

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

APPLICANT: NOBLE ENERGY REAL ESTATE HOLDINGS, LLC. OWNER: SCOTT CONNER
141 BUCKINGHAM STREET, SUITE 301 HARTFORD, CT 06106
ASSASSOR'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

Table with 4 columns: EXISTING ZONING REQUIREMENTS, REQUIRED, EXISTING, PROPOSED. Rows include LOT SIZE, FRONTAGE, STREET SETBACK, OTHER SETBACK, MAX. LOT COVERAGE, MAX. BLDG. HEIGHT, MAX IMPERVIOUS SURFACE.

Table with 4 columns: PROPOSED PARKING CALCULATION, REQUIRED, PROPOSED. Rows include Convenience Store, Restaurant, Marked Handicap Accessible Spaces.

LEGEND

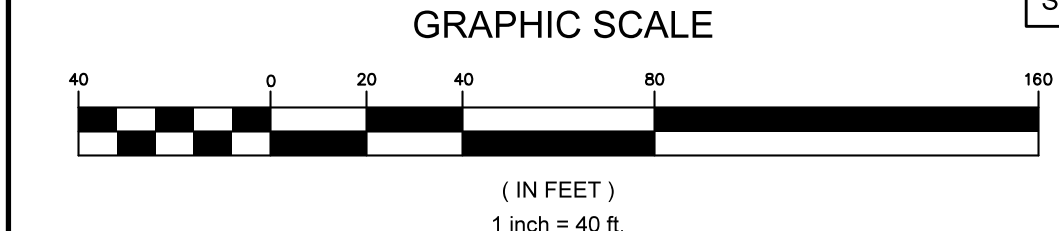
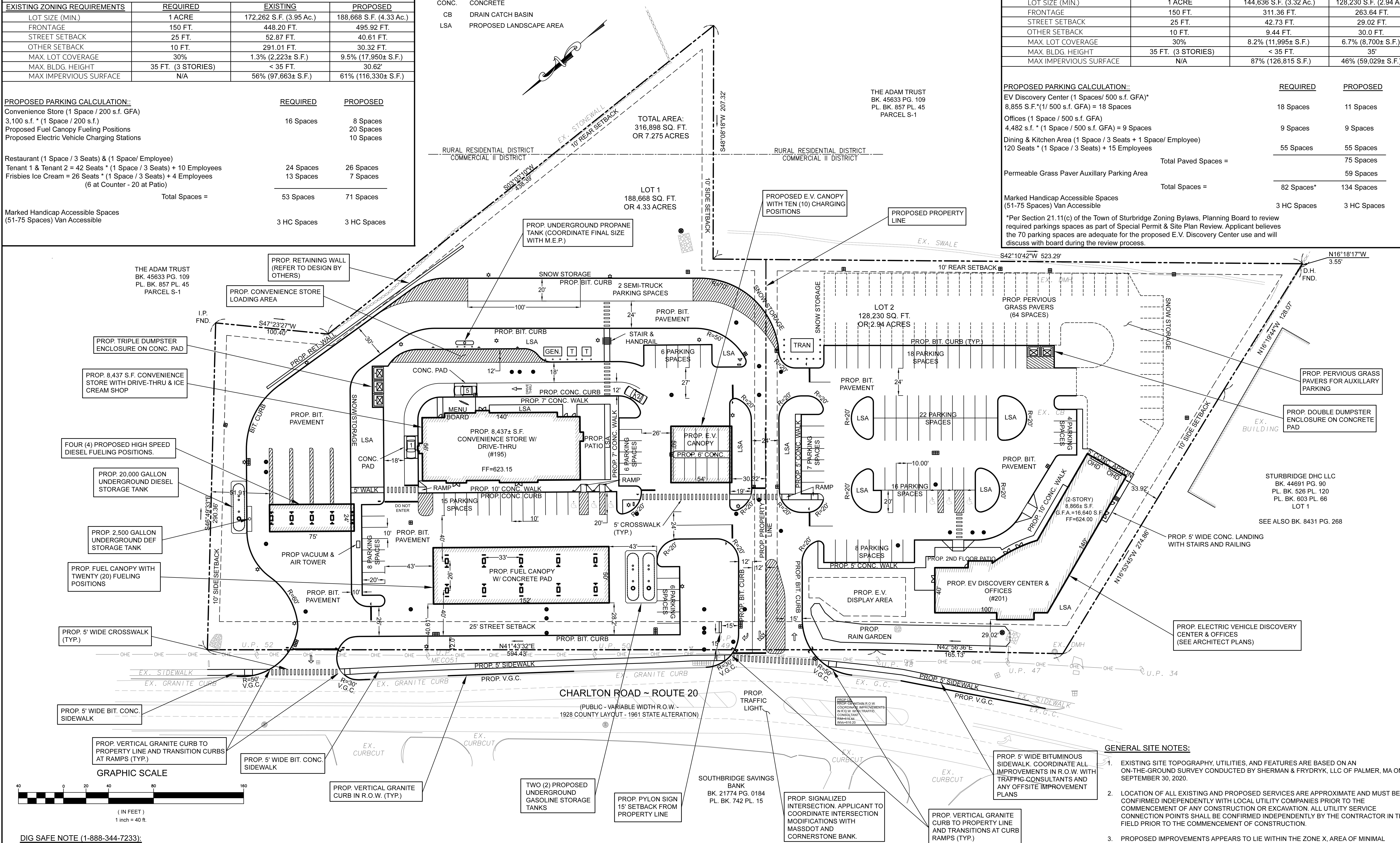
- MON MONUMENT
N.F. NOT FOUND
N/F NOW OR FORMERLY
EX. EXISTING
PROP. PROPOSED
INV. INVERT
HYDRANT
SEWER MANHOLE
DRAIN MANHOLE
UTILITY POLE
BIT. BITUMINOUS
CONC. CONCRETE
CB DRAIN CATCH BASIN
LSA PROPOSED LANDSCAPE AREA

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

APPLICANT: NOBLE ENERGY REAL ESTATE HOLDINGS, LLC. OWNER: SCOTT CONNER
141 BUCKINGHAM STREET, SUITE 301 HARTFORD, CT 06106
ASSASSOR'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

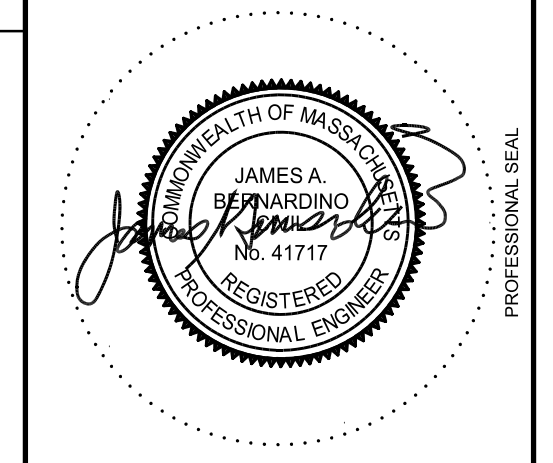
Table with 4 columns: EXISTING ZONING REQUIREMENTS, REQUIRED, EXISTING, PROPOSED. Rows include LOT SIZE, FRONTAGE, STREET SETBACK, OTHER SETBACK, MAX. LOT COVERAGE, MAX. BLDG. HEIGHT, MAX IMPERVIOUS SURFACE.

Table with 4 columns: PROPOSED PARKING CALCULATION, REQUIRED, PROPOSED. Rows include EV Discovery Center, Offices, Dining & Kitchen Area, 120 Seats * (1 Space / 3 Seats) + 15 Employees.



DIG SAFE NOTE (1-888-344-7233): CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION...

Table with 4 columns: REVISIONS, NO, DATE, DESCRIPTION.



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

TRAVEL CENTER PROPOSED SIGNAGE TABLE					
SIGN ID	QTY	TYPE	SIGN AREA (S.F.)	TOTAL SIGN AREA (S.F.)	COMMENTS
1.	1	WALL	25 S.F.	25 S.F.	NOBLE BREW I.D. SIGN SEE SHEET CP1.3
2.	1	WALL	25 S.F.	25 S.F.	NARDELLI'S I.D. SIGN SEE SHEET CP1.3
3.	1	WALL	50 S.F.	50 S.F.	NOBLE ENERGY I.D. SIGN SEE SHEET CP1.3
4.	1	WALL	17 S.F.	17 S.F.	FRISBIE'S DAIRY BARN I.D. SIGN SEE SHEET CP1.3
5.	8	WALL	13.75 S.F.	110 S.F.	NOBLE ENERGY CANOPY SIGN SEE SHEET CP1.5
6.	1	FREESTANDING	50 S.F.	100 S.F.*	NOBLE ENERGY PYLON SIGN SEE SHEET CP1.9
7.	1	FREESTANDING	40 S.F.	40 S.F.	DRIVE-THROUGH MENU BOARD SEE SHEET CP1.9
8.	2	FREESTANDING	5 S.F.	20 S.F.*	DRIVE-THROUGH DIRECTIONAL SIGN
TOTAL SIGNAGE AREA			387 S.F.		

*INDICATES SIGNAGE IS DOUBLE-SIDED

LEGEND

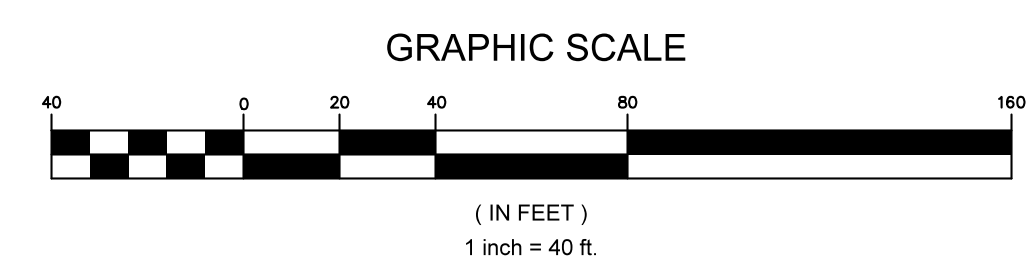
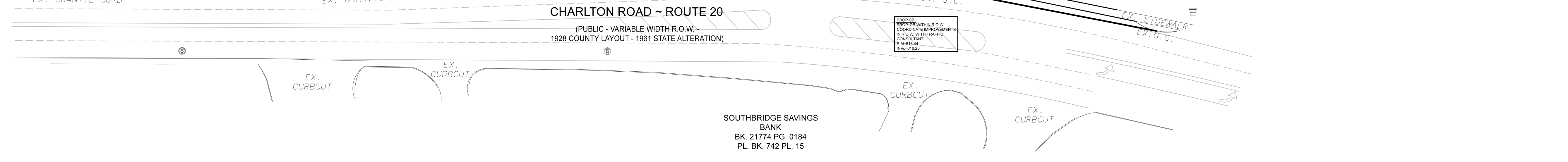
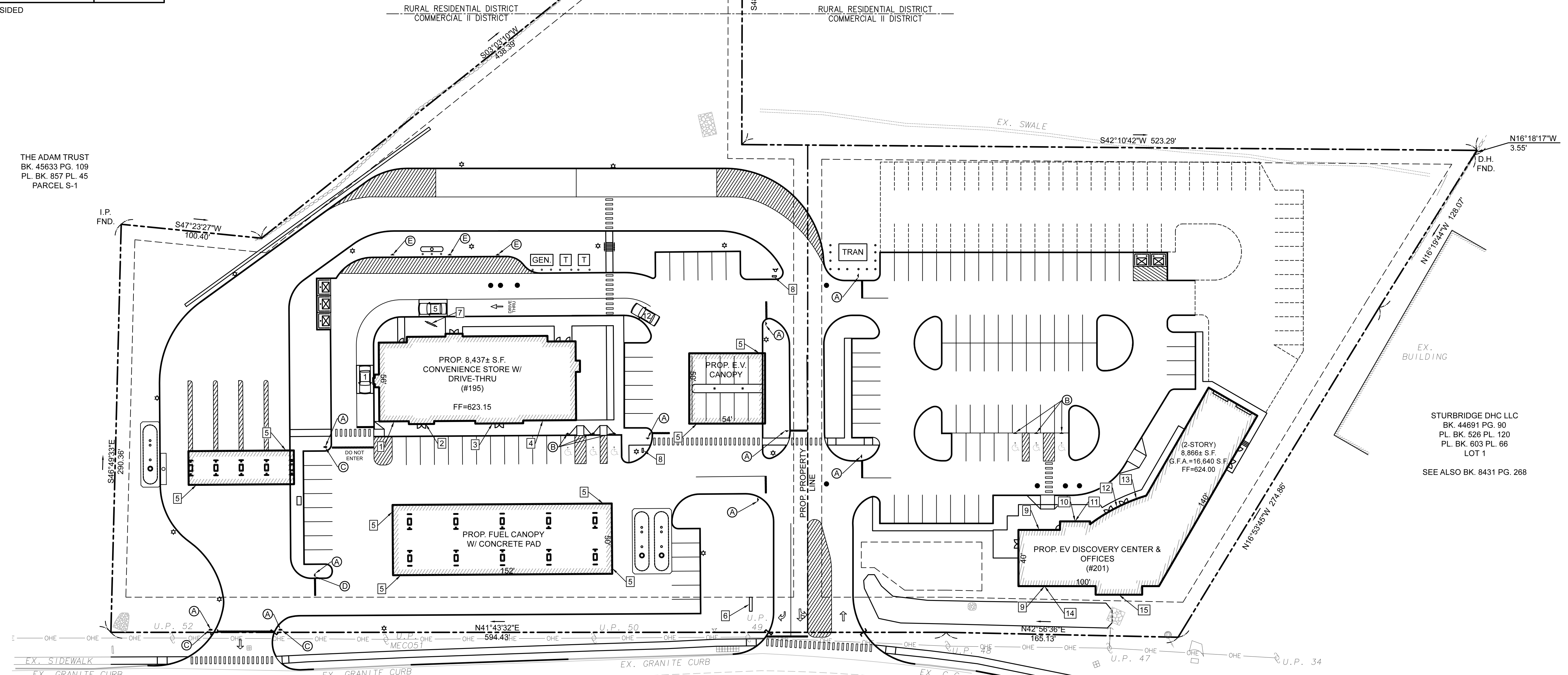
- MON MONUMENT
- N.F. NOT FOUND
- N/F NOW OR FORMERLY
- EX. EXISTING
- PROP. PROPOSED
- INV. INVERT
- HYDRANT
- UTILITY POLE
- (A) SITE DIRECTION SIGN LABEL
- (1) SITE SIGN LABEL

PAVEMENT STRIPING LEGEND:

- 4" WIDE WHITE PARKING STALL LINE
- WHITE LEGEND
- PAINTED TRAFFIC FLOW ARROWS
- 4" WIDE @ 3'o.c. WHITE STRIPING
- 12" WIDE WHITE CROSS-WALK STRIPE & STOP BAR
- WHITE LEGEND

E.V. DISCOVERY CENTER PROPOSED SIGNAGE TABLE					
SIGN ID	QTY	TYPE	SIGN AREA (S.F.)	TOTAL SIGN AREA (S.F.)	COMMENTS
9.	2	WALL	58 S.F.	116 S.F.	RESTAURANT SIGNAGE SEE ARCHITECTURAL PLANS
10.	1	WALL	144 S.F.	144 S.F.	E.V. DISCOVERY CENTER I.D. SIGN #1 SEE ARCHITECTURAL PLANS
11.	1	WALL	128 S.F.	128 S.F.	SPONSORSHIP SIGNAGE #1 SEE ARCHITECTURAL PLANS
12.	1	WALL	31 S.F.	31 S.F.	BUILDING ENTRANCE SIGN SEE ARCHITECTURAL PLANS
13.	1	WALL	48 S.F.	48 S.F.	BUILDING DIRECTORY SIGN SEE ARCHITECTURAL PLANS
14.	1	WALL	188 S.F.	188 S.F.	SPONSORSHIP SIGNAGE #2 SEE ARCHITECTURAL PLANS
15.	1	WALL	230 S.F.	230 S.F.	E.V. DISCOVERY CENTER I.D. SIGN #2 SEE ARCHITECTURAL PLANS
TOTAL SIGNAGE AREA			885 S.F.		

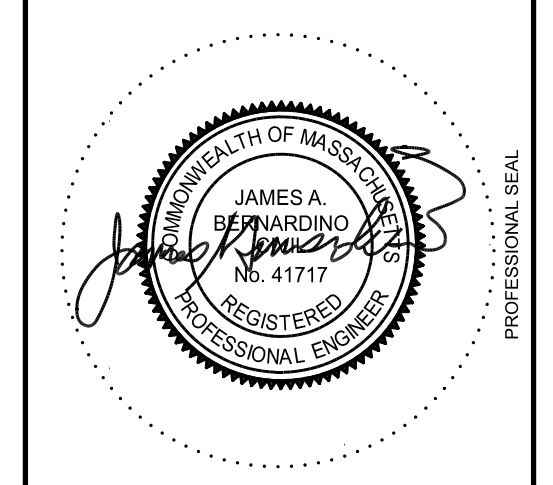
*INDICATES SIGNAGE IS DOUBLE-SIDED



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 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
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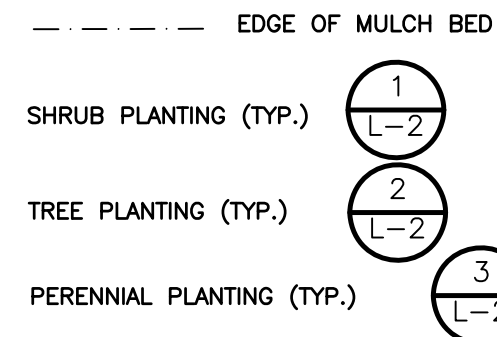


ISSUE DATE: 3/26/2021
 DRAWN BY: RL CHECKED BY: JAB
 SCALE: 1" = 40'
 PROJECT NO.: 2020-127

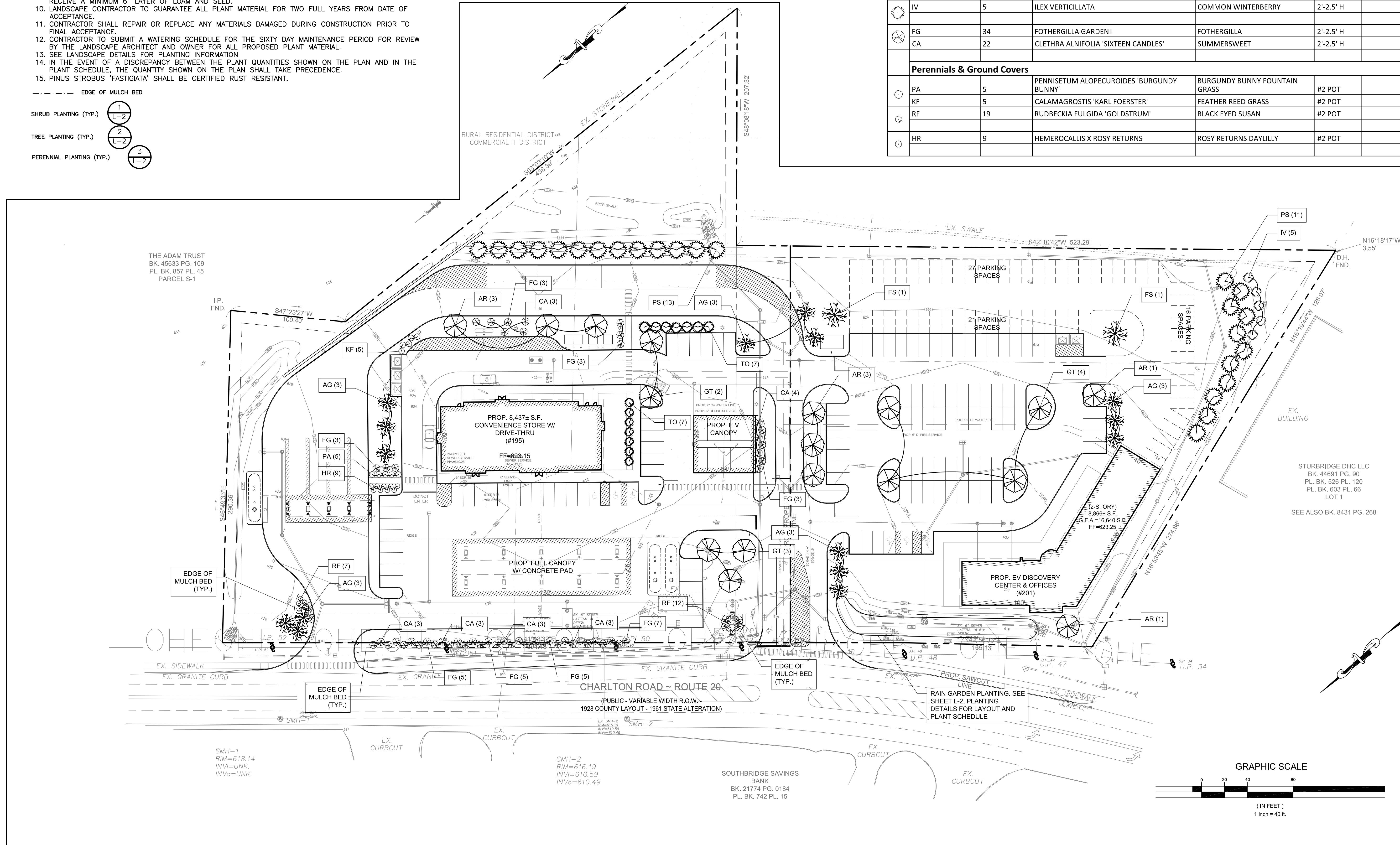
SITE SIGNAGE LAYOUT PLAN
 C-2.1

LANDSCAPE NOTES

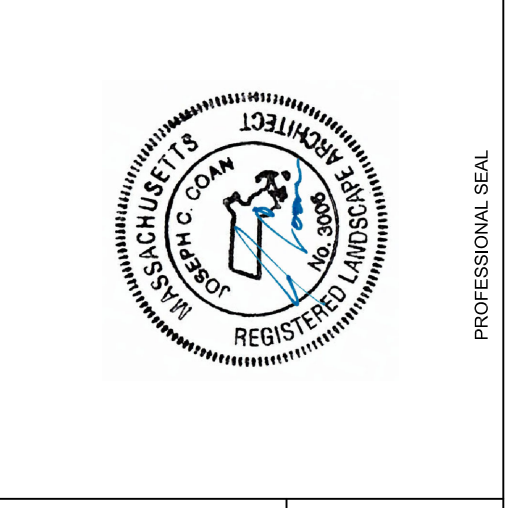
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES AND OTHER PLANT MATERIAL TO BE PROTECTED FOR THE DURATION OF THE PROJECT.
- PRIOR TO THE PRE-CONSTRUCTION MEETING, CONTRACTOR SHALL CALL DIG SAFE (1-888-344-7233) TO HAVE EXISTING UTILITIES MARKED. CONTRACTOR SHALL MAINTAIN MARKINGS FOR THE DURATION OF THE 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
Trees					
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
Shrubs					
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	
Perennials & Ground Covers					
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	



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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

LANDSCAPE PLAN
 L-1.0