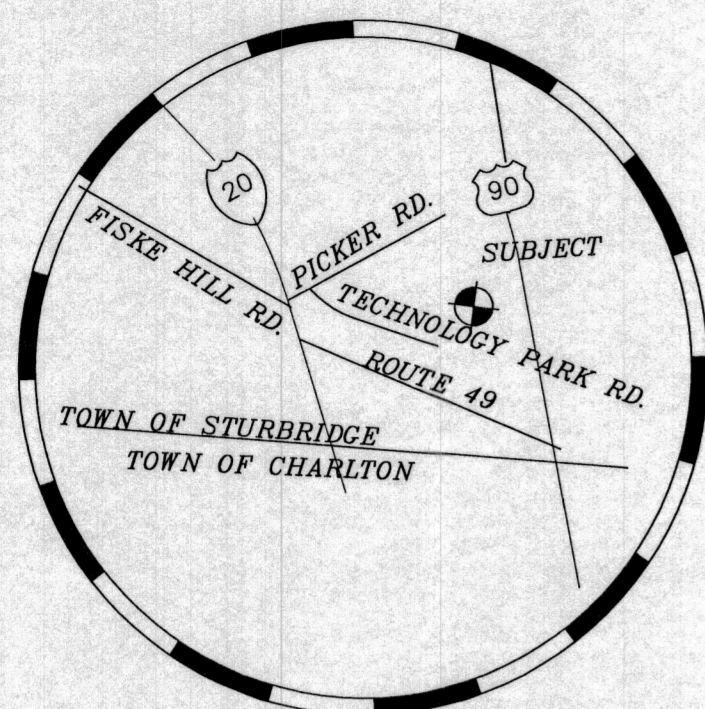
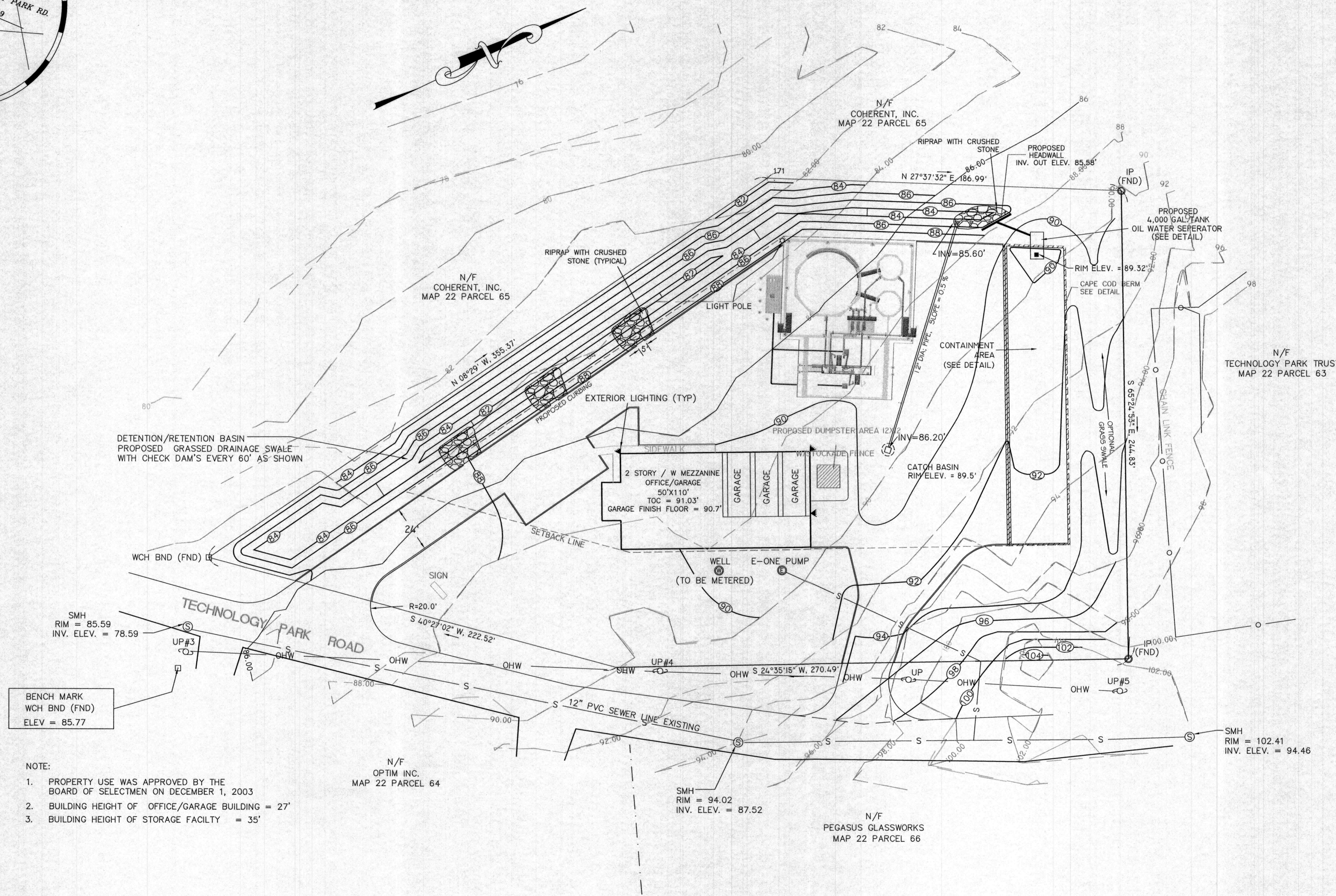


STURBRIDGE ZONING

ZONE: INDUSTRIAL PARK
 AREA: 2 ACRES
 FRONTAGE: 300'
 FRONT YARD: 60'
 SIDE YARD: 30'
 REAR YARD: 30'
 BLDG HEIGHT: 35'
 MAX. LOT COVERAGE: 33%
 MAX IMPERVIOUS SURFACE: 70%

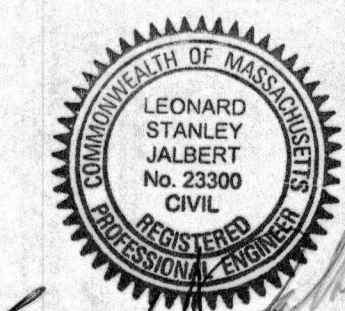


LOT LOCUS
 SCALE: NONE



BENCH MARK
 WCH BND (FND)
 ELEV = 85.77

- NOTE:
1. PROPERTY USE WAS APPROVED BY THE BOARD OF SELECTMEN ON DECEMBER 1, 2003
 2. BUILDING HEIGHT OF OFFICE/GARAGE BUILDING = 27'
 3. BUILDING HEIGHT OF STORAGE FACILITY = 35'



Leonard Stanley Jalbert

PROJ: TECHRD DWG pioneer-r-2

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
11/17/03	JAT	1	12/02/03	LOCUS, NORTH ARROW	JAT	LSJ	<i>[Signature]</i>
	LSJ	3	5/5/04	TITLE BLOCK	ARB	LSJ	<i>[Signature]</i>
	LSJ	4	5/22/04	FOR CONSTRUCTION	ARB	LSJ	<i>[Signature]</i>
	LSJ	5	5/09/05	CATCH BASINS	RRL	SMB	<i>[Signature]</i>

JALBERT ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS
 54 Main Street
 Sturbridge, Massachusetts 01566-1244
 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
 Fax: (508) 347-7962

PROPOSED GRADING & UTILITY PLAN
 PIONEER OIL CO., INC
 63 TECHNOLOGY PARK ROAD
 STURBRIDGE, MASSACHUSETTS

0' 30' 60' 90'

 SCALE: 1" = 30'

PLAN DATE: 11/17/03

DWG NUMBER	03543
	(4)
SHEET 3 OF 5	