

EXISTING BUILDING COVERAGE
 20,000 S.F. BUILDING + 900 S.F. GARAGE = 20,900 S.F.
 20,900 S.F. / 89,718 S.F. = 23.3%
 PROPOSED 960 S.F. ADDITION YIELDS BUILDING COVERAGE = 24.4%

UNOCCUPIED SPACE
 37,012 S.F. / 89,718 S.F. = 41.3%

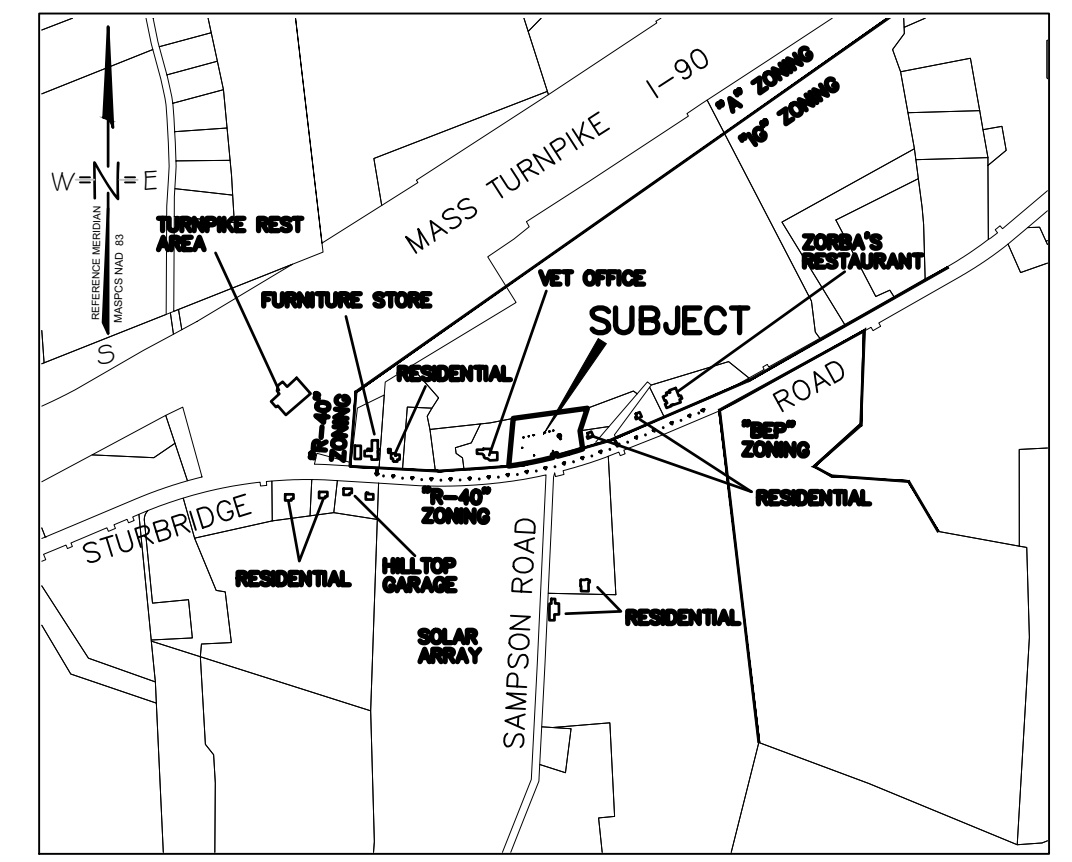
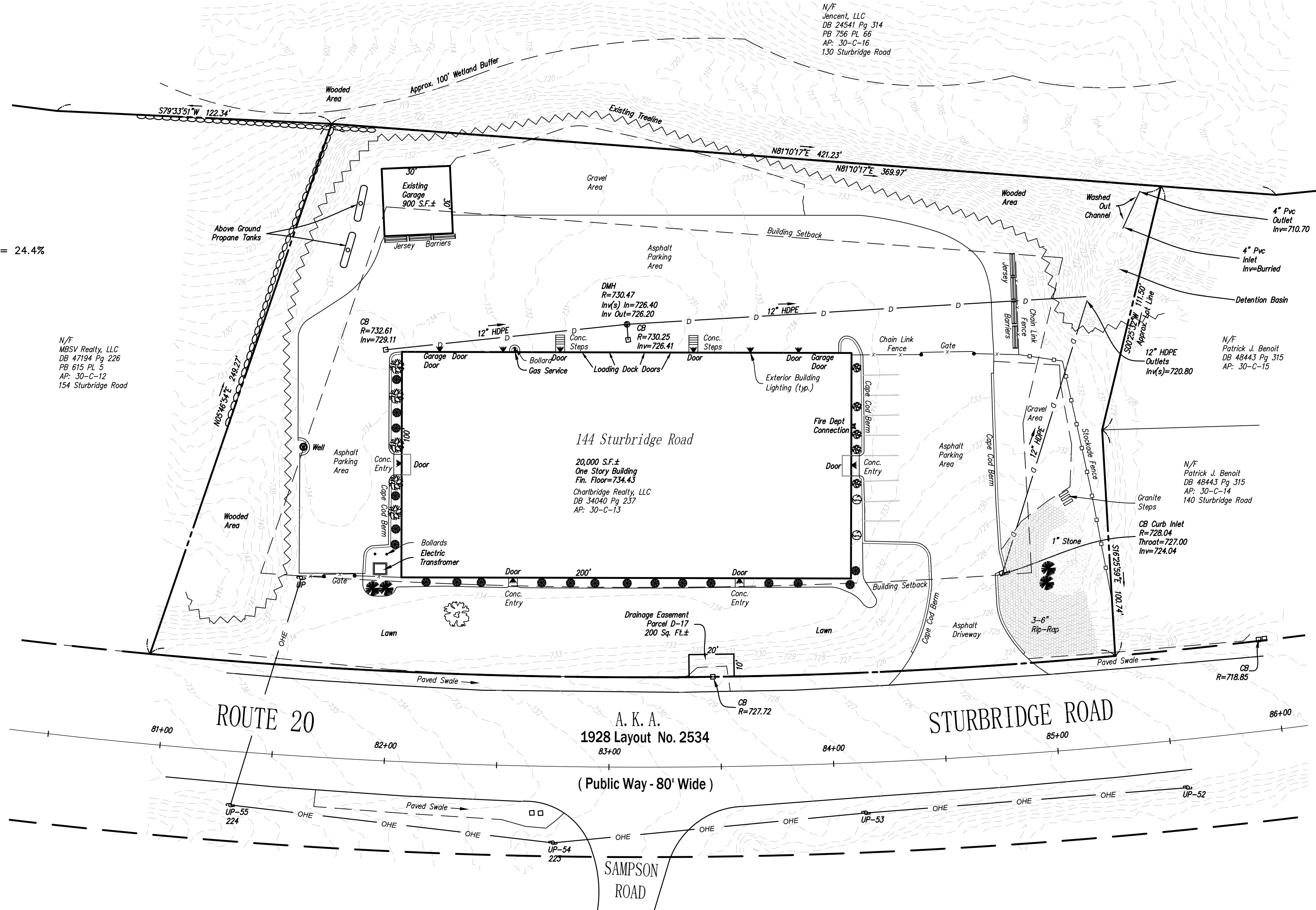
AREA FREE OF WETLANDS = 100%

N/F
 MBSV Realty, LLC
 DB 47194 Pg 226
 PB 615 PL 3
 AP: 30-C-12
 154 Sturbridge Road

N/F
 Jencent, LLC
 DB 24541 Pg 314
 PB 756 PL 66
 AP: 30-C-16
 130 Sturbridge Road

N/F
 Patrick J. Benoit
 DB 48443 Pg 315
 AP: 30-C-15
 140 Sturbridge Road

144 Sturbridge Road
 20,000 S.F.±
 One Story Building
 Fin. Floor=334.43
 Charlbridge Realty, LLC
 DB 34040 Pg 237
 AP: 30-C-13



LOT LOCUS
 SCALE: 1"=1000'

APPLICANT
 FOUR SCORE HOLDINGS, LLC
 ONE INTERNATIONAL PLACE SUITE 3700
 BOSTON, MA 02110

RECORD OWNERS
 CHARLBRIDGE REALTY, LLC
 DB 34040 PG 237
 TAX MAP PARCEL ID: 30-C-13
 144 STURBRIDGE ROAD
 CHARLTON, MA 01507

TAX MAP REFERENCES:
 CHARLTON ASSESSORS
 TAX MAP PARCEL ID: 30-C-13

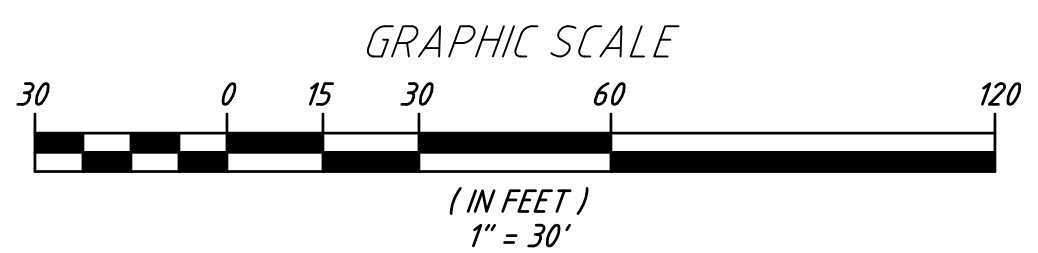
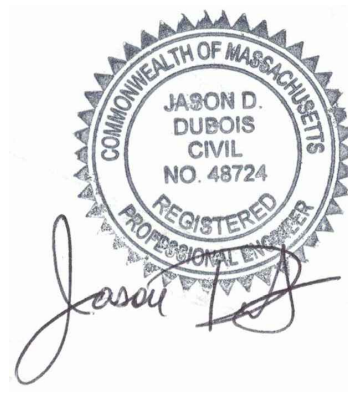
TOWN OF CHARLTON ZONING
 ZONE - INDUSTRIAL GENERAL
 AREA - 40,000 S.F.
 FRONTAGE - 150'
 FRONT - 40 FT.
 SIDE - 35 FT.
 REAR - 35 FT.

GENERAL NOTES:

- BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
 - LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - HORIZONTAL DATUM BASED ON NAD 83, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE LEICA SMARTNET VIRTUAL BASE STATIONS.
 - VERTICAL DATUM BASED ON NAVD 88, GEOD 12A, ESTABLISHED VIA GNSS.
 - BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0969E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
 - ANY CONTRACTOR SHOULD BE AWARE OF THE RESPONSIBILITY TO THE WETLANDS PROTECTION ACT. IF ANY CONSTRUCTION IS SUBJECT TO THE ACT A NOTICE OF INTENT MUST BE SUBMITTED TO THE LOCAL CONSERVATION COMMISSION AND DEP PRIOR TO ANY WORK.
 - TOPOGRAPHY AND TOPOGRAPHIC FEATURES PROVIDED VIA AN ON THE GROUND SURVEY BY DC ENGINEERING.
- USES:**
 EXISTING USE: INDUSTRIAL
 PROPOSED USE: ADULT MARIJUANA ESTABLISHMENT

TOWN OF CHARLTON PLANNING BOARD APPROVAL:

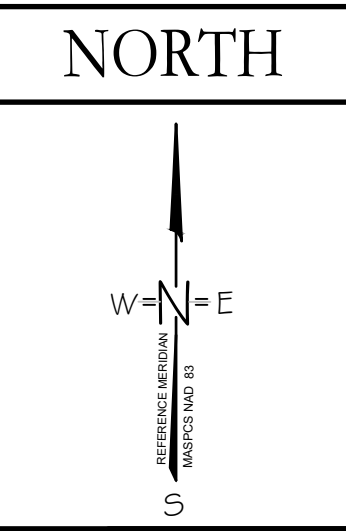
 DATE: _____



NO.	DATE	REVISION	BY
2	1/23/19	REVISED PER COMMENTS	JDD
1	10/10/18	REVISED PER COMMENTS	JDD

JASON D. DUBOIS, P.E.
 PROFESSIONAL ENGINEER
 M.A.L.C. NO.: 48724

JEREMY S. CROTEAU, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 L.I.C. NO.: 48722



EXISTING CONDITIONS PLAN

SITE ADDRESS:
 144 Sturbridge Road
 Charlton, MA 01507

CLIENT:
 FOUR SCORE HOLDINGS, LLC
 One International Place Suite 3700
 Boston, MA 02110

DRAWN BY: JSC
 CK'D BY: JDD REV #: 2
 DATE: 4-10-18 SCALE: 1"=30'
 PROJECT #: 18-048 DWG. NO.: EX

DC ENGINEERING & SURVEY INC.
 288 CHARLTON STREET, BOSTON, MA 02110
 808-788-8889
 808-341-2127