

APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

APPROVAL DATE: _____

ENDORSEMENT DATE: _____

LEGEND

- IRON PIPE FOUND
- DRILL HOLE FOUND
- STONE OR CONCRETE MONUMENT
- 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)
- BOLLARD
- OBSERVATION TEST PIT
- HYDRIC SOIL TEST PIT
- BORING TEST PIT
- SHRUBS, BUSHES, ETC.
- DECIDUOUS TREE
- CONIFEROUS TREE
- WETLAND FLAG
- *MAHW END MEAN ANNUAL HIGH WATER
- BOULDER
- VGC VERTICAL GRANITE CURBING
- CONCR CONCRETE CURBING
- CCB CAPE COD BERM (BITUMINOUS)
- BTRBR 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 WETLAND
- PROPERTY LINE
- SUBSURFACE DRAIN

PREPARED BY:

SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01557
P:(508) 987-8713 F:(508) 987-8714

SHEET TITLE

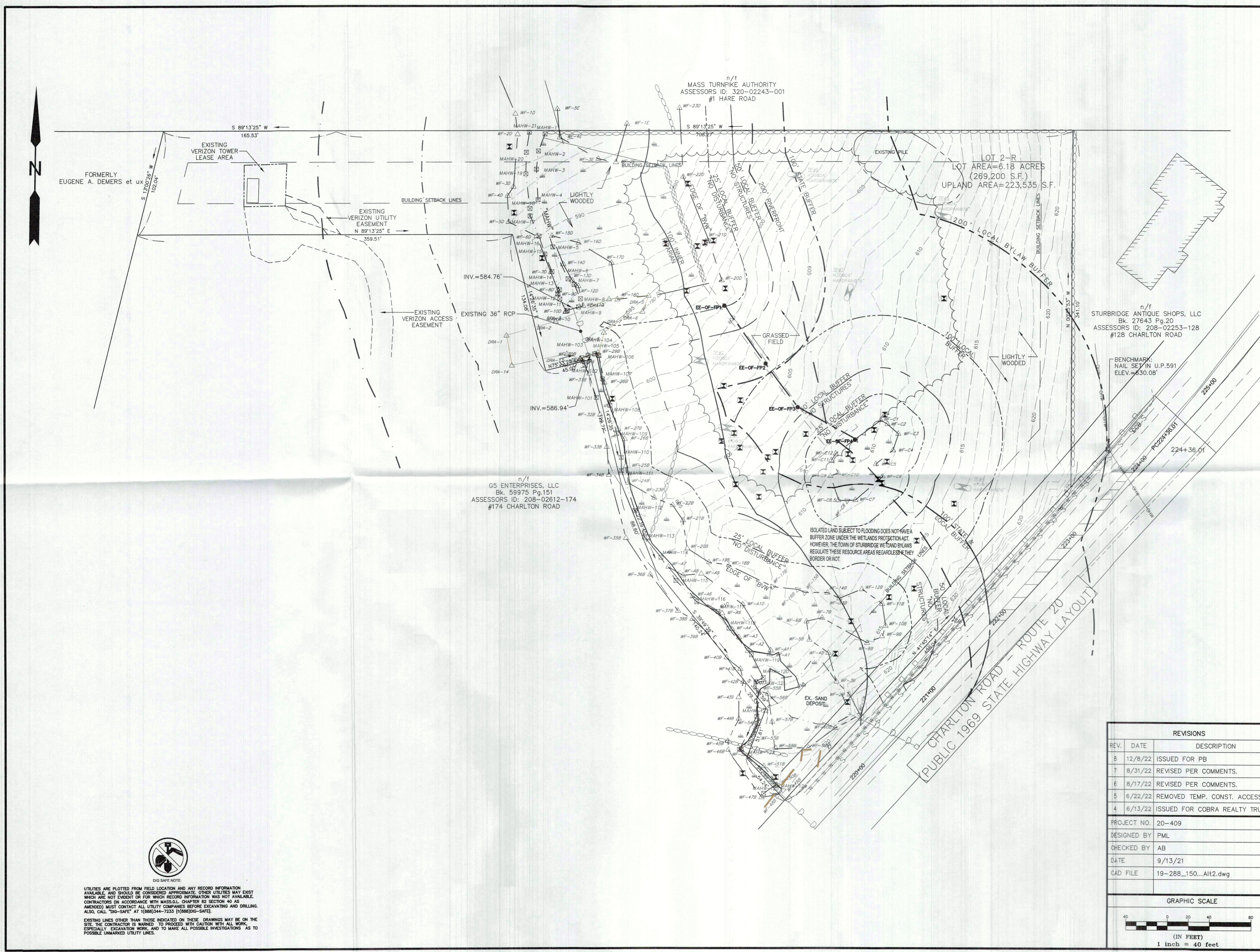
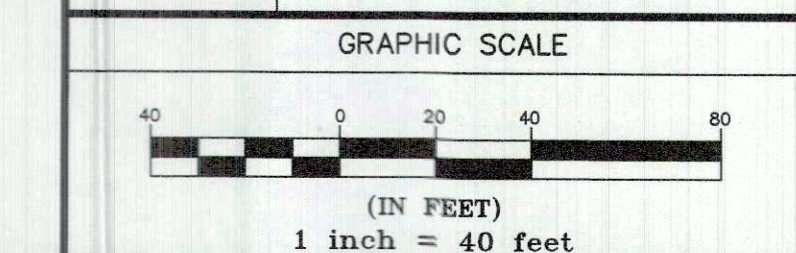
EXISTING CONDITIONS

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 2 OF 11

SHEET NO.

C-2.0

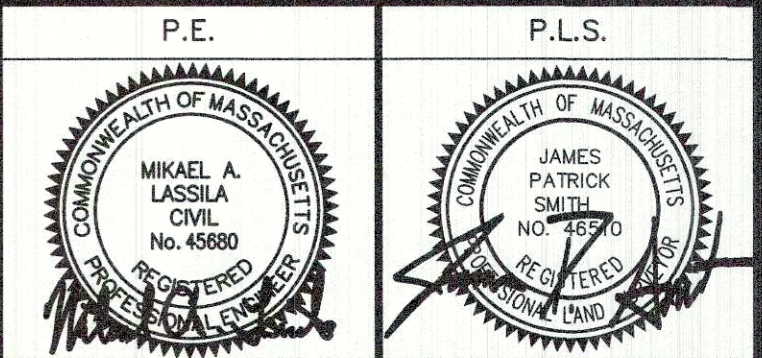
REVISIONS	
REV.	DESCRIPTION
8	12/8/22 ISSUED FOR PB
7	8/31/22 REVISED PER COMMENTS.
6	8/17/22 REVISED PER COMMENTS.
5	6/22/22 REMOVED TEMP. CONST. ACCESS
4	6/13/22 ISSUED FOR COBRA REALTY TRUST
PROJECT NO. 20-409	
DESIGNED BY PML	
CHECKED BY AB	
DATE 9/13/21	
CAD FILE 19-288_150...A1t2.dwg	



DIG SAFE NOTE

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROPRIATE. 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 (TOLL-FREE 24/7).

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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STURBRIDGE PLANNING BOARD
BEING A MAJORITY

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

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○	IRON PIPE FOUND
○	DRILL HOLE FOUND
○	STONE OR CONCRETE MONUMENT
○	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
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○	BOLLARD
○	OBSERVATION TEST PIT
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○	DECIDUOUS TREE
○	CONIFEROUS TREE
△	WETLAND FLAG
△	MAHW END
△	MEAN ANNUAL HIGH WATER
△	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
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— — — — —	BORDERING VEGETATED WETLAND
— — — — —	PROPERTY LINE
— — — — —	SUBSURFACE DRAIN

PREPARED BY:
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OXFORD, MA 01537
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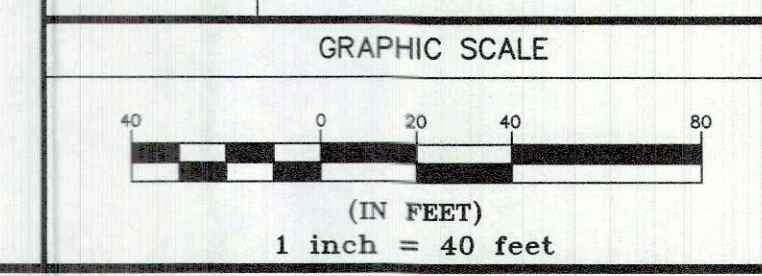
SHEET TITLE
LAYOUT & MATERIALS PLAN
DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD (ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 3 OF 11

SHEET NO.
C-3.0

REVISIONS

REV.	DATE	DESCRIPTION
8	12/8/22	ISSUED FOR PB
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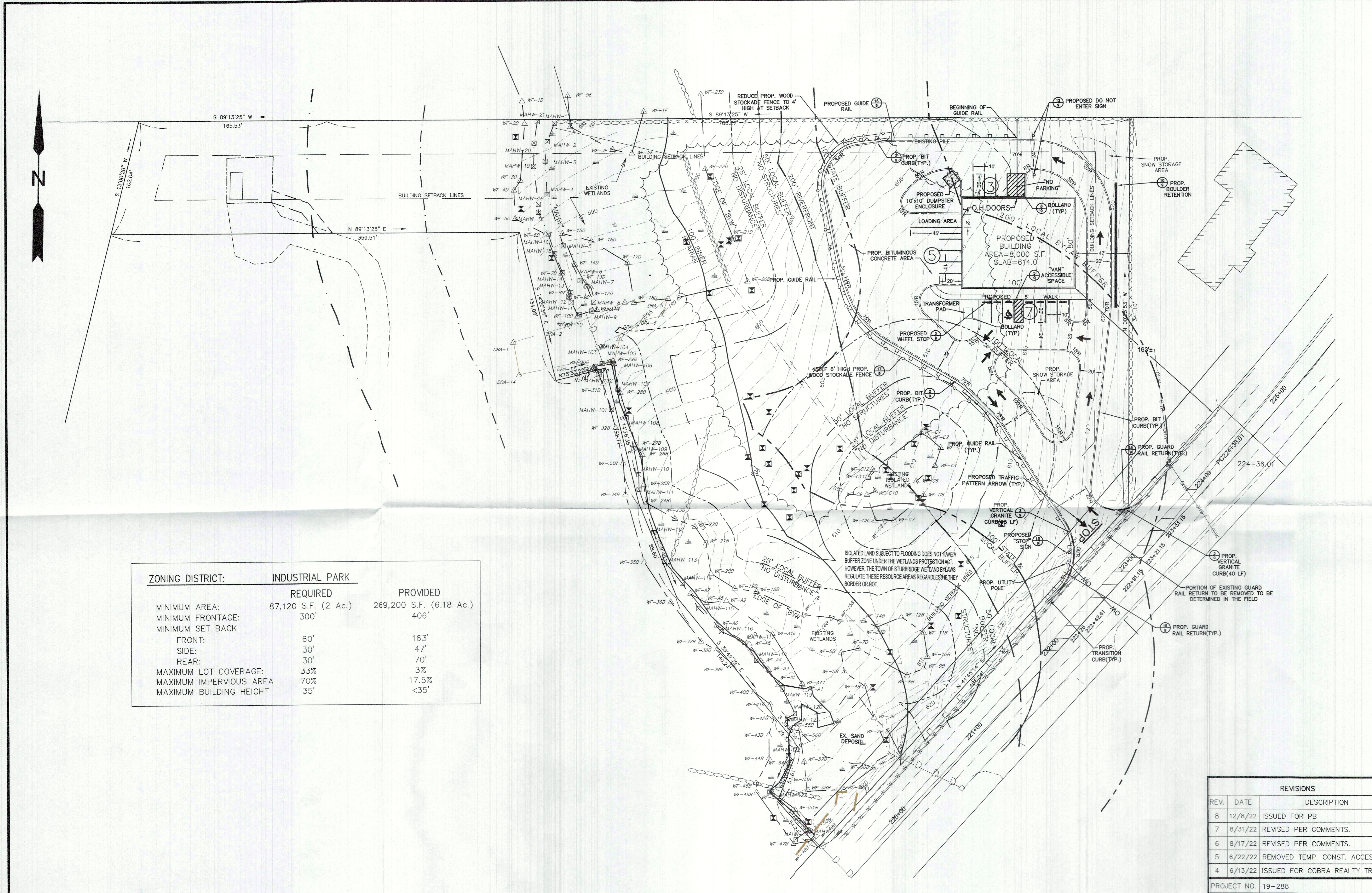
PROJECT NO. 19-288
DESIGNED BY PML
CHECKED BY AB
DATE 9/13/21
CAD FILE 19-288_150...Alt2.dwg

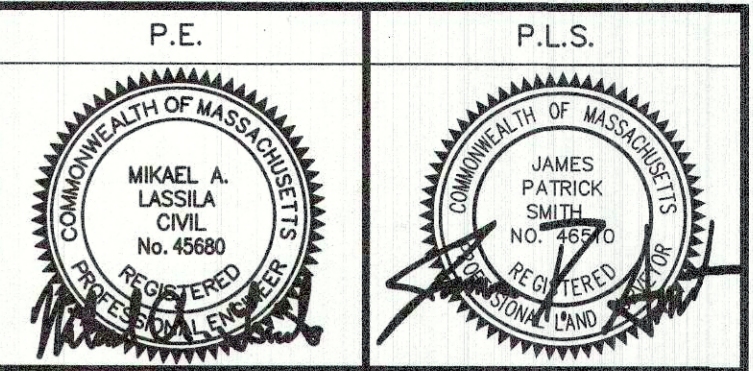


ZONING DISTRICT:	INDUSTRIAL PARK		
	REQUIRED	PROVIDED	
MINIMUM AREA:	87,120 S.F. (2 Ac.)	269,200 S.F. (6.18 Ac.)	
MINIMUM FRONTAGE:	300'	406'	
MINIMUM SET BACK:			
FRONT:	60'	163'	
SIDE:	30'	47'	
REAR:	30'	70'	
MAXIMUM LOT COVERAGE:	33%	3%	
MAXIMUM IMPERVIOUS AREA:	70%	17.5%	
MAXIMUM BUILDING HEIGHT:	35'	<35'	



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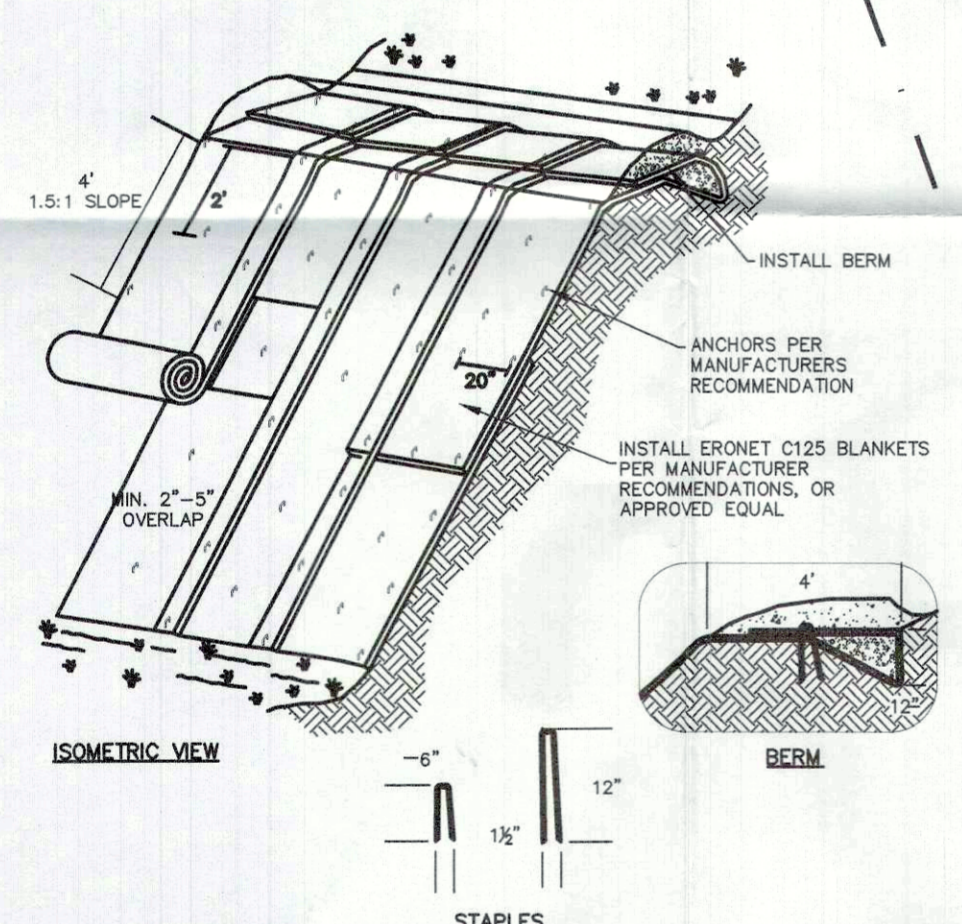


APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD
BEING A MAJORITY

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⊙	EDGE OF LANDSCAPING
⊙	BORDERING VEGETATED WETLAND
⊙	SUBSURFACE DRAIN



9 EROSION CONTROL BLANKET SLOPE STABILIZATION
N.T.S.

NOTES:
 [1] SLOPE SURFACE SHALL BE FREE OF ROCK, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
 [2] APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
 [3] LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.
 [4] MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
 [5] TAMP SOIL OVER MAT/BLANKET.



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GRAPHIC SCALE

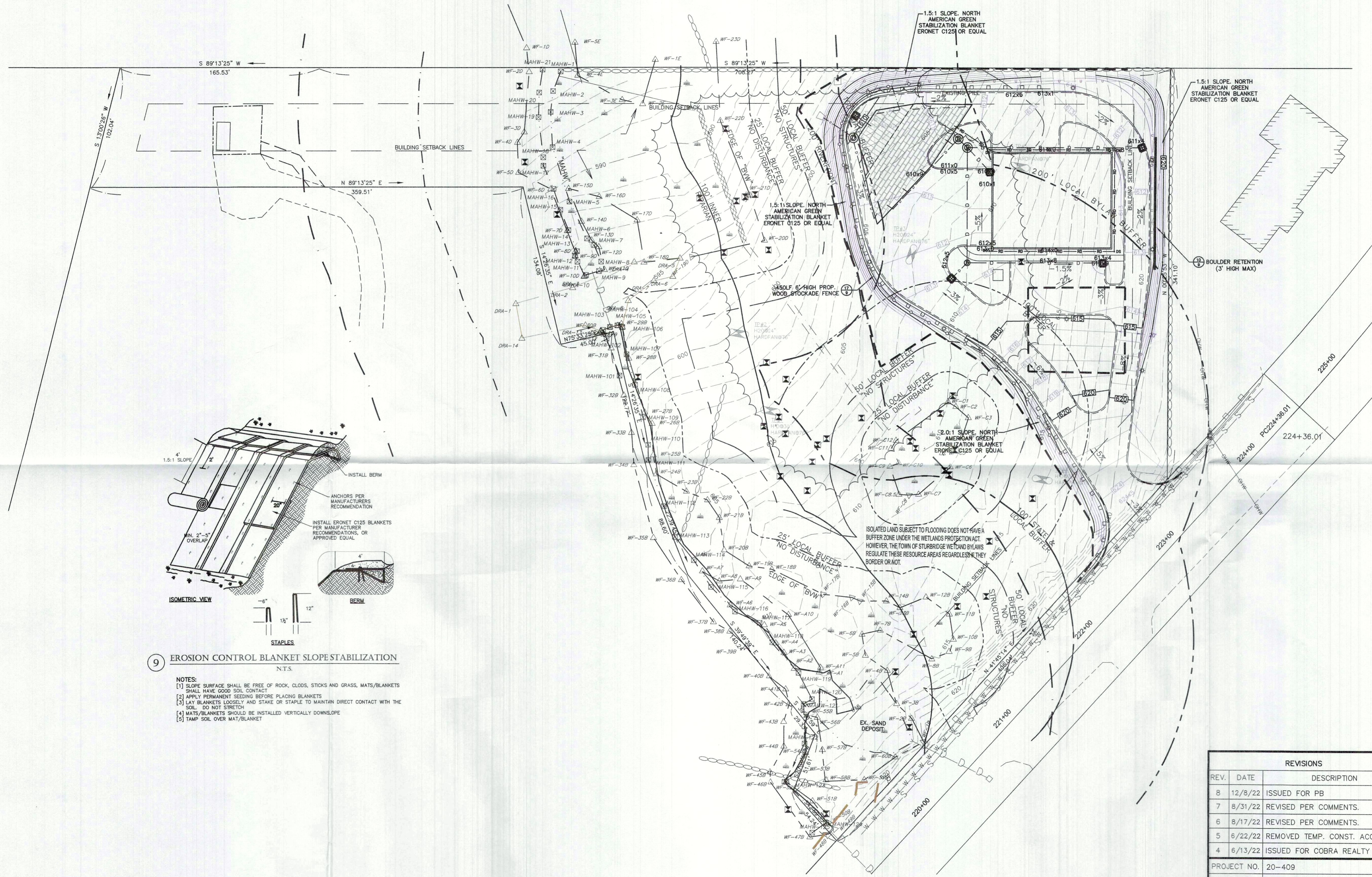
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(IN FEET)
1 inch = 40 feet

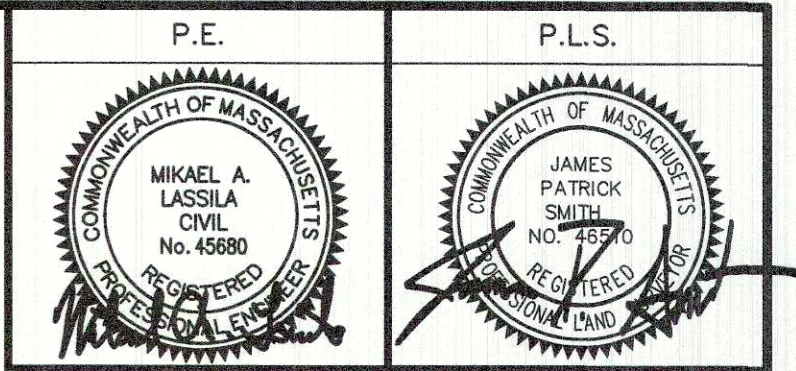
PREPARED BY:
SUMMIT
 Engineering & Survey, Inc.
 710 MAIN STREET
 OXFORD, MA 01537
 P.(508) 887-8703 F.(508) 887-8704

SHEET TITLE
GRADING PLAN

DEFINITIVE SITE PLAN
 at
150 CHARLTON ROAD
(ROUTE 20)
STURBRIDGE, MA
 PREPARED FOR
COBRA REALTY TRUST
 SHEET 4 OF 11

SHEET NO.
C-4.0





APPROVAL UNDER SITE PLAN REVIEW.
STURBRIDGE PLANNING BOARD

BEING A MAJORITY

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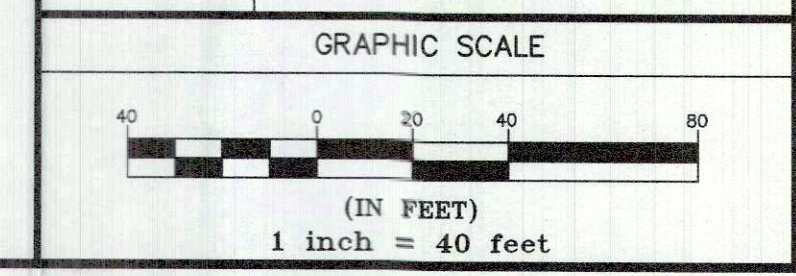
SHEET TITLE
UTILITY & DRAINAGE PLAN

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD (ROUTE 20) STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 5 OF 11

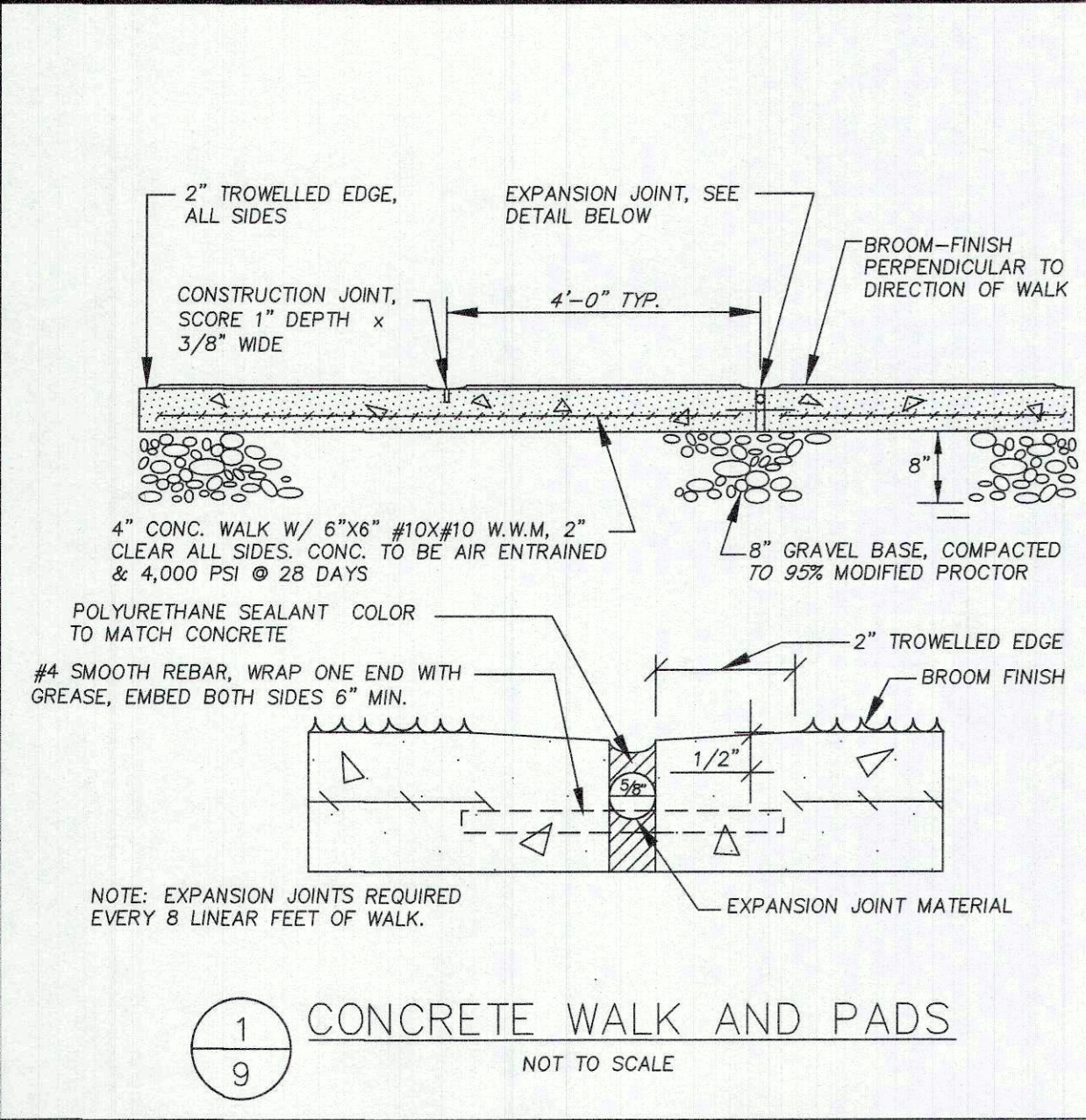
SHEET NO.

C-5.0

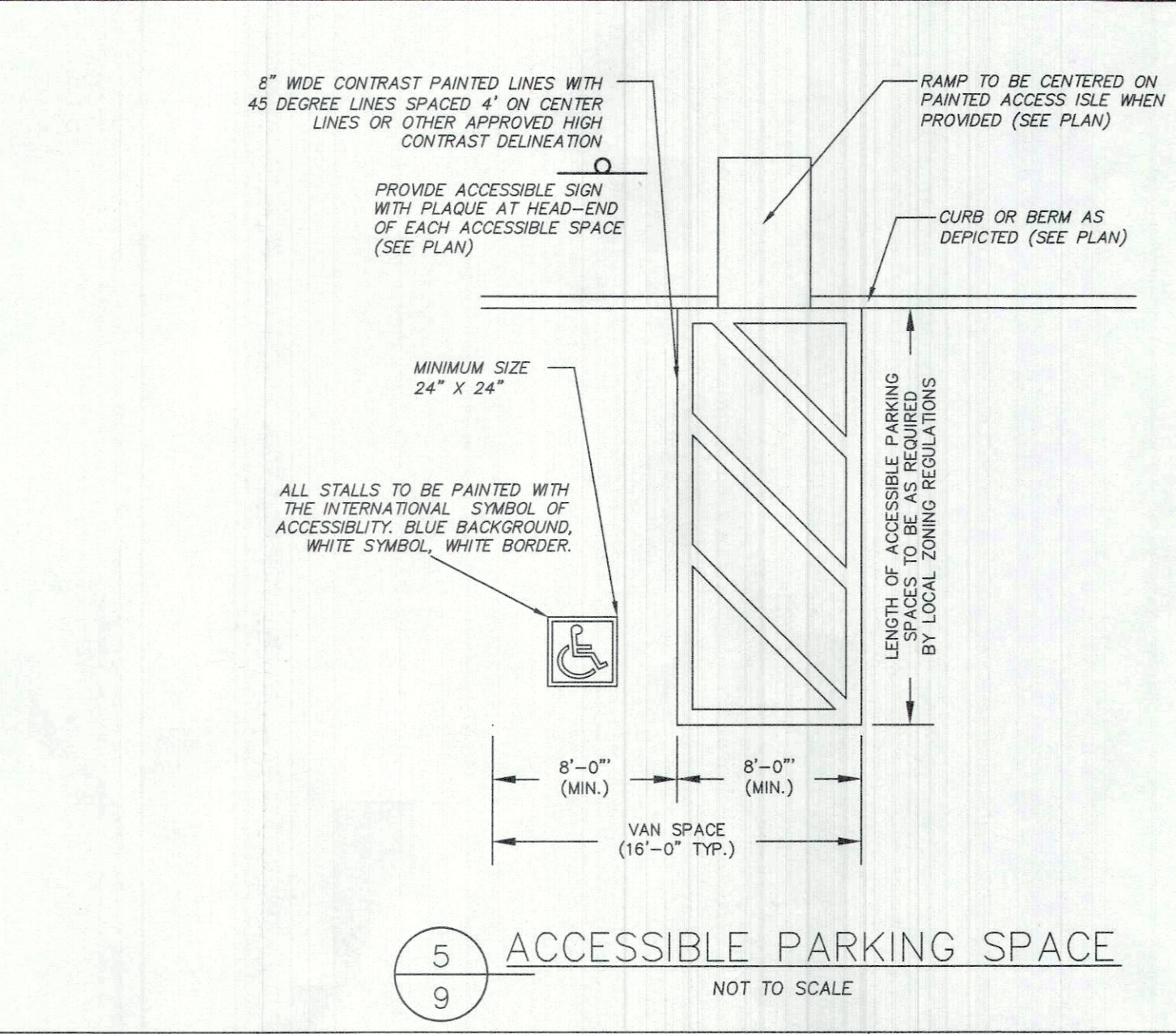
REVISIONS		
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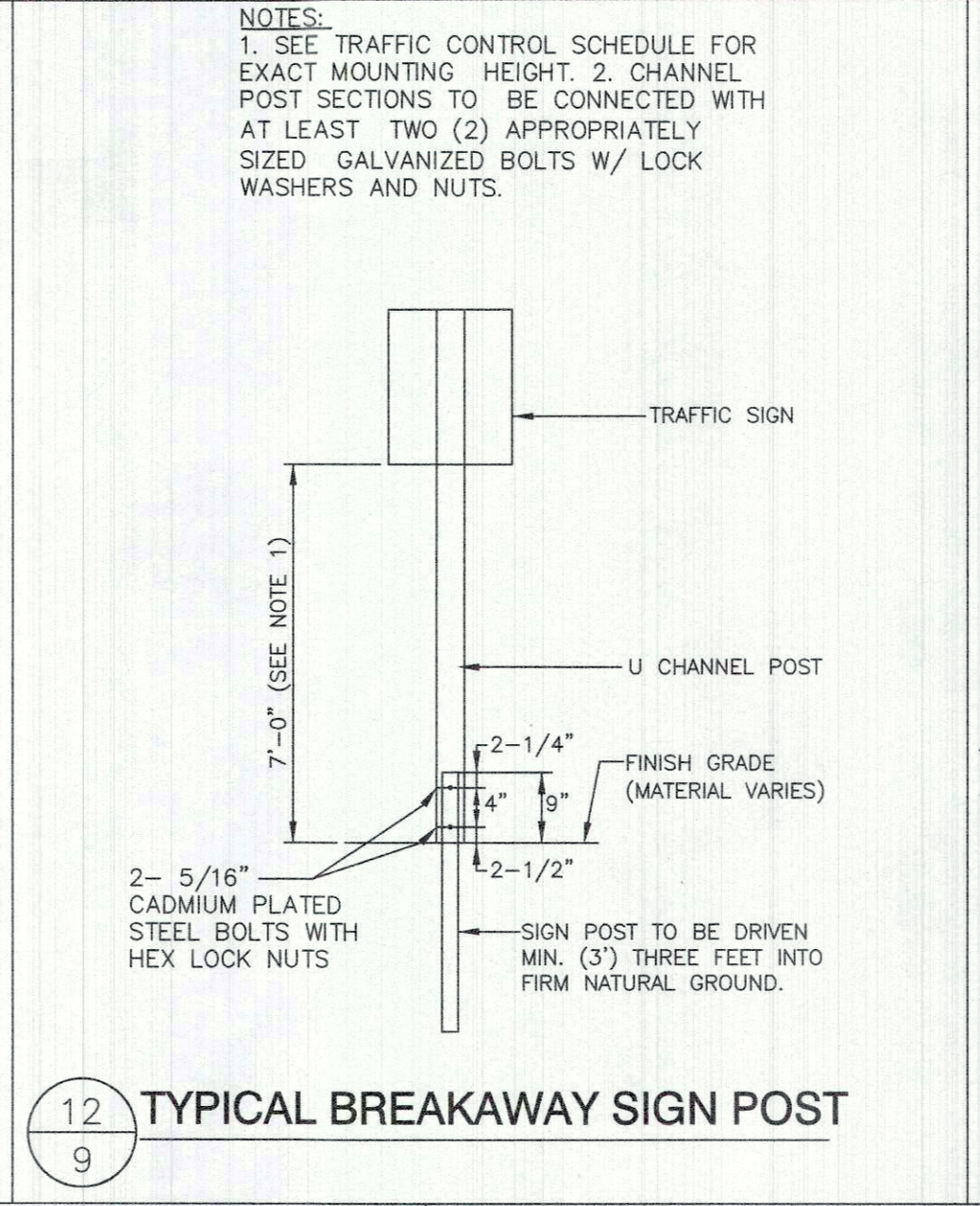
1 CONCRETE WALK AND PADS
NOT TO SCALE



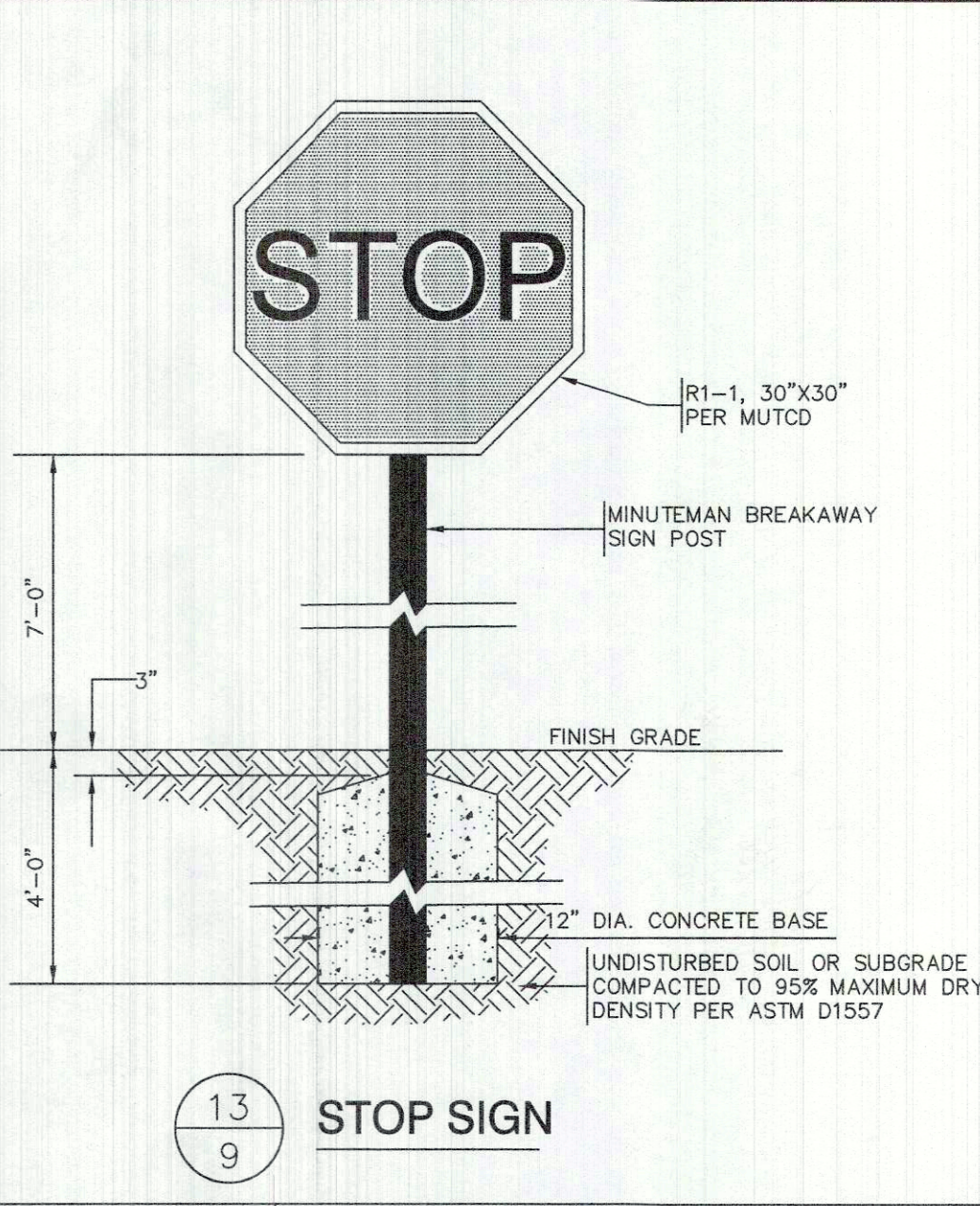
5 ACCESSIBLE PARKING SPACE
NOT TO SCALE

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.



12 TYPICAL BREAKAWAY SIGN POST
NOT TO SCALE

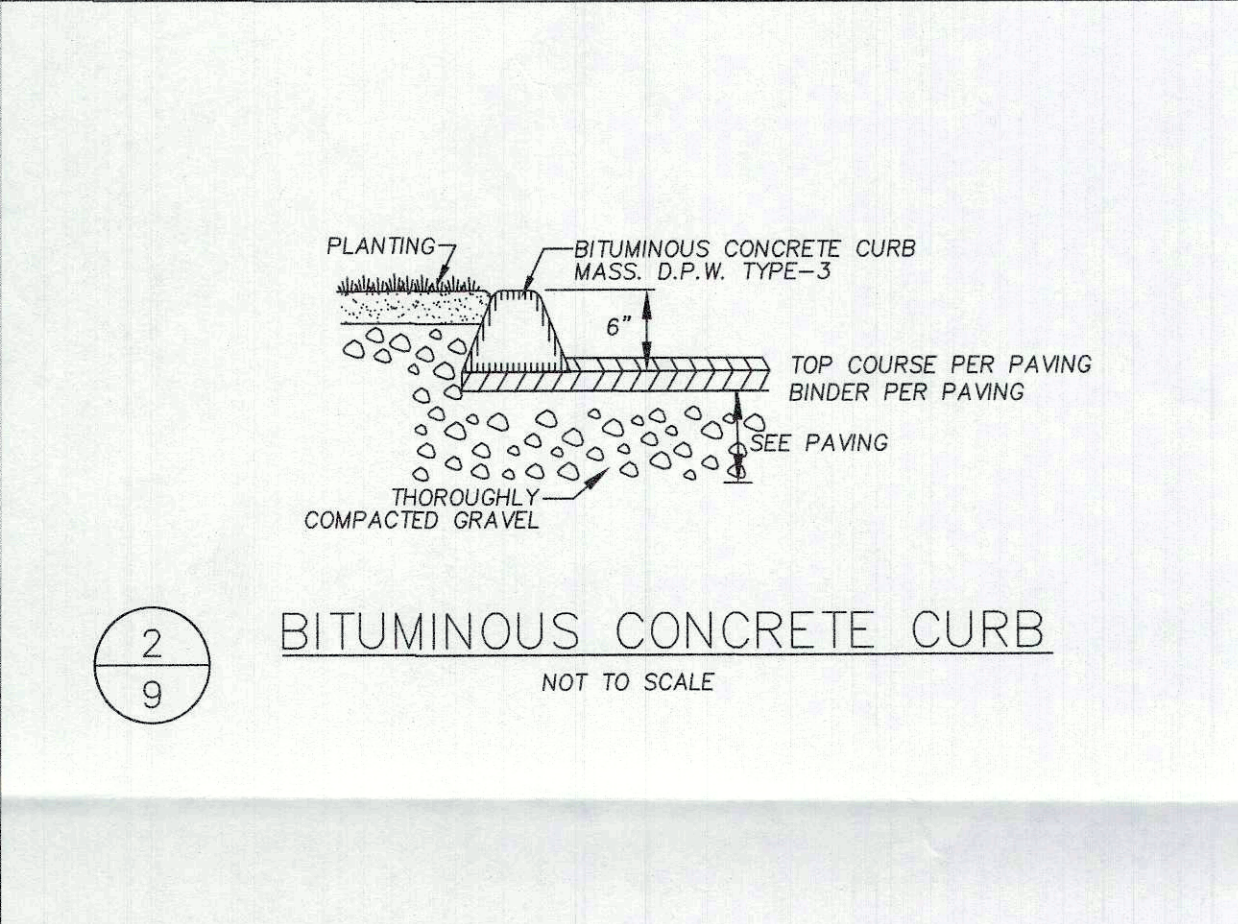


13 STOP SIGN
NOT TO SCALE

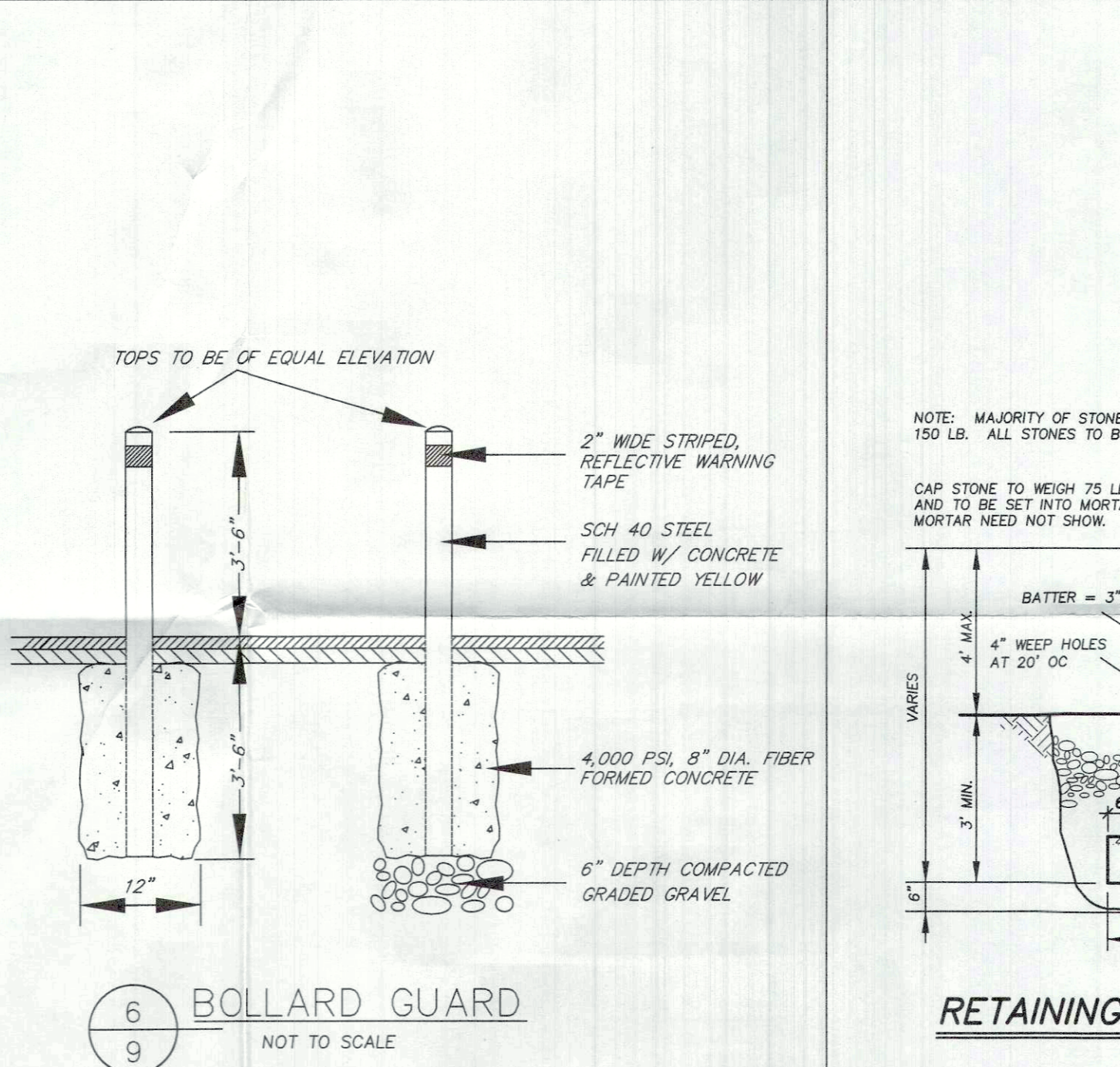
P.E. P.L.S.

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

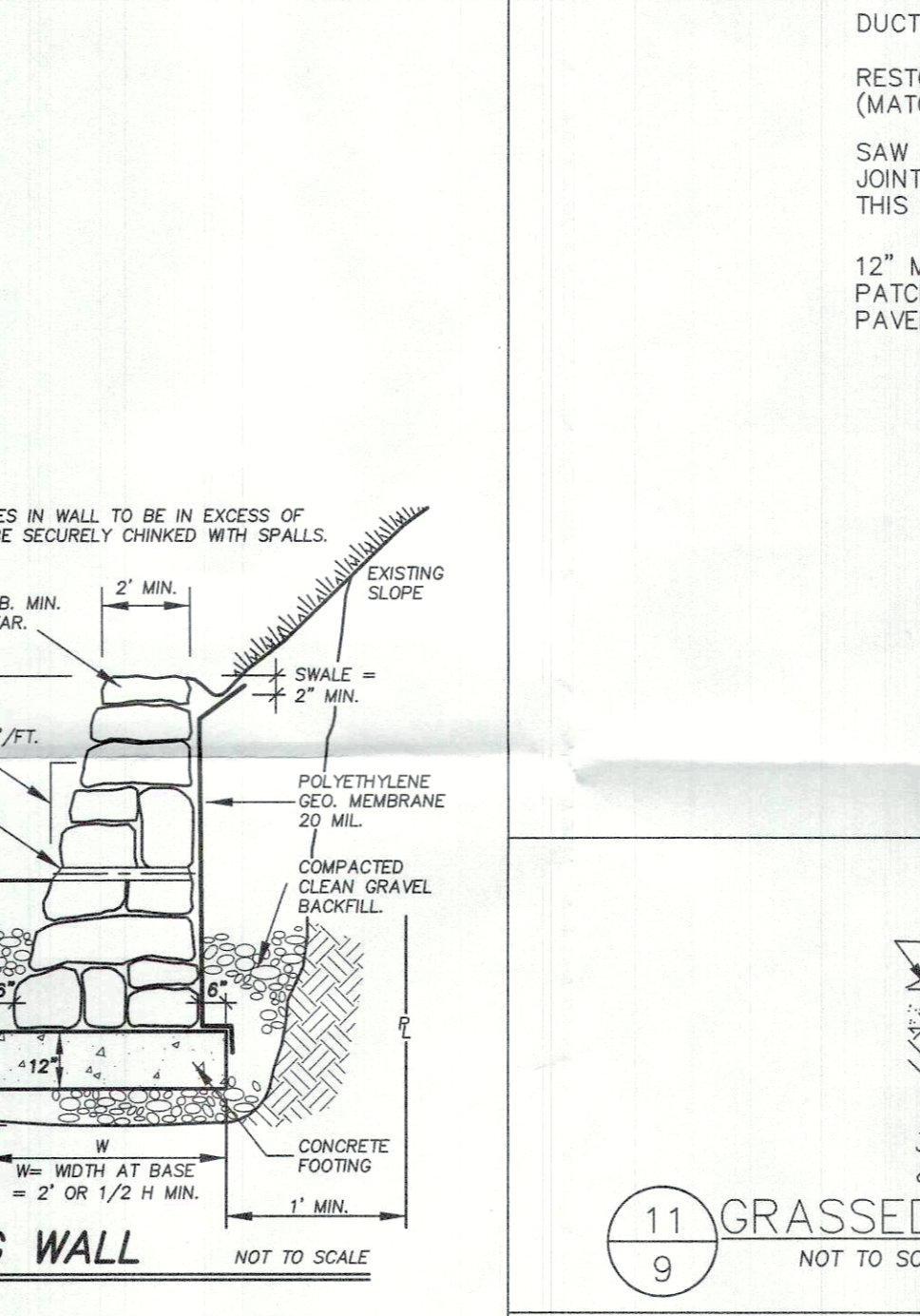
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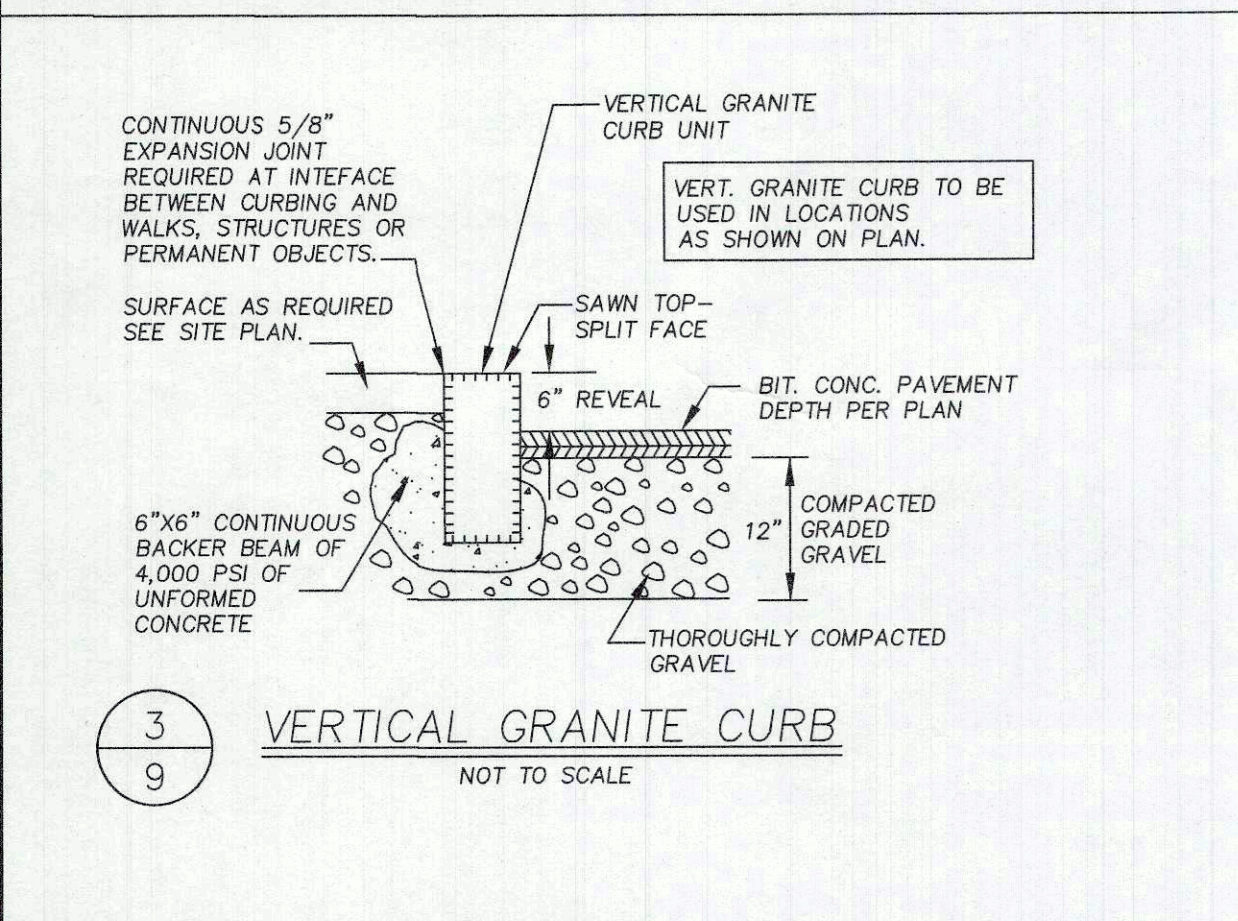
2 BITUMINOUS CONCRETE CURB
NOT TO SCALE



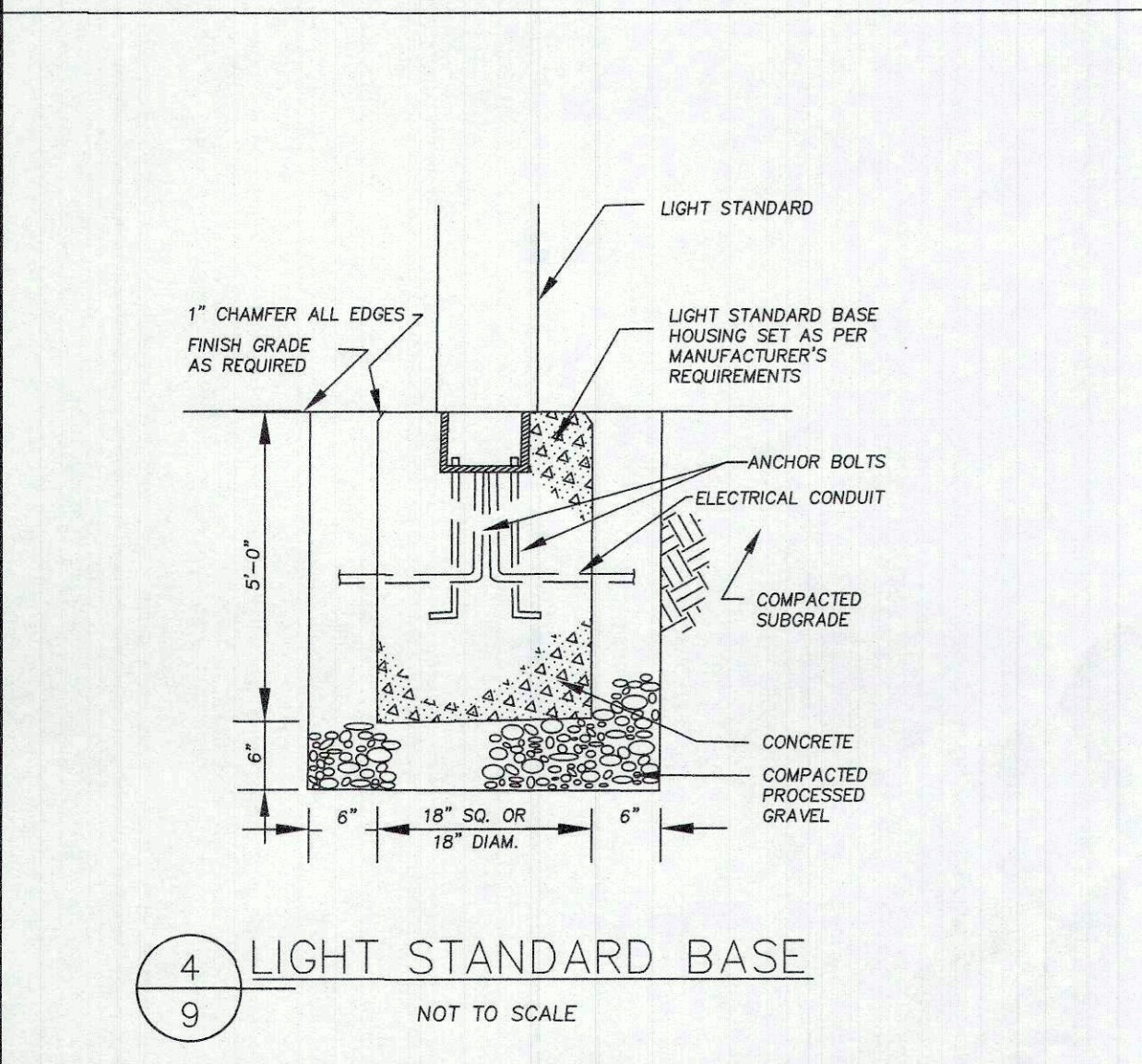
6 BOLLARD GUARD
NOT TO SCALE



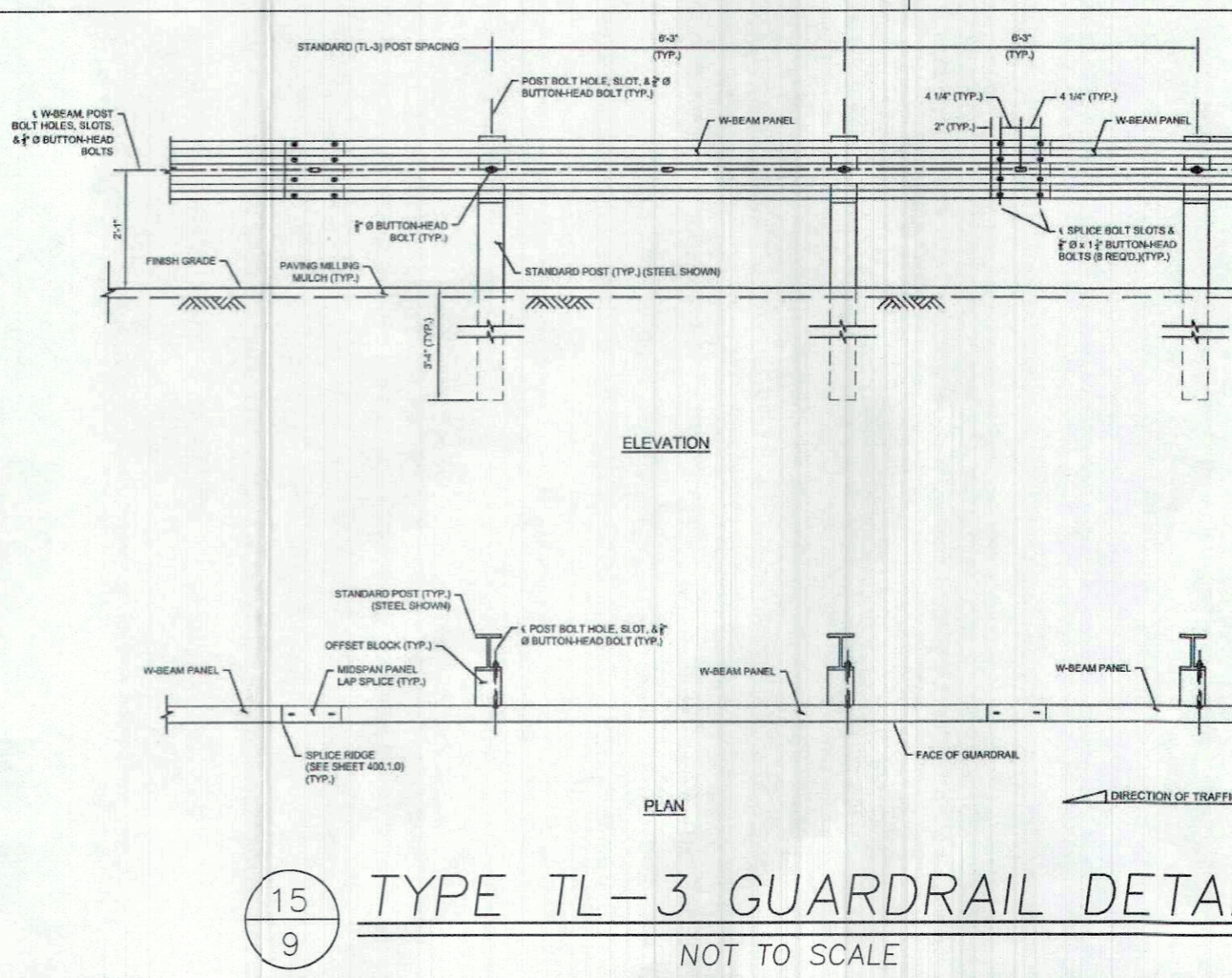
RETAINING WALL
NOT TO SCALE



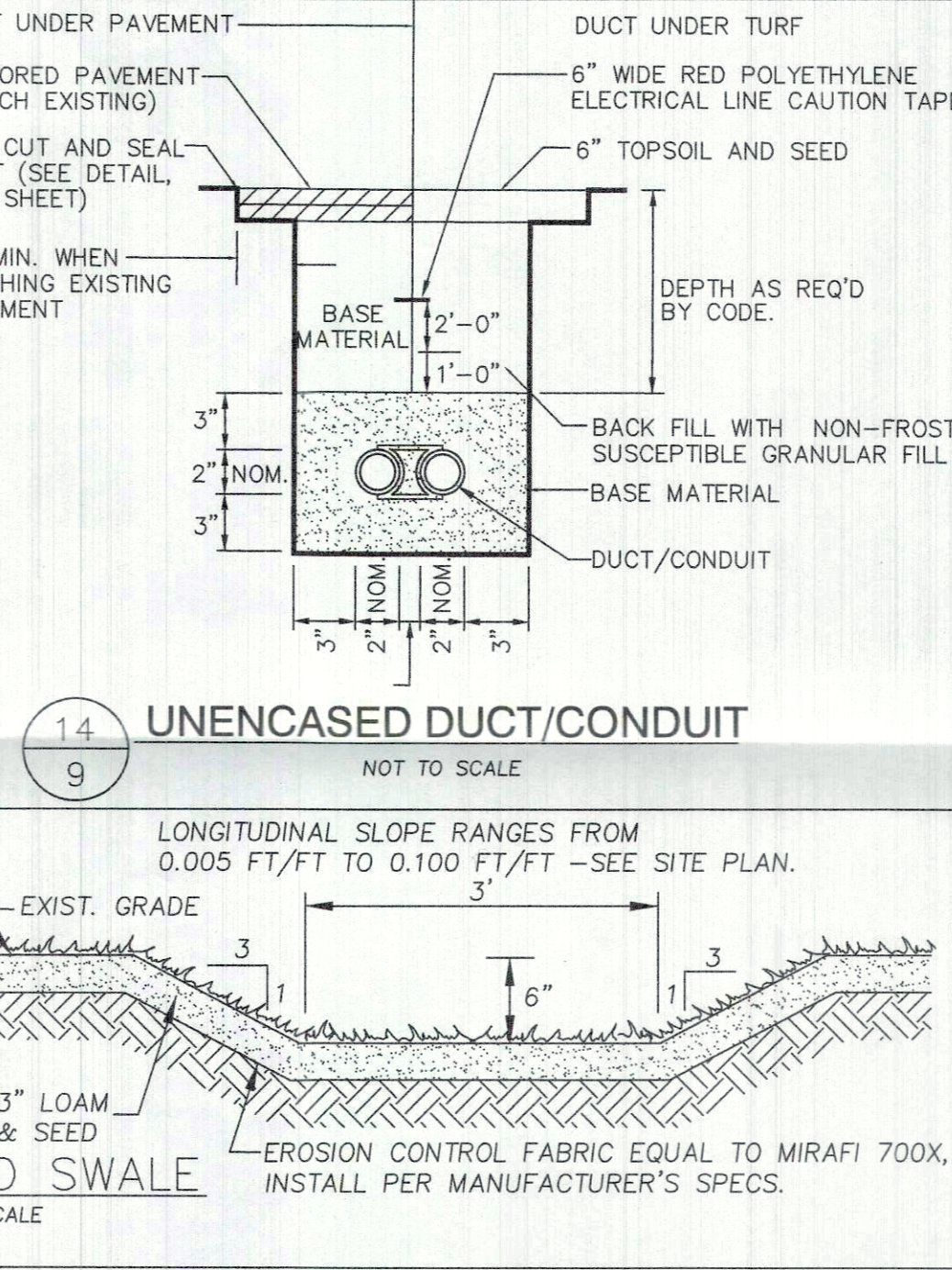
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NOT TO SCALE



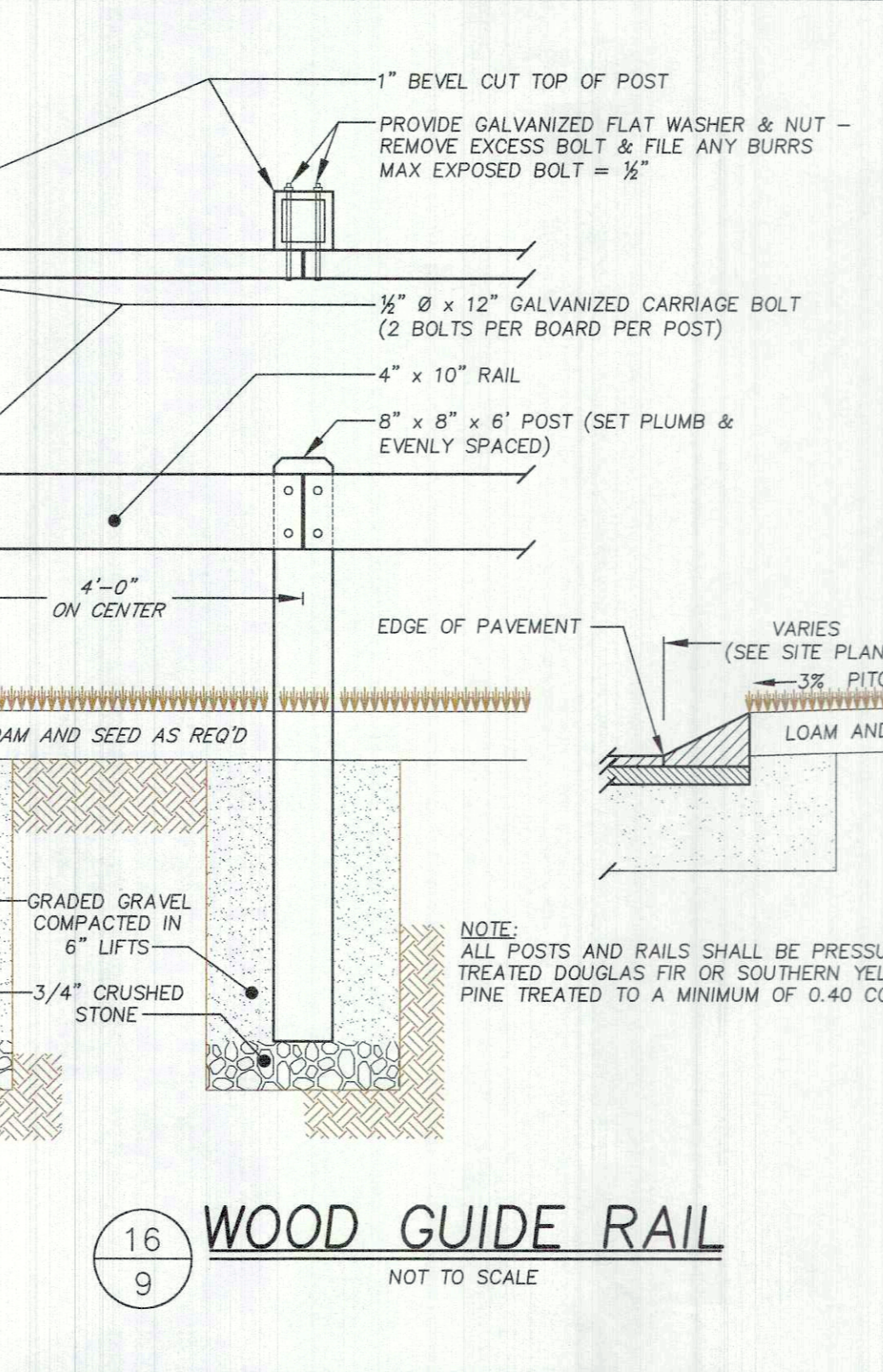
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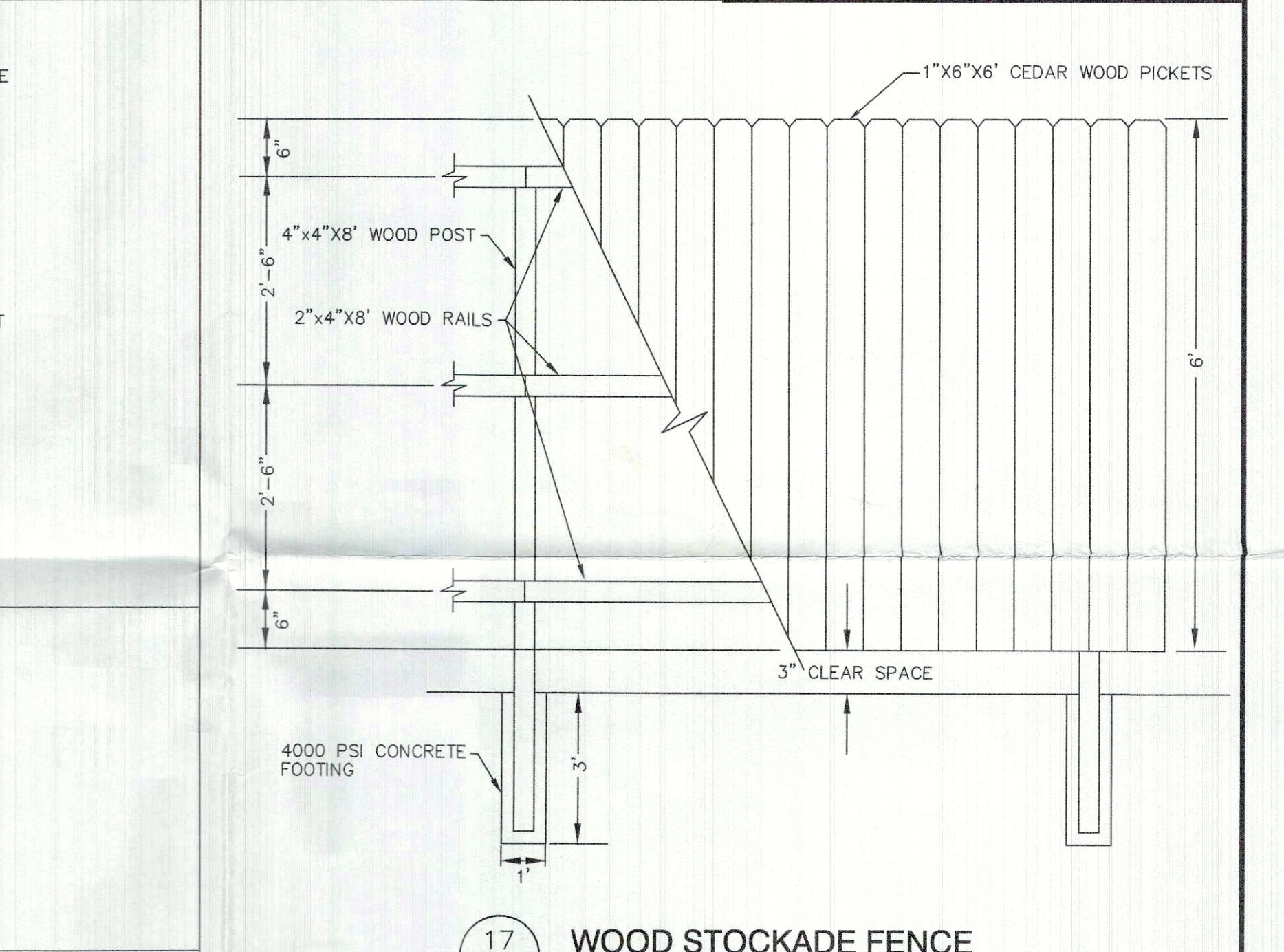
15 TYPE TL-3 GUARDRAIL DETAIL
NOT TO SCALE



14 UNENCASED DUCT/CONDUIT
NOT TO SCALE



16 WOOD GUIDE RAIL
NOT TO SCALE



17 WOOD STOCKADE FENCE
NOT TO SCALE

REVISIONS		
REV.	DATE	DESCRIPTION
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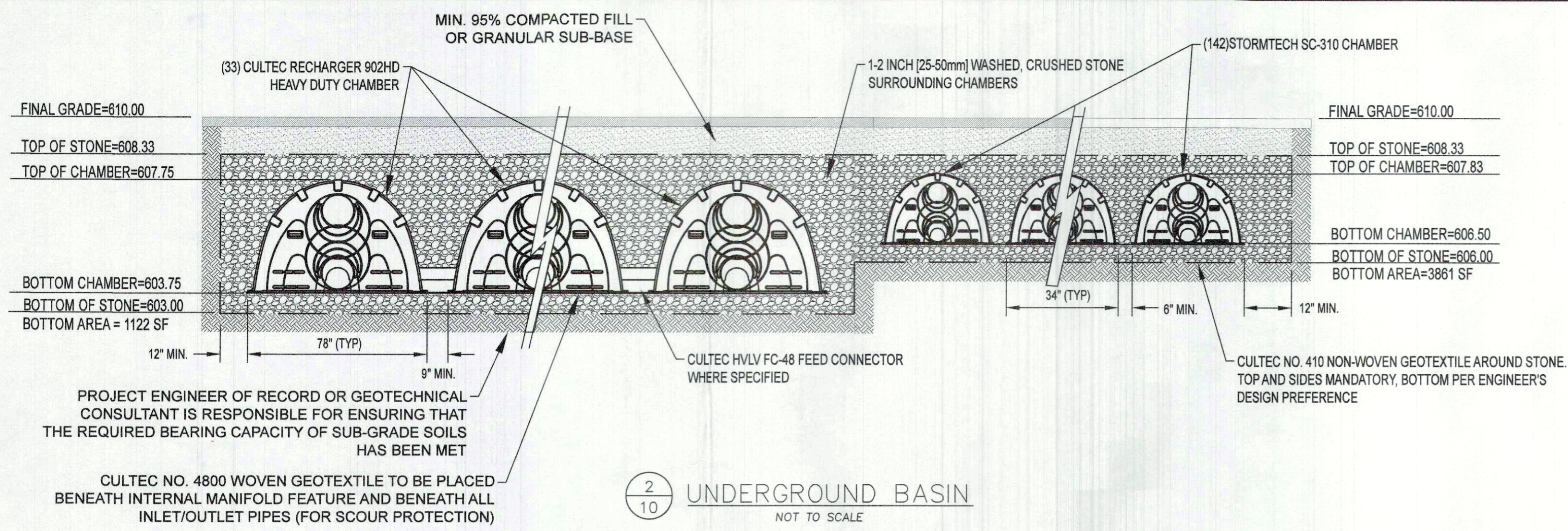
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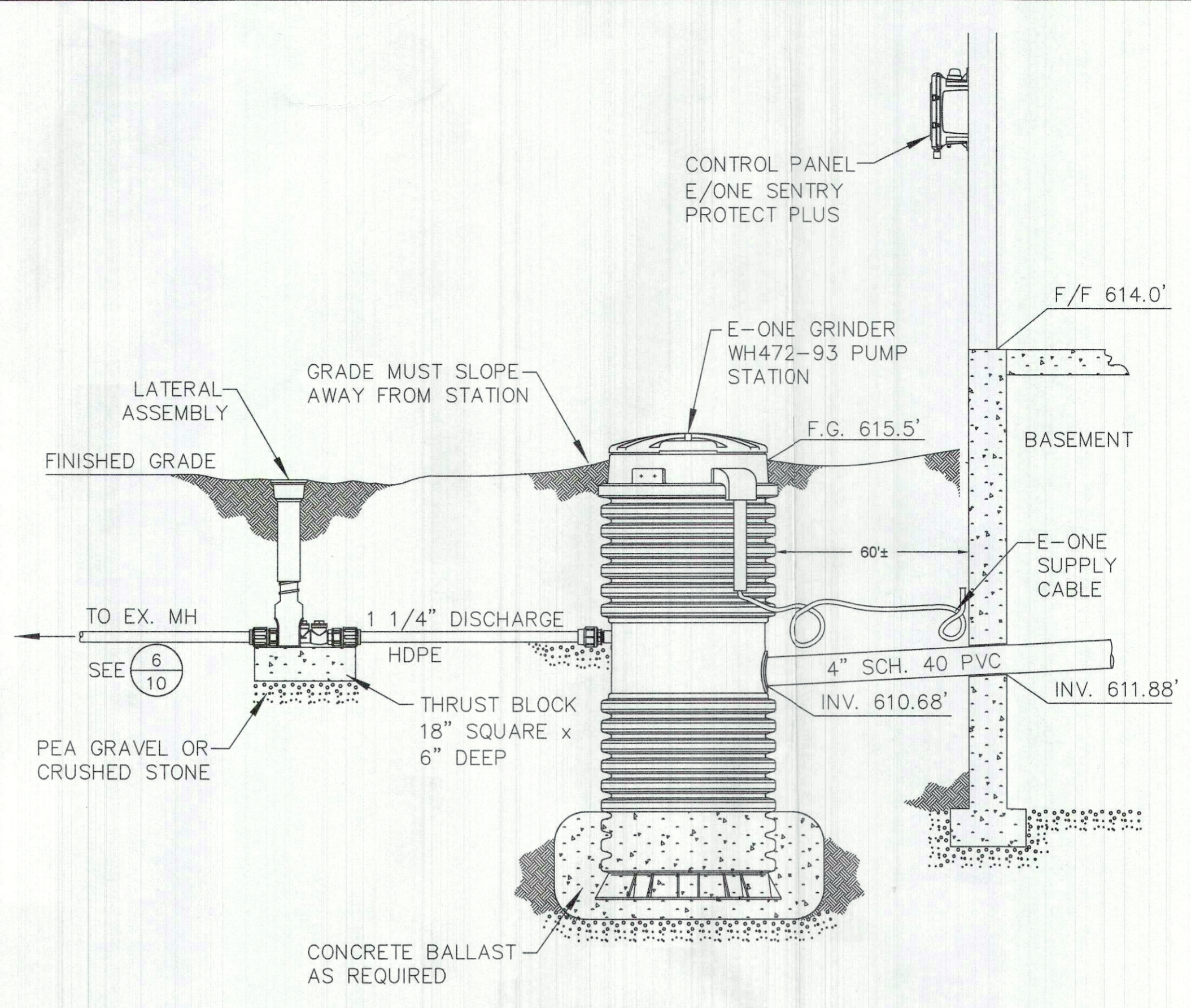
SHEET TITLE
DETAIL SHEET#1

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD (ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
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SHEET 9 OF 11

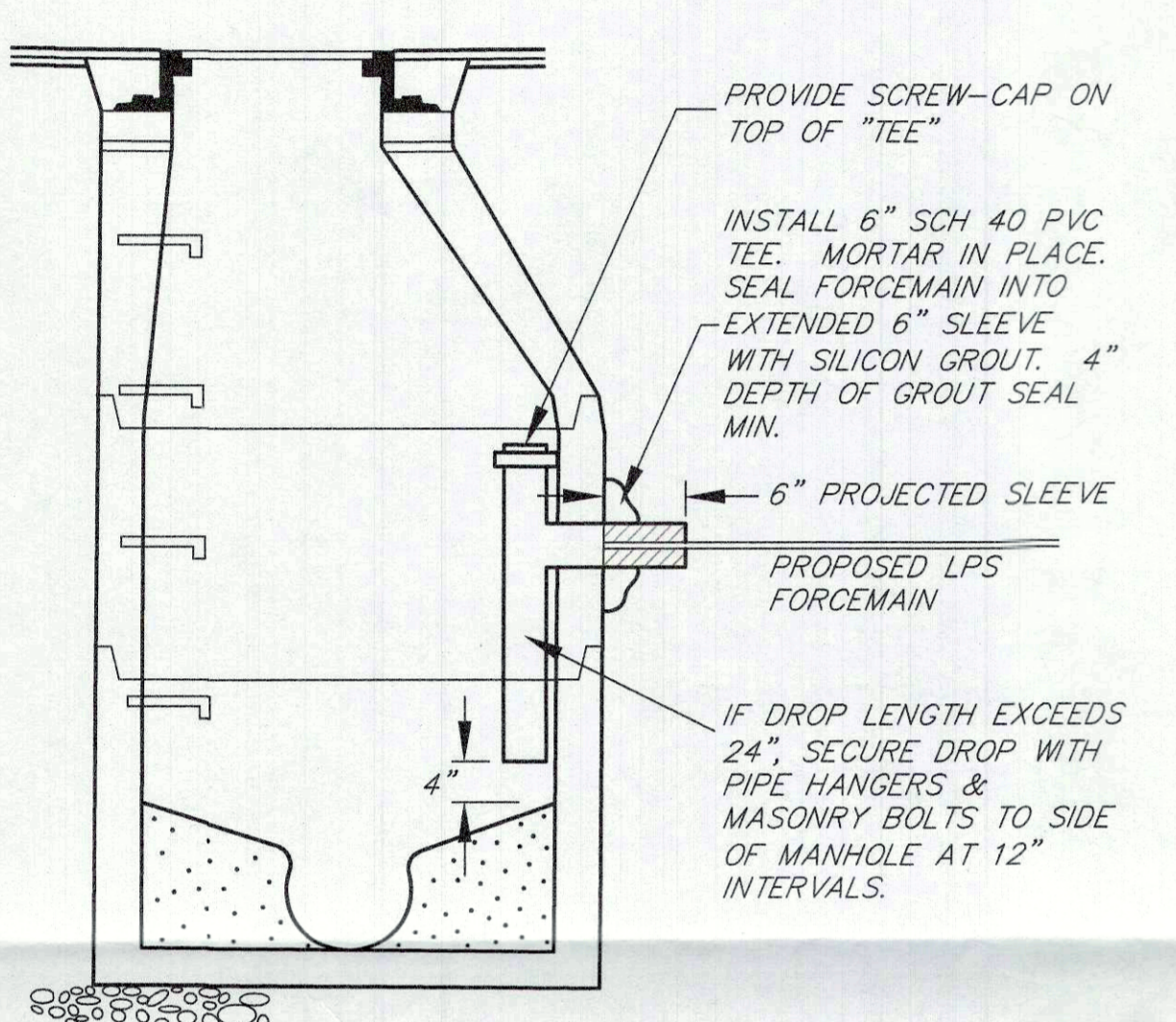
SHEET NO.
C-9.0



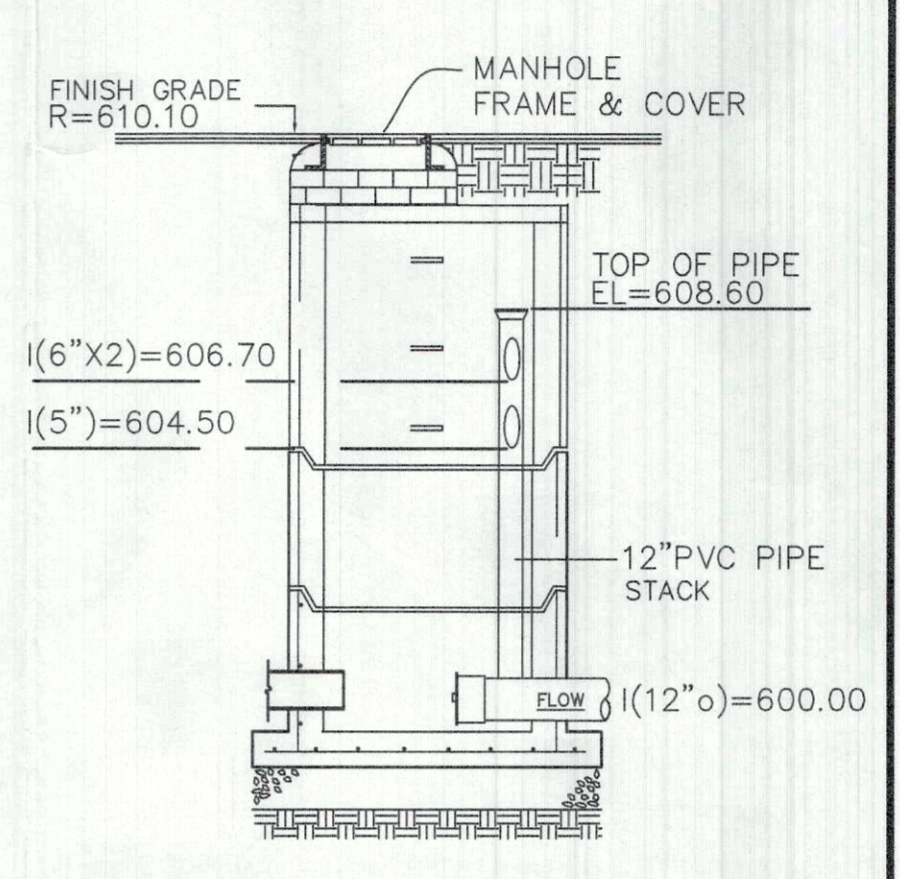
2/10 UNDERGROUND BASIN
NOT TO SCALE



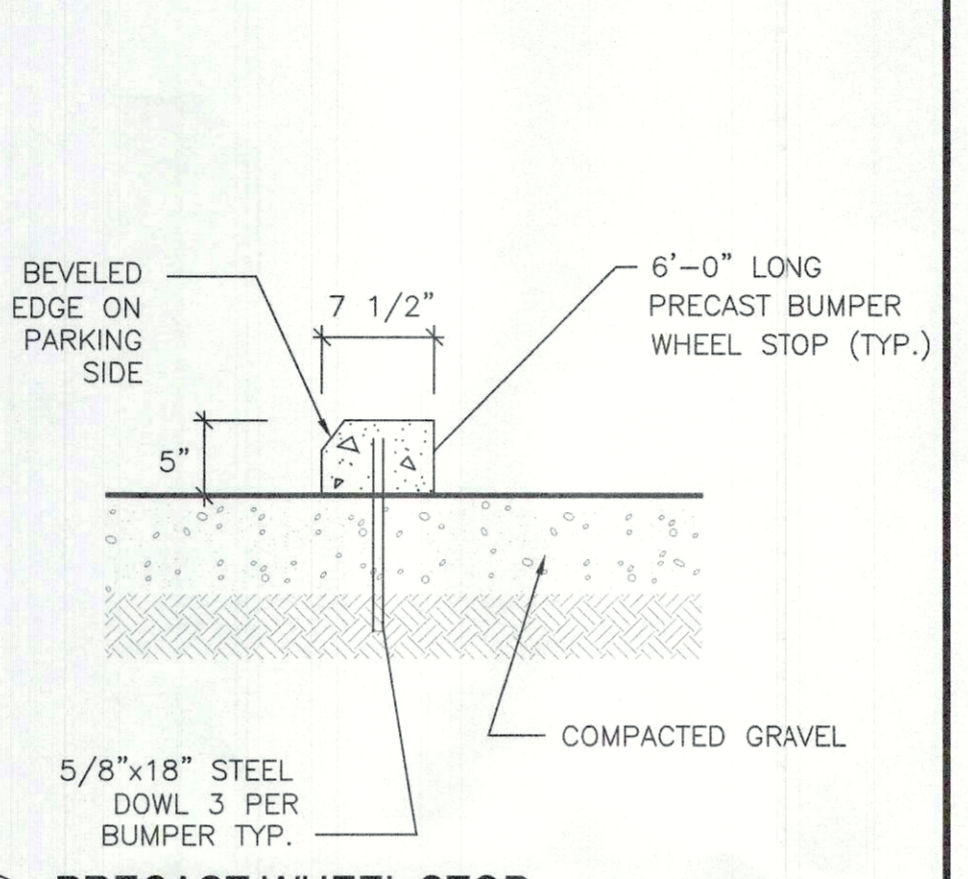
5/10 PROPOSED LP SEWER TIE-IN
SCALE: NONE



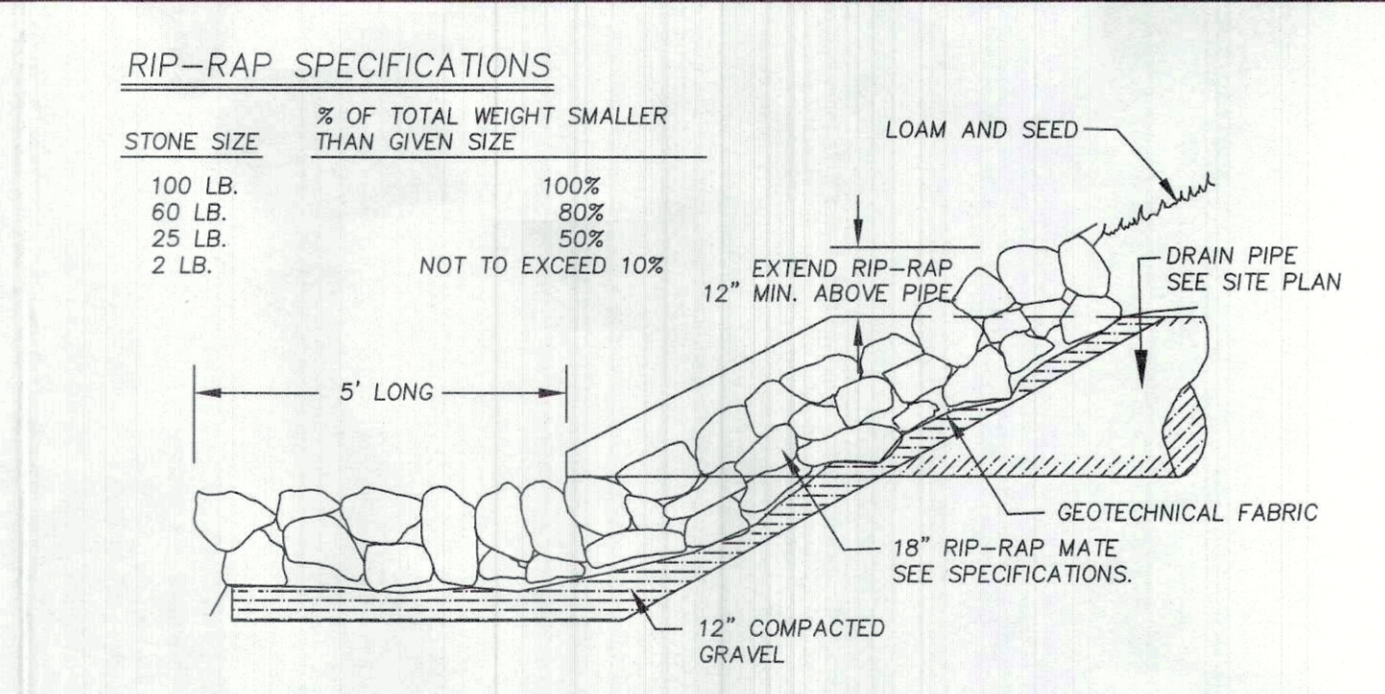
6/10 SEWER MANHOLE CONNECTION
NOT TO SCALE



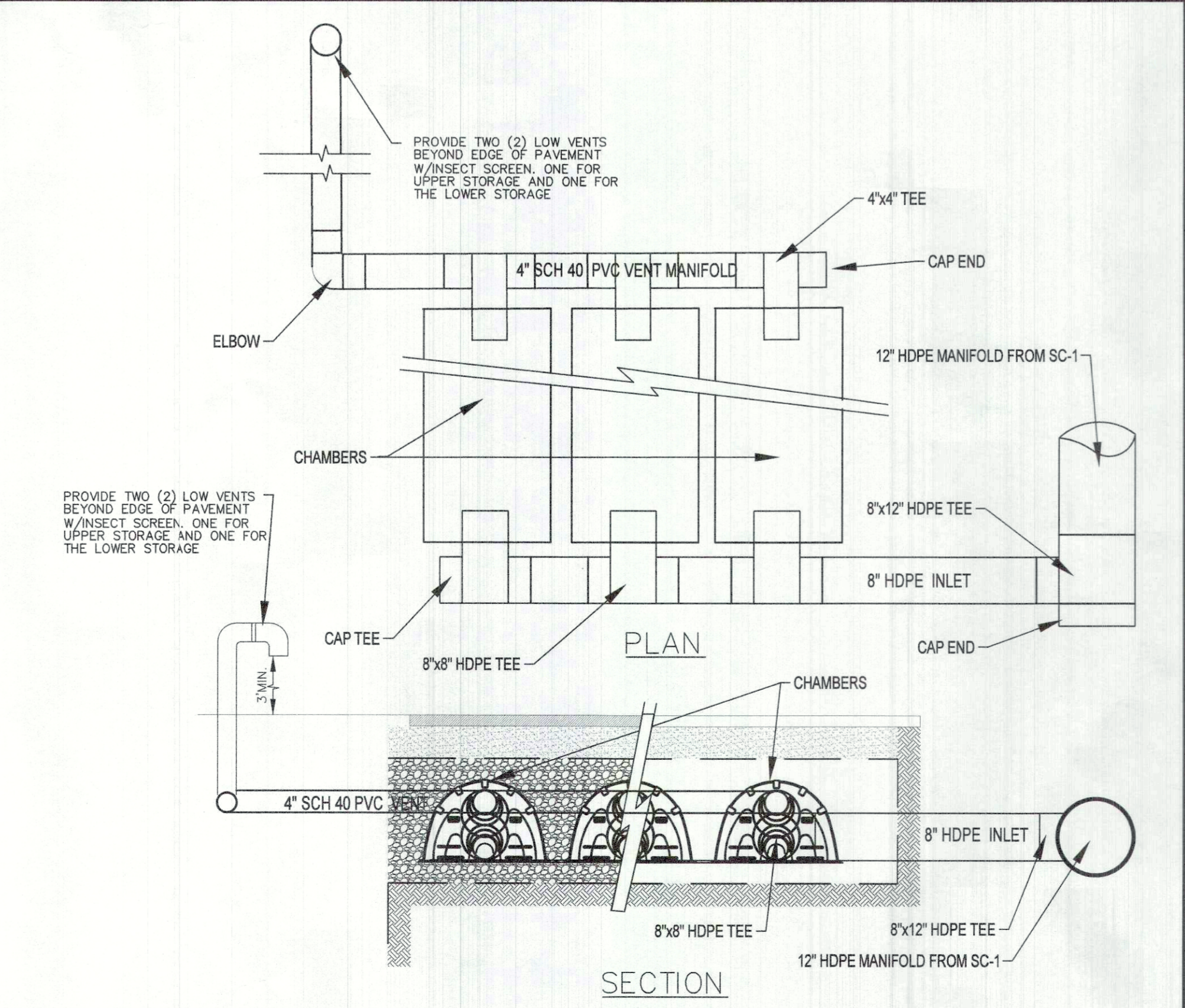
8/10 OUTLET CONTROL STRUCTURE OCS#1
NOT TO SCALE



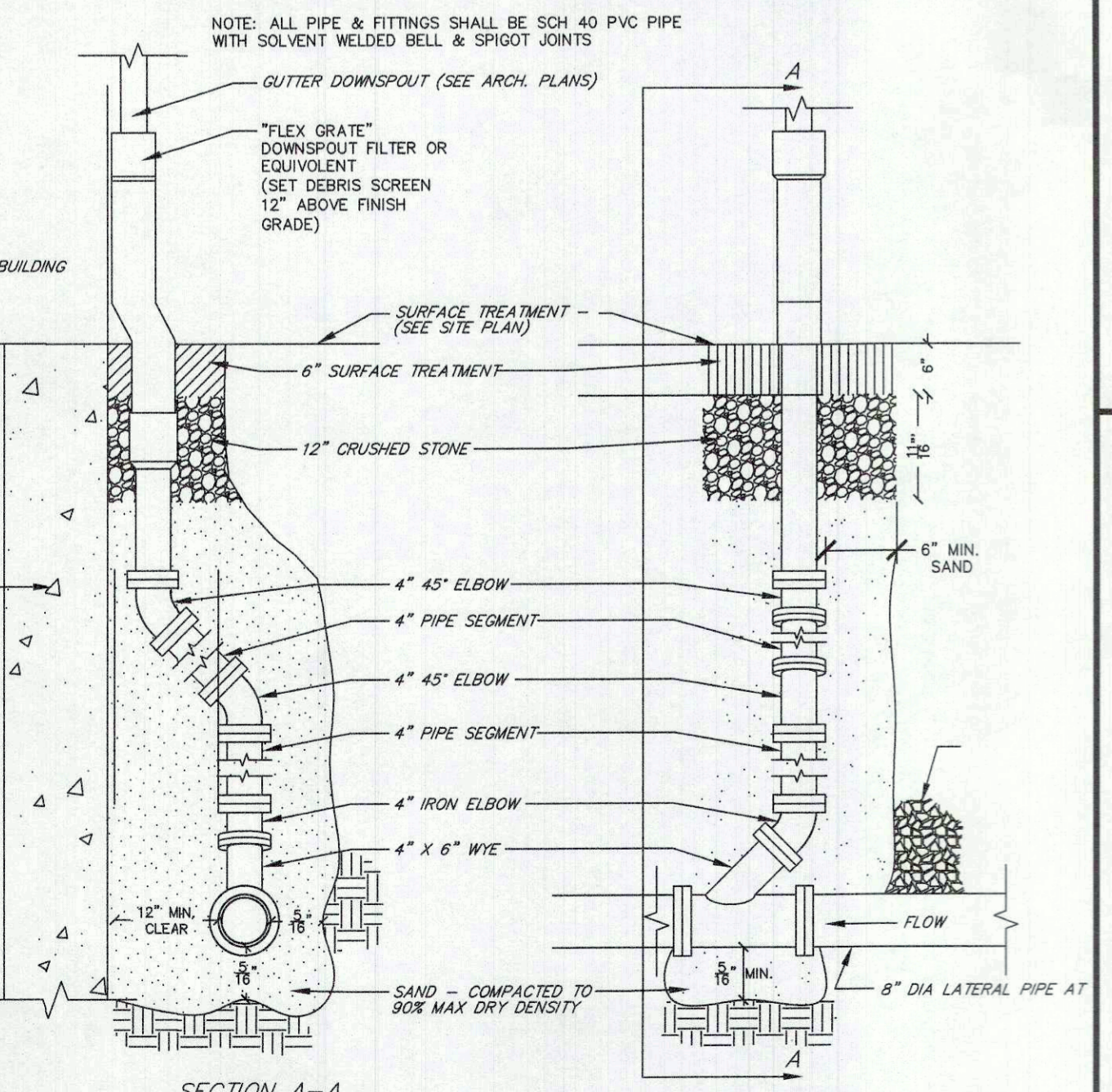
4/10 PRECAST WHEEL STOP
NOT TO SCALE



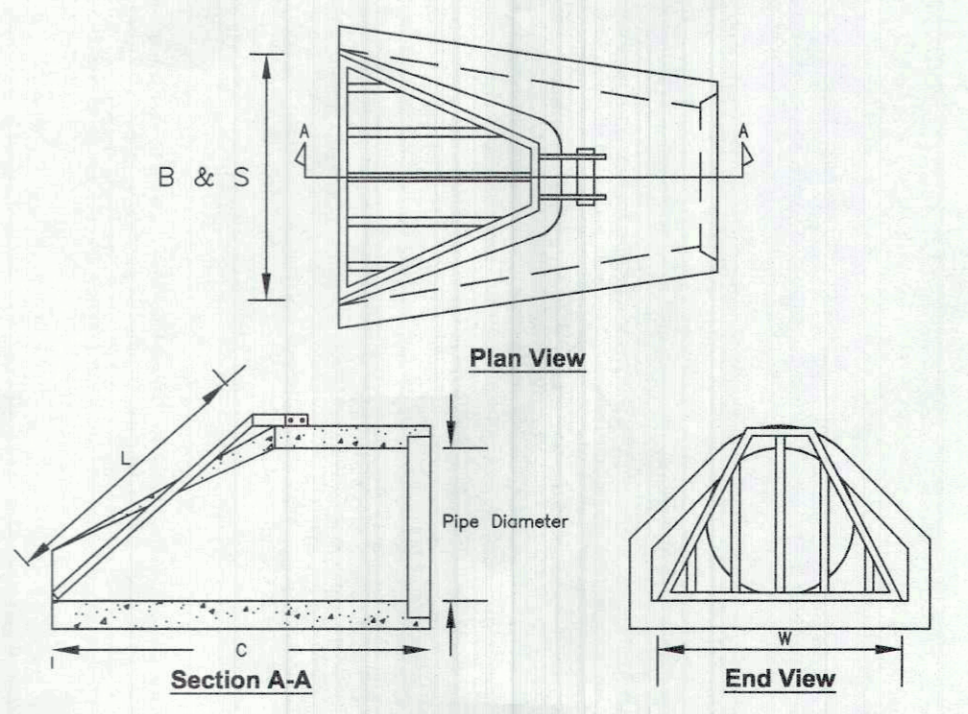
6/10 FLARED END RIP RAP OUTLET
NOT TO SCALE



9/10 UNDERGROUND BASIN INLET & VENTING
NOT TO SCALE



3/10 ROOF DRAIN CONNECTION
NOT TO SCALE



Pipe Diameter	Trash Rack Width W (in.)	Trash Rack Length L (in.)	Total # of Bars B	Bar Spacing S (in.)
12"	21.00"	30.00"	3	6.0"
15"	28.00"	32.00"	3	6.5"
18"	33.00"	34.00"	3	8.0"

7/10 PIPE TRASH GUARD
NOT TO SCALE

P.E. P.L.S.

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

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

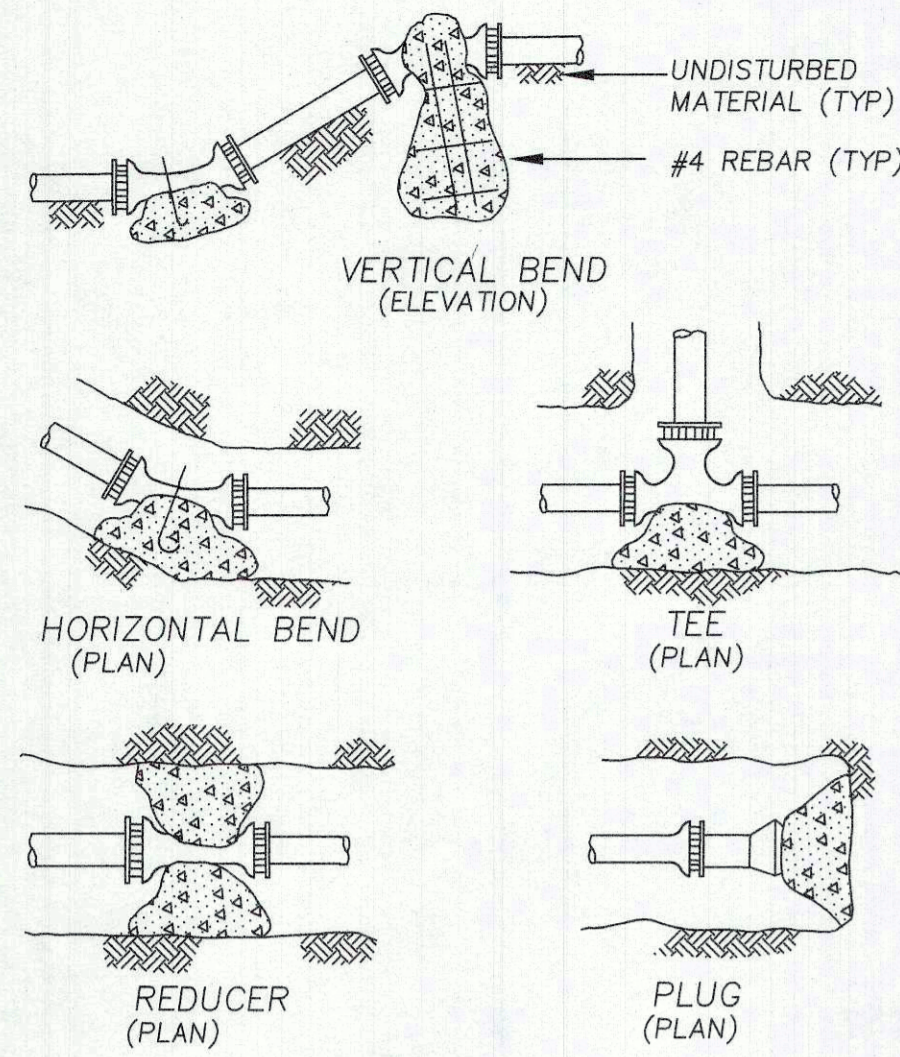
PREPARED BY:
SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

SHEET TITLE
DETAIL SHEET#2

DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD (ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 10 OF 11

SHEET NO.
C-10.0

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 9/13/21		
CAD FILE 19-288_150...Alt2.dwg		



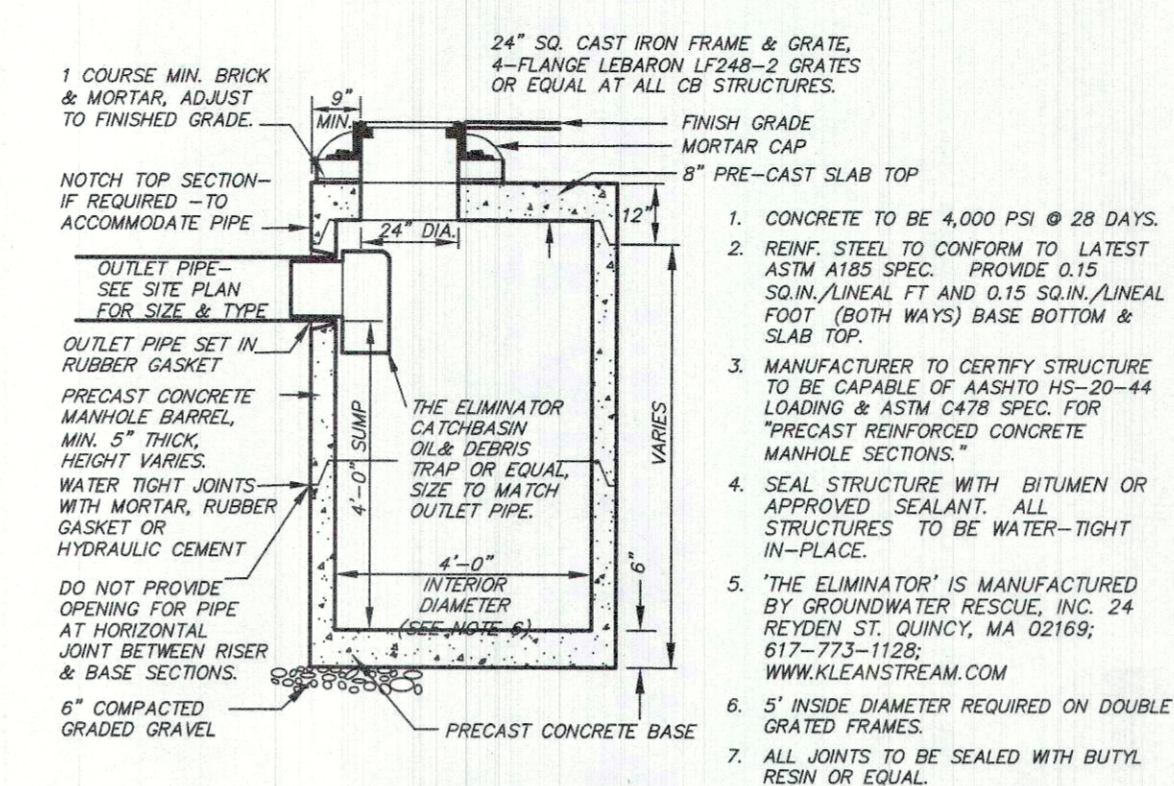
AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET BASED ON 250 P.S.I. & 1.5 TONS/S.F. ALLOWABLE SOIL BEARING CAPACITY

PIPE SIZE (M) BEND	1/4 BEND	1/8 BEND	1/16 & 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

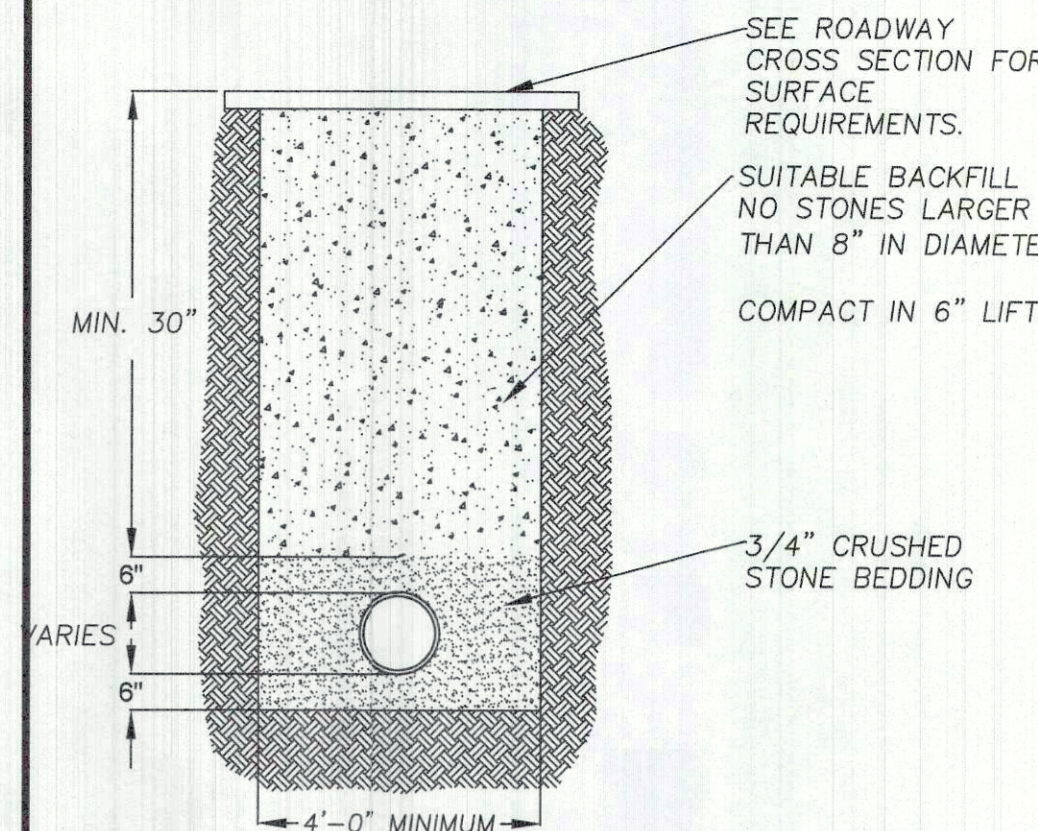
NORMAL FITTING DIAMETER	BEARING AREA - SQ. FT.				
	90° BEND	45° BEND	BETWEEN 10°-45°	BRANCH OF TEE	DEAD END
6"	4	2	2	4	4
8"	7	4	3	5	5

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

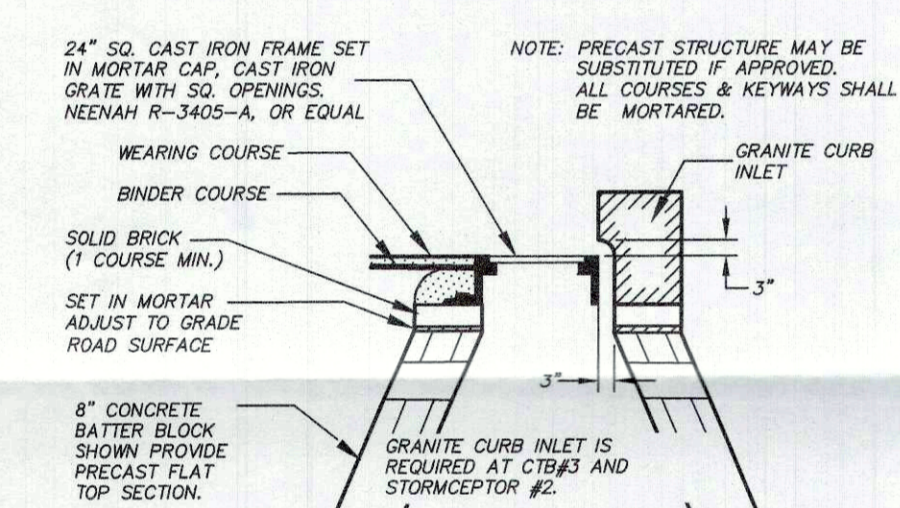
1 THRUST BLOCK DETAILS
NOT TO SCALE



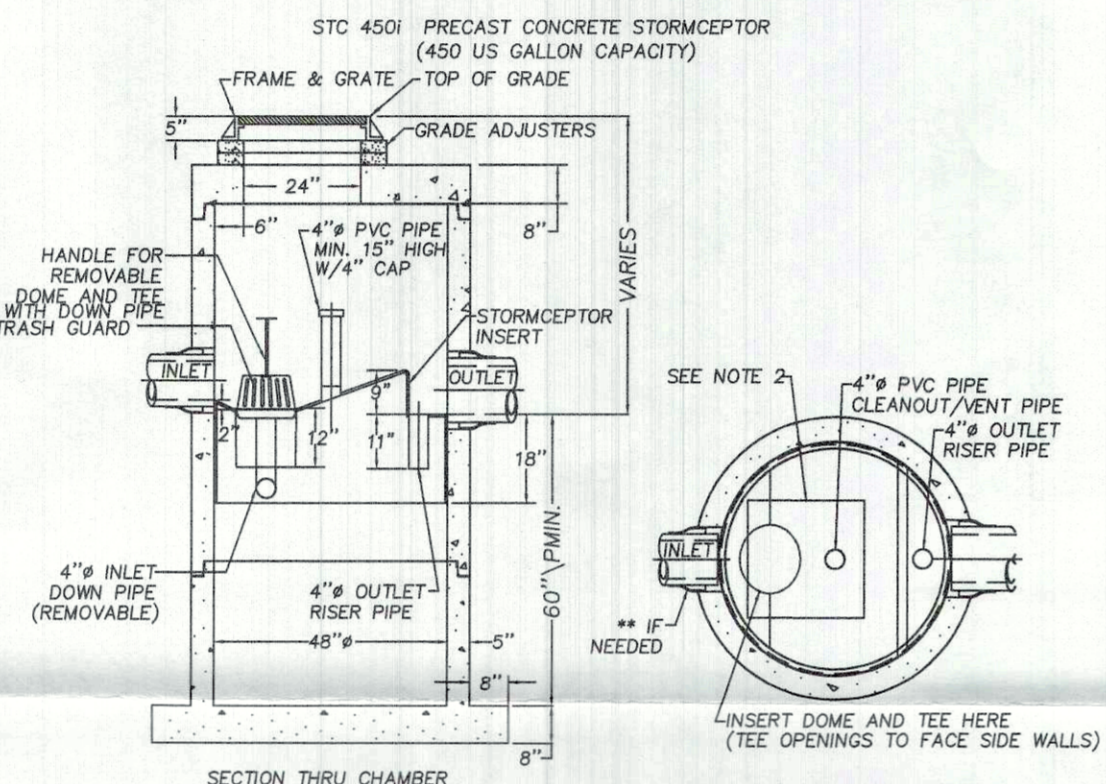
4 PRECAST CONCRETE FLAT TOP CATCH BASIN
NOT TO SCALE



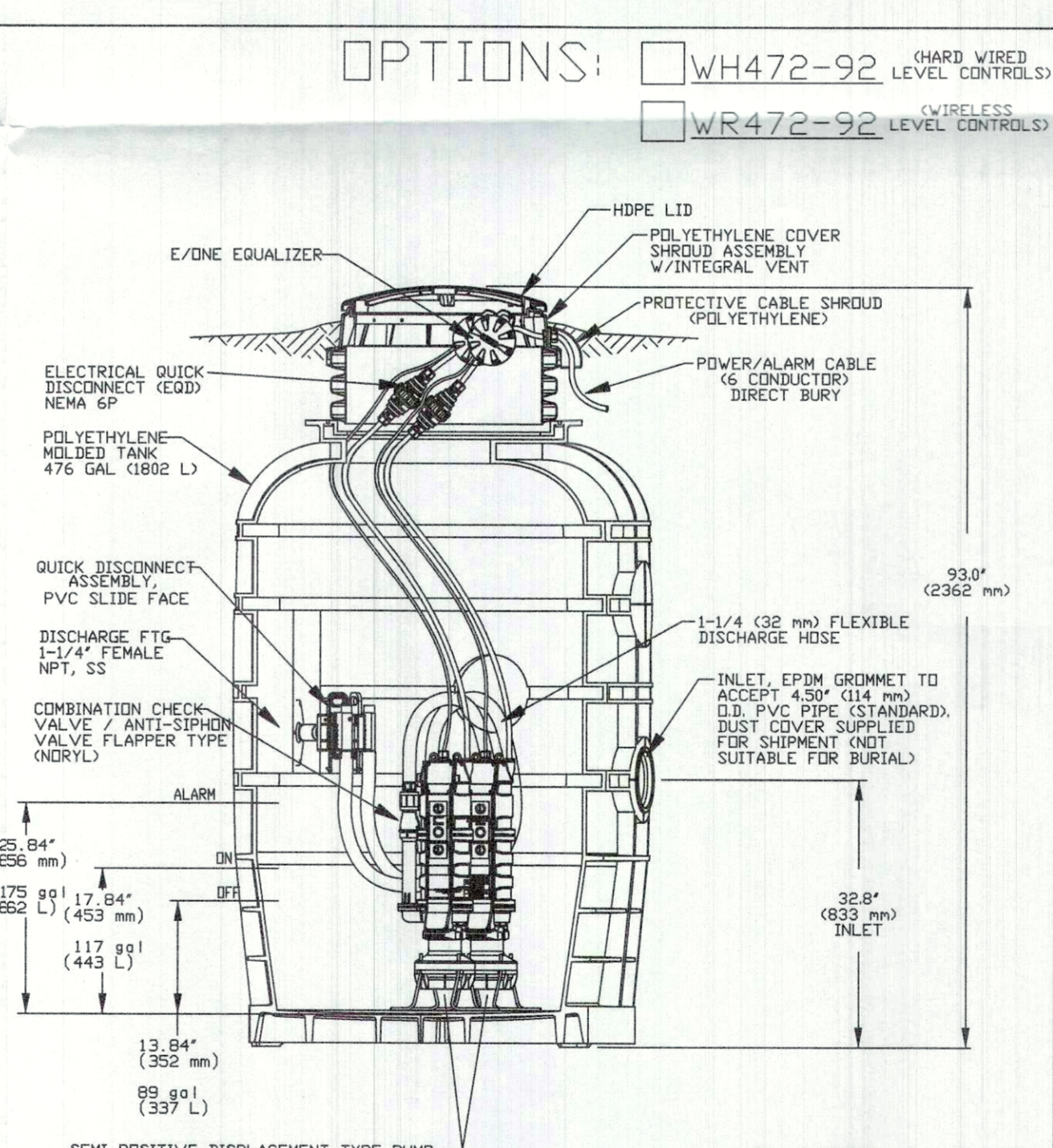
10 TYPICAL SEWER MAIN TRENCH
NOT TO SCALE



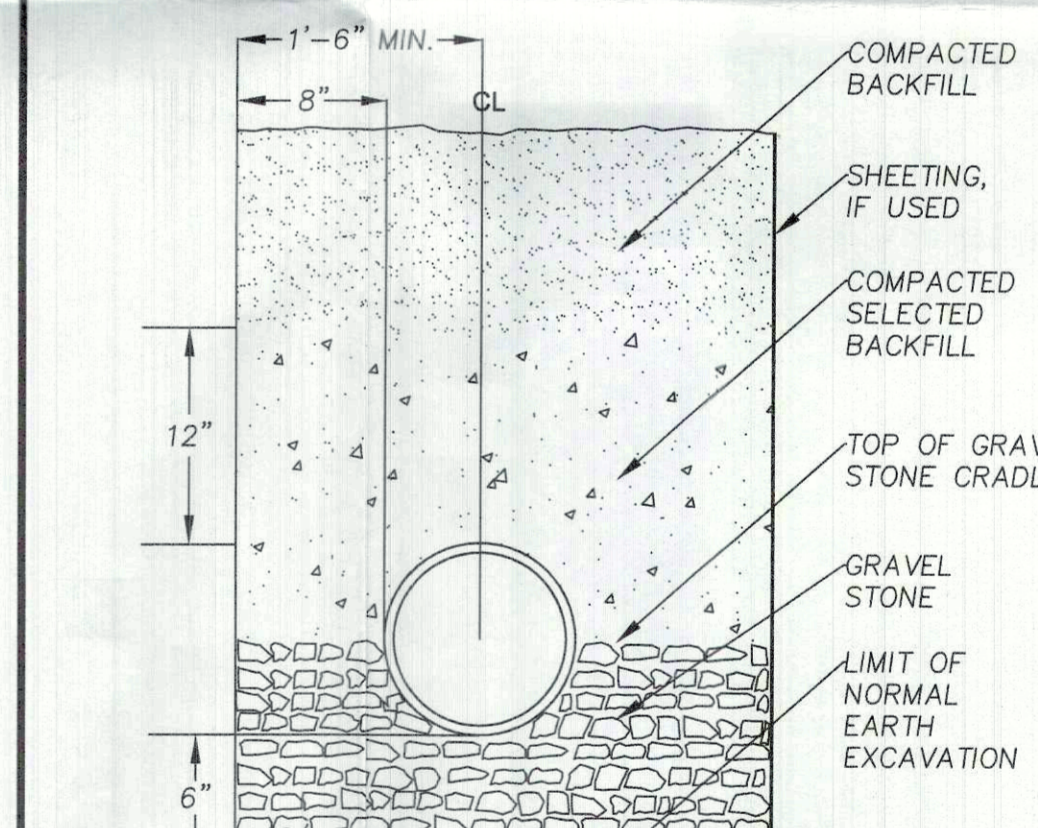
2 CATCHBASIN WITH GRANITE CURB
NOT TO SCALE



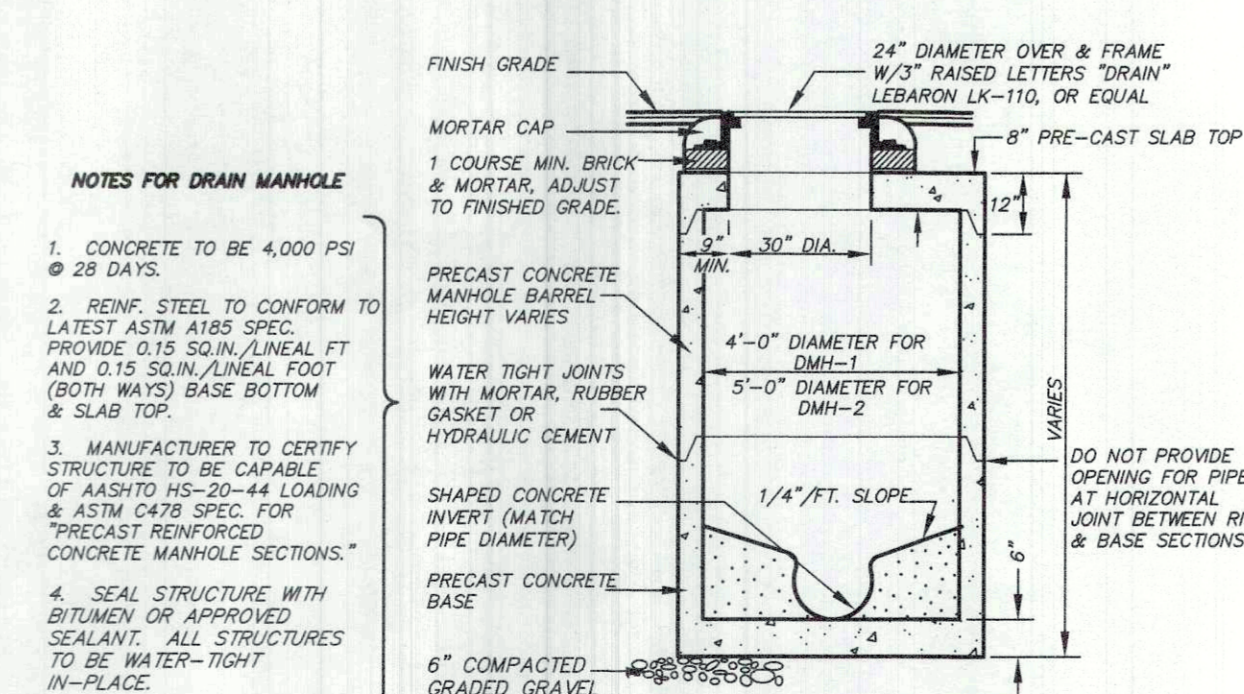
7 STORMCEPTOR - WATER QUALITY SEPARATOR
NOT TO SCALE



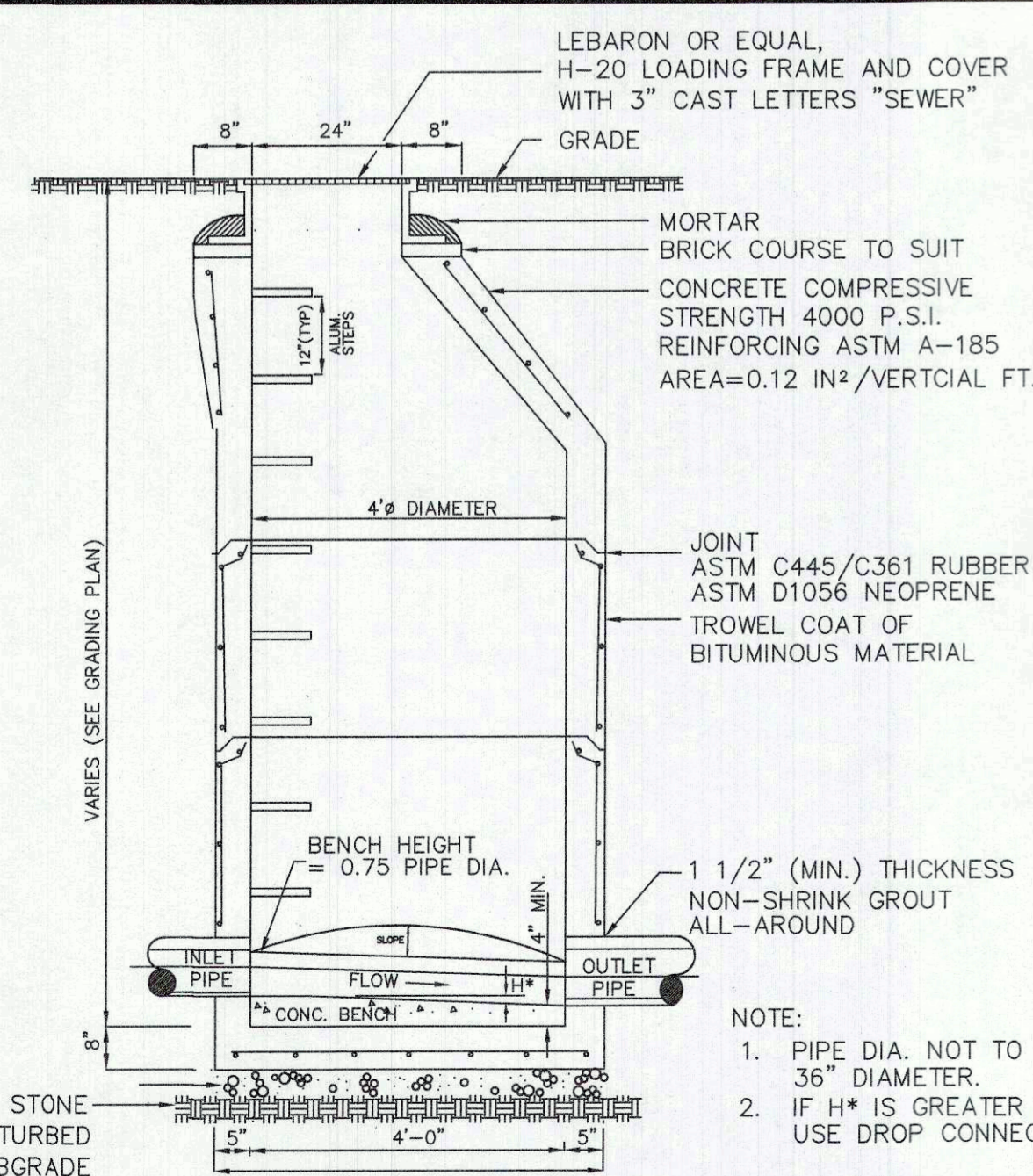
8 E-ONE PUMP (TYP.)
NOT TO SCALE



9 TYPICAL DRAIN MAIN TRENCH
NOT TO SCALE



6 PRECAST DRAIN MANHOLE
NOT TO SCALE



5 STANDARD SANITARY MANHOLE
NOT TO SCALE

P.E. P.L.S.

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

APPROVAL DATE: _____
ENDORSEMENT DATE: _____

PREPARED BY:
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SHEET TITLE
DEFINITIVE SITE PLAN
at
150 CHARLTON ROAD (ROUTE 20)
STURBRIDGE, MA
PREPARED FOR
COBRA REALTY TRUST
SHEET 11 OF 11

SHEET NO.
C-11.0

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