

MULTI-FAMILY RESIDENTIAL PROJECT - SITE IMPROVEMENTS

2 SCHOOL STREET (AKA 2 BROOKFIELD ROAD) & 602 MAIN STREET
STURBRIDGE, MA 01518

SEPTEMBER 28, 2021

REVISION/ISSUE DATES		
1	ISSUED FOR PERMITTING	9/28/2021
2	REVISED PER STURBRIDGE REVIEW	9/30/2021
2	REVISED PER STURBRIDGE REVIEW	10/22/2021

OWNER

STL GROUP, LLC
P.O. BOX 638
STURBRIDGE, MA 01566

APPLICANT

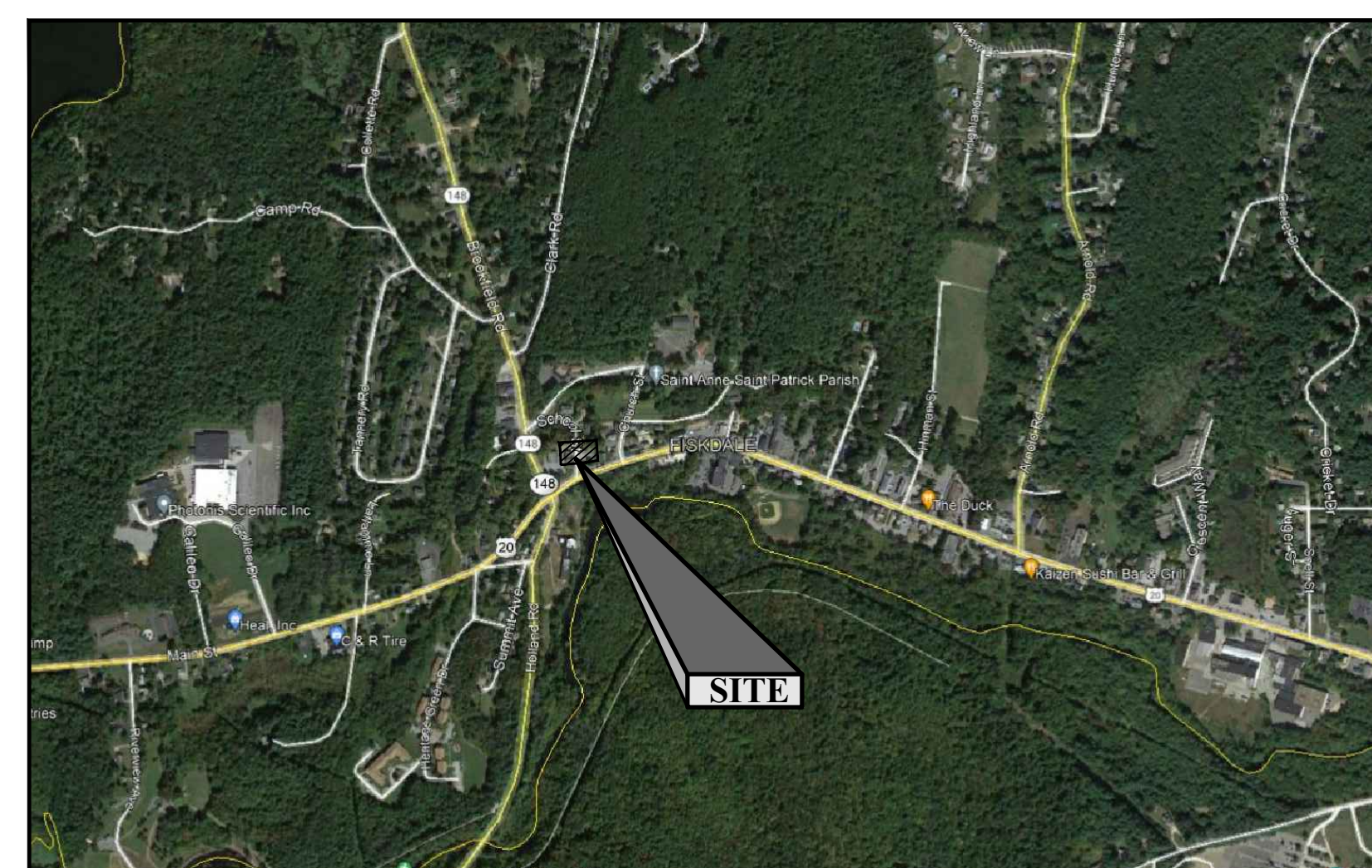
STL GROUP, LLC
P.O. BOX 638
STURBRIDGE, MA 01566

CONSULTANT

LEVESQUE GEOMATICS INC.
43 GLENDALE ROAD
STURBRIDGE, MA 01518

SHEET INDEX

- 1 - C001 - Cover Sheet
- 2 - N/A - Boundary, Topographic & Utility Survey
- 3 - C101 - Site Demo, and Sediment and Erosion Control Plan
- 4 - C102 - Site Plan
- 5 - C501 - Site Details



LOCUS - AERIAL
SOURCE: GOOGLE EARTH SCALE: 1"=500'

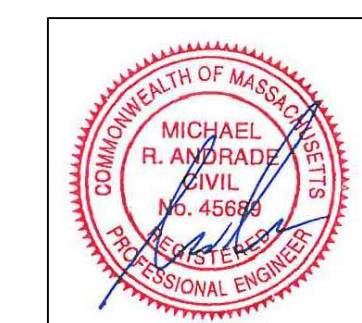


LOCUS - USGS
SOURCE: MASSGIS OLIVER SCALE: 1"=500'

PREPARED BY:



100 GROVE STREET | WORCESTER MA 01605
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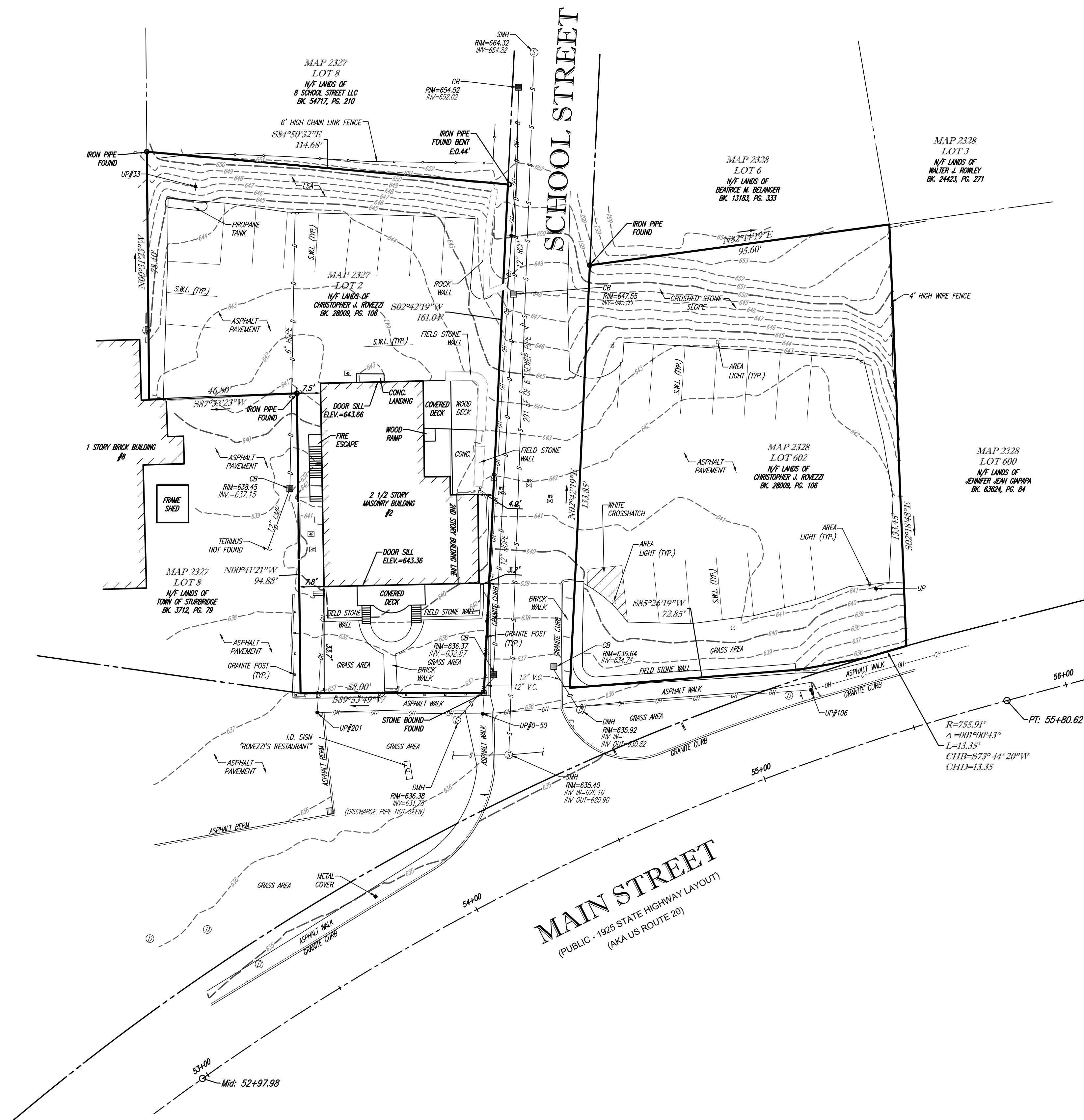
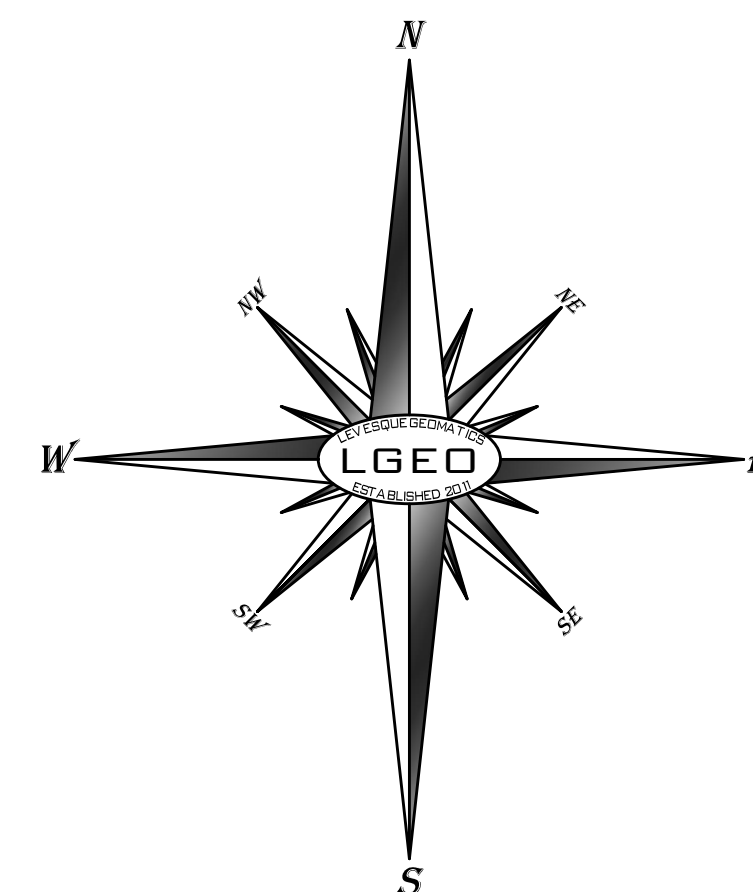


ELECTRONICALLY STAMPED
BY MICHAEL ANDRADE, PE: 10/22/2021

NOTES:

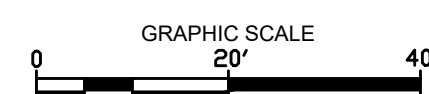
- PROPERTY KNOWN AS MAP 2327, LOT 2 & MAP 2328, LOT 602 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA OF LOT 2 = 13,820 SF OR 0.317 AC.
AREA OF LOT 602 = 13,612 SF OR 0.312 AC.
TOTAL = 27,432 SF OR 0.629 AC.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK AND ARE SUBJECT TO LOCAL NGS BENCHMARK ADJUSTMENT.
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. LEVESQUE GEOMATICS, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

PLAN BOOK	PLAN
47	44
629	82



LEGEND

	EXISTING CONTOUR
	OVERHEAD WIRES
	UTILITY POLE
	SANITARY/SEWER MANHOLE
	UNKNOWN MANHOLE
	CATCH BASIN OR INLET
	WATER VALVE
	SIGN
	APPROX. LOC. UNDERGROUND SANITARY / SEWER LINE
	APPROX. LOC. UNDERGROUND DRAINAGE LINE
	DRAINAGE/STORM MANHOLE
	AREA LIGHT



REVISIONS		
NO.	DATE	DESCRIPTION

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
OF
MAP 2327 / LOT 2 & MAP 2328 / LOT 602
PREPARED FOR NBM REALTY
2 BROOKFIELD ROAD & 602 MAIN STREET
TOWN OF STURBRIDGE
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

Joseph I. Levesque III
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

9/24/2021
DATE

DATE	SEPTEMBER 24, 2021
SCALE	1" = 20'
DRAWN	JIL
CHKD.	JIL

JOB NO.	NBM-001
SHEET NO.	1 of 1

SITE DATA

ADDRESS: 2 SCHOOL STREET (AKA 2 BROOKFIELD ROAD) & 602 MAIN STREET, STURBRIDGE, MA 01518

LOT AREA: 2 SCHOOL STREET: 13,820 SQ. FT. (0.317 AC.)
602 MAIN STREET: 13,612 SQ. FT. (0.312 AC.)

OWNER: STL GROUP, LLC
P.O. BOX 638, STURBRIDGE, MA 01566

ASSESSORS: 173-02327-002 & 415-02328-602

EXISTING USE: RESTAURANT & ACCESSORY PARKING LOT

PLAN REFERENCE: PLAN BOOK 47 PLAN 44 & PLAN BOOK 629 PLAN 82

ZONING DISTRICT: COMMERCIAL TOURIST

GENERAL NOTES

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- 2) LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER GATES, ETC. AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. IN ACCORDANCE WITH CHAPTER 82 SECTION 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE AT 811. THE TOWN OF STURBRIDGE SHALL ALSO BE CONTACTED FOR UTILITY MARKOUTS AS AVAILABLE.

SHEET NOTES

- 1) ALL EXISTING PAVEMENT IN PROPOSED WORK AREAS SHALL BE NEATLY SAWCUT.
- 2) ALL ITEMS NOTED TO BE REMOVED AND DISPOSED SHALL BE PROPERLY DISPOSED OFFSITE.
- 3) THE CONTRACTOR SHALL EMPLOY ANY AND ALL EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT A RELEASE OF SEDIMENT FROM THE SITE.
- 4) SEDIMENT AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK.
- 5) SEDIMENT BAGS SHALL BE INSTALLED IN ALL CATCH BASIN LEFT AT GRADE AND LOCATED WITHIN OR DOWNGRADIENT OR WORK AREAS.

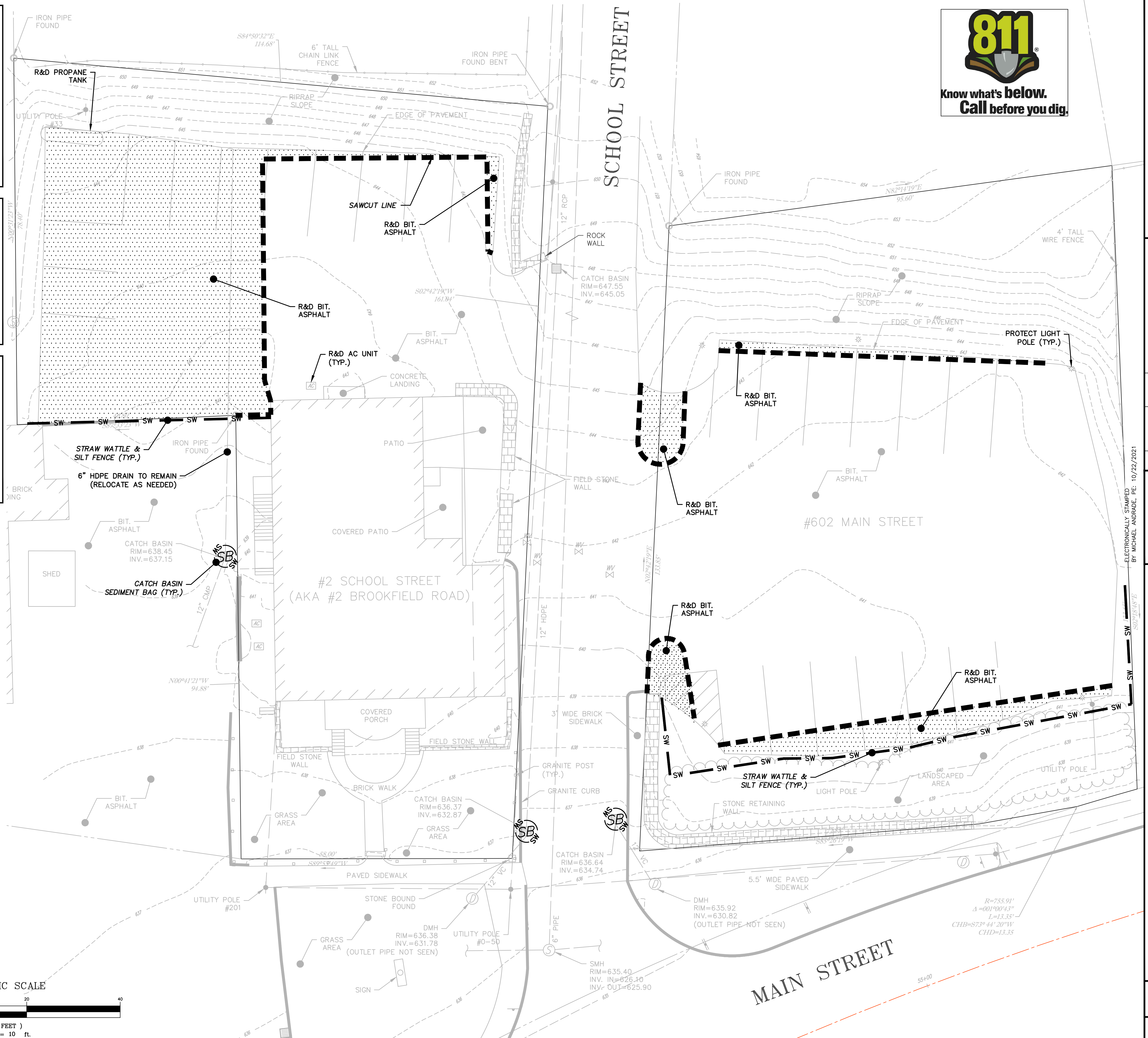
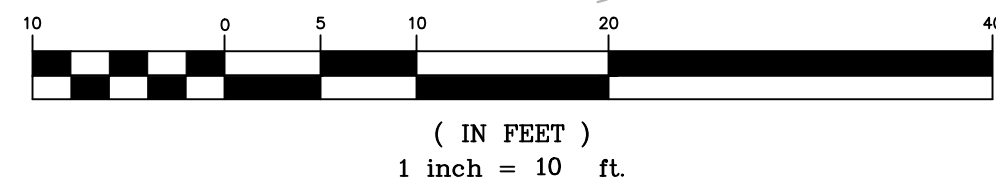
DEMO KEY

R&D = REMOVE AND DISPOSE

LEGEND

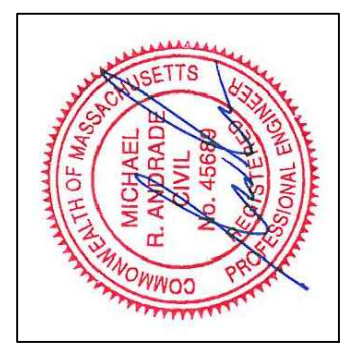
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELECOMMUNICATIONS
- G — GAS
- D — DRAIN
- S — SEWER
- W — WATER
- ⊙ SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ⊗ WATER GATE VALVE
- ⊕ HYDRANT
- ☆ LIGHT POLE
- STOCKADE FENCE
- X — CHAIN LINK FENCE
- TREE LINE
- ▨ BITUMINOUS PAVEMENT (BIT.)
- ▩ CONCRETE (CONC.)
- TREE, SIZE, DECIDUOUS (DEC.), CONIFEROUS (CON.)
- SW — STRAW WATTLES
- ⊙ SEDIMENT BAG
- INV. INVERT
- XXX.XX SPOT ELEVATION
- ▨ NEW PAVEMENT AREA
- GENERAL DIRECTION OF RUNOFF
- ▩ STONE WALL
- H.P. HIGH POINT
- L.P. LOW POINT

GRAPHIC SCALE



GRAVES ENGINEERING, Inc.
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3	10/22/21	ROM	REVISED PER STURBRIDGE REVIEW
2	09/30/21	ROM	REVISED PER STURBRIDGE REVIEW
1	09/28/21	ROM	ISSUED FOR PERMITTING



SITE DEMO, AND SEDIMENT AND EROSION CONTROL PLAN
MULTI-FAMILY RESIDENTIAL PROJECT - SITE IMPROVEMENTS
2 SCHOOL STREET & 602 MAIN STREET, STURBRIDGE, MA 01518

CLIENT: STL GROUP LLC
PO BOX 638, STURBRIDGE, MA 01566

DATE: 09/28/21 SCALE: 1"=10'
DES. BY: ROM
CHK. BY: MRA
DRW. BY: ROM
PRJ. NO.: 21120

PROJECT ZONING INFORMATION

CRITERIA	REQUIRED	PROPOSED
ZONING DISTRICT:	COMMERCIAL TOURIST	COMMERCIAL TOURIST
MINIMUM LOT AREA:	10,000 SQ. FT.	N/A
MINIMUM FRONTAGE:	100 FT.	N/A
FRONT SETBACK:	25 FT.	60.9 FT.
SIDE SETBACK:	10 FT.	10.5 FT.
REAR SETBACK:	10 FT.	18 FT.
MAX. LOT COVERAGE (2 SCHOOL ST.):	30%	30% (EXISTING: 18%)
IMPERVIOUS AREA COVERAGE:	EXISTING	PROPOSED
2 SCHOOL STREET	71%	62%
602 MAIN STREET	57%	53%

ZONING DISTRICT SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED THROUGH 2021.

PARKING SCHEDULE

REQUIRED PARKING
DWELLING UNIT: 2 SPACES/UNIT

12 UNITS TOTAL (6 PER BUILDING)

TOTAL SPACES REQUIRED = 12 UNITS X 2 SPACES = 24 SPACES

PROPOSED PARKING
24 SPACES (INCLUDES 1 HANDICAP ACCESSIBLE SPACE (8' X 20') AND 6 COMPACT SPACES (8' X 20'))

SNOW STORAGE NOTES

SNOW SHALL BE STORED WITHIN AREAS AS SHOWN ON THIS SHEET DESIGNATED BY THIS HATCHING

SNOW STORAGE LOCATIONS SHOWN REPRESENT THE MINIMUM NECESSARY AND THE OWNER SHALL EXPAND SUCH AREAS AS NEEDED. SNOW SHALL NOT BE PLACED SO AS TO INHIBIT VEHICLE SIGHT LINES FOR ENTERING AND EXITING THE SITE AND INTERNAL SITE CIRCULATION NOR PLACED TO INHIBIT SITE DRAINAGE (NOT WITHIN THE RAIN GARDEN).

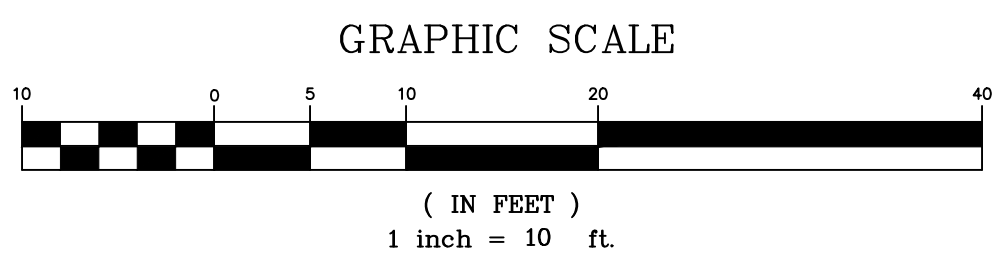
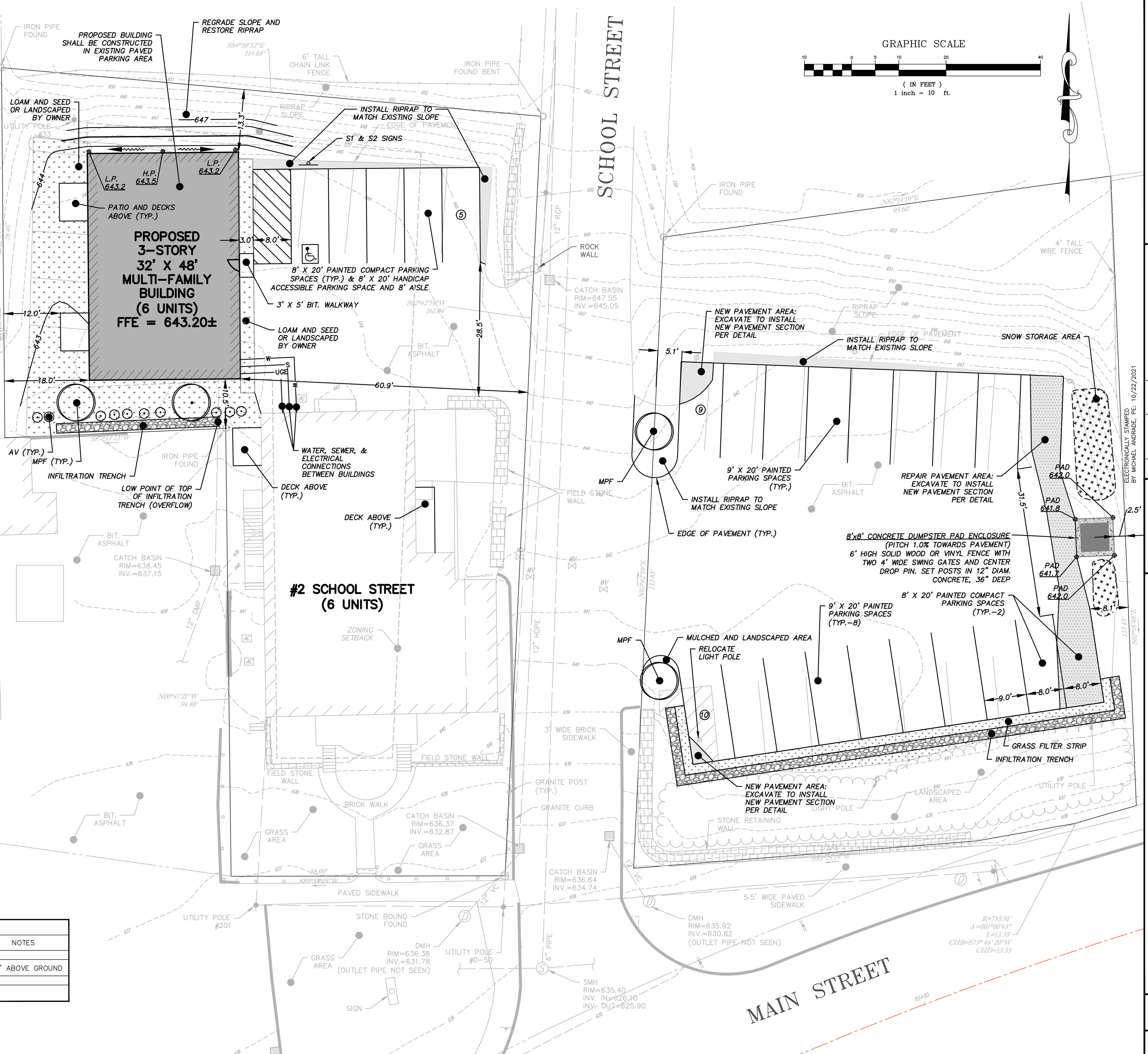
- ### SHEET NOTES
- ALL DIMENSIONS SHOWN ARE MEASURED FROM TOE OF CURB OR CENTER OF PAINTED LINE.
 - CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF LOAM AND SEED OR AS OTHERWISE NOTED ON THE PLANS.
 - THE CONTRACTOR SHALL COORDINATE WITH PLANS BY OTHERS (ARCHITECTURAL, STRUCTURAL, MEP, ETC.)
 - PAVEMENT MARKINGS SHALL BE PAINTED WITH WHITE TRAFFIC PAINT CONFORMING TO SECTION M7.01.08 OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION. LINE WIDTH SHALL BE 4 INCHES.
 - PROPOSED LIGHTING SHALL BE BUILDING WALL PACK FIXTURE AS NECESSARY FOR BUILDING AND SITE SECURITY, ALL NEW FIXTURES SHALL BE LED, FULLY SHIELDED TO PREVENT LIGHT SPILLAGE ABOVE THE HORIZONTAL AND ONTO ADJUTING PROPERTIES, AND NIGHT SKY COMPLIANT.
 - UTILITY MATERIALS, CONSTRUCTION, AND TESTING SHALL COMPLY WITH TOWN OF STURBRIDGE STANDARDS.

SIGNAGE KEY

GEI ID	FEDERAL ID	SIGN SIZE		SIGN LAYOUT	QUANTITY
		WIDTH	HEIGHT		
S-1	R7-8	12"	18"		1
S-2	R7-8g	12"	6"		1

PLANTING LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ORNAMENTAL TREES					
MPF	4	MALUS 'DONALD WYMAN'	'DONALD WYMAN' CRABAPPLE	4'-5' HT	⊙ 6" ABOVE GROUND
PERENNIALS					
AV	10	T. OCCIDENTALIS SMARAGD	EMERALD GREEN ARBORVITAE	4'-5' HT	

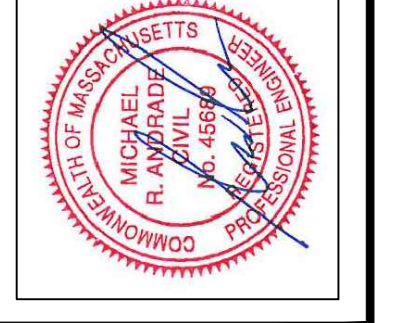


GRAVES

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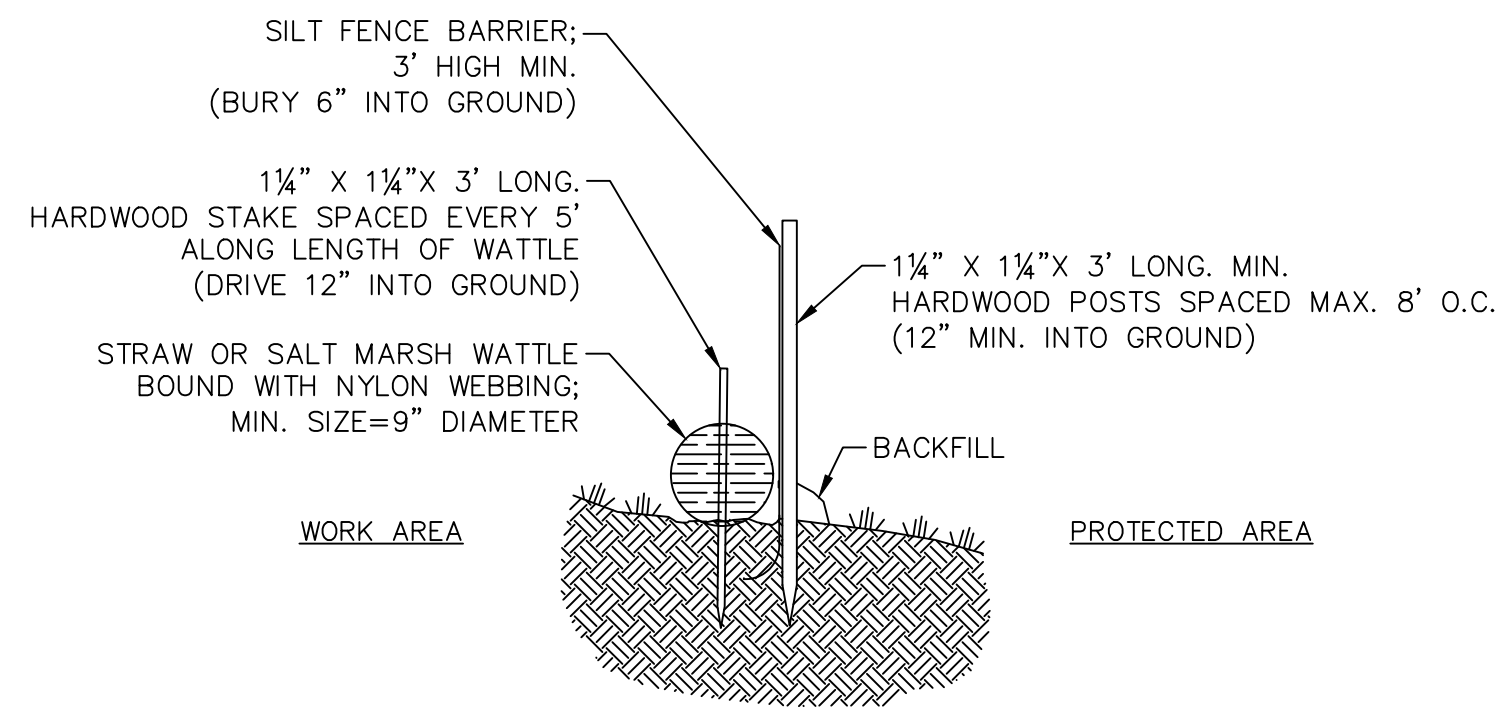


SITE PLAN

MULTI-FAMILY RESIDENTIAL PROJECT - SITE IMPROVEMENTS
2 SCHOOL STREET & 602 MAIN STREET, STURBRIDGE, MA 01518

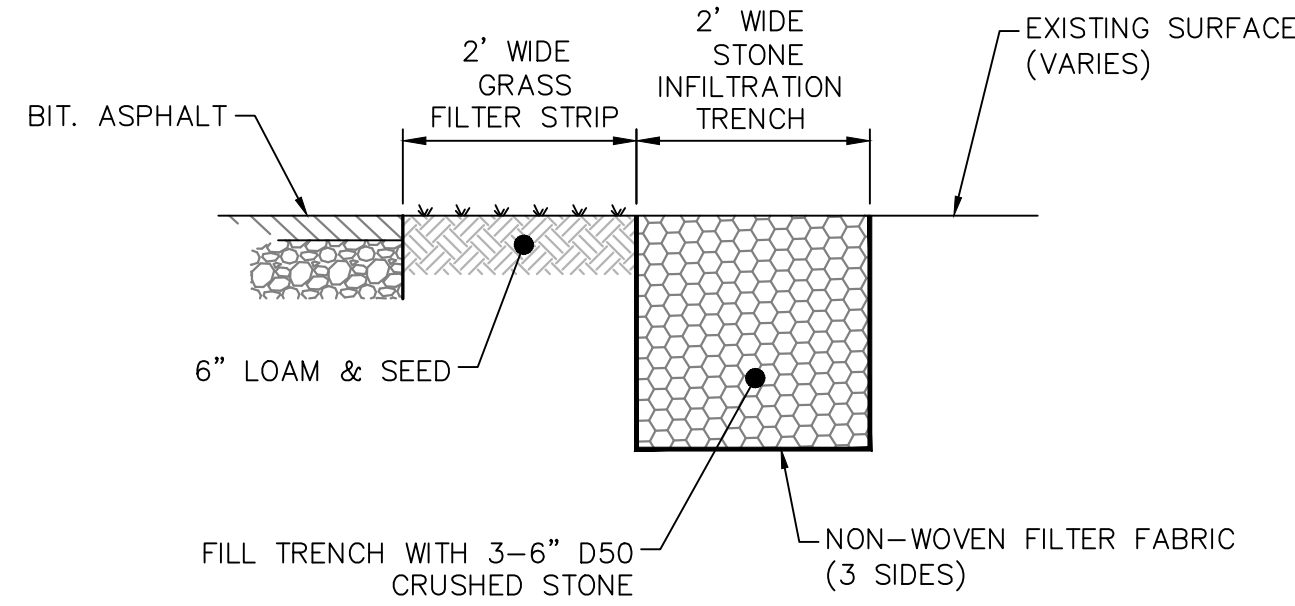
CLIENT: STL GROUP LLC
PO BOX 638, STURBRIDGE, MA 01566

DATE: 09/28/21 SCALE: 1"=10'
DES. BY: ROM DRW. BY: ROM CHK. BY: MRA PRL. NO.: 21120

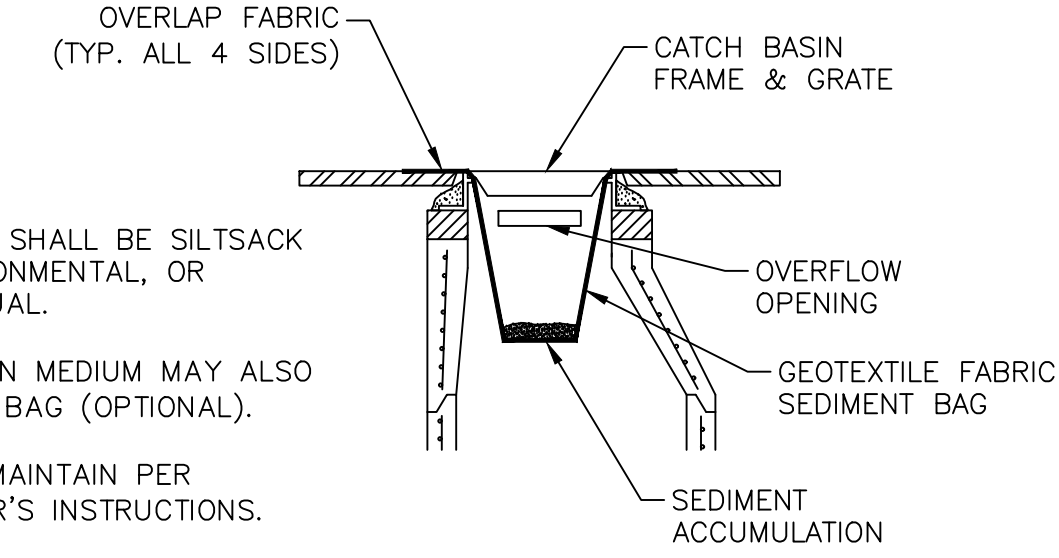


WATTLE & SILTFENCE NTS

- NOTE:
1) PROVIDE A 3' TO 6' LEVEL AREA BETWEEN THE WATTLE AND THE TOE OF ANY SLOPE TO PROVIDE AREA FOR SEDIMENT ACCUMULATION.

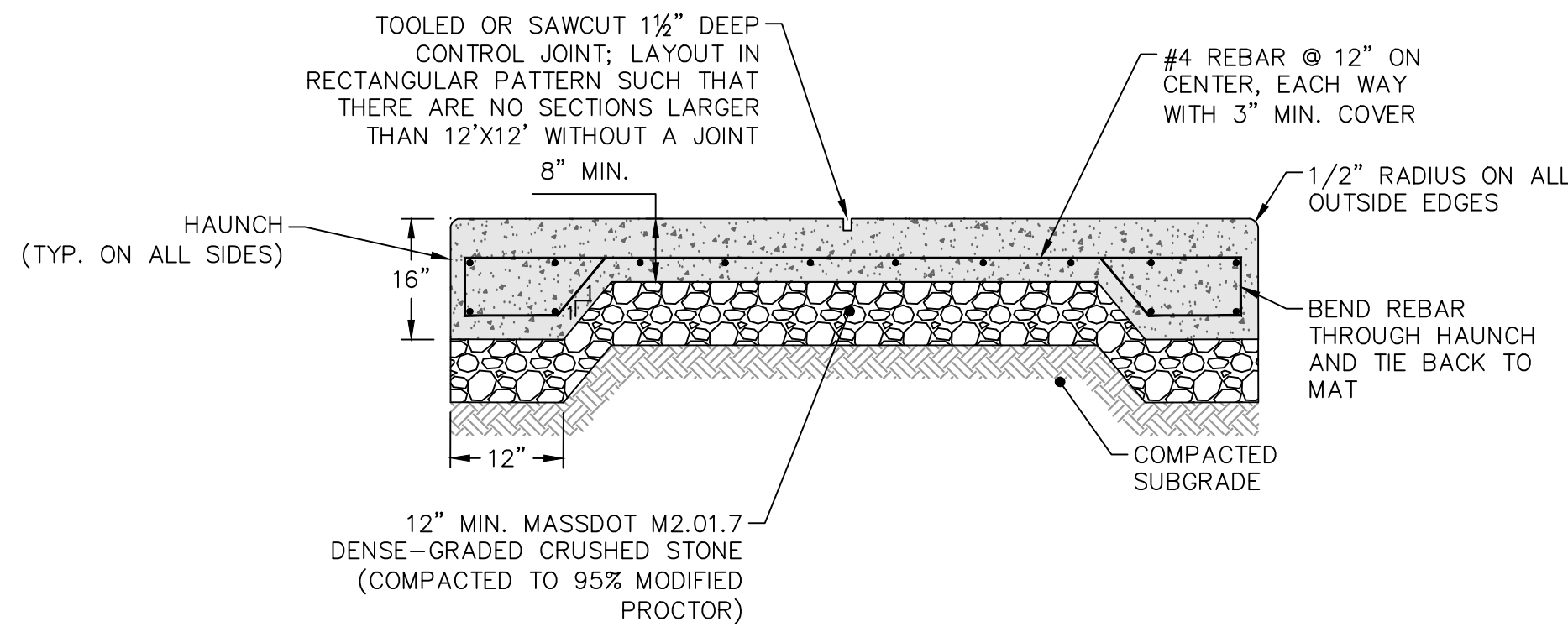


INFILTRATION TRENCH NTS



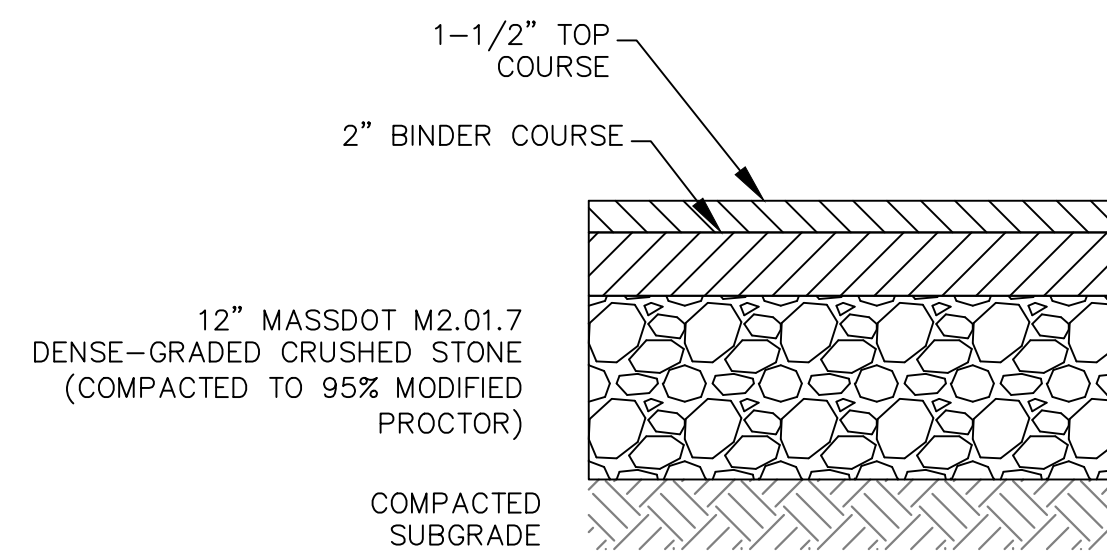
- NOTES:
1) SEDIMENT BAG SHALL BE SILTSACK BY ACF ENVIRONMENTAL, OR APPROVED EQUAL.
2) OIL ABSORPTION MEDIUM MAY ALSO BE PLACED IN BAG (OPTIONAL).
3) INSTALL AND MAINTAIN PER MANUFACTURER'S INSTRUCTIONS.

CATCH BASIN SEDIMENT BAG NTS



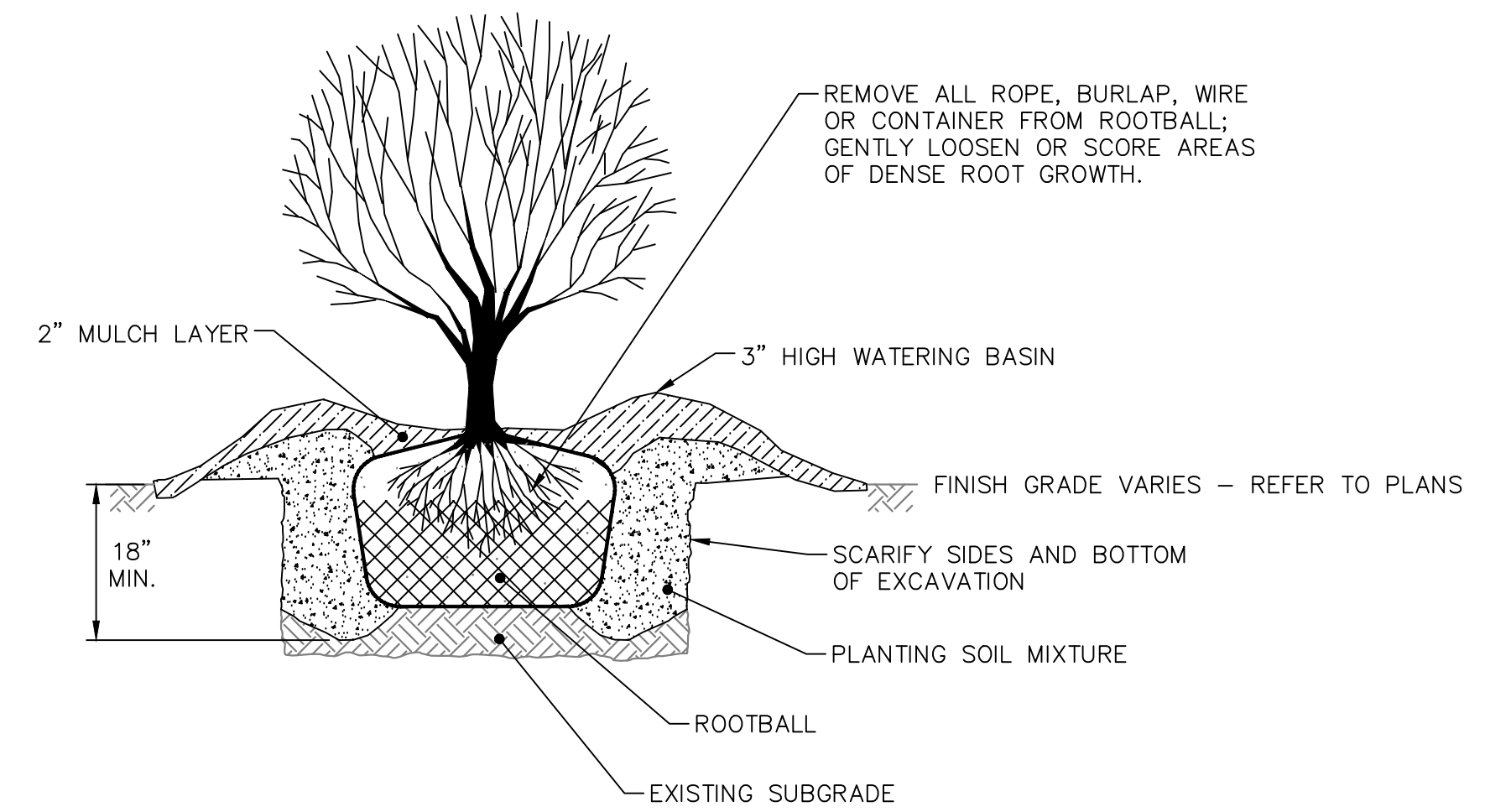
CONCRETE PAD-HEAVY DUTY NTS

- NOTES:
1) THIS DETAIL APPLIES TO THE PROPOSED DUMPSTER PAD.
2) CONCRETE MIX DESIGN SHALL BE FOR EXTERIOR USE; AIR-ENTRAINED, 4,000 PSI MIN. (28-DAY), 3/4" AGGREGATE.
3) OMIT THE HAUNCH WHEN ABUTTING ANOTHER HARD SURFACE SUCH AS EXISTING CONCRETE (BITUMINOUS IS NOT A HARD SURFACE).
4) WHEN THE PAD ABUTS A STRUCTURE OR EXISTING HARD SURFACE (CONCRETE, ETC.), INSTALL AN EXPANSION JOINT ACROSS THE ENTIRETY OF THE ABUTTING FACE WITH PREFORMED FIBER JOINT FILLER AND FILL WITH 1" DEEP OF POLYURETHANE JOINT SEALANT.
5) PAD SHALL HAVE A MEDIUM BROOM FINISH. THERE SHALL BE NO SMOOTHED TOOL JOINTS; BROOM FINISH SHALL EXTEND TO THE EDGES OF THE PAD AND ACROSS ANY JOINTS.



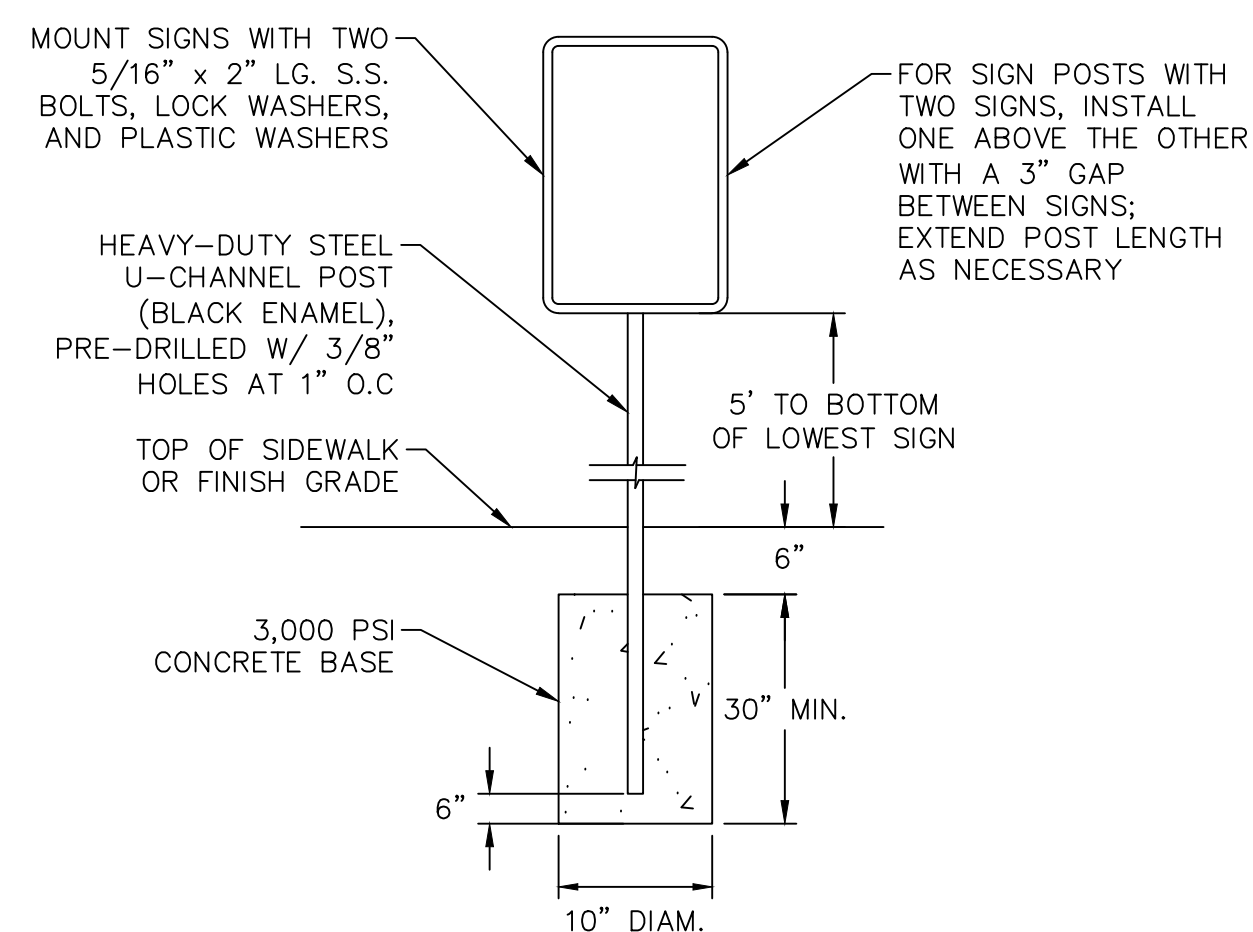
PAVEMENT SECTION-STANDARD NTS

- NOTES:
1) TAMP ALL ASPHALT EDGES THAT ABUT LAWN, LANDSCAPED OR OTHER SOFT SURFACE.
2) BINDER COURSE: - MASSDOT M3.11.03, TABLE A, "HMA INTERMEDIATE COURSE DENSE BINDER" OR SUPERPAVE INTERMEDIATE COURSE - 19.0MM (MIXTURE DESIGNATION SIC - 19.0).
3) TOP COURSE: - MASSDOT M3.11.03, TABLE A, "SURFACE COURSE STANDARD TOP" OR SUPERPAVE SURFACE COURSE - 12.5MM (MIXTURE DESIGNATION SSC - 12.5).

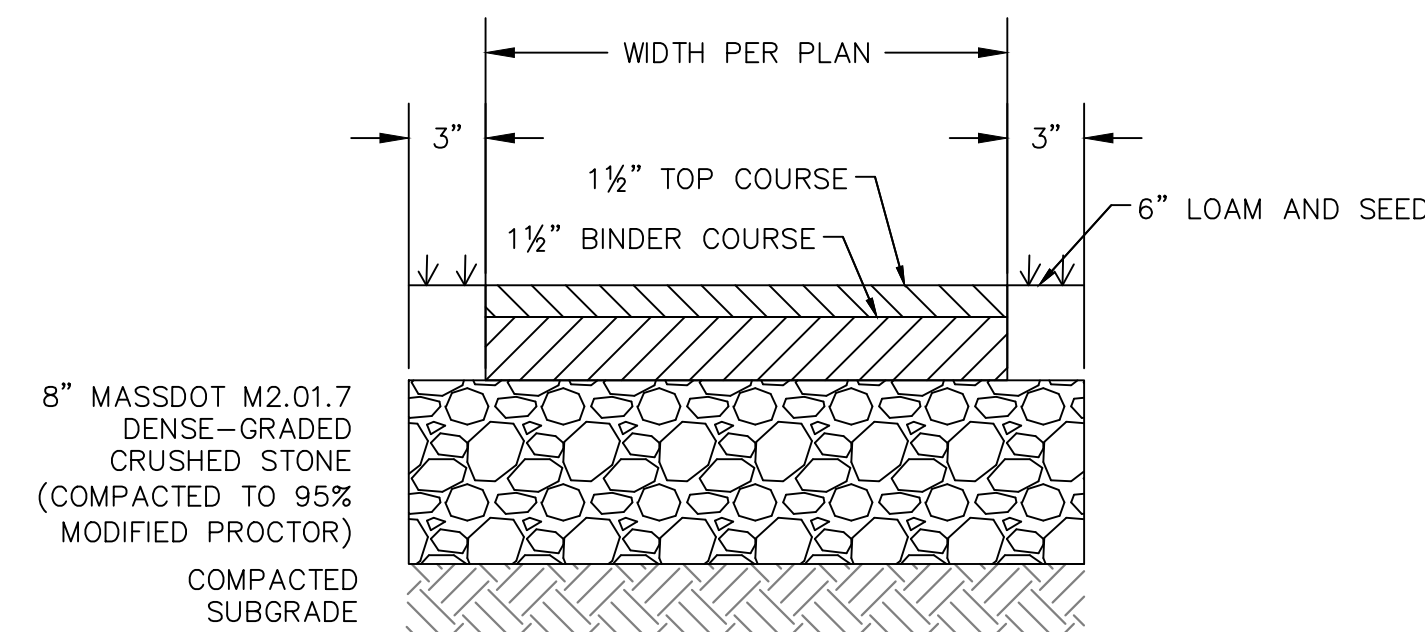


SHRUB PLANTING NTS

- NOTE:
1) SET SHRUB ROOT CROWN FLUSH TO 2" HIGHER THAN FINISH GRADE.

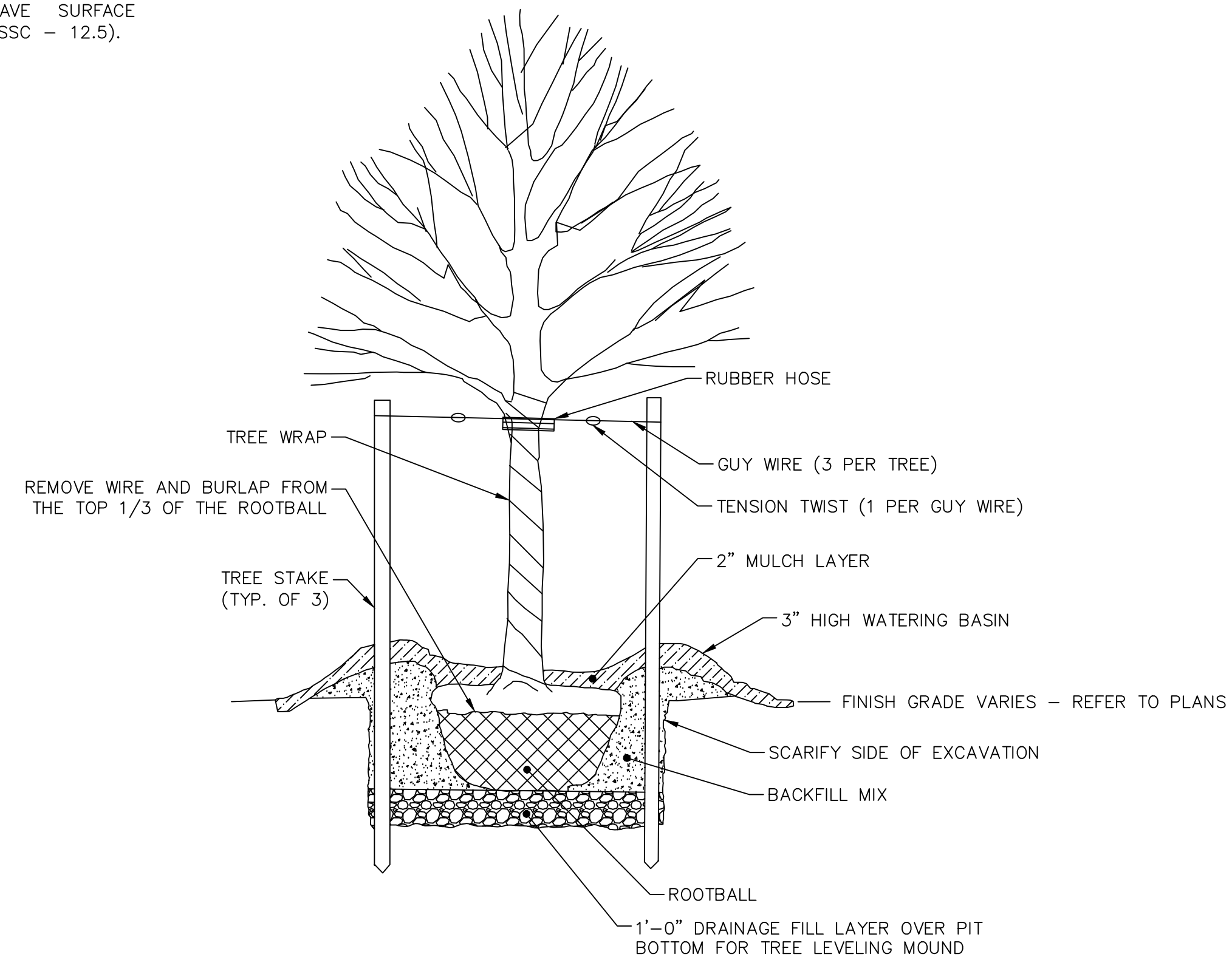


SIGN NTS



BITUMINOUS WALKWAY SECTION NTS

- NOTES:
1) DO NOT EXTEND BASE GRAVEL AS SHOWN WHEN WALKWAYS AREA ABUTTING ROAD, WALKWAY, OR OTHER HARD SURFACE.
2) BINDER COURSE: - MASSDOT M3.11.03, TABLE A, "HMA INTERMEDIATE COURSE DENSE BINDER" OR SUPERPAVE INTERMEDIATE COURSE - 19.0MM (MIXTURE DESIGNATION SIC - 19.0).
3) TOP COURSE: - MASSDOT M3.11.03, TABLE A, "SURFACE COURSE STANDARD TOP" OR SUPERPAVE SURFACE COURSE - 12.5MM (MIXTURE DESIGNATION SSC - 12.5).



TREE PLANTING NTS

- NOTES:
1) SET TREE ROOT CROWN 2" ABOVE FINISH GRADE.
2) DO NOT PLACE SOIL OVER ROOTBALL.

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