

### ZONING INFORMATION TABLE - STURBRIDGE, MA PROPOSED LOT 1 (#195 & 197 CHARLTON ROAD)

APPLICANT: NOBLE ENERGY REAL ESTATE HOLDINGS, LLC. 141 BUCKINGHAM STREET, SUITE 301 HARTFORD, CT 06106

OWNER: SCOTT CONNER PERSONAL REPRESENTATIVE ESTATE OF PHILLIP C. CONNER 7 MEADOWBROOK ROAD SPENCER, MA 01562

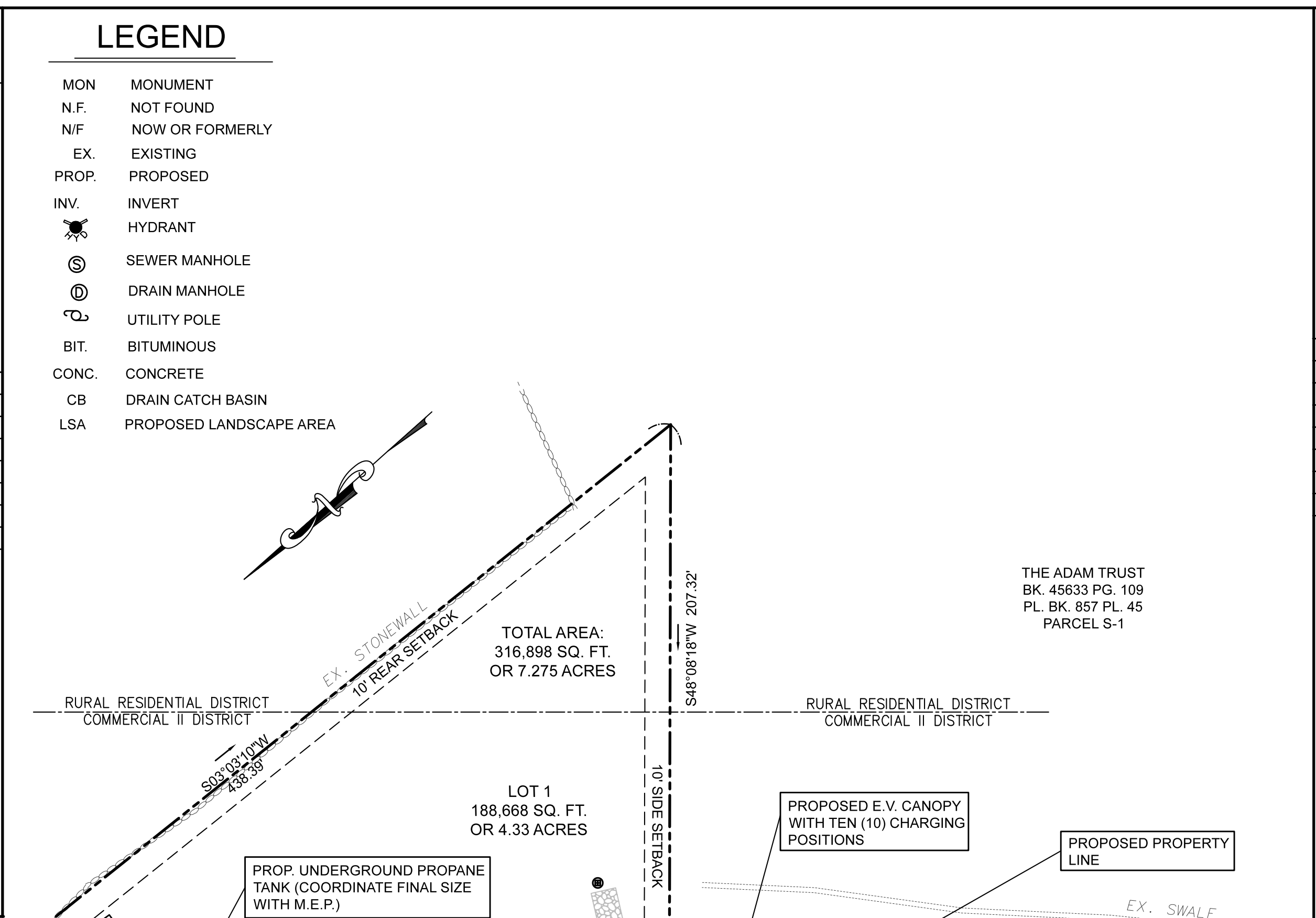
ASSESSOR'S MAP ID: 208-02622-195 DEED: BK 60404 PG 267 208-02622-197

ZONING: COMMERCIAL II (C2)  
EXISTING USE: VACANT TAVERN  
PROPOSED USE: GASOLINE FILLING STATION AND CONVENIENCE STORE WITH DRIVE-THRU

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN)	1 ACRE	172,262 S.F. (3.95 Ac.)	188,668 S.F. (4.33 Ac.)
FRONTAGE	150 FT.	448.20 FT.	495.92 FT.
STREET SETBACK	25 FT.	52.87 FT.	40.61 FT.
OTHER SETBACK	10 FT.	291.01 FT.	30.32 FT.
MAX. LOT COVERAGE	30%	1.3% (2,223± S.F.)	9.5% (17,950± S.F.)
MAX. BLDG. HEIGHT	35 FT. (3 STORIES)	< 35 FT.	30.62'
MAX IMPERVIOUS SURFACE	N/A	56% (97,663± S.F.)	61% (116,330± S.F.)

PROPOSED PARKING CALCULATION:	REQUIRED	PROPOSED
Convenience Store (1 Space / 200 s.f. GFA) 3,100 s.f. * (1 Space / 200 s.f.)	16 Spaces	8 Spaces
Proposed Fuel Canopy Fueling Positions		20 Spaces
Proposed Electric Vehicle Charging Stations		10 Spaces
Restaurant (1 Space / 3 Seats) & (1 Space / Employee) Tenant 1 & Tenant 2 = 42 Seats * (1 Space / 3 Seats) + 10 Employees	24 Spaces	26 Spaces
Frisbies Ice Cream = 26 Seats * (1 Space / 3 Seats) + 4 Employees (6 at Counter - 20 at Patio)	13 Spaces	7 Spaces
<b>Total Spaces =</b>	<b>53 Spaces</b>	<b>71 Spaces</b>
Marked Handicap Accessible Spaces (51-75 Spaces) Van Accessible	3 HC Spaces	3 HC Spaces



### ZONING INFORMATION TABLE - STURBRIDGE, MA PROPOSED LOT 2 (#201 & 201A CHARLTON ROAD)

APPLICANT: NOBLE ENERGY REAL ESTATE HOLDINGS, LLC. 141 BUCKINGHAM STREET, SUITE 301 HARTFORD, CT 06106

OWNER: SCOTT CONNER PERSONAL REPRESENTATIVE ESTATE OF PHILLIP C. CONNER 7 MEADOWBROOK ROAD SPENCER, MA 01562

ASSESSOR'S MAP ID: 208-02622-201 DEED: BK 60404 PG 267 208-02622-201A

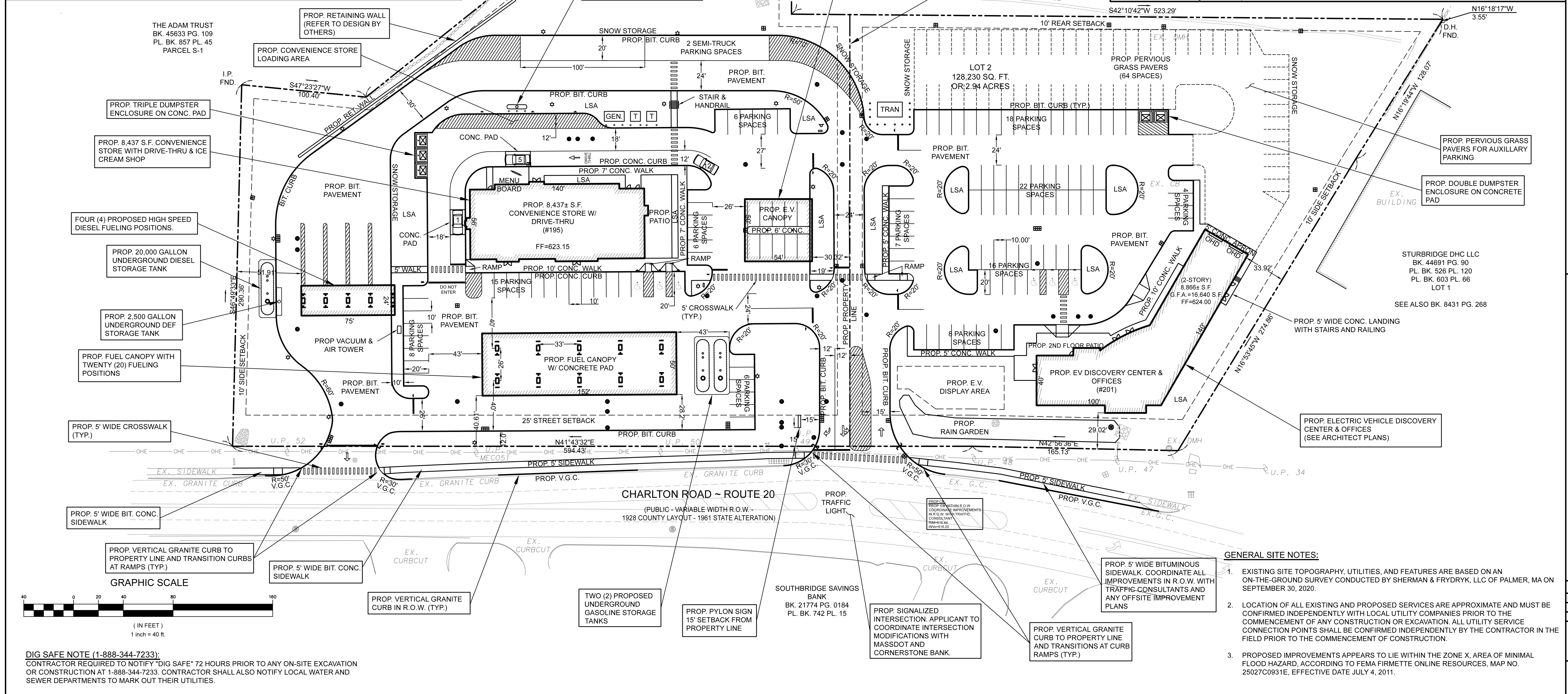
ZONING: COMMERCIAL II (C2)  
EXISTING USE: TOWING COMPANY  
PROPOSED USE: ELECTRIC VEHICLE DISCOVERY / CONFERENCE CENTER, OFFICES, AND DINING AREA

EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN)	1 ACRE	144,636 S.F. (3.32 Ac.)	128,230 S.F. (2.94 Ac.)
FRONTAGE	150 FT.	311.36 FT.	263.64 FT.
STREET SETBACK	25 FT.	42.73 FT.	29.02 FT.
OTHER SETBACK	10 FT.	9.44 FT.	30.0 FT.
MAX. LOT COVERAGE	30%	8.2% (11,995± S.F.)	6.7% (8,700± S.F.)
MAX. BLDG. HEIGHT	35 FT. (3 STORIES)	< 35 FT.	35'
MAX IMPERVIOUS SURFACE	N/A	87% (126,815 S.F.)	46% (59,029± S.F.)

PROPOSED PARKING CALCULATION:	REQUIRED	PROPOSED
EV Discovery Center (1 Space / 500 s.f. GFA)* 8,855 S.F. * (1 / 500 s.f. GFA) = 18 Spaces	18 Spaces	11 Spaces
Offices (1 Space / 500 s.f. GFA) 4,482 s.f. * (1 Space / 500 s.f. GFA) = 9 Spaces	9 Spaces	9 Spaces
Dining & Kitchen Area (1 Space / 3 Seats + 1 Space / Employee) 120 Seats * (1 Space / 3 Seats) + 15 Employees	55 Spaces	55 Spaces
<b>Total Paved Spaces =</b>	<b>75 Spaces</b>	<b>75 Spaces</b>
Permeable Grass Paver Auxiliary Parking Area		59 Spaces
<b>Total Spaces =</b>	<b>82 Spaces*</b>	<b>134 Spaces</b>
Marked Handicap Accessible Spaces (51-75 Spaces) Van Accessible	3 HC Spaces	3 HC Spaces

\*Per Section 21.11(c) of the Town of Sturbridge Zoning Bylaws, Planning Board to review required parking spaces as part of Special Permit & Site Plan Review. Applicant believes the 70 parking spaces are adequate for the proposed E.V. Discovery Center use and will discuss with board during the review process.



REVISIONS

NO.	DATE	DESCRIPTION	BY / CHKD

PROFESSIONAL SEAL

JAMES A. BERNARDINO  
REGISTERED PROFESSIONAL ENGINEER  
No. 41717

**PROJECT:**  
NOBLE ENERGY  
PROP. TRAVEL CENTER & E.V. DISCOVERY CENTER  
#195, 197, 201, & 201A CHARLTON ROAD (ROUTE 20)  
STURBRIDGE, MA 01566

PREPARED FOR:  
NOBLE ENERGY REAL ESTATE HOLDINGS, LLC.  
131 BUCKINGHAM STREET, SUITE 301  
HARTFORD, CT 06106

**ENGINEERING SERVICES ENVIRONMENTAL SERVICES**  
67 Hall Road  
Sturbridge, MA 01560  
Phone: 774-241-0901  
fax: 774-241-0906

**CMG**  
EST. 2002

ISSUE DATE: 3/26/2021  
DRAWN BY: RL CHECKED BY: JAB  
SCALE: 1" = 40'  
PROJECT NO.: 2020-127

**SITE LAYOUT PLAN**

**C-2.0**

**LEGEND & ABBREVIATIONS**

**STRUCTURE TABLE**

- RB FD REINFORCING BAR FOUND
- DH FD DRILL HOLE FOUND
- IP FD IRON PIPE FOUND
- MHB MASSACHUSETTS HIGHWAY BOUND FOUND
- #201 BUILDING
- PROPERTY LINE
- ABUTTER LINE
- FORMER PROPERTY LINE
- S EXISTING SEWER
- D EXISTING DRAIN
- W EXISTING WATER MAIN
- OE OVERHEAD ELECTRIC
- WETLAND LIMIT
- EDGE OF GRAVEL
- STONEWALL
- CHAINLINK FENCE CLF
- 580 CONTOUR (EXISTING)
- TREE LINE
- ⊙ SEWER MANHOLE
- ⊙ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ WATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ HYDRANT
- ⊙ WATER GATE
- ⊙ WELL
- ⊙ SIGN
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ BOULDERS
- ⊙ MONITOR WELL
- ⊙ MW MONITOR WELL(2020)
- ⊙ BOLLARD
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ BUSH
- ⊙ GC GRANITE CURB
- ⊙ CC CONCRETE CURB

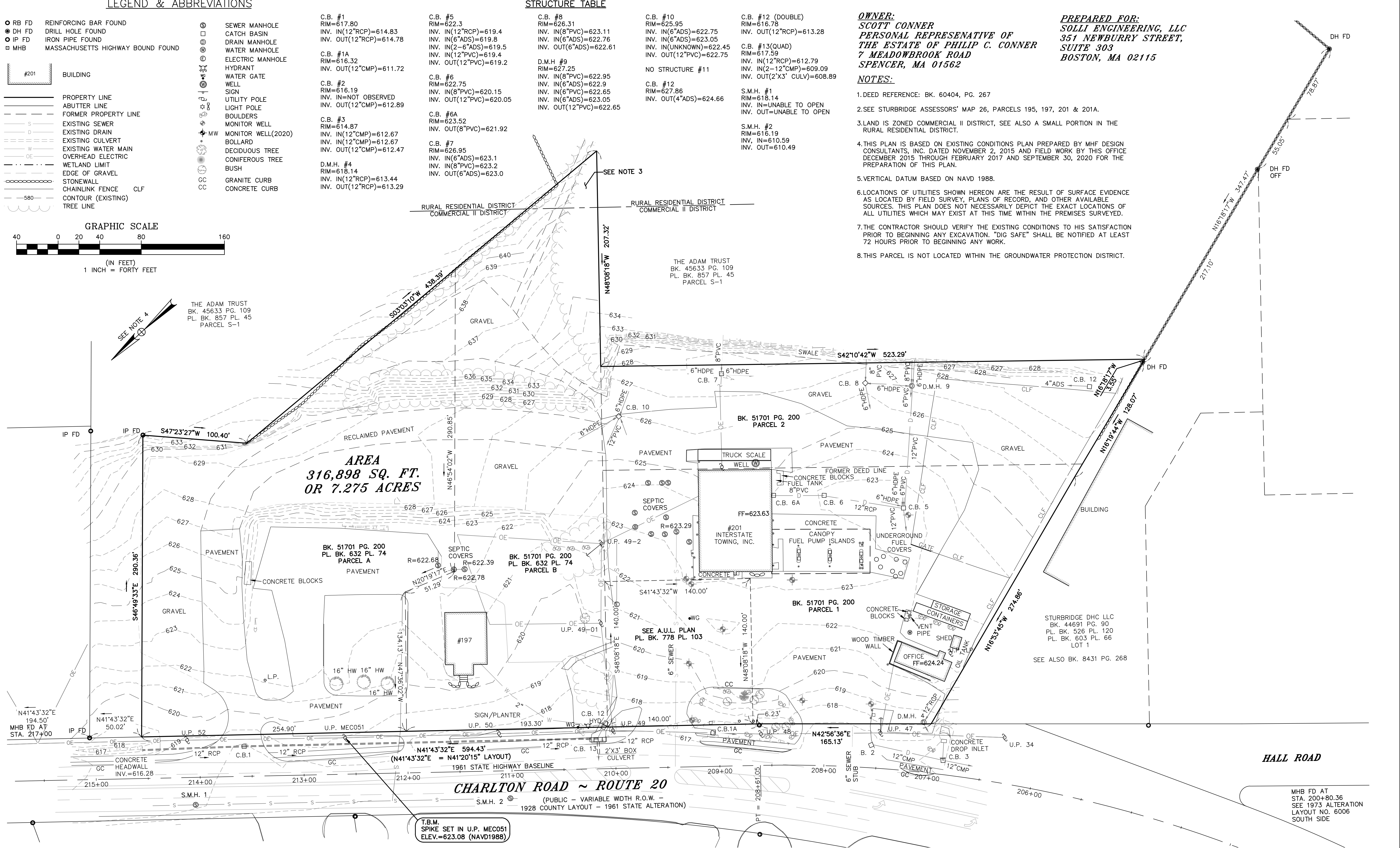
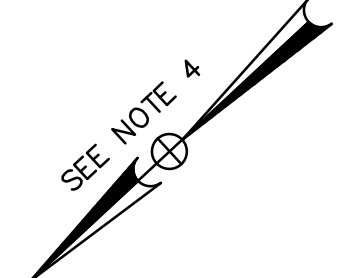
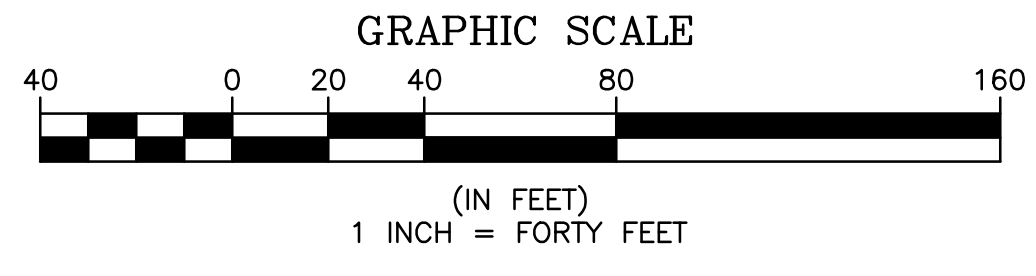
C.B. #1 RIM=617.80 INV. IN(12"RCP)=614.83 INV. OUT(12"RCP)=614.78	C.B. #5 RIM=622.3 INV. IN(12"RCP)=619.4 INV. IN(6"ADS)=619.8 INV. IN(2-6"ADS)=619.5 INV. IN(12"PVC)=619.4 INV. OUT(12"PVC)=619.2	C.B. #8 RIM=626.31 INV. IN(8"PVC)=623.11 INV. IN(6"ADS)=622.76 INV. OUT(6"ADS)=622.61	C.B. #10 RIM=625.95 INV. IN(6"ADS)=622.75 INV. IN(6"ADS)=623.05 INV. IN(UNKNOWN)=622.45 INV. OUT(12"PVC)=622.75	C.B. #12 (DOUBLE) RIM=616.78 INV. OUT(12"RCP)=613.28
C.B. #1A RIM=616.32 INV. OUT(12"CMP)=611.72	C.B. #6 RIM=622.75 INV. IN(8"PVC)=620.15 INV. OUT(12"PVC)=620.05	D.M.H. #9 RIM=627.25 INV. IN(8"PVC)=622.95 INV. IN(6"ADS)=622.9 INV. IN(6"PVC)=622.65 INV. IN(6"ADS)=623.05 INV. OUT(12"PVC)=622.65	NO STRUCTURE #11	C.B. #13(QUAD) RIM=617.59 INV. IN(12"RCP)=612.79 INV. IN(2-12"CMP)=609.09 INV. OUT(2'X3' CULV)=608.89
C.B. #2 RIM=616.19 INV. IN=NOT OBSERVED INV. OUT(12"CMP)=612.89	C.B. #6A RIM=623.52 INV. OUT(8"PVC)=621.92	C.B. #7 RIM=626.95 INV. IN(6"ADS)=623.1 INV. IN(8"PVC)=623.2 INV. OUT(6"ADS)=623.0	C.B. #12 RIM=627.86 INV. OUT(4"ADS)=624.66	S.M.H. #1 RIM=618.14 INV. IN=UNABLE TO OPEN INV. OUT=UNABLE TO OPEN
C.B. #3 RIM=614.87 INV. IN(12"CMP)=612.67 INV. IN(12"CMP)=612.67 INV. OUT(12"CMP)=612.47				S.M.H. #2 RIM=616.19 INV. IN=610.59 INV. OUT=610.49
D.M.H. #4 RIM=618.14 INV. IN(12"RCP)=613.44 INV. OUT(12"RCP)=613.29				

**OWNER:**  
SCOTT CONNER  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF PHILIP C. CONNER  
7 MEADOWBROOK ROAD  
SPENCER, MA 01562

**PREPARED FOR:**  
SOLLI ENGINEERING, LLC  
351 NEWBURY STREET,  
SUITE 303  
BOSTON, MA 02115

**NOTES:**

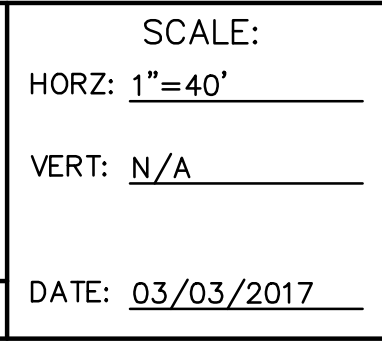
- DEED REFERENCE: BK. 60404, PG. 267
- SEE STURBRIDGE ASSESSORS' MAP 26, PARCELS 195, 197, 201 & 201A.
- LAND IS ZONED COMMERCIAL II DISTRICT, SEE ALSO A SMALL PORTION IN THE RURAL RESIDENTIAL DISTRICT.
- THIS PLAN IS BASED ON EXISTING CONDITIONS PLAN PREPARED BY MHF DESIGN CONSULTANTS, INC. DATED NOVEMBER 2, 2015 AND FIELD WORK BY THIS OFFICE DECEMBER 2015 THROUGH FEBRUARY 2017 AND SEPTEMBER 30, 2020 FOR THE PREPARATION OF THIS PLAN.
- VERTICAL DATUM BASED ON NAVD 1988.
- LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATIONS OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.
- THE CONTRACTOR SHOULD VERIFY THE EXISTING CONDITIONS TO HIS SATISFACTION PRIOR TO BEGINNING ANY EXCAVATION. "DIG SAFE" SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK.
- THIS PARCEL IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.



NO.	DATE	BY	REVISIONS
1	10/02/20	KJM	EXISTING CONDITIONS UPDATED
2	11/09/20	KJM	DRIVEWAYS ON NORTH SIDE OF CHARLTON ROAD ~ ROUTE 20

**SHERMAN & FRYDRYK, LLC**  
Land Surveying and Engineering  
3 Converse Street, Suite 203  
Palmer, MA 01069

FIELD WORK: PSC/BWJ  
COMPS: KJM  
DRAFTING: KJM  
CHECKED: TRF  
APPROVED: DJF

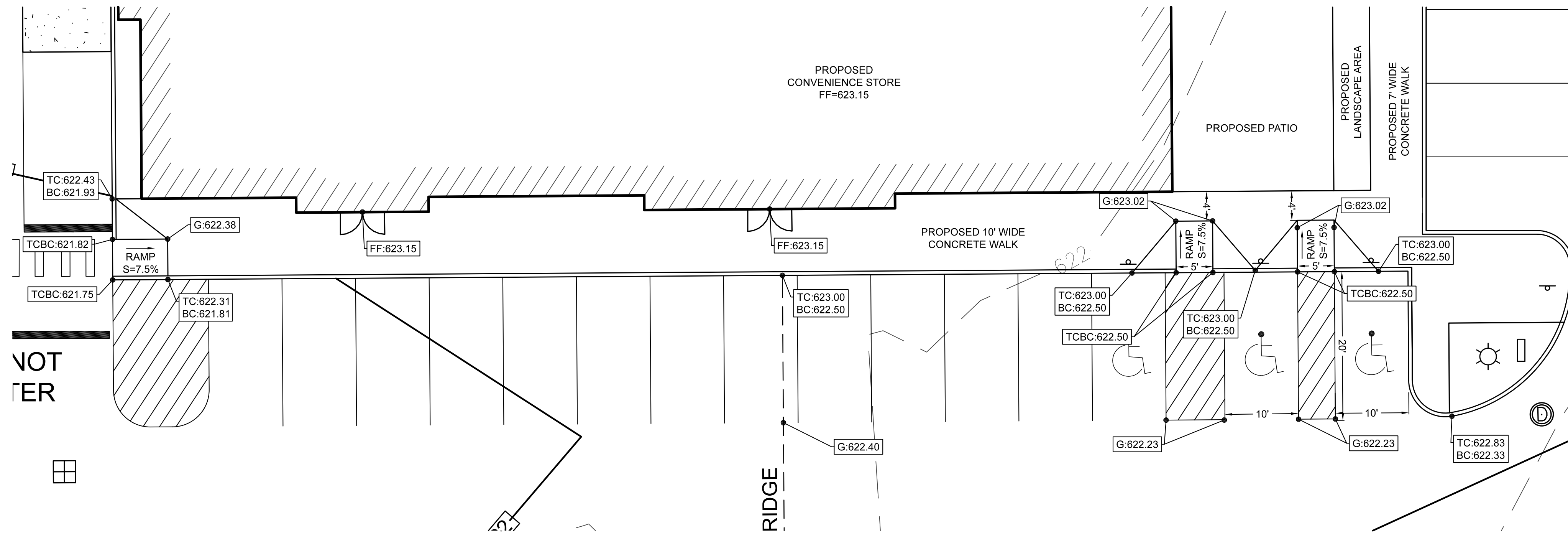


SCALE:  
HORZ: 1"=40'  
VERT: N/A  
DATE: 03/03/2017

**EXISTING CONDITIONS PLAN**  
**CHARLTON ROAD ~ ROUTE 20**

**PLAN OF LAND IN**  
**STURBRIDGE, MA**  
PREPARED FOR  
**SOLLI ENGINEERING, LLC**

**PROJECT NUMBER**  
15143B  
**SHEET NUMBER**  
1 OF 1

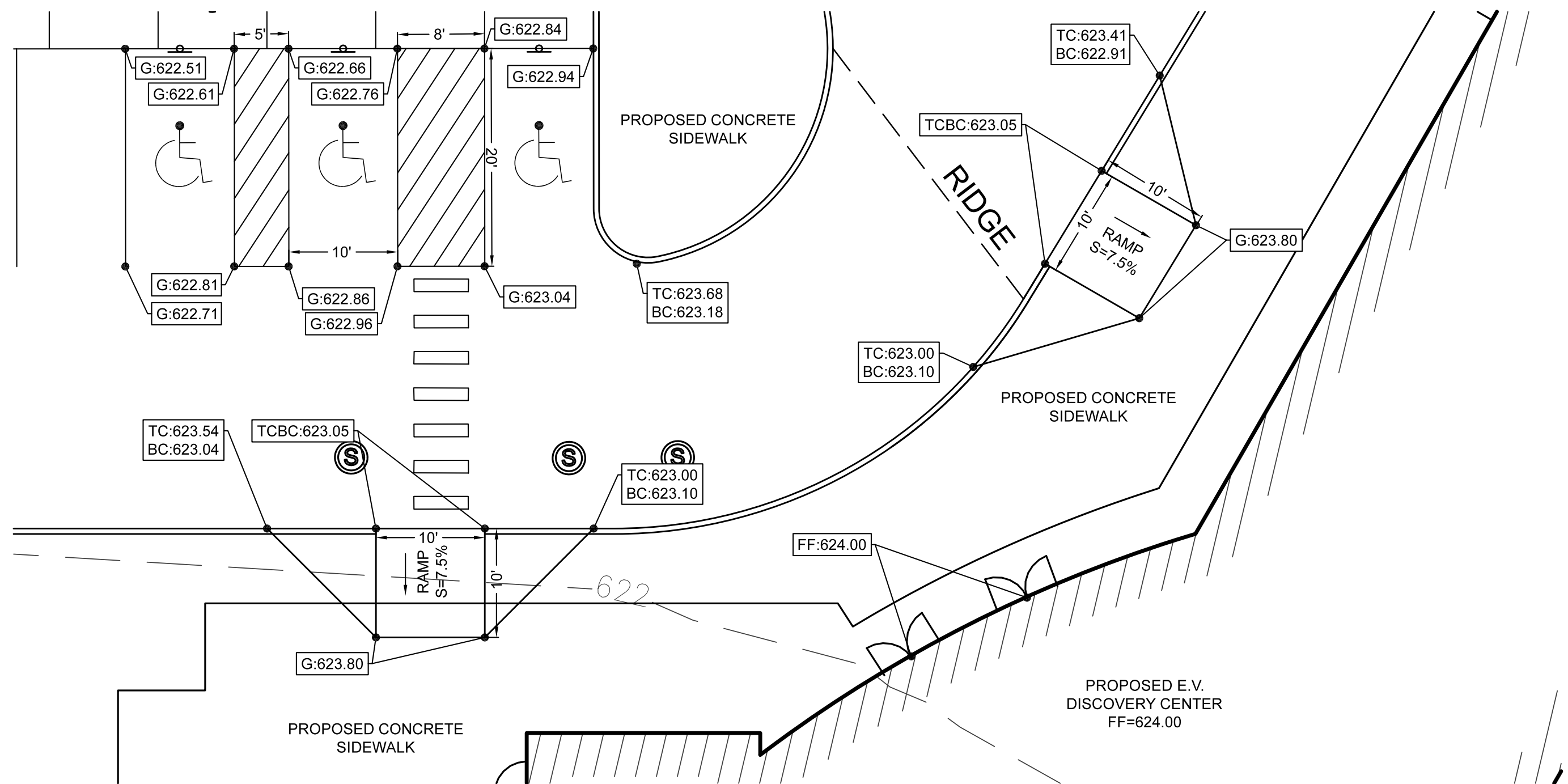


ROADWAY PROFILE GRADE	* HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" Max

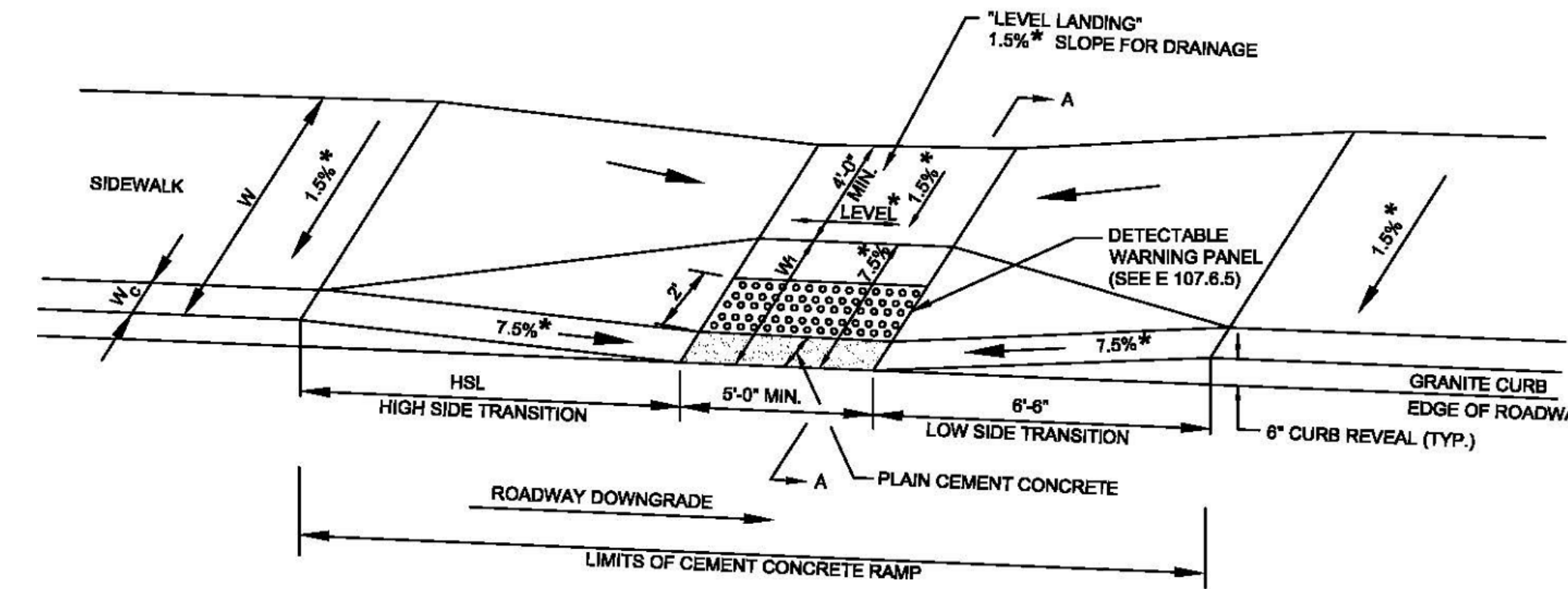
NOTE:  
\* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6".

MASSDOT CURB TRANSITION LENGTHS

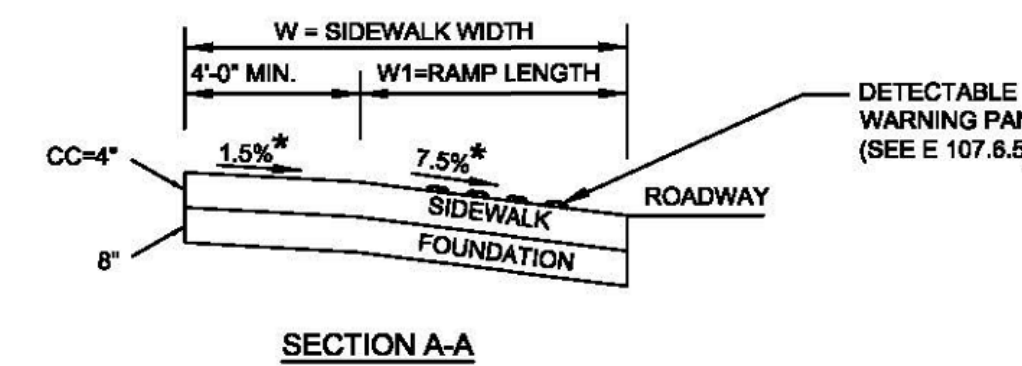
1 PROPOSED CONVENIENCE STORE ADA RAMP  
C-3.3 SCALE: 1" = 10'



2 PROPOSED E.V. DISCOVERY BUILDING ADA RAMP  
C-3.3 SCALE: 1" = 10'



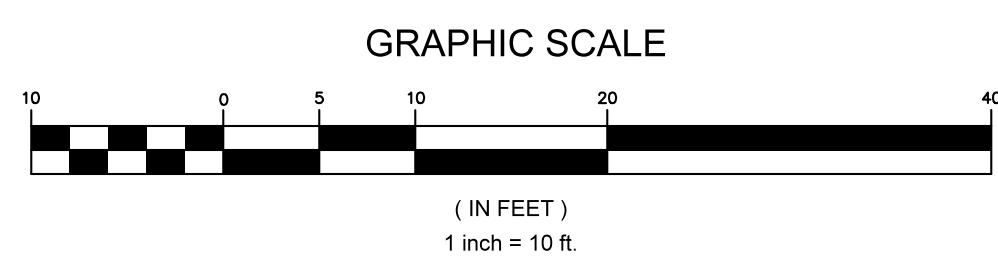
**LEGEND**  
HSL = HIGH SIDE TRANSITION LENGTH (SEE E 107.9.0)  
W = SIDEWALK WIDTH  
W<sub>c</sub> = CURB WIDTH  
W<sub>r</sub> = PERPENDICULAR RAMP LENGTH  
CC = CEMENT CONCRETE  
\* = TOLERANCE FOR CONSTRUCTION ±0.5%  
USABLE SIDEWALK WIDTH PER AAB = W-W<sub>c</sub>  
RAMP LENGTH, W<sub>r</sub> = W-4'-0" Min



3 MASSDOT STANDARD ADA RAMP DETAIL  
C-3.3 SCALE: 1" = 10'

**WHEELCHAIR RAMP NOTES:**

- ROADWAY SIDEWALK CROSS SLOPES, FOR BRICK, CEMENT CONCRETE, AND BITUMINOUS CONCRETE, AS INDICATED IN THE STANDARD SPECIFICATIONS, WILL BE 1.5%. A CONSTRUCTION TOLERANCE OF ±0.5% IS ACCEPTABLE ON ROADWAY SIDEWALKS. (REFER TO STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, SECTION 700.) IN ACCORDANCE WITH 521 CMR THE RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB), THE SIDEWALK CROSS SLOPE CANNOT EXCEED 2.0%.
- AN UNOBSTRUCTED PATH OF TRAVEL WITH A MINIMUM WIDTH OF 1.00 m (3'-3") SHALL BE MAINTAINED PAST ALL OBSTRUCTIONS (UTILITY POLES, SIGNS, SIGNAL FOUNDATIONS AND MASTS, MAILBOXES, ALONG DRIVE OPENINGS, ETC.).
- THE WHEELCHAIR RAMP SLOPES AND SIDE SLOPES (TRANSITIONS) WILL BE 7.5% WITH A CONSTRUCTION TOLERANCE OF ±0.5%. HOWEVER, THESE SLOPES MAY BE FLATTER WHEN WARRANTED BY SURROUNDING CONDITIONS.
- WHERE THE ROAD PROFILE EXCEEDS 4%, THE HIGH SIDE TRANSITION LENGTH UNDER ANY CONDITIONS NEED NOT EXCEED 4.57 m (15 FEET).
- IN NO CASE WHERE A STOP LINE IS WARRANTED, SHALL A RAMP BE PLACED ON THE TRAFFIC APPROACH SIDE OF THAT STOP LINE.
- FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS, SIGNS, SIGNAL FOUNDATIONS, ETC.) MUST NOT ENCR OACH ON ANY PART OF THE WHEELCHAIR RAMP INCLUDING TRANSITION SLOPES.
- AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE THE CROSSWALK. THE WHEELCHAIR RAMP ENTRANCE IS TO BE CENTERED IN THE CROSSWALK WHENEVER POSSIBLE.
- CATCH BASINS WHICH ARE TO BE LOCATED IN THE VICINITY OF A WHEELCHAIR RAMP SHALL BE LOCATED UPGRAD E OF THE RAMP ENTRANCE.
- THE ENTRANCE OF A WHEELCHAIR RAMP SHALL BE FLUSH WITH THE ROADWAY.
- TESTING SURFACE: WHEN TESTING WITH A STRAIGHTEDGE PLACED PARALLEL TO THE LINE OF THE SLOPE THERE SHALL BE NO DEVIATION FROM A TRUE SURFACE IN EXCESS OF 6 mm (1/4").



DIG SAFE NOTE (1-888-344-7233):  
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

NO.	DATE	DESCRIPTION	BY	CHKD



PROJECT: NOBLE ENERGY  
**PROP. TRAVEL CENTER & E.V. DISCOVERY CENTER**  
**#195, 197, 201, & 201A CHARLTON ROAD (ROUTE 20)**  
**STURBRIDGE, MA 01566**  
PREPARED FOR:  
**NOBLE ENERGY REAL ESTATE HOLDINGS, LLC.**  
**131 BUCKINGHAM STREET, SUITE 301**  
**HARTFORD, CT 06106**

ENGINEERING SERVICES  
ENVIRONMENTAL SERVICES  
67 Hall Road  
Sturbridge, MA 01560  
Phone: 774-241-0901  
fax: 774-241-0906



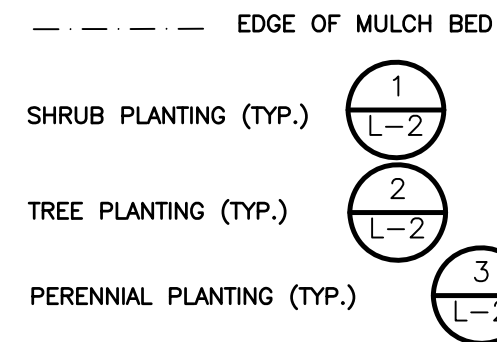
ISSUE DATE: 3/26/2021  
DRAWN BY: RL CHECKED BY: JAB  
SCALE: 1" = 20'  
PROJECT NO.: 2020-127

ADA ACCESSIBLE  
RAMP DETAILS

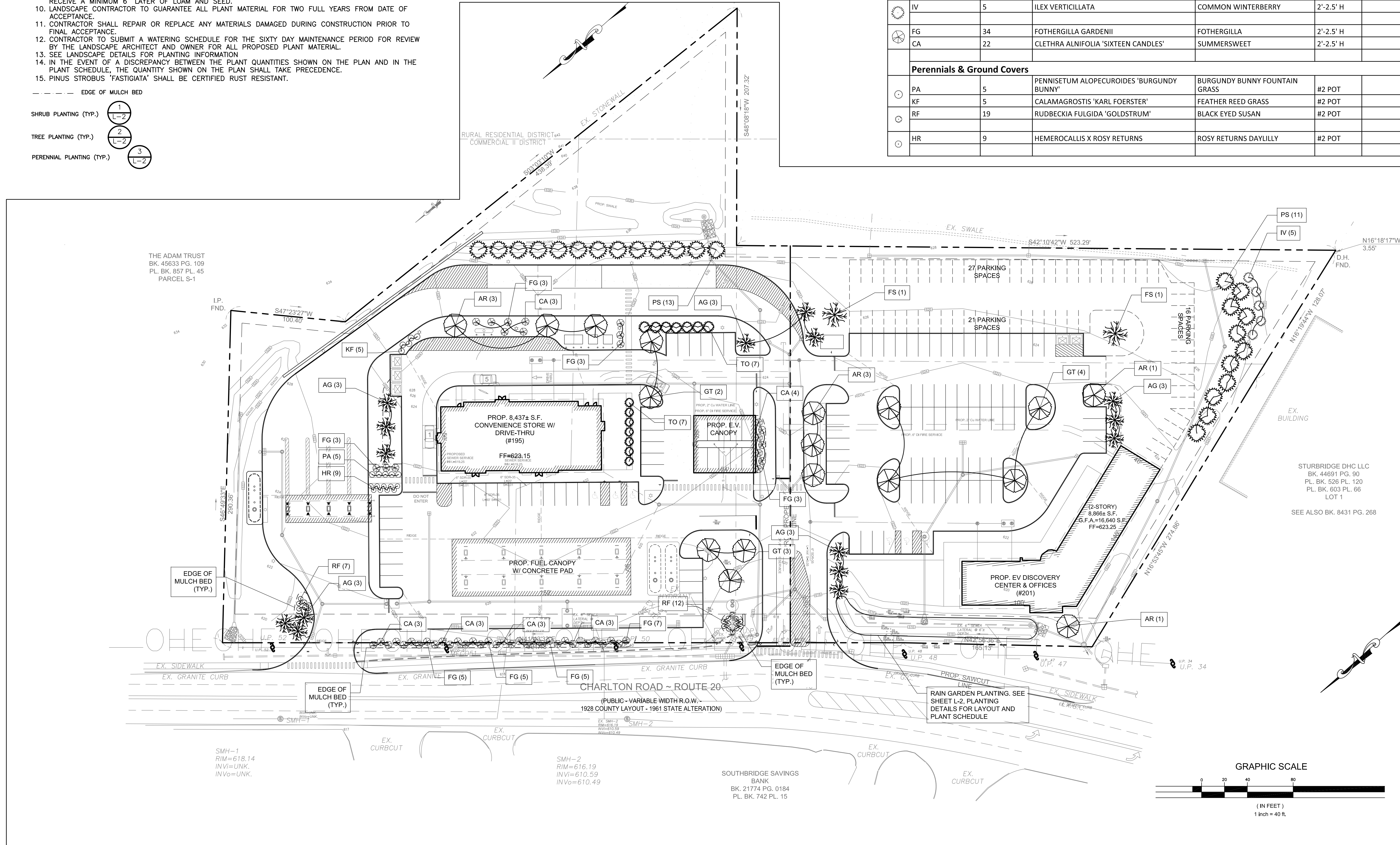
C-3.3

**LANDSCAPE NOTES**

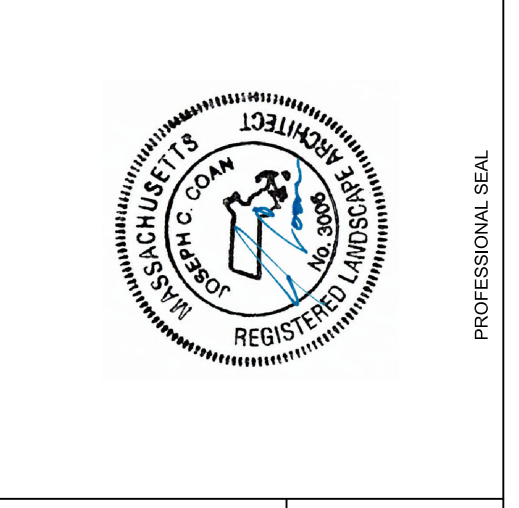
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
- PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL DIG SAFE (1-888-344-7233) TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING PLAN AS SHOWN ON THE PLANS.
- ALL PLANT MATERIAL TO CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. ANSI Z60.1 -LATEST EDITION.
- ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT
- STAKE LOCATIONS OF PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL MULCH BEDS SHALL CONSIST OF A 6" LAYER SCREENED LOAM AND A 3" LAYER SHREDDED PINE BARK MULCH.
- EDGE OF MULCH BEDS TO BE MECHANICALLY EDGED.
- ALL DISTURBED AREAS NOT SHOWN AS PAVEMENT, MULCH BEDS, OR OTHER SPECIFIED MATERIAL SHALL RECEIVE A MINIMUM 6" LAYER OF LOAM AND SEED.
- LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR TWO FULL YEARS FROM DATE OF ACCEPTANCE.
- CONTRACTOR SHALL REPAIR OR REPLACE ANY MATERIALS DAMAGED DURING CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR TO SUBMIT A WATERING SCHEDULE FOR THE SIXTY DAY MAINTENANCE PERIOD FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER FOR ALL PROPOSED PLANT MATERIAL.
- SEE "LANDSCAPE DETAILS FOR PLANTING INFORMATION"
- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT QUANTITIES SHOWN ON THE PLAN AND IN THE PLANT SCHEDULE, THE QUANTITY SHOWN ON THE PLAN SHALL TAKE PRECEDENCE.
- PINUS STROBUS 'FASTIGIATA' SHALL BE CERTIFIED RUST RESISTANT.



Plant Schedule					
Symbol	Quantity	Botanical Name	Common Name	Size	Root
<b>Trees</b>					
AR	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-2.5" CAL.	BB
GT	9	GLEDITSIA TRICANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2-2.5" CAL.	BB
AG	15	ACER GRISEUM	PAPERBARK MAPLE	2-2.5" CAL.	BB
FS	2	FAGUS SYLVATICA 'RED OBELISK'	EUROPEAN BEECH	2-2.5" CAL.	BB
PS	24	PINUS STROBUS 'FASTIGIATA'	FASTIGIATA EASTERN WHIT PINE	7'-8" H	BB
TO	14	THUJA OCCIDENTALIS 'NIGRA'	AMERICAN ARBORVITAE	5'-6" H	BB
<b>Shrubs</b>					
IV	5	ILEX VERTICILLATA	COMMON WINTERBERRY	2'-2.5' H	
FG	34	FOTHERGILLA GARDENII	FOTHERGILLA	2'-2.5' H	
CA	22	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SUMMERSWEET	2'-2.5' H	
<b>Perennials &amp; Ground Covers</b>					
PA	5	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY'	BURGUNDY BUNNY FOUNTAIN GRASS	#2 POT	
KF	5	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER REED GRASS	#2 POT	
RF	19	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK EYED SUSAN	#2 POT	
HR	9	HEMEROCALLIS X ROSY RETURNS	ROSY RETURNS DAYLILLY	#2 POT	



NO.	DATE	DESCRIPTION	BY	CHKD



PROJECT: NOBLE ENERGY PROPOSED TRAVEL CENTER #195, 197, 201, & 201A CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA 01566

PREPARED FOR: NOBLE ENERGY REAL ESTATE HOLDINGS, LLC. 141 BUCKINGHAM STREET, SUITE 301 HARTFORD, CT 06106

**JCLA**  
 JOSEPH COAN LANDSCAPE ARCHITECTURE  
 JCOAN@JCLADESIGN.COM  
 (413) 466-4553

ISSUE DATE: 3/8/2021  
 DRAWN BY: JC CHECKED BY: DF  
 SCALE: 1" = 40'  
 PROJECT NO.: 2020-127