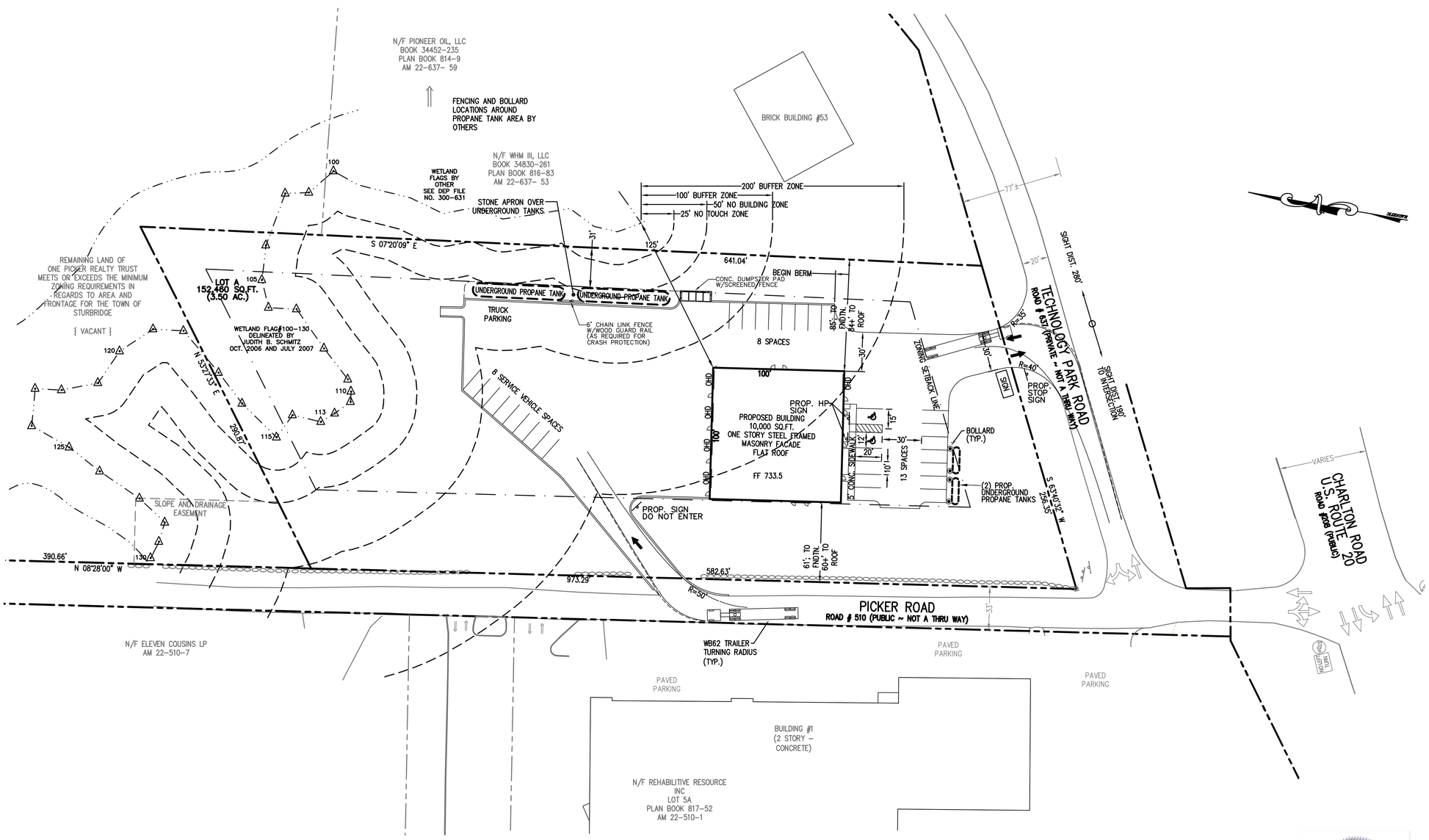

9/5/19

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR – HIGH
- EXISTING CONTOUR – LOW
- PROPOSED CONTOUR – HIGH
- PROPOSED CONTOUR – LOW
- EXISTING EDGE PAVEMENT
- EXISTING CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- EDGE VEGETATED WETLAND
- WETLAND BUFFER
- PROPOSED DRAIN LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD WIRES
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED TREE LINE
- PROPOSED EROSION CONTROL

ZONING SUMMARY:

CURRENT ZONES: INDUSTRIAL PARK (IP)

	REQUIRED	PROVIDED
MIN. LOT AREA	2.00 AC	3.50 AC.
MIN. FRONTAGE	300'	582.63'
MIN. STREET SETBACK	60'	60'
MIN. OTHER SETBACK	30'	84'
MAX. BUILDING HEIGHT	35'/2 STORIES	1 STORY
MAX. LOT COVERAGE	33%	6.6%
MAX. IMPERVIOUS SURFACE	70%	35.6%
MIN. HABITABLE FLOOR AREA	750 SQ.FT.	10,000 SQ.FT.

PARKING SPACE REQUIREMENTS:

USE	REQUIRED	PROVIDED
INDUSTRIAL: 1/2 EMPLOYEES x 20 =	10	21

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REV. NO.	DATE	REVISION

TITLE:

SITE DEVELOPMENT PLAN
FOR
51 TECHNOLOGY PARK ROAD
STURBRIDGE, MASSACHUSETTS 01566

PREPARED FOR:

DILEO GAS
630 SUNDERLAND ROAD
WORCESTER, MASSACHUSETTS 01604

PREPARED BY:

J.M. GRENIER ASSOCIATES INC.
787 HARTFORD TURNPIKE
SHREWSBURY, MASSACHUSETTS 01545
TELE NO.: (508) 845-2500 FAX NO.: (508) 842-0800

SCALE: 1" = 40'

DATE: SEPTEMBER 5, 2019

LAYOUT PLAN

SHEET NO.: SHEET 3 OF 9

PROJECT NO.: G-565