

**PARCEL C**

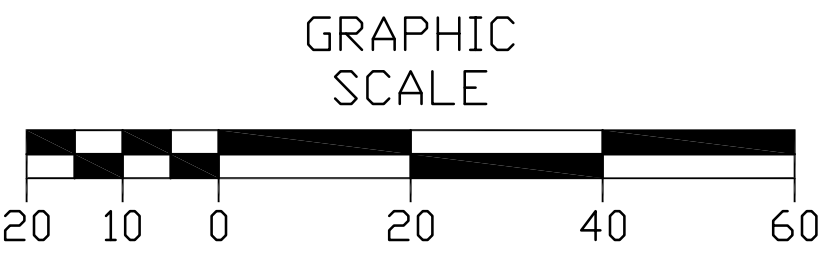
N/F Joseph Brogan

**TRACT # 1, Parcel A, & PARCEL B**  
 Total Area = 114,272.7 S.F.  
 OR 2.6233 ACRES

1. The purpose of this As-Built plan is to show the improvements at an existing service station.
2. The improvements consist of:
  - Canopy (32.0' x 71.6')
  - 6 gas pumps
  - 6.0' walkway and a handicap ramp
  - 11 parking stalls
  - location of underground gas tanks
  - Retaining wall
  - Snake rail fence
  - Dumpster
  - Landscape
3. ZONING DISTRICT: Commercial II
4. REFERENCES USED:
  - Parcel A
    - Deed Book: 57818 - Page: 19
    - Plan Book: 438 - Plan: 54
  - TRACT # 1 & PARCEL B
    - Deed Book: 58851 - Page: 365
    - Plan Book: 413 - Plan: 81
    - (Recorded at the Worcester County S. District Registry of Deeds)
5. THIS PLAN IS BASED ON AN "ON GROUND" SURVEY.

**EXISTING**

TOTAL LOT AREA = 114,272.7 S.F.  
 EXISTING BUILDING FOOTPRINT = 3,780.3 S.F.  
 EXISTING PAVED PARKING AREA = 19,205.2 S.F.  
 EXISTING CANOPY AREA = 2,291.0 S.F.  
 EXISTING LOT COVERAGE = 5.31 %  
 EXISTING OPEN SPACE = 77.88 %



REVISIONS	BY	DATE	DESCRIPTION

**AS-BUILT PLAN**  
 Showing the improvements at an existing service station

Location: 40 MAIN STREET  
**STURBRIDGE, MASSACHUSETTS**

SCALE: 1" = 20'	DATE: November 25, 2019
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PLAN No. 18-02-10      Site Plan      SHEET 1 of 1

