

LOCUS MAP

1"=2000'

ZONING DISTRICT:	INDUSTRIAL PARK	COMMERCIAL
MINIMUM AREA:	87,120 S.F. (2 Ac.)	43,560 S.F. (1 Ac.)
MINIMUM FRONTAGE:	300'	150'
MINIMUM SET BACK		
FRONT:	60'	25'
SIDE:	30'	10'
REAR:	30'	10'
MAXIMUM LOT COVERAGE:	33%	30%
MAXIMUM IMPERVIOUS AREA	70%	70%
MINIMUM HABITABLE FLOOR:	750 s.f.	750 s.f.

PLAN NOTES:

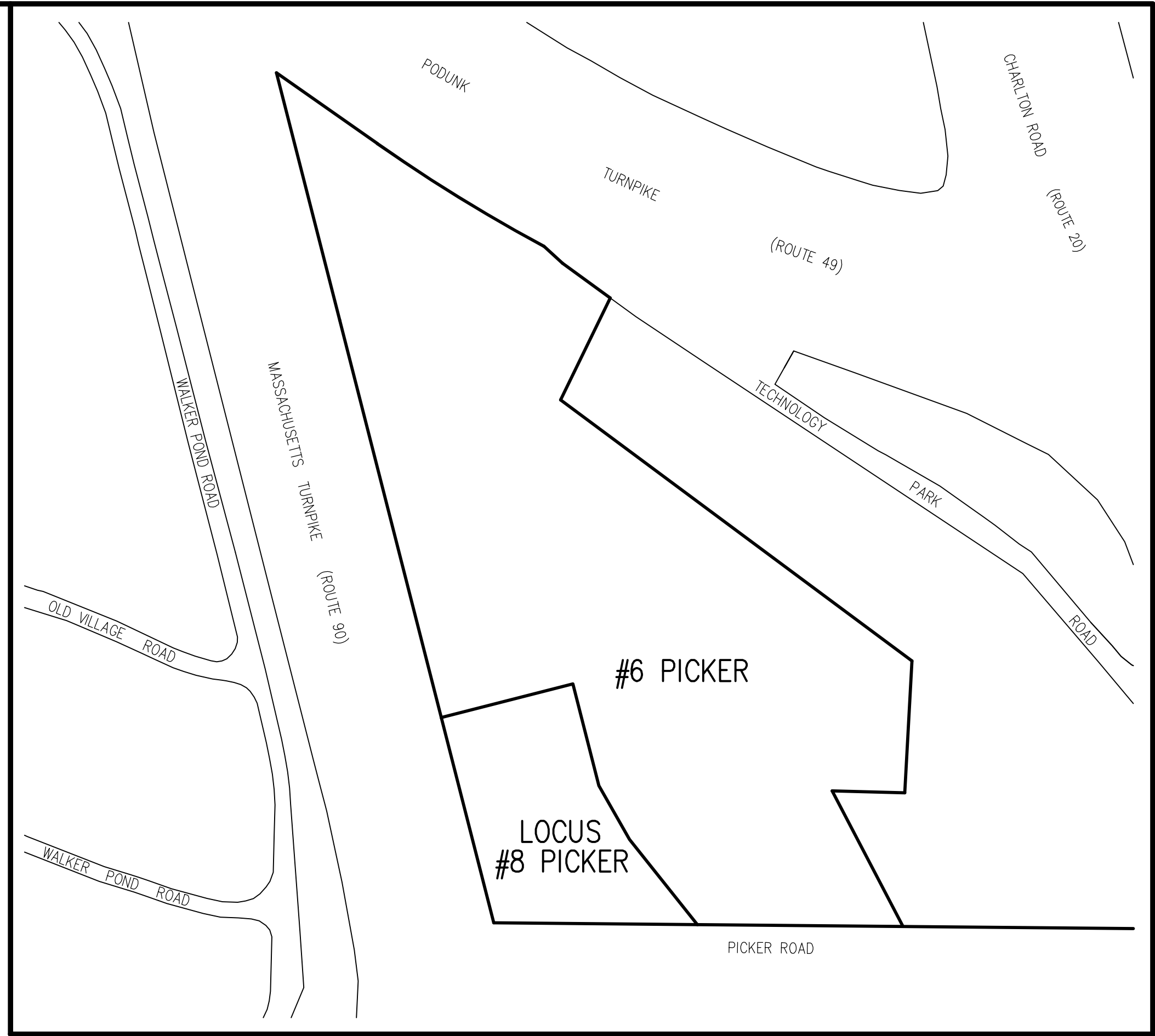
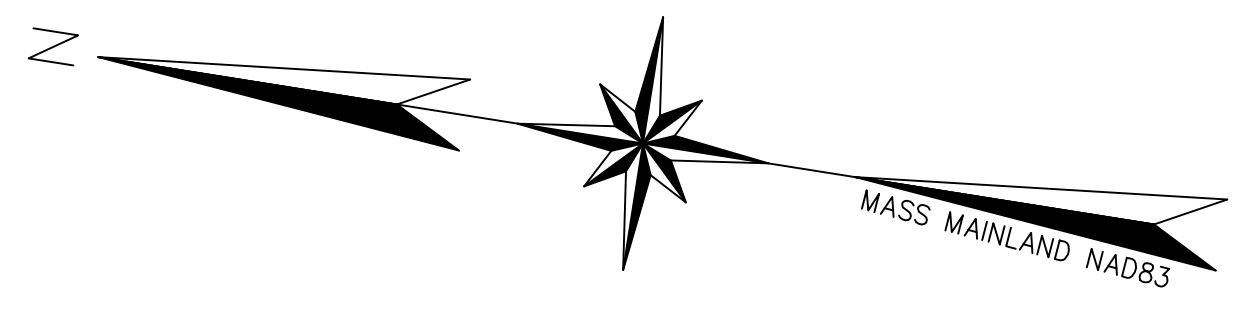
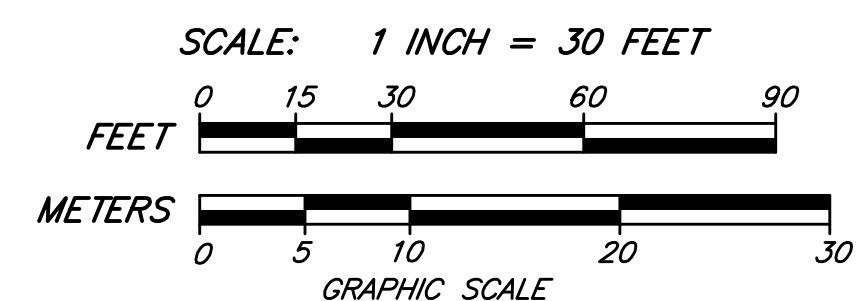
- PLAN BOOK 947 PLAN 61
- PLAN BOOK 438 PLAN 85
- PLAN BOOK 538 PLAN 7
- PLAN BOOK 541 PLAN 38
- PLAN BOOK 631 PLAN 29
- PLAN BOOK 696 PLAN 21
- PLAN BOOK 814 PLAN 9
- PLAN BOOK 816 PLAN 83
- PLAN BOOK 907 PLAN 98
- HIGHWAY LAYOUTS # 8506
- # 8508

PLAN NOTES:

- 1.) TOPOGRAPHY SHOWN WAS TAKEN FROM PLAN TITLED "TOPOGRAPHIC AND WETLAND LOCATION PLAN in STURBRIDGE, MA for ONE PICKER REALTY TRUST" DATED MAY 10, 2011 PERFORMED PARA LAND SURVEYING, INC.
- 2.) THE BORDERING VEGETATED WETLANDS SHOWN WERE FLAGGED BY GLENN KREVOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC. IN JANUARY & FEBRUARY 2020 AND LOCATED BY MEANS OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY, INC. IN JANUARY & FEBRUARY 2020.
- 3.) VERTICAL DATUM IS MASS STATE PLANE NAD83.
- 4.) THE LOCUS PROPERTY IS LOCATED IN A ZONE X AREA OF MINIMAL FLOODING. SEE FLOOD FIRM MAP 25027C 0768 E, PANEL 768 OF 1075, DATED JULY 4, 2011.

LINEAR FEET OF WETLAND DELINEATION

F-SERIES (1F-48F) = 961 FEET
 B-SERIES (22B-29B) = 222 FEET
 TOTAL LINEAR FEET = 1183 FEET



LOCUS MAP

SCALE: 1"=200'

OWNER:
 8 PICKER ROAD, LLC
 8 PICKER ROAD
 STURBRIDGE, MA 01566
 DEED BOOK6186 PG 24

ASSESSORS PARCEL ID: 510-02215-008
 #8 PICKER ROAD

ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION (A.N.R.A.D.)

8 Picker Road
 Sturbridge, Massachusetts
 PREPARED FOR
8 PICKER ROAD, LLC
 8 Picker Road
 Sturbridge, MA
 SCALE: 1" = 30' DATE: FEBRUARY 18, 2020
 PREPARED BY
SUMMIT ENGINEERING & LAND SURVEY INC.
 710 MAIN STREET, NORTH OXFORD, MA 01537
 TEL. 508-987-8713

