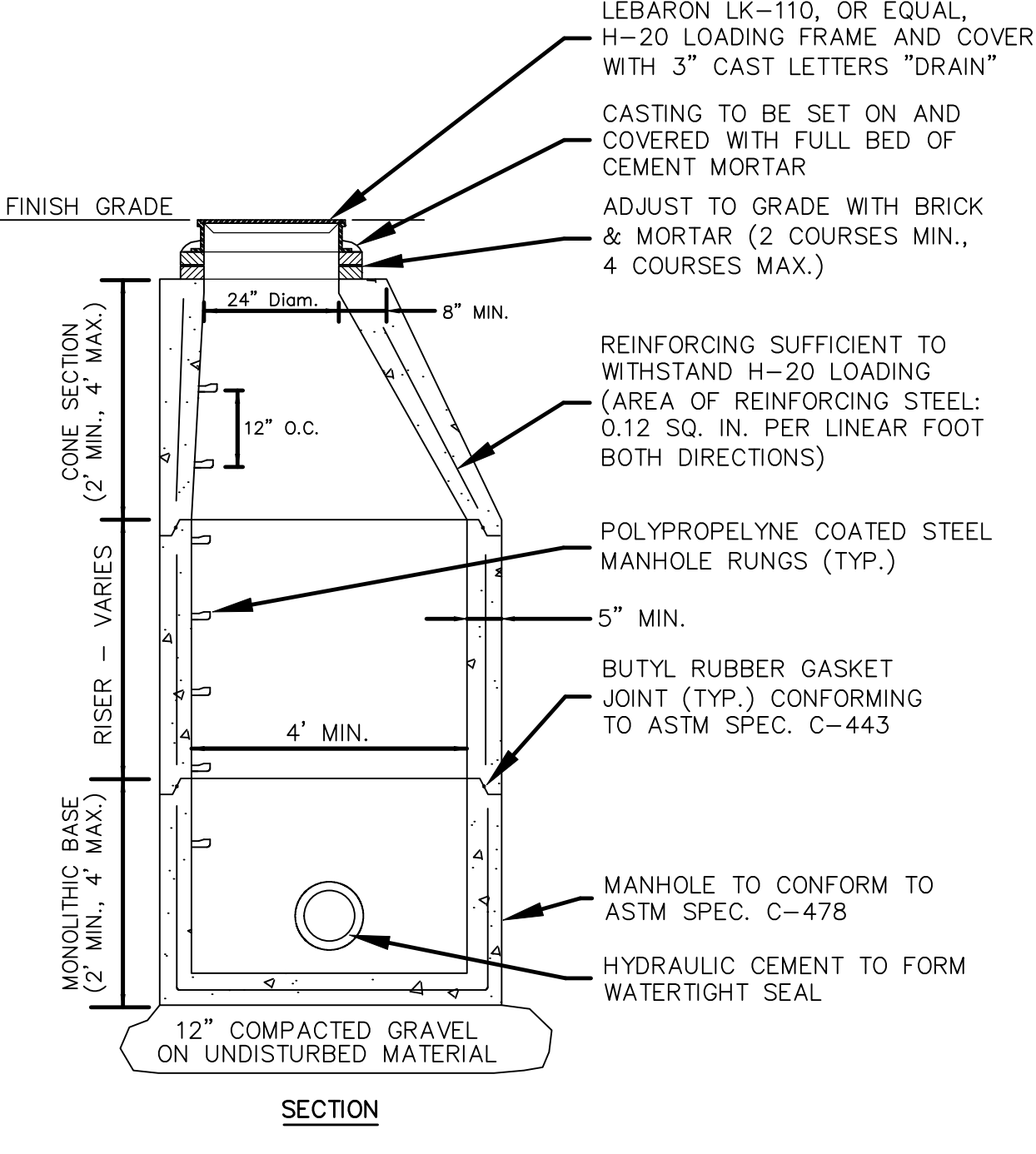
8 CURB INLET CATCHBASIN
21 NOT TO SCALE



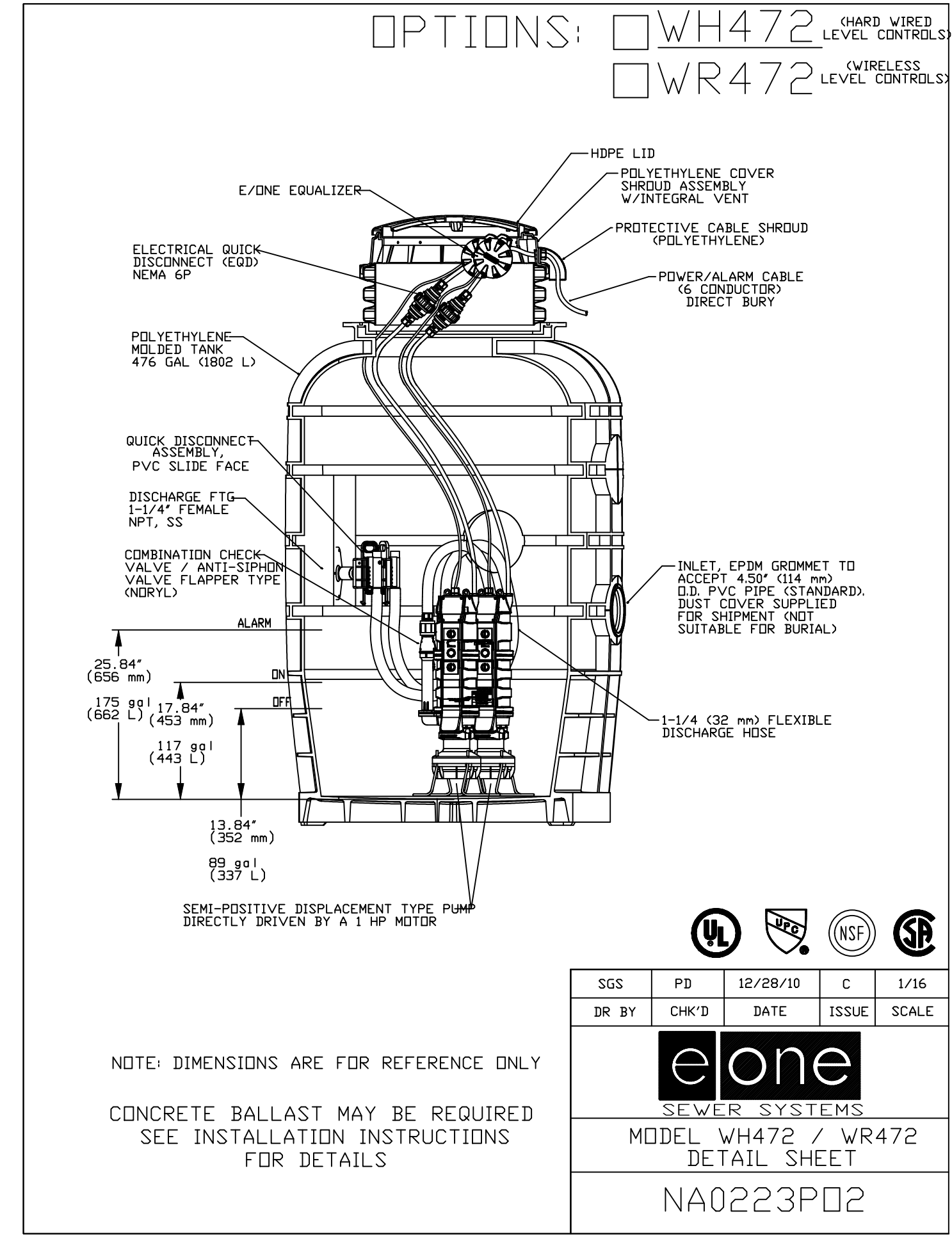
6 TYPICAL DRAIN MAIN TRENCH
21 NOT TO SCALE



7 STANDARD SANITARY MANHOLE
21 NOT TO SCALE



9 PRECAST DRAIN MANHOLE
21 NOT TO SCALE



10 E-ONE PUMP (TYP.)
21 NOT TO SCALE

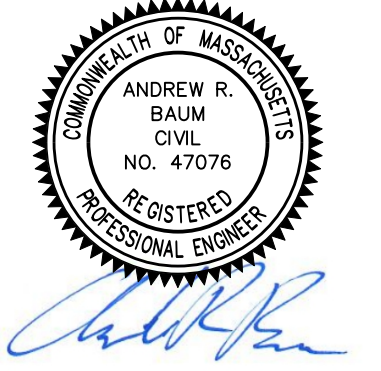


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**NEW ENGLAND
COLD STORAGE, LLC.**

6 PICKER ROAD
STURBRIDGE, MA

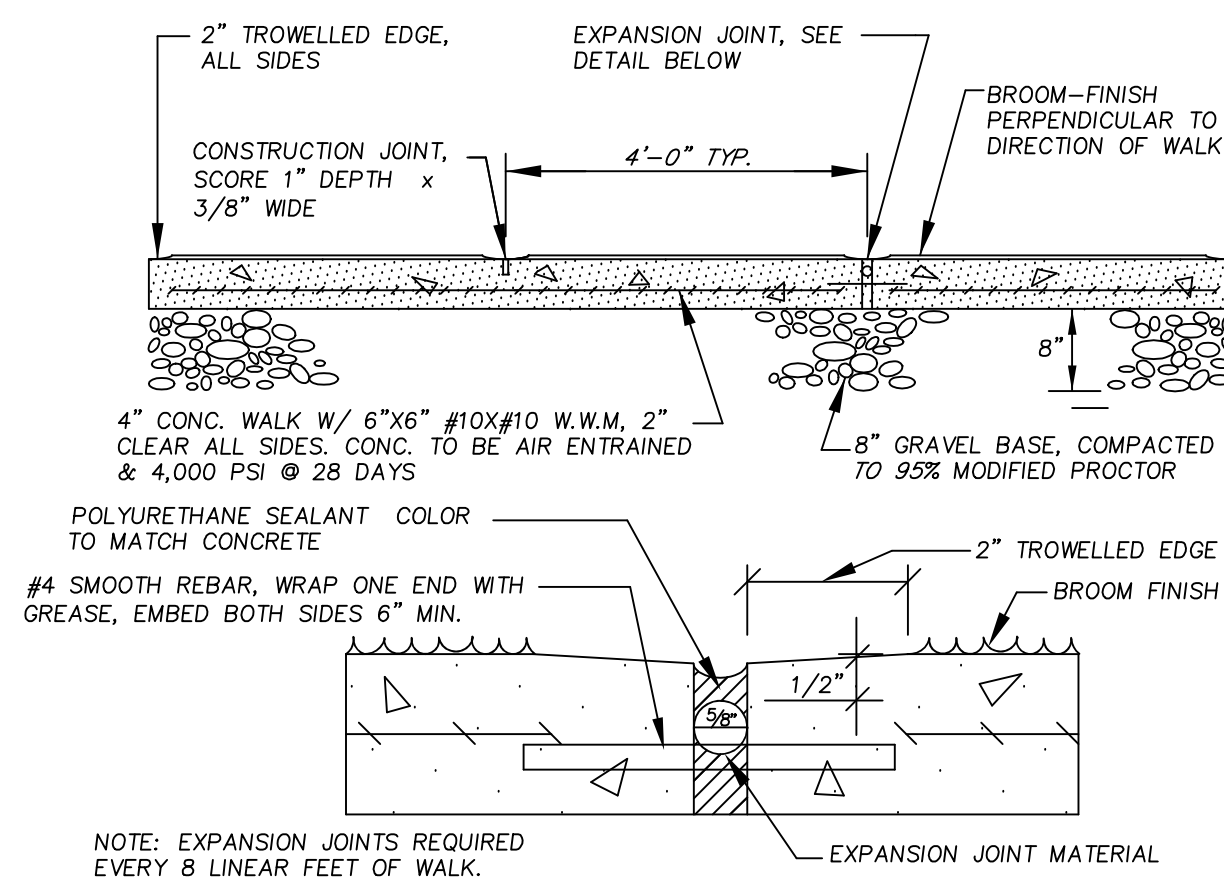
**CONSTRUCTION
DETAILS**

SGS	PD	12/28/10	C	1/16
DR BY	CHK'D	DATE	ISSUE	SCALE
eone				
SEWER SYSTEMS				
MODEL WH472 / WR472				
DETAIL SHEET				
NA0223P02				

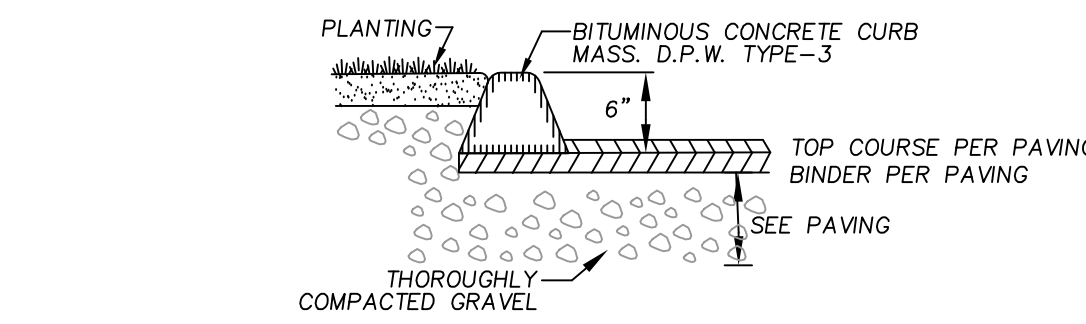
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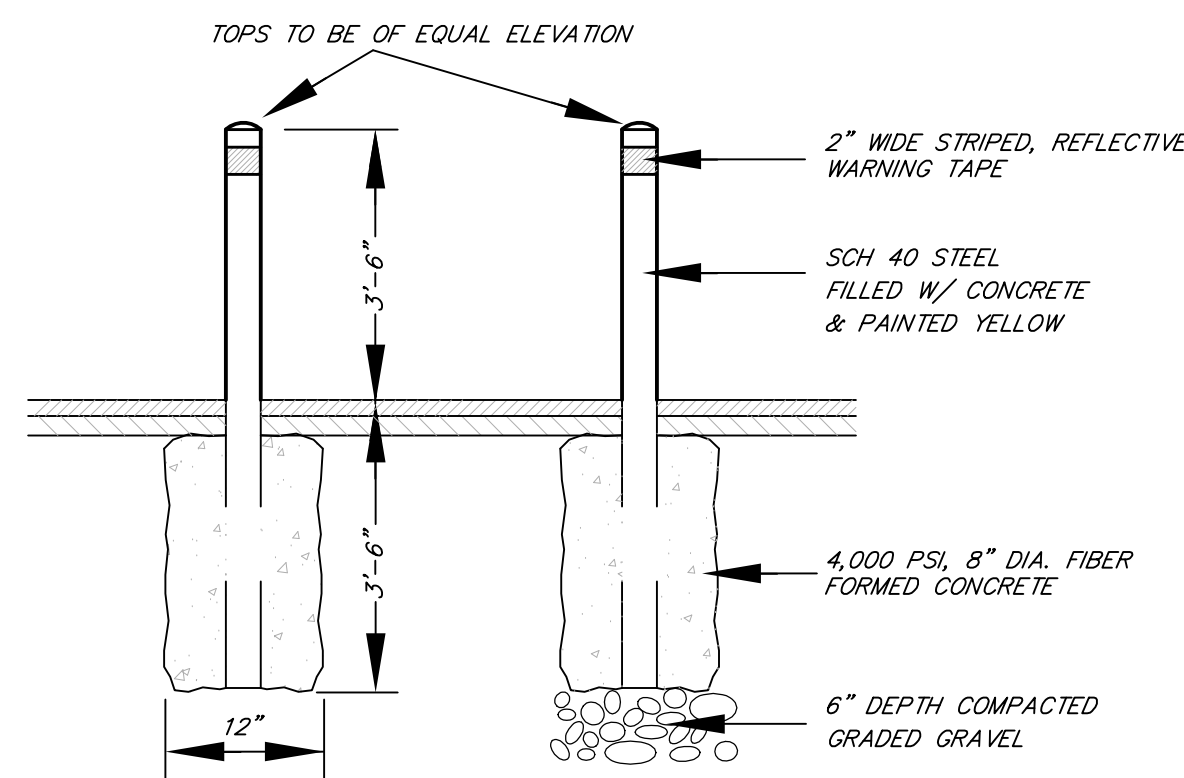
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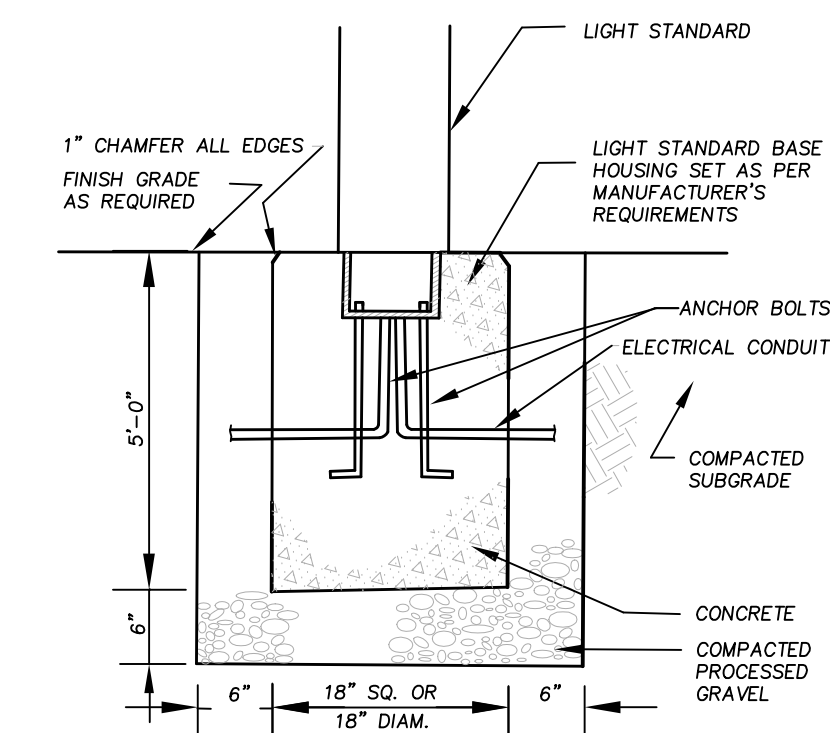
5 CONCRETE WALK AND PADS
NOT TO SCALE



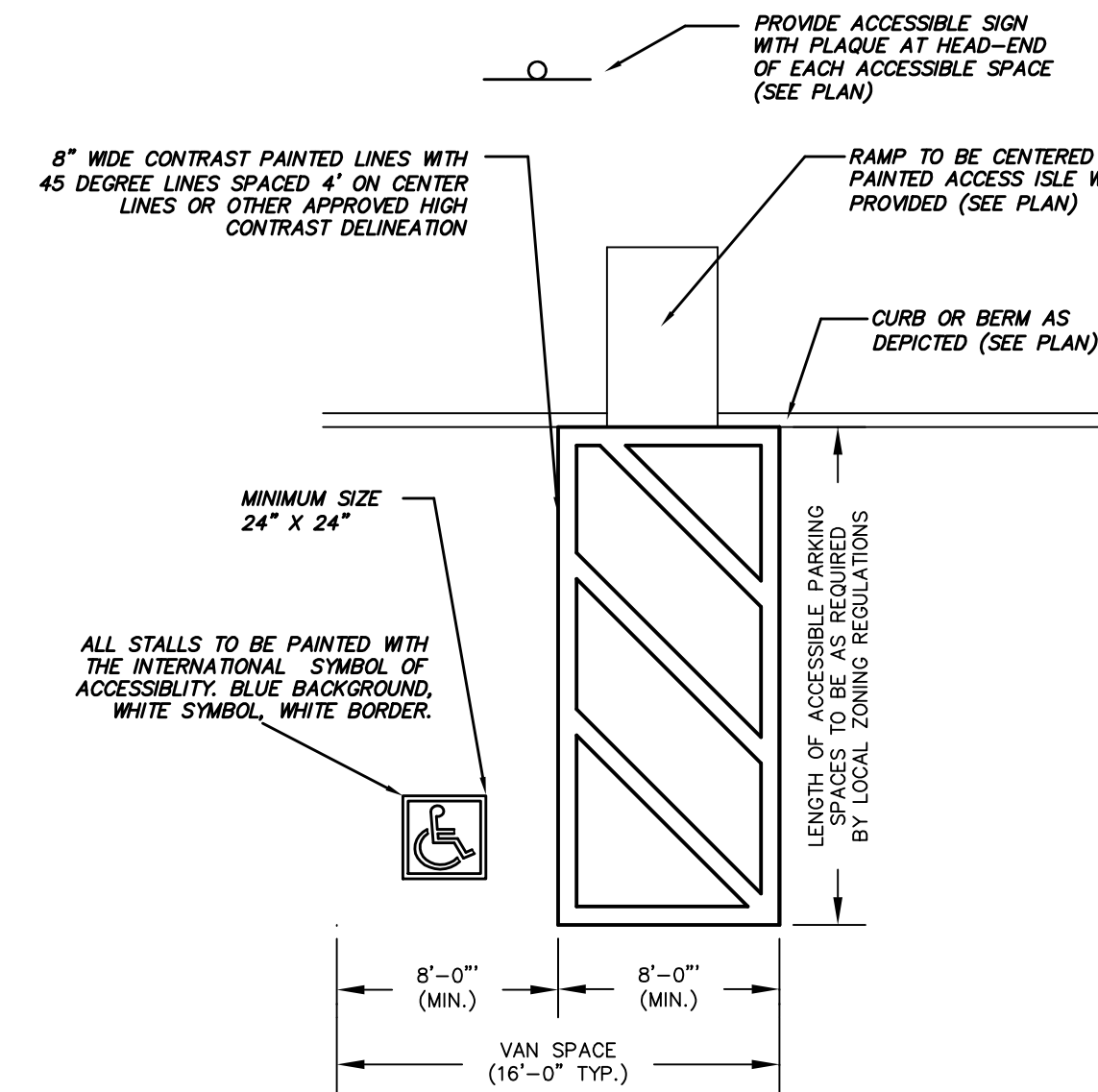
2 BITUMINOUS CONCRETE CURB
NOT TO SCALE



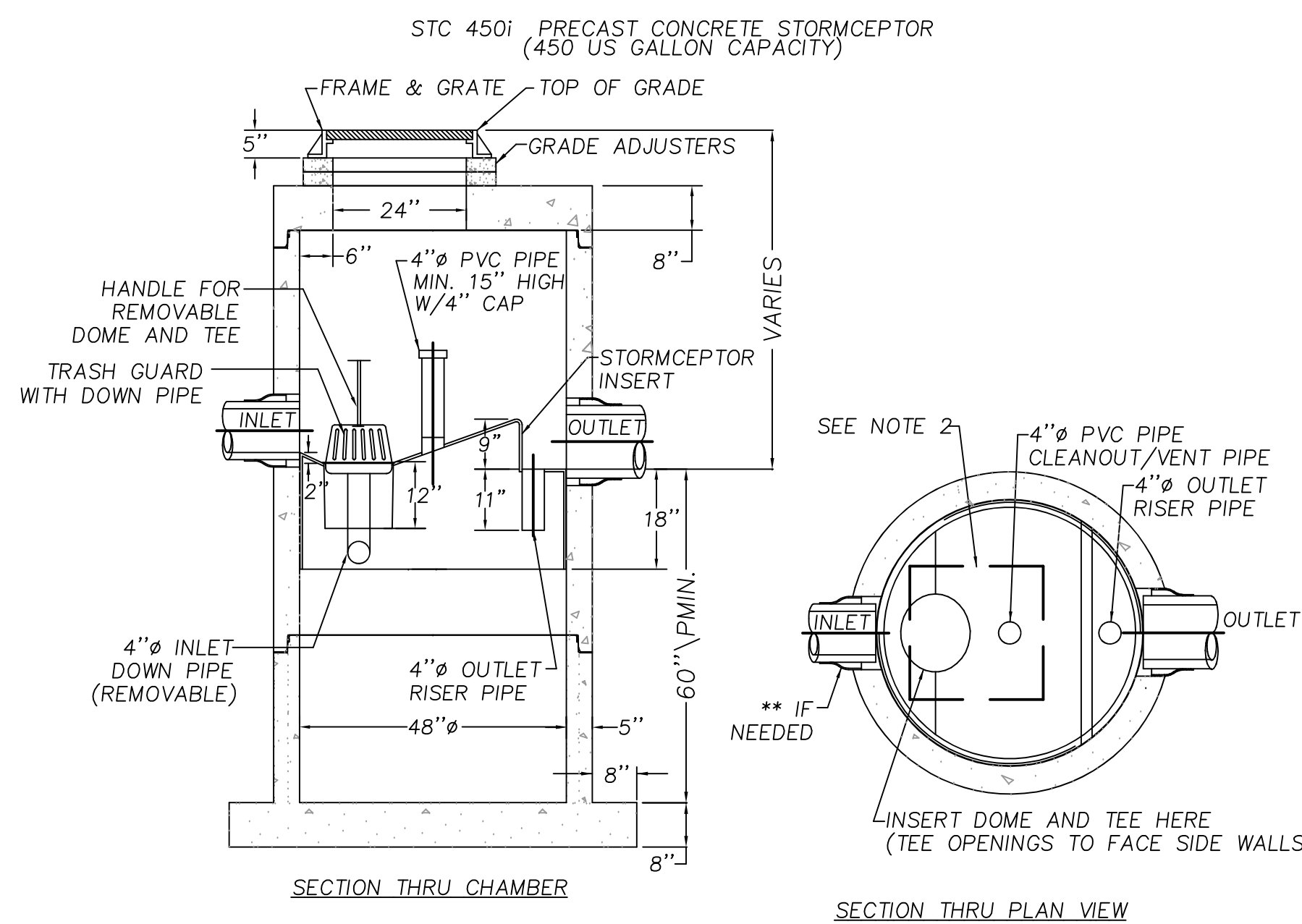
7 BOLLARD GUARD
NOT TO SCALE



10 LIGHT STANDARD BASE
NOT TO SCALE



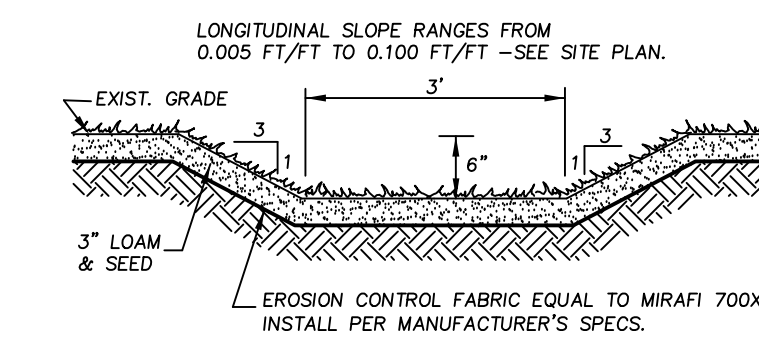
6 ACCESSIBLE PARKING SPACE
NOT TO SCALE



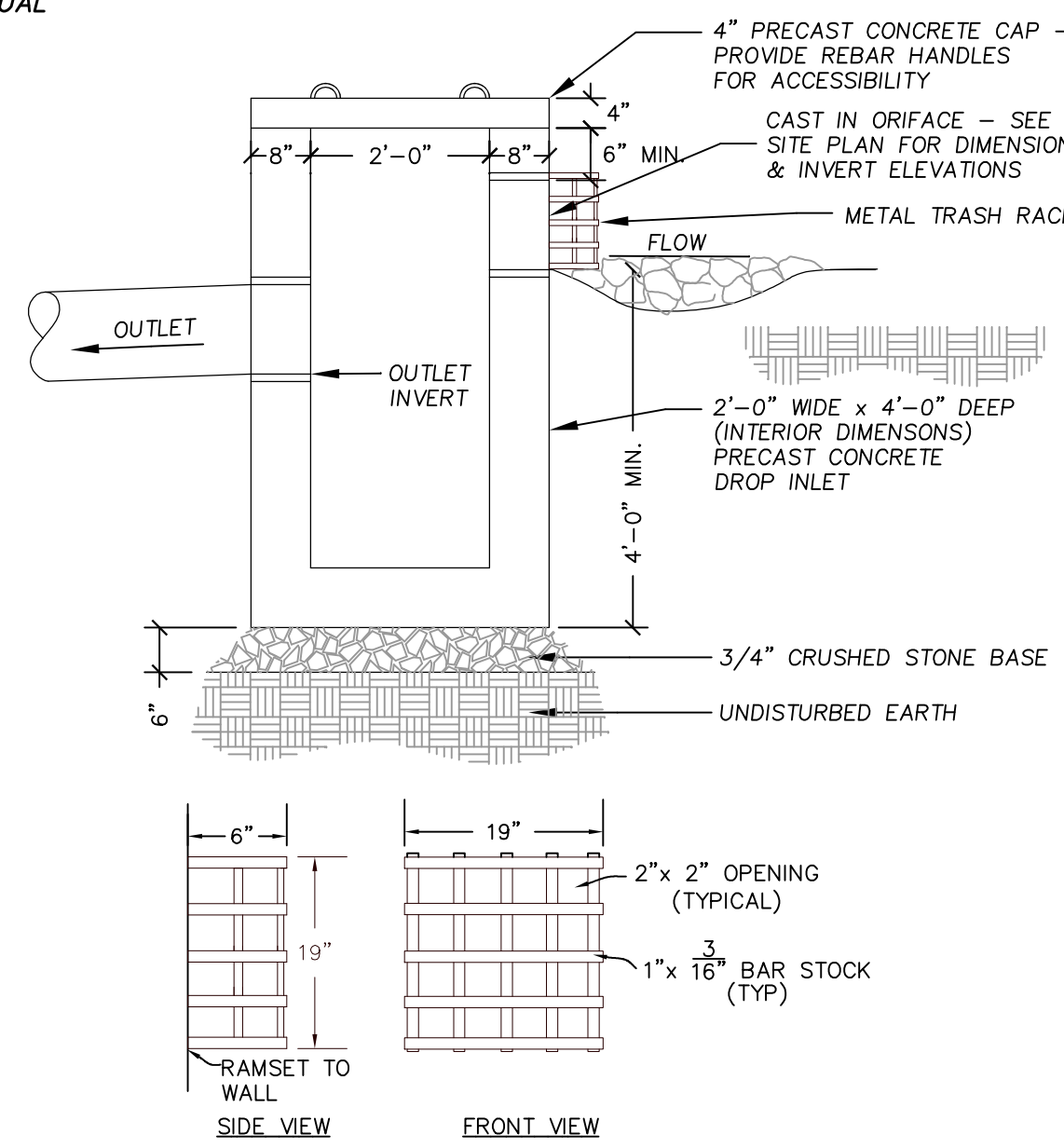
- NOTE:
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 4" CLEANOUT/VENT PIPE AND THE 4" INLET DOWN PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
 4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LB)

11 STORMCEPTOR - WATER QUALITY SEPARATOR
NOT TO SCALE

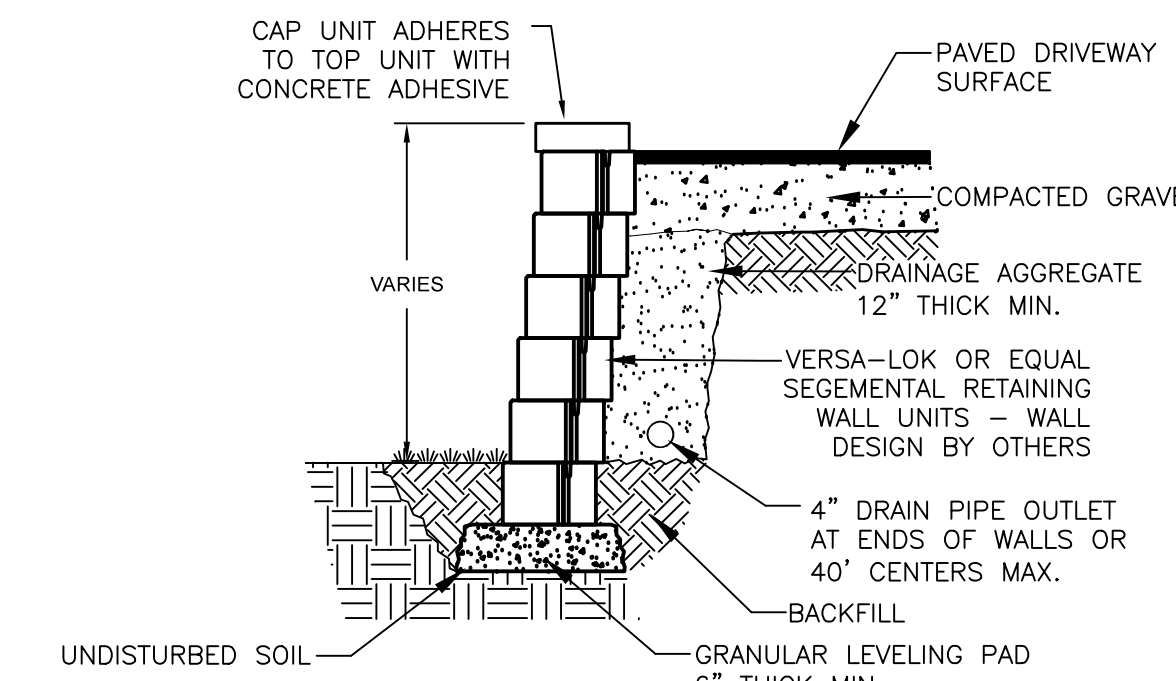
- NOTES:
- 1) PARKING SPACES SHALL MEET THE REQUIREMENTS OF THE CODE OF MASSACHUSETTS REGULATIONS ARCHITECTURAL ACCESS BOARD - 521CMR.
 - 2) PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
 - 3) ACCESS ISLES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL BE 5'-0" WIDE MINIMUM, EXCEPT ADJACENT VAN ACCESSIBLE SPACES, THE ACCESS ISLE SHALL BE A MINIMUM 8'-0" WIDE MINIMUM. A MINIMUM OF ONE VAN SPACE SHALL BE PROVIDED PER SITE.
 - 4) TWO ACCESSIBLE SPACES MAY SHARE A COMMON ACCESS ISLE.
 - 5) A SIGN, IDENTIFYING ACCESSIBLE PARKING SPACES AS RESERVED, SHALL BE LOCATED AT THE HEAD OF EACH SPACE AND NO MORE THAN 10'-0" AWAY. THE SIGN SHALL BE AS SPECIFIED BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), R7-8 OR APPROVED EQUAL.
 - 6) SIGNS AT THE HEAD OF VAN ACCESSIBLE SPACES SHALL INCLUDE THE WORDS: VAN ACCESSIBLE, MUTCD R7-8B OR APPROVED EQUAL



4 GRASSED SWALE
NOT TO SCALE



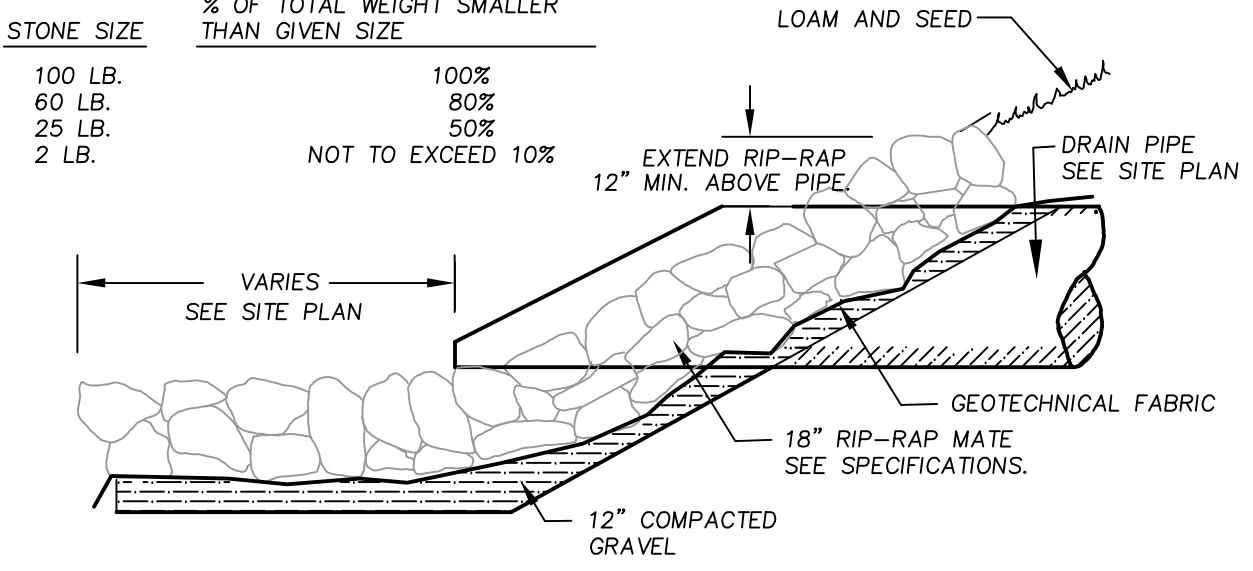
8 DROP INLET
NOT TO SCALE



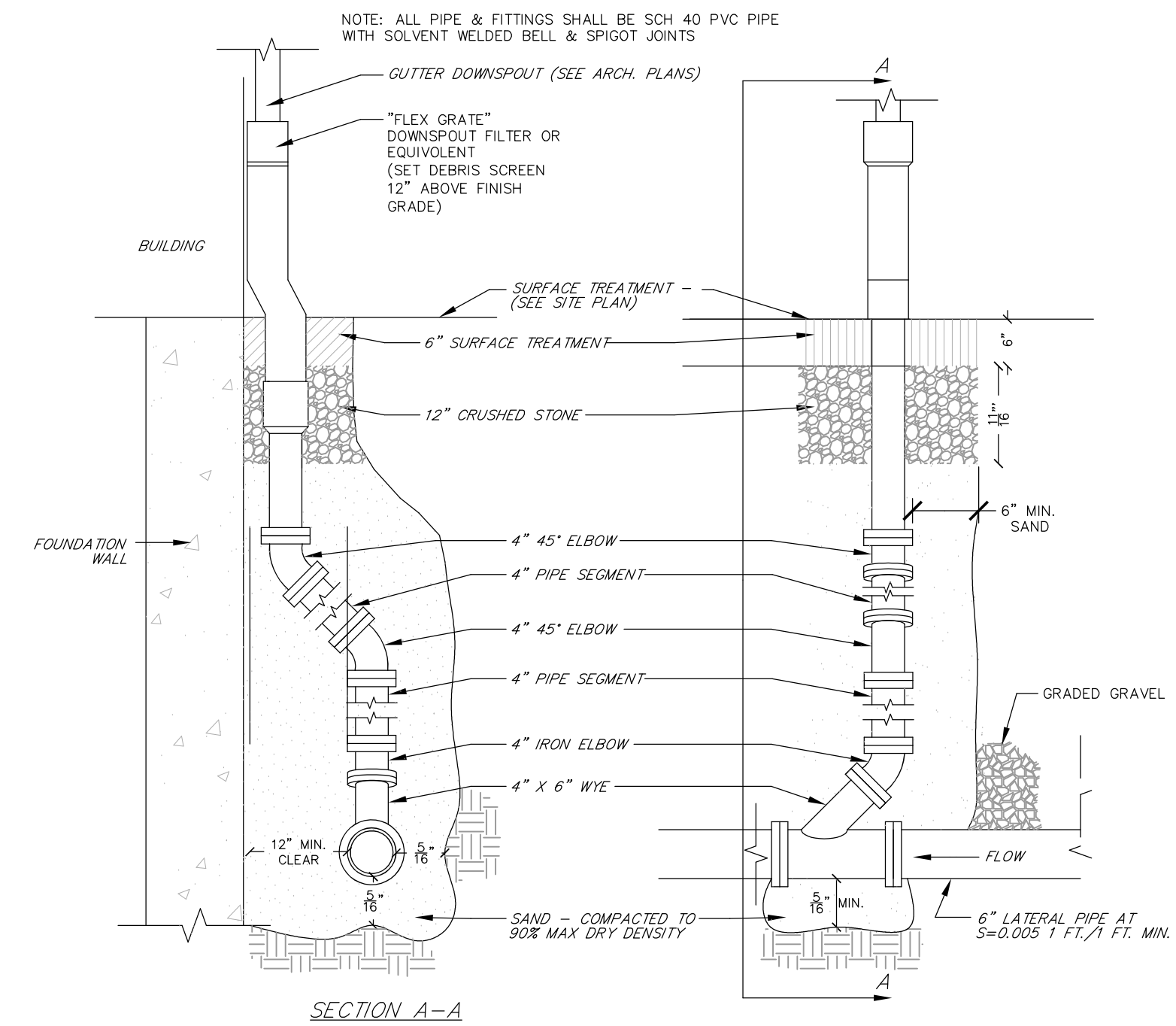
12 TYPICAL SEGMENTAL RETAINING WALL
NOT TO SCALE

RIP-RAP SPECIFICATIONS

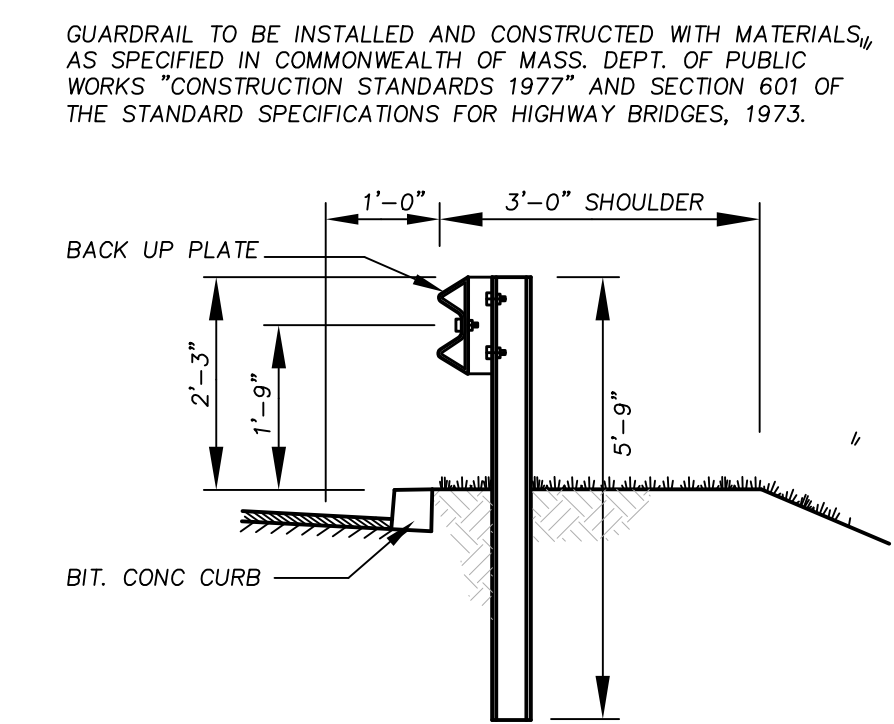
STONE SIZE	% OF TOTAL WEIGHT SMALLER THAN GIVEN SIZE
100 LB.	100%
60 LB.	80%
25 LB.	50%
2 LB.	NOT TO EXCEED 10%



3 FLARED END RIP RAP OUTLET
NOT TO SCALE



9 ROOF DRAIN CONNECTION
NOT TO SCALE



13 STEEL BEAM GUARDRAIL
NOT TO SCALE

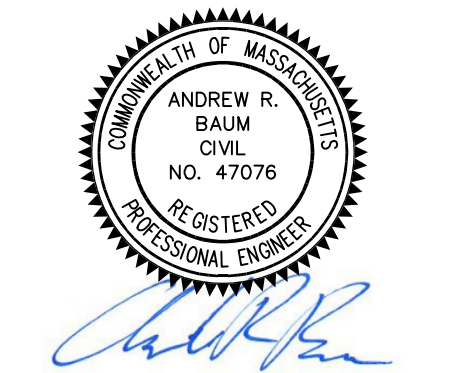


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6 PICKER ROAD
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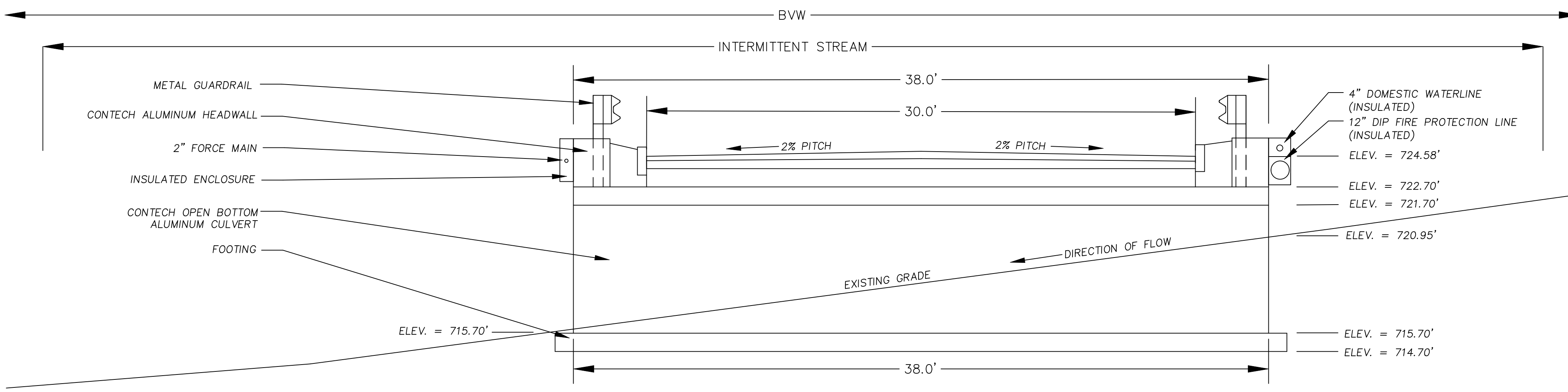
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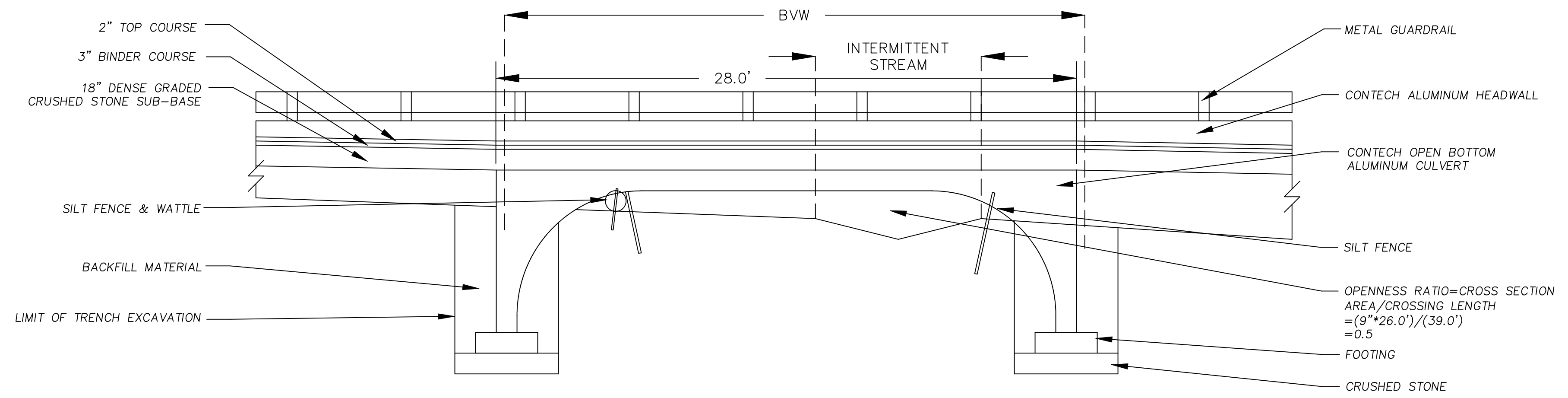
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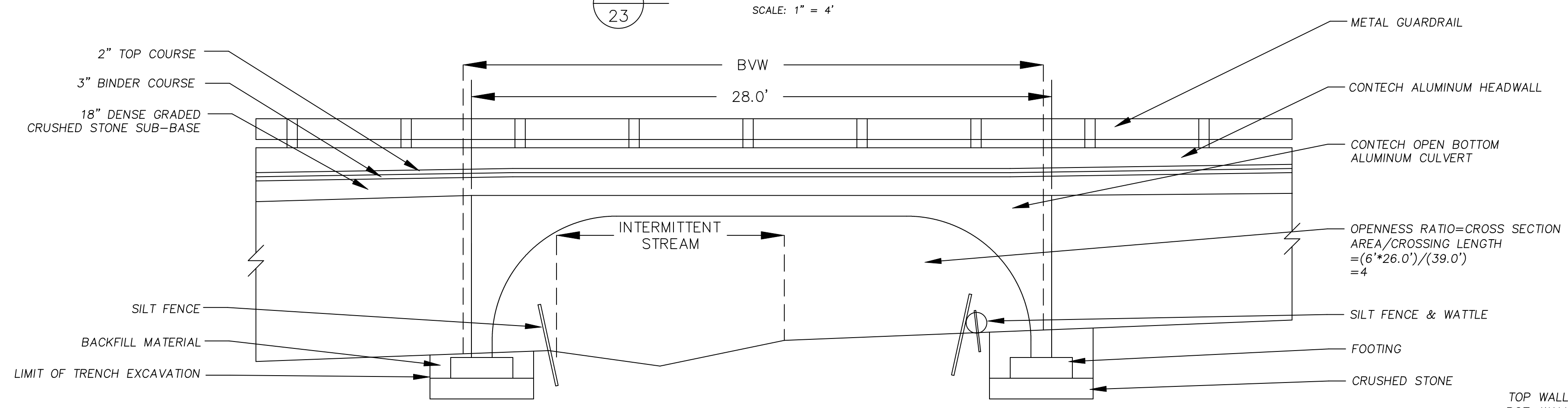
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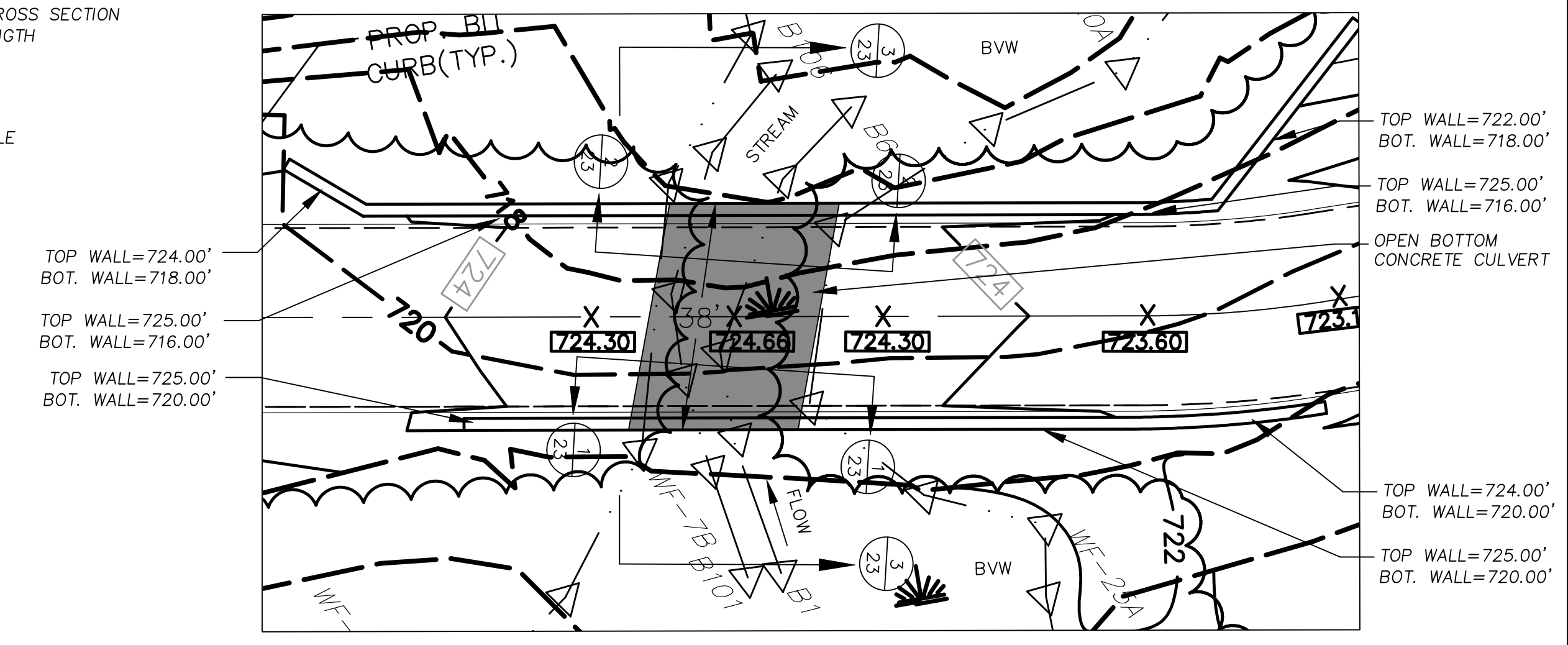
3 WETLAND CROSSING DETAIL
SCALE: 1" = 4'



1 WETLAND CROSSING DETAIL
SCALE: 1" = 4'



2 WETLAND CROSSING DETAIL
SCALE: 1" = 4'



WETLAND CROSSING DETAIL
SCALE: 1" = 20'

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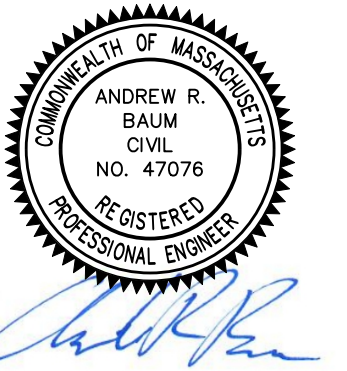


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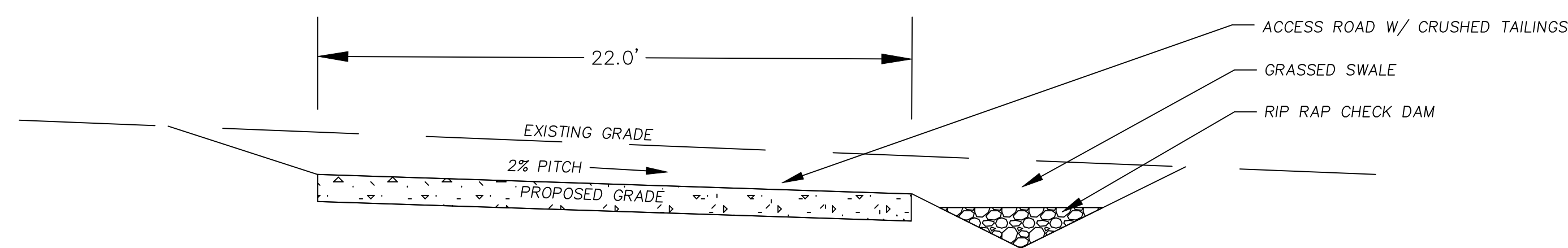
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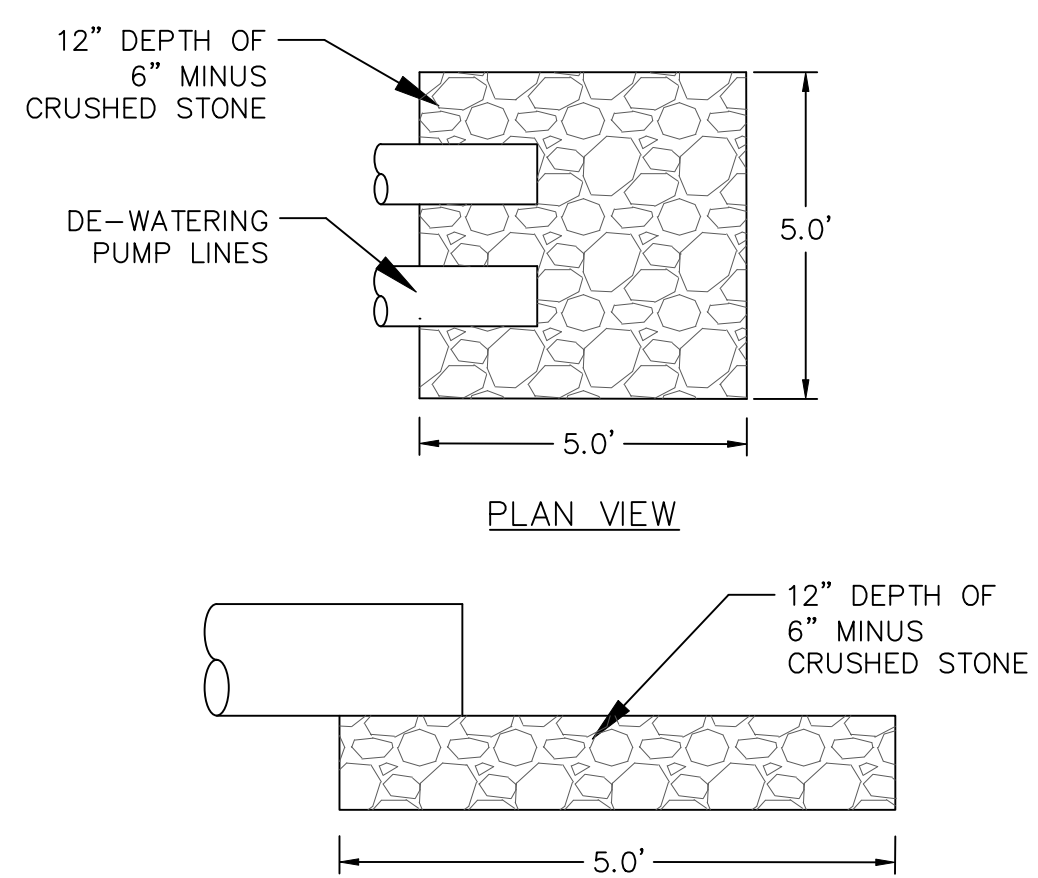
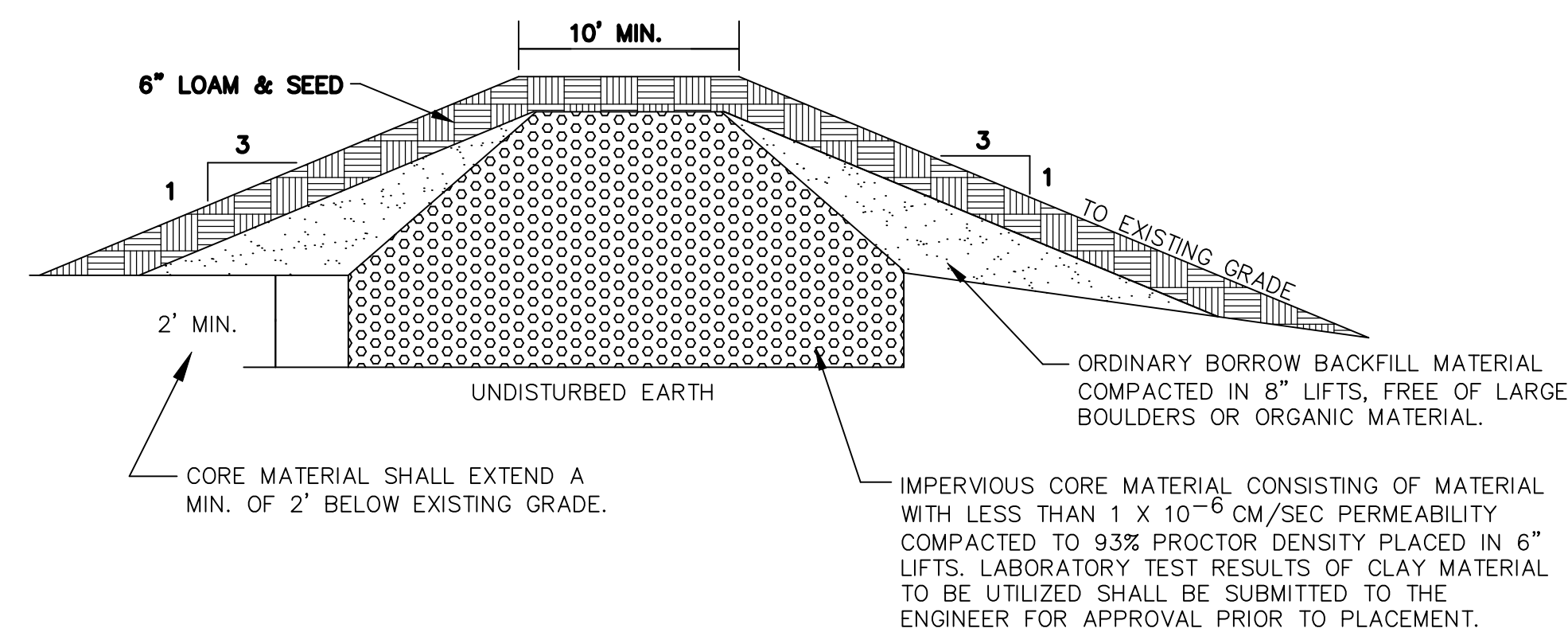
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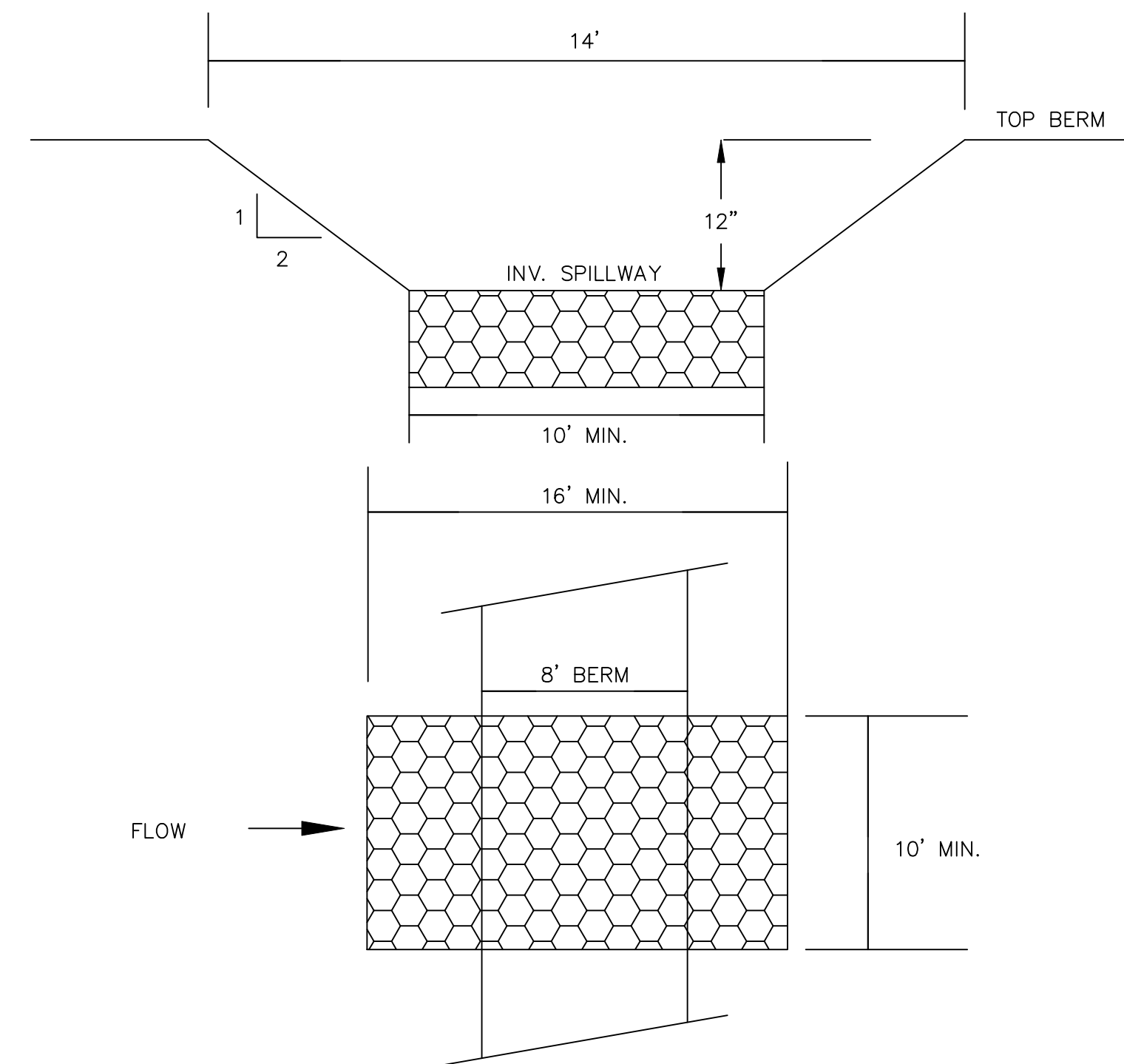
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1 TEMPORARY ACCESS ROAD DETAIL
SCALE: 1" = 4'

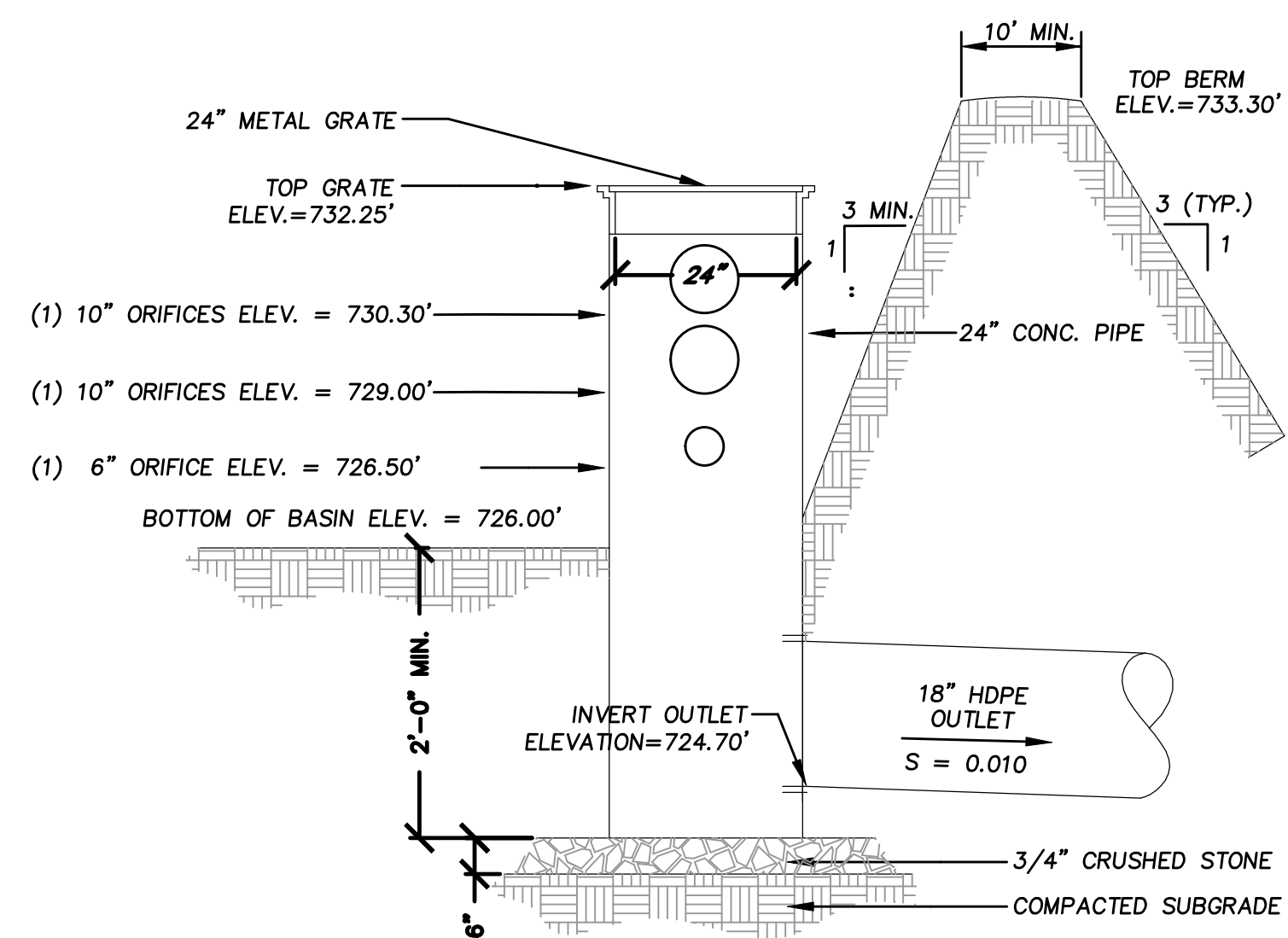


2 RIP RAP DISSIPATOR PAD
NOT TO SCALE

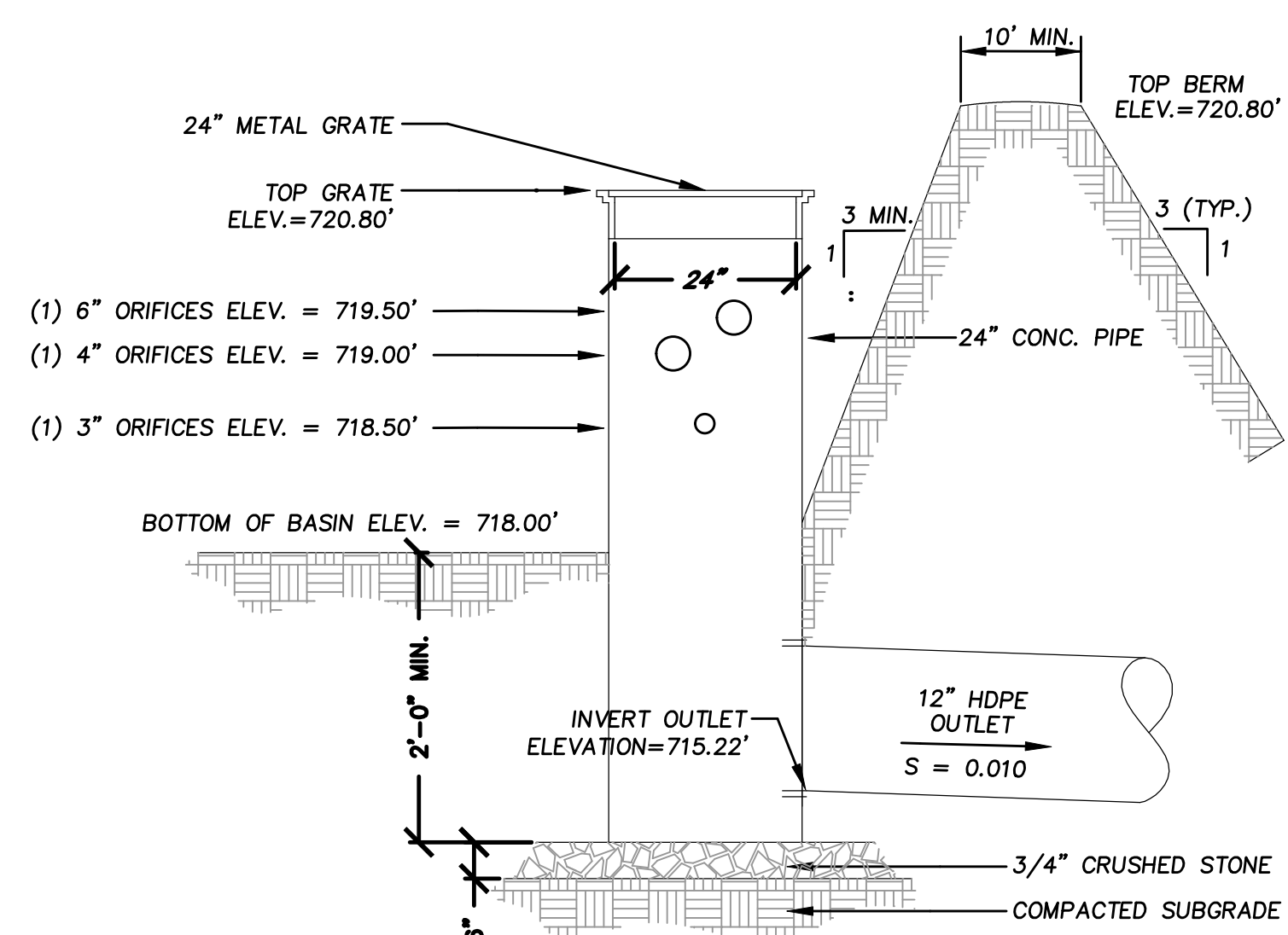


3 EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

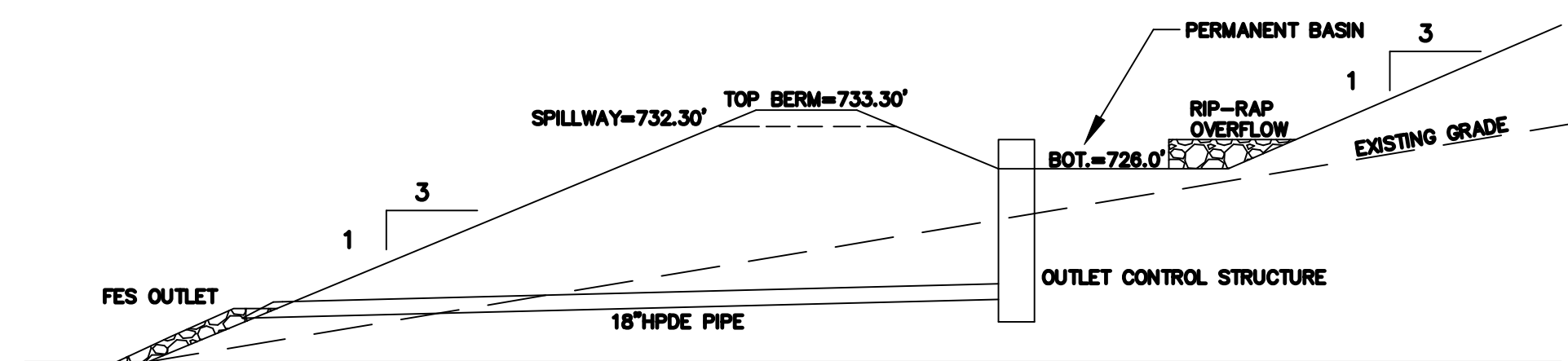
5 DETENTION BASIN DETAIL
NOT TO SCALE



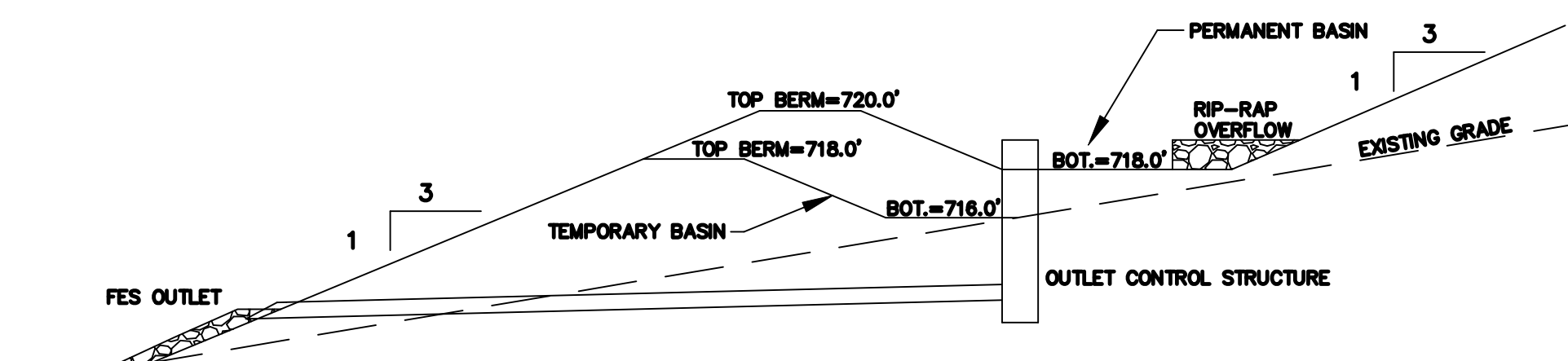
6 ROUND OUTLET CONTROL STRUCTURE A
NOT TO SCALE



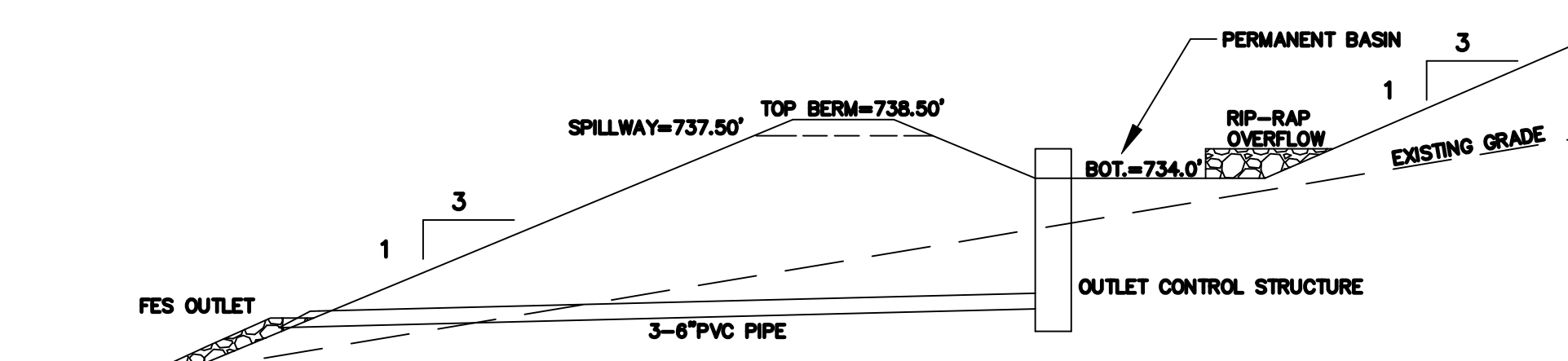
8 ROUND OUTLET CONTROL STRUCTURE B
NOT TO SCALE



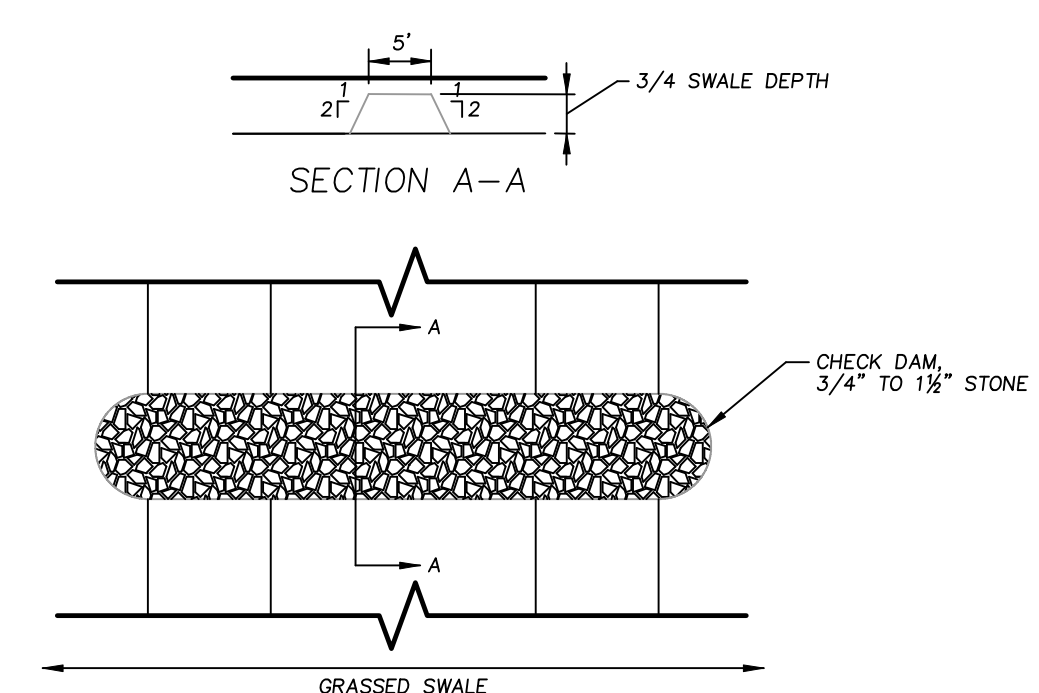
9 DRAINAGE BASIN A
NOT TO SCALE



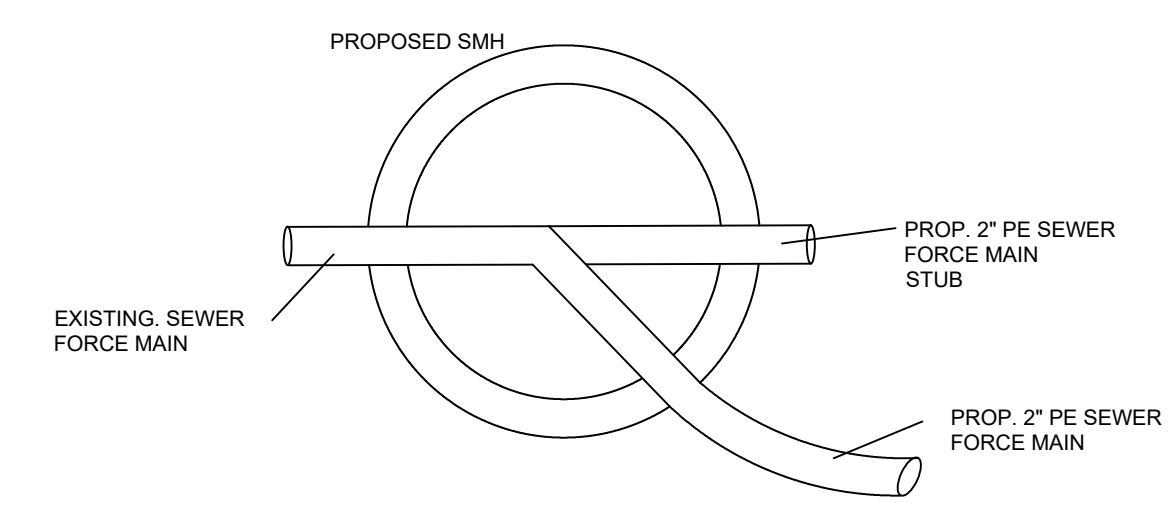
10 DRAINAGE BASIN B
NOT TO SCALE



11 DRAINAGE BASIN C
NOT TO SCALE



4 CHECK DAM
NOT TO SCALE



7 DETAIL OF CONNECTION OF SEWER FORCE MAIN TO EXISTING SMH
NOT TO SCALE

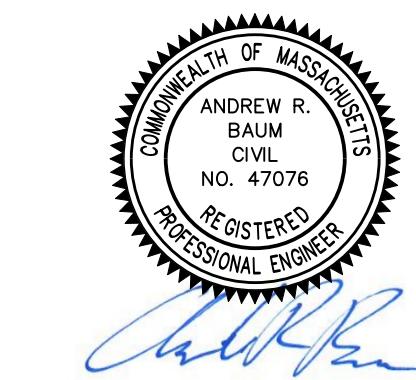


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