

LOCUS MAP
SCALE : 1"=1000'

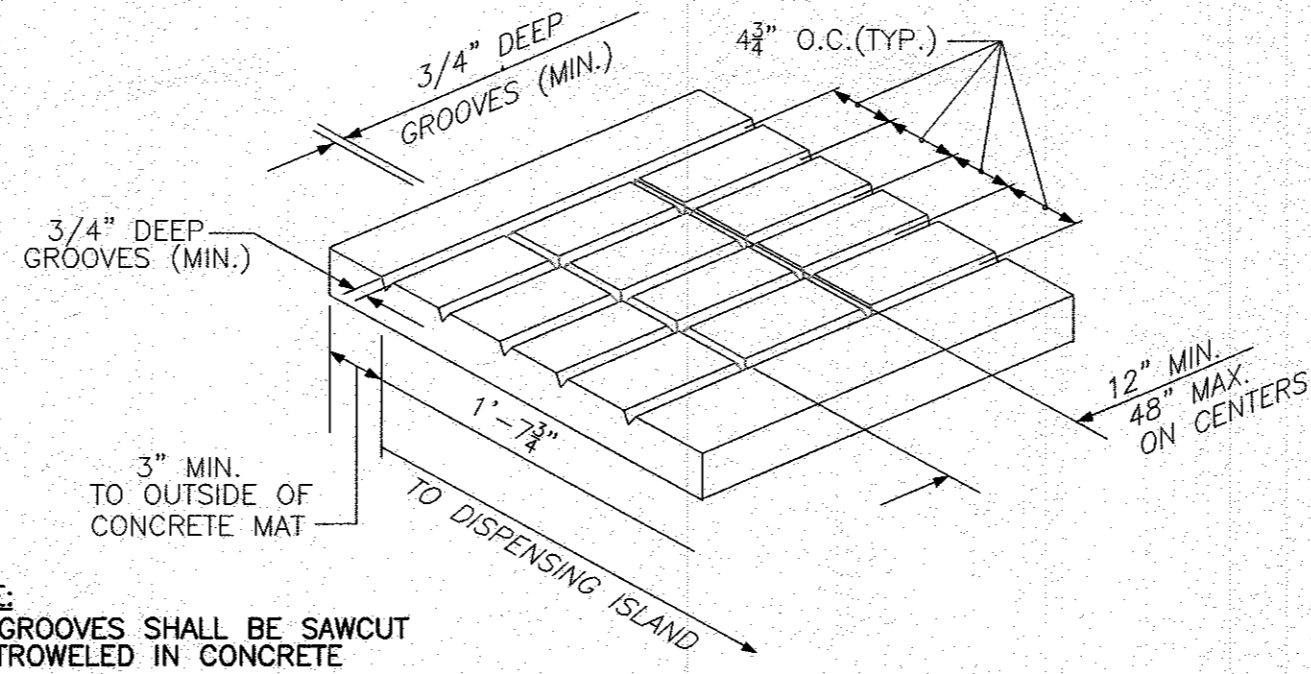
| SITE SUMMARY | | | |
|---------------------------------------|----------|--------------|-------------|
| ZONING DISTRICT - COMMERCIAL | | | |
| PARCEL AREA - 62,900 SF | | | |
| USE: CONVENIENCE STORE/GASOLINE SALES | | | |
| | EXISTING | PROPOSED | |
| GROSS FLOOR AREA | 2,588 SF | 4,200 SF | |
| % BUILDING COVERAGE | 4% | 6.70% | |
| % IMPERVIOUS | 35.40% | 35.30% | |
| SETBACKS | REQUIRED | EXISTING | PROPOSED |
| FRONT | 25' | 16' (CANOPY) | 5' (CANOPY) |
| SIDE | 10' | 96' | 65' |
| REAR | 10' | 88' | 86' |

| PARKING SUMMARY | |
|-------------------|-----------------------------------|
| PARKING REQUIRED: | 1 SPACE/200SF X 4200 SF=21 SPACES |
| PARKING PROVIDED: | 22 SPACES |

NOTES:
DIMENSIONS 18" BY 26"
WHITE BACKGROUND WITH RED MASKING
DOUBLE SIDE PLATE
LETTERING SIZE AND ARRANGEMENT SHALL
BE INN BLOCK LETTERS MIN. HEIGHT 2".
AS SHOWN TO RIGHT.

REFERENCE 527 CNR 5.08 (5)(C)

NO SMOKING - TURN-OFF ENGINE SIGN
NOT TO SCALE



NOTE:
3/4" GROOVES SHALL BE SAWCUT
OR TROWELED IN CONCRETE

POSITIVE LIMITING BARRIER SAW CUTS AND PATTERNS
NOT TO SCALE

STURBRIDGE FIRE DEPARTMENT NOTES:

STURBRIDGE FIRE DEPARTMENT DATE

NOTICE:
A MEANS IS PROVIDED FOR THE CONTROLLING MECHANISM FOR THE CONSOLE OPERATOR TO OBSERVE THE FILLING OPERATION AT EACH VEHICLE AND THE DISPENSING OF MOTOR FUEL SHALL BE CONTINUOUSLY OBSERVED BY THE CONSOLE OPERATOR DURING THE TIME THAT ANY OF THE PUMPS HAVE BEEN ACTIVATED TO DISPENSE MOTOR FUEL 527*CMR-5.08(5) (f). UNREGULATED BUSINESS, (VENDING AREAS, CONVENIENCE FOOD MART, AUTOMOTIVE REPAIR GARAGES, CAR WASHES, ETC.) SHALL BE OPERATED BY OTHERS.

EXCEPTION: FACILITIES OF 1,000 SQUARE FEET OR LESS OF RETAIL SALES AREA AND EIGHT OR LESS FUELING POSITIONS MAY BE OPERATED BY ONE ATTENDANT AT THE DISCRETION OF THE HEAD OF THE FIRE DEPARTMENT. FACILITIES OF MORE THAN 1,000 SQUARE FEET OF RETAIL SALES AREA AND EIGHT OR LESS FUELING POSITIONS MAY BE OPERATED BY ONE ATTENDANT DURING NON-PEAK BUSINESS HOURS AFTER REVIEW BY THE HEAD OF THE FIRE DEPARTMENT AND INCLUDED AS AN ADDENDUM TO PLANS SUBMITTED TO AND APPROVED BY THE FIRE MARSHALL AS DESCRIBED IN 527CMR5.08(5).

NOTE: RETAIL SALES AREA SHALL NOT INCLUDE STORAGE AREAS, OFFICES, RESTROOMS, ETC. BUT SHALL INCLUDE THE AREA OF A FACILITY WHICH DISPLAYS GOODS FOR SALE INCLUDING AISLES & COUNTER SPACE.

MASS. DEPT OF PUBLIC SAFETY - STATE FIRE MARSHALL'S OFFICE

ALL DISCHARGE PIPING, TEES, ELBOWS, UNIONS AND FITTINGS THAT ARE PART OF THE DISTRIBUTION SYSTEM OF THE DRY CHEMICAL PRE-ENGINEERED FIXED FIRE EXTINGUISHING SYSTEM AT SELF SERVE MODE MOTOR FUEL FACILITIES SHALL BE SCHEDULE 40 BLACK GALVANIZED, STAINLESS STEEL, OR CHROME PLATED PIPE AND INSTALLED IN ACCORDANCE WITH MANUFACTURER UL LISTED INSTALLATION MANUAL.

NOTICE:
MASS. DEPT OF PUBLIC SAFETY - STATE FIRE MARSHALL'S OFFICE

EACH PERSON ENGAGED IN THE INSTALLATION, SERVICING, CHARGING, RECHARGING REPAIR, TEST AND INSPECTION OF ENGINEERED OR PRE-ENGINEERED FIXED FIRE EXTINGUISHING SYSTEMS IN MASS. MUST HAVE A CERTIFICATE OF COMPETENCY ISSUED BY THE STATE FIRE MARSHALL OF THE DEPARTMENT OF PUBLIC SAFETY, M.G.L.C. 148S.58.

MASSACHUSETTS FIRE PREVENTION REG. 527 CMR 23.05(13) REQUIRES EVERY PERSON HOLDING A VALID CERTIFICATE OF COMPETENCY, UPON DEMAND, SHOW AND PERMIT THE EXAMINATION OF SUCH CERTIFICATE BY THE MARSHALL, HEAD OF THE FIRE DEPARTMENT, OR HIS DESIGNEE.

NOTES:
AT LEAST SEMI-ANNUALLY ALL DISCHARGE NOZZLES, PIPING, DRY CHEMICAL CONTAINERS, HEAT COLLECTORS ETC. SHALL BE INSPECTED BY APPROVED AND CERTIFIED COMPANIES (TYPES-B&D) AND INDIVIDUAL (TYPES-F&H) AND REPORTS OF SUCH INSPECTIONS SUBMITTED TO HEAD OF THE FIRE DEPARTMENT IN ACCORDANCE WITH N.F.P.A. STANDARD #17 LATEST REVISION.

NO FIRE EXTINGUISHING SYSTEM WILL BE INSTALLED UNTIL AND ONLY AFTER THE DATE OF APPROVAL OF THE SELF-SERVICE MOTOR FUEL FACILITY. THE INSTALLATION SHALL BE TAKEN FROM AND IN ACCORDANCE WITH APPROVED/STAMPED PLANS FROM THE STATE FIRE MARSHAL MARKED SUPPRESSION SYSTEM INSTALLER COPY. VIOLATION OF THIS STATEMENT WILL NULLIFY AND VOID THE APPROVAL OF THIS SELF-SERVICE APPLICATION.

A STATE FIRE MARSHAL APPROVED SIGN SHALL BE INSTALLED ABOVE EACH PRODUCT DISPENSER ON THE SELF SERVICE ISLAND(S) REF.527 CMR 5.08 (5)(c).

EXISTING SELF SERVICE FACILITIES SHALL BE SUBJECTED TO RESUBMITAL AND REVIEW SHOULD ANY OF THE FOLLOWING ITEMS OCCUR:

- ALTERATIONS TO THE PRE-ENGINEERED FIXED EXTINGUISHING SYSTEM(S) OTHER THAN NORMAL MAINTENANCE PROCEDURES.
- ALTERATIONS TO THE SELF SERVICE DISPENSING ISLAND ARRANGEMENT(S) RESULTING IN A CHANGE OF HAZARD AREA PROTECTION.
- ALTERATIONS OR ENVIRONMENTAL CHANGES RESULTING IN THE INABILITY OF A CONSOLE OPERATOR TO CONSTANTLY OBSERVE THE DISPENSING OPERATION. THIS ITEM SHALL BE DETERMINED BY THE LOCAL HEAD OF THE FIRE DEPARTMENT.
- CHANGES OR ALTERATIONS IN THE METHOD OF DISPENSING MOTOR FUEL.

THE USE OF AUTOMATIC CREDIT CARD READING DEVICES AS A MEANS OF PAYMENT AT THE PUMP SHALL BE INSTALLED AND OPERATED AS REQUIRED BY 527 CMR 5.08 (5) (I) LISTED BELOW.

(I) THE USE OF AUTOMATIC CREDIT CARD READING DEVICES AS A MEANS OF PAYMENT AT THE PUMP SHALL BE ALLOWED PROVIDED THAT:

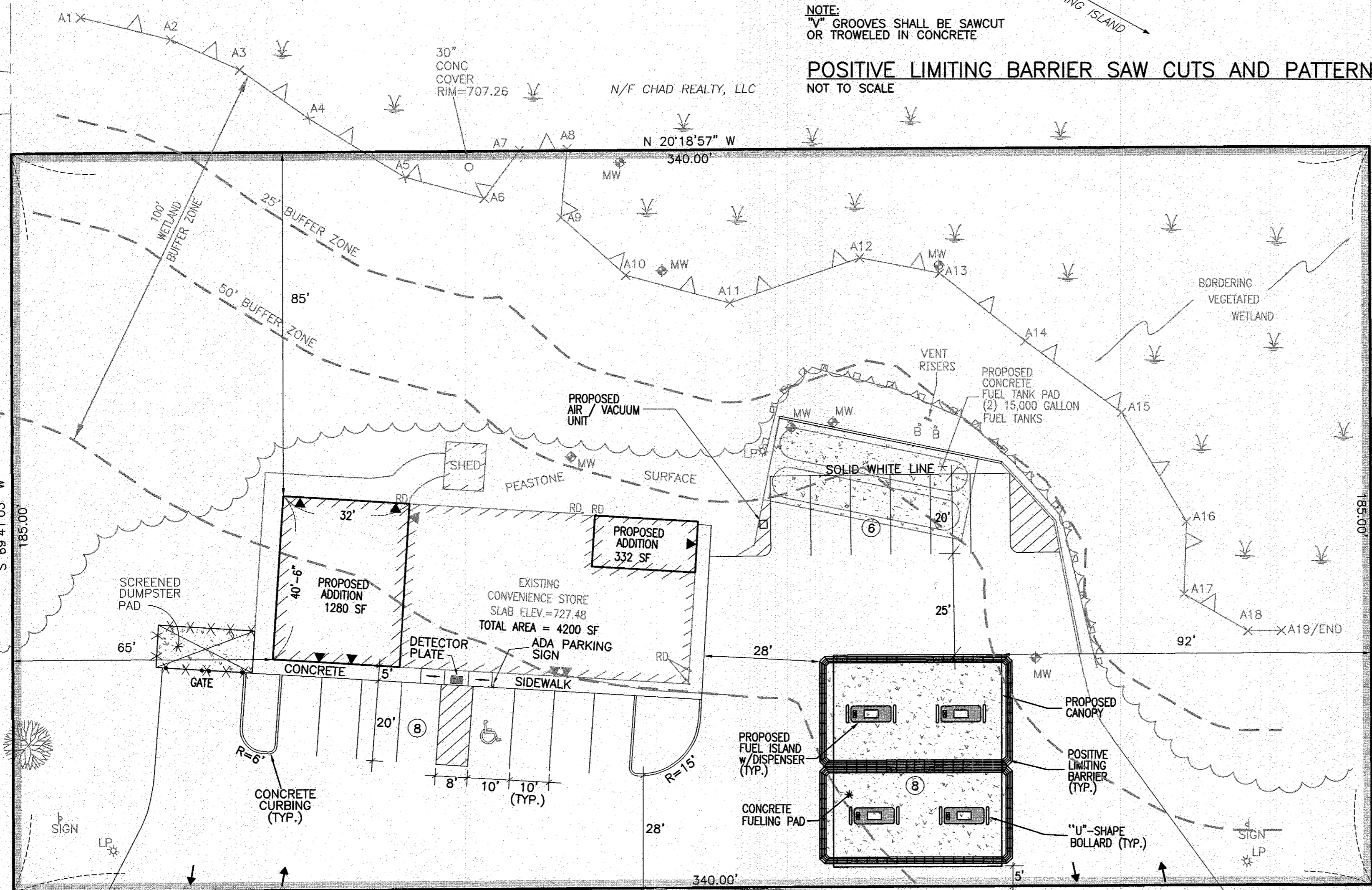
- EACH SALE SHALL BE INDIVIDUALLY AUTHORIZED BY THE SELF-SERVE ATTENDANT;
- THE AUTOMATIC CREDIT CARD READING DEVICE SHALL NOT BE USED AS PHYSICAL AUTHORIZATION FOR THE DISPENSING OF MOTOR FUEL.

NOTES:

- SELF-SERVE EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH FIRE MARSHAL APPROVED PLANS.
- ALL EXTINGUISHING SYSTEMS, DISPENSING SYSTEMS AND CONTROL EQUIPMENT SHALL BE UNDERWRITERS LABORATORY (UL) LISTED.
- PLANS CONTAINING CREDIT CARD READING DEVICES SHALL INCLUDE THE LANGUAGE FROM 527 CMR 1.00, SECTION 42.7.4.5(1)(i).
- FAILURE TO CONSTRUCT, INSTALL OR MAINTAIN ANY EQUIPMENT, DEVICES, SYSTEMS OR PROCEDURE INDICATED ON THE APPROVED PLANS SHALL BE CAUSE FOR THE REVOCATION OF THIS APPROVAL.
- PLANS APPROVED BY THE MARSHAL ARE APPROVED ON THE CONDITIONS THAT THEY COMPLY IN ALL RESPECTS TO 527 CMR 1.00 AND OMISSIONS OR ERRORS ON THE PLAN DO NOT RELIEVE THE APPLICANT OF COMPLYING WITH ALL APPLICABLE REQUIREMENTS OF 527 CMR 1.00.
- STATE FIRE MARSHAL APPROVAL OF PLANS TO CONSTRUCT/RENOVATE A SELF-SERVICE FACILITY BECOME NULL AND VOID ONE YEAR FROM THE DATE OF APPROVAL.

LEGEND

| PROPERTY LINE | |
|---------------|----------------------------|
| [Symbol] | BUILDING ENTRANCE |
| [Symbol] | EXISTING CONTOUR |
| [Symbol] | GUARDRAIL |
| [Symbol] | CHAIN LINK FENCE |
| [Symbol] | WATER MAIN |
| [Symbol] | SEWER LINE |
| [Symbol] | DRAINAGE LINE |
| [Symbol] | OVERHEAD WIRE |
| [Symbol] | CATCH BASIN |
| [Symbol] | SEWER MANHOLE |
| [Symbol] | FIRE HYDRANT |
| [Symbol] | WATER GATE VALVE |
| [Symbol] | LIGHT POLE |
| [Symbol] | UTILITY POLE |
| [Symbol] | MONITORING WELL |
| [Symbol] | BOLLARD |
| [Symbol] | ROOF DRAIN |
| [Symbol] | UNDERGROUND ELECTRIC |
| [Symbol] | TREE |
| [Symbol] | PROPOSED BUILDING ENTRANCE |
| [Symbol] | PROPOSED PARKING SPACES |



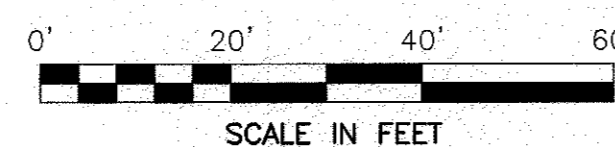
LOCUS: ASSESSORS MAP 415, LOT 03438-122

OWNER / APPLICANT:

SWAMINARAYAN REALTY, LLC
122 MAIN STREET
STURBRIDGE, MA 01566

DEED REFERENCE: BOOK 56876, PAGE 242

N/F CHUNG MAY REALTY CO. INC.

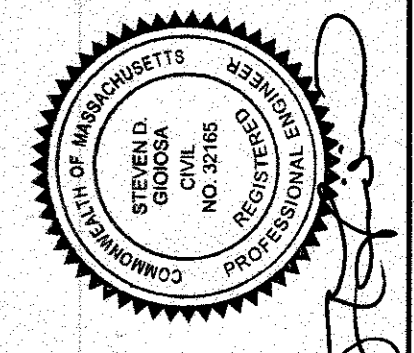


SCALE IN FEET

MH RIM=726.26'
FLOWLINE=717.50'

N/F CHUNG MAY REALTY CO. INC.

BENCHMARK:
SPIKE UP#38
ELEV.=721.58'
(NAVD 88)



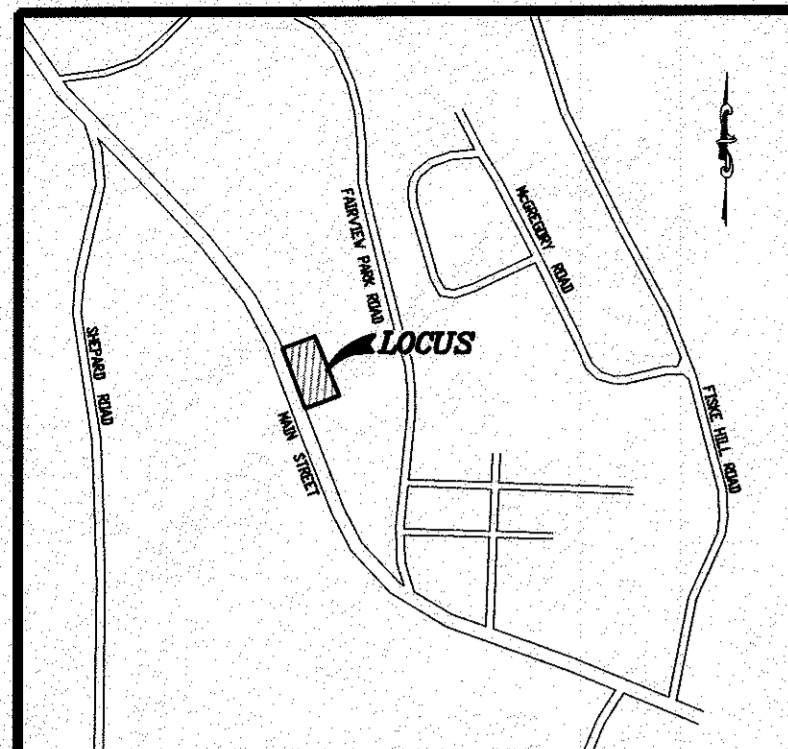
| | |
|-----------|-------------|
| App'd. by | |
| Chd. by | |
| Revision | Description |
| | |
| Date | |
| No. | |

| | |
|-----------------|-------------------|
| scale: | 1"=20' |
| date: | NOVEMBER 18, 2020 |
| drawn: | DJF |
| checked: | SDG |
| approved: | SDG |
| sheet: | 1 of 4 |
| drawing number: | SL-1 |

project: GAS STATION / CONVENIENCE STORE MODIFICATIONS
122 MAIN STREET
STURBRIDGE, MA 01566
client: SWAMINARAYAN REALTY, LLC
drawing title: SITE LAYOUT

SITEC, Inc.
448 Fauce Corner Road
Sturbridge, MA 01566
(508) 998-2123
(508) 998-7554
WWW.SITEC-ENGINEERING.COM



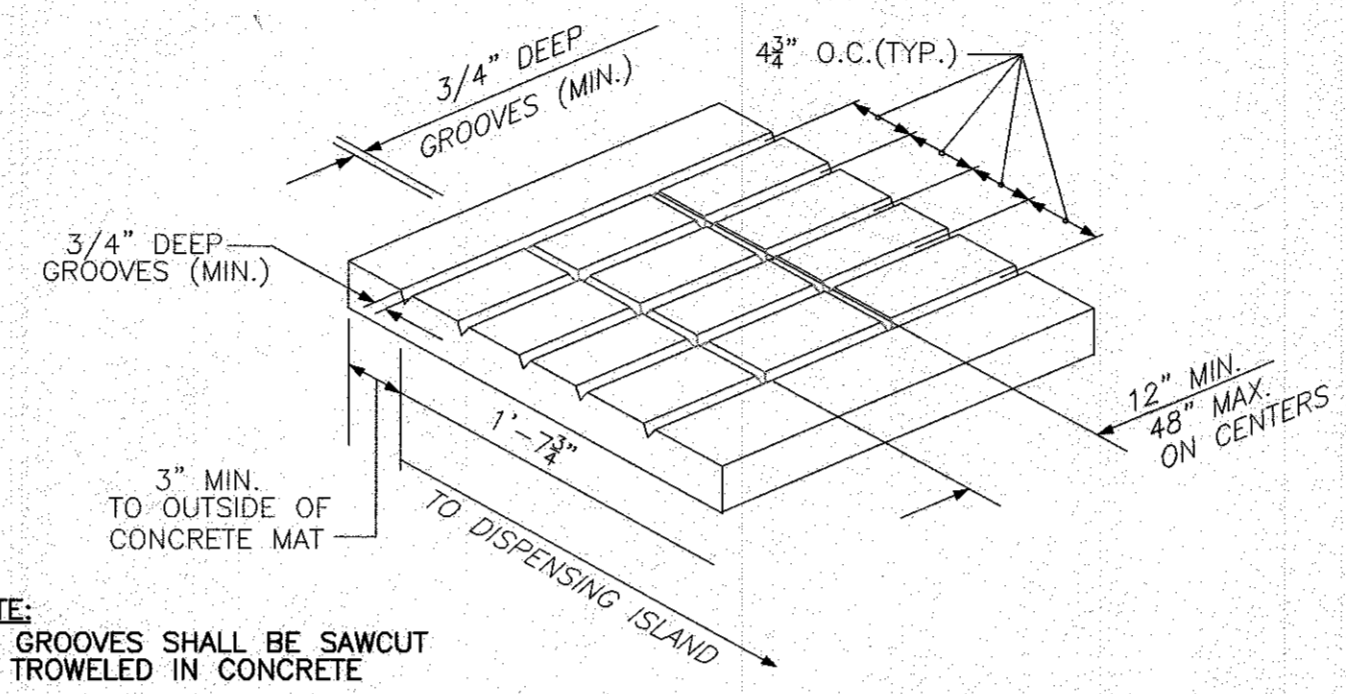


| SITE SUMMARY | | | |
|---------------------------------------|----------|--------------|-------------|
| ZONING DISTRICT - COMMERCIAL | | | |
| PARCEL AREA - 62,900 SF | | | |
| USE: CONVENIENCE STORE/GASOLINE SALES | | | |
| | EXISTING | PROPOSED | |
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| SIDE | 10' | 96' | 65' |
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NOTES:
 DIMENSIONS 18" BY 26"
 WHITE BACKGROUND WITH RED MASKING
 DOUBLE SIDE PLATE
 LETTERING SIZE AND ARRANGEMENT SHALL
 BE IN BLOCK LETTERS MIN. HEIGHT 2".
 AS SHOWN TO RIGHT.

REFERENCE 527 CNR 5.08 (5)(C)

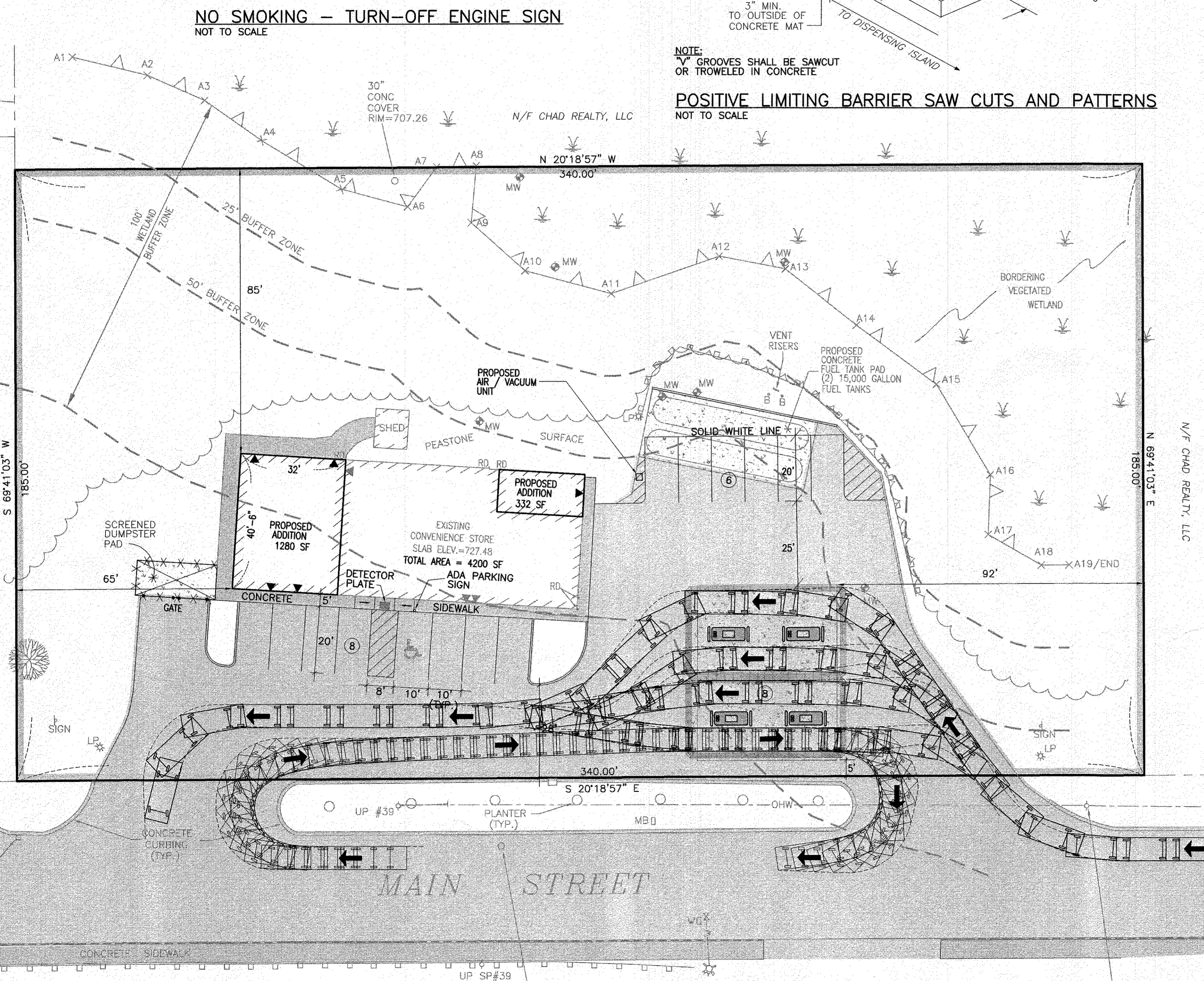
NO SMOKING - TURN-OFF ENGINE SIGN
 NOT TO SCALE



NOTE:
 GROOVES SHALL BE SAWCUT
 OR TROWELED IN CONCRETE

POSITIVE LIMITING BARRIER SAW CUTS AND PATTERNS
 NOT TO SCALE

- LEGEND**
- PROPERTY LINE
 - BUILDING ENTRANCE
 - 728 — EXISTING CONTOUR
 - GUARDRAIL
 - CHAIN LINK FENCE
 - W — WATER MAIN
 - S — SEWER LINE
 - D — DRAINAGE LINE
 - OHW — OVERHEAD WIRE
 - CB — CATCH BASIN
 - SMH — SEWER MANHOLE
 - HYD — FIRE HYDRANT
 - WG — WATER GATE VALVE
 - LP — LIGHT POLE
 - UP — UTILITY POLE
 - MW — MONITORING WELL
 - B — BOLLARD
 - RD — ROOF DRAIN
 - UGE — UNDERGROUND ELECTRIC
 - TREE
 - PROPOSED BUILDING ENTRANCE
 - PROPOSED PARKING SPACES



STURBRIDGE FIRE DEPARTMENT NOTES:

STURBRIDGE FIRE DEPARTMENT DATE

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A STATE FIRE MARSHAL APPROVED SIGN SHALL BE INSTALLED ABOVE EACH PRODUCT DISPENSER ON THE SELF SERVICE ISLAND(S) REF. 527 CMR 5.08 (5)(c).

EXISTING SELF SERVICE FACILITIES SHALL BE SUBJECTED TO RESUBMITAL AND REVIEW SHOULD ANY OF THE FOLLOWING ITEMS OCCUR:

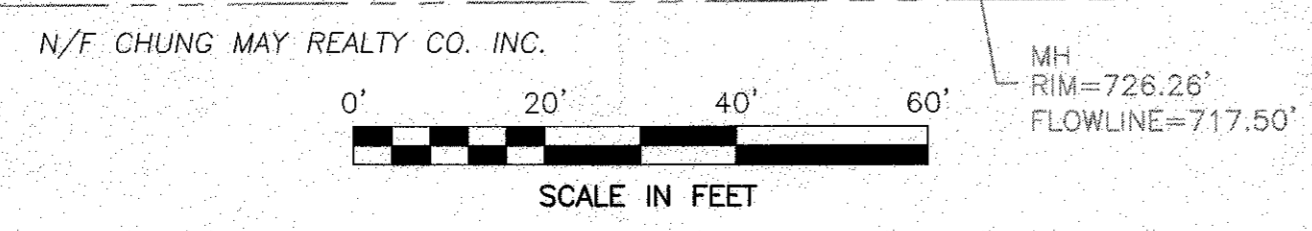
- A. ALTERATIONS TO THE PRE-ENGINEERED FIXED EXTINGUISHING SYSTEM(S) OTHER THAN NORMAL MAINTENANCE PROCEDURES.
- B. ALTERATIONS TO THE SELF SERVICE DISPENSING ISLAND ARRANGEMENT(S) RESULTING IN A CHANGE OF HAZARD AREA PROTECTION.
- C. ALTERATIONS OR ENVIRONMENTAL CHANGES RESULTING IN THE INABILITY OF A CONSOLE OPERATOR TO CONSTANTLY OBSERVE THE DISPENSING OPERATION. THIS ITEM SHALL BE DETERMINED BY THE LOCAL HEAD OF THE FIRE DEPARTMENT.
- D. CHANGES OR ALTERATIONS IN THE METHOD OF DISPENSING MOTOR FUEL.

THE USE OF AUTOMATIC CREDIT CARD READING DEVICES AS A MEANS OF PAYMENT AT THE PUMP SHALL BE INSTALLED AND OPERATED AS REQUIRED BY 527 CMR 5.08 (5) (I) LISTED BELOW.
 (I) THE USE OF AUTOMATIC CREDIT CARD READING DEVICES AS A MEANS OF PAYMENT AT THE PUMP SHALL BE ALLOWED PROVIDED THAT:

1. EACH SALE SHALL BE INDIVIDUALLY AUTHORIZED BY THE SELF-SERVE ATTENDANT;
2. THE AUTOMATIC CREDIT CARD READING DEVICE SHALL NOT BE USED AS PHYSICAL AUTHORIZATION FOR THE DISPENSING OF MOTOR FUEL.

NOTES:
 1. SELF-SERVE EXTINGUISHING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH FIRE MARSHAL APPROVED PLANS,
 2. ALL EXTINGUISHING SYSTEMS, DISPENSING SYSTEMS AND CONTROL EQUIPMENT SHALL BE UNDERWRITERS LABORATORY (UL) LISTED.
 3. PLANS CONTAINING CREDIT CARD READING DEVICES SHALL INCLUDE THE LANGUAGE FROM 527 CMR 1.00, SECTION 42.7.4.5(1)(I).
 4. FAILURE TO CONSTRUCT, INSTALL OR MAINTAIN ANY EQUIPMENT, DEVICES, SYSTEMS OR PROCEDURE INDICATED ON THE APPROVED PLANS SHALL BE CAUSE FOR THE REVOCATION OF THIS APPROVAL.
 5. PLANS APPROVED BY THE MARSHAL ARE APPROVED ON THE CONDITIONS THAT THEY COMPLY IN ALL RESPECTS TO 527 CMR 1.00 AND OMISSIONS OR ERRORS ON THE PLAN DO NOT RELIEVE THE APPLICANT OF COMPLYING WITH ALL APPLICABLE REQUIREMENTS OF 527 CMR 1.00.
 6. STATE FIRE MARSHAL APPROVAL OF PLANS TO CONSTRUCT/RENOVATE A SELF-SERVICE FACILITY BECOME NULL AND VOID ONE YEAR FROM THE DATE OF APPROVAL.

LOCUS: ASSESSORS MAP 415, LOT 03438-122
 OWNER / APPLICANT:
SWAMINARAYAN REALTY, LLC
 122 MAIN STREET
 STURBRIDGE, MA 01566
 DEED REFERENCE: BOOK 56876, PAGE 242



N/F CHUNG MAY REALTY CO. INC.
 BENCHMARK:
 SPIKE UP#38
 ELEV.=721.58'
 (NAVD 88)

| Check. By | Revision Description | Date | No. |
|-----------|----------------------|------|-----|
| | | | |
| | | | |

Project: GAS STATION / CONVENIENCE STORE MODIFICATIONS
 122 MAIN STREET
 STURBRIDGE, MA 01566
 Client: SWAMINARAYAN REALTY, LLC
 Drawing title: TURNING MOVEMENTS
 Scale: 1"=20'
 Date: NOVEMBER 18, 2020
 Drawn: DUF
 Checked: SDG
 Approved: SDG
 Sheet: 1 of 4
 Drawing number: SI-1

SITEC, Inc.
 448 Fausch Corner Road
 (028747)
 699 South St., Suite 107
 Sturbridge, MA 01566
 TEL (508) 998-7654
 FAX (508) 998-7654
 WWW.SITEC-ENGINEERING.COM
 Civil and Environmental Engineering
 Land Use Planning
 Acad No. STU 20-7594 SLDWG
 File No. 20-7594