[illegible]

LOCUS PLAN
1"=120'

- ZONING DISTRICT: BI-A

REFERENCES:
PLANS: PL BK 82 PL 9
PL BK 640 PL 43
PL BK 818 PL 116

DEEDS: BK 56786 PG 183
BK 4732 PG 517
BK 42338 PG 249
BK 35700 PG 395
BK 31758 PG 363

ZONING DISTRICT: BI- A
BUSINESS INDUSTRIAL- A

[illegible]

REVISIONS

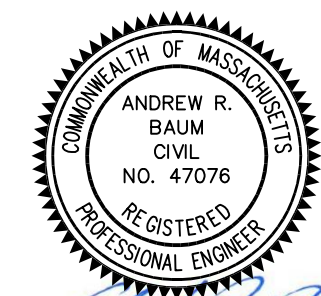
SUMMIT
Engineering & Survey, Inc.
710 MAIN STREET
NORTH OXFORD, MA 01537
P:(508) 987-8713 F:(508) 987-8714

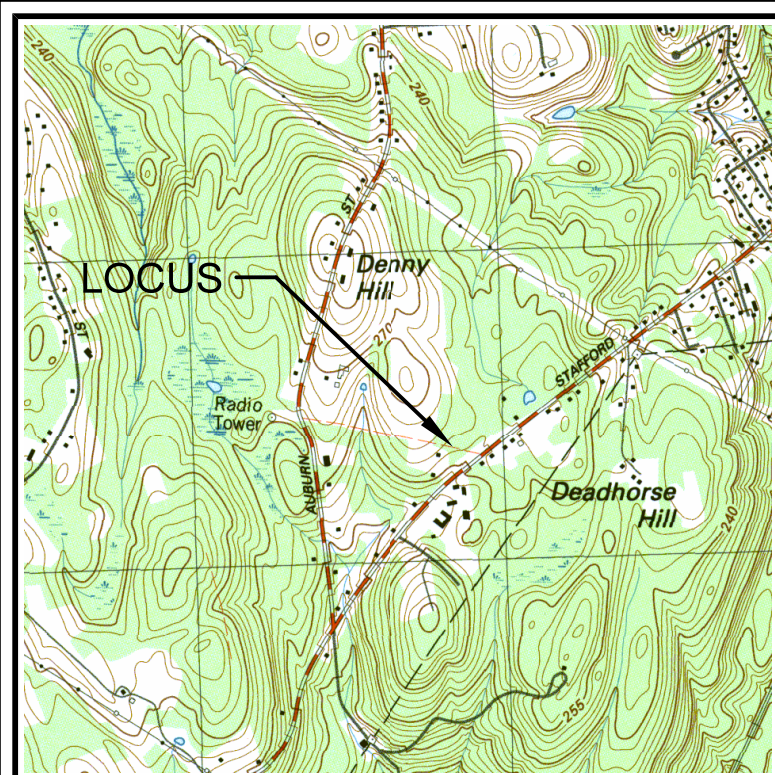
EXISTING CONDITIONS
PLAN

at
488 STAFFORD STREET
LEICESTER, MA

PREPARED FOR
INTEGRATED GENETICS &
BIOPHARMA RESEARCH

SCALE:	1"=20'
DATE:	SEPTEMBER 12, 2018
JOB NO:	18-184
PLAN NO:	18-184 488 STAFFORD STREET
SHEET NO:	1 OF 1





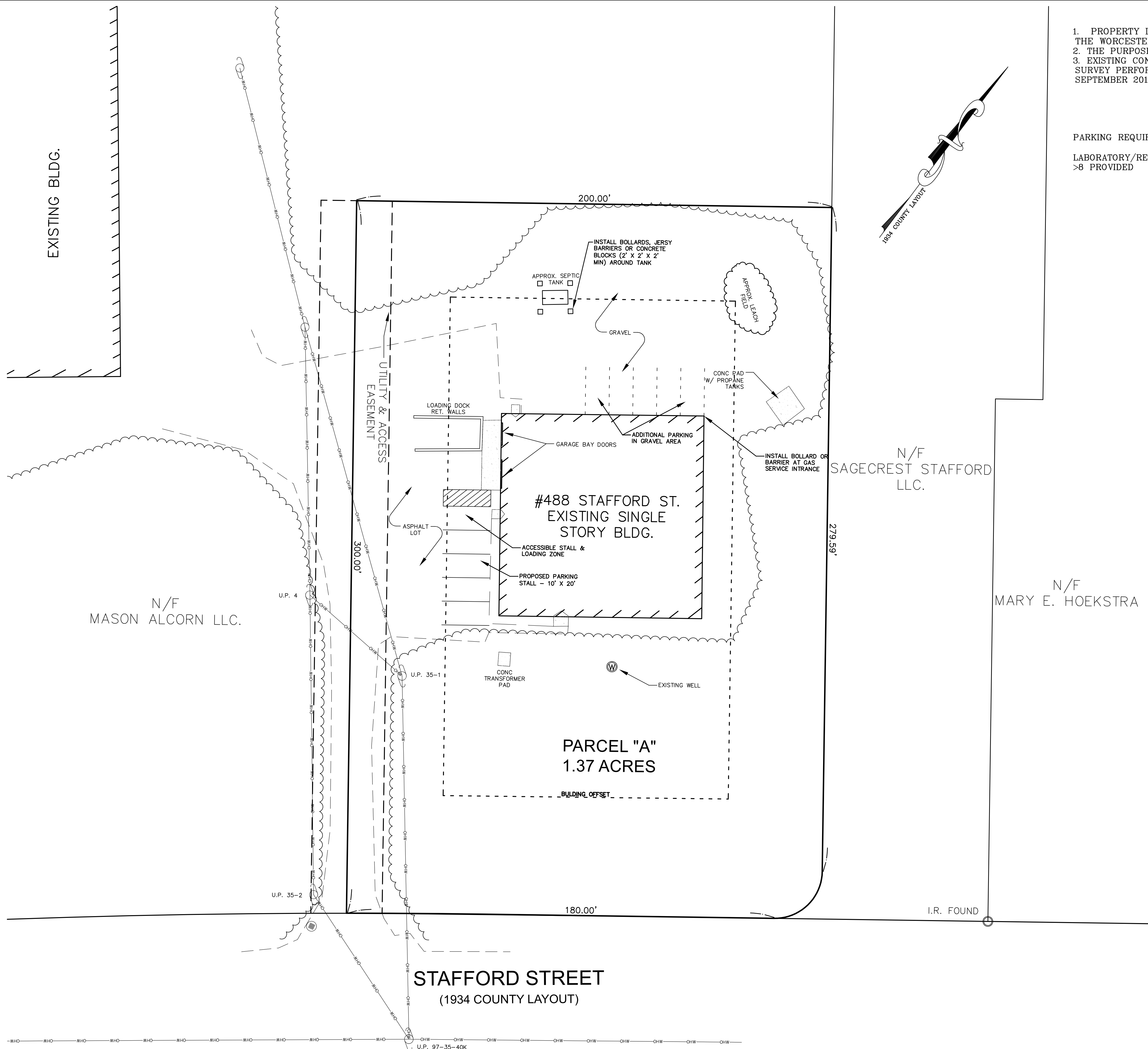
LOCUS MAP

$$1'' = 2,000'$$

LEGEND

LEGEND	EXISTING	PROPOSED
INDEX CONTOUR	-100	100
INTERMEDIATE CONTOUR	-99	99
SPOT GRADE	X 100.52	
STONE WALL		
EDGE OF WOODS		
BOUND		
DRILL HOLE		
IRON PIN		
EDGE OF WALK		
EDGE OF PAVEMENT		
CHAIN LINK FENCE		
FENCE GATE		
SIGN POST		
DRAIN MANHOLE		
CATCHBASIN		
OVERHEAD WIRES		
GUY POLE		
UTILITY POLE		

EXISTING BLDG.



1. PROPERTY LINES SHOWN TAKEN FROM RECORD PLANS RECORDED AT THE WORCESTER REGISTRY OF DEEDS PLAN BOOK 640 PLAN 43.
2. THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS.
3. EXISTING CONDITIONS SHOWN ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SUMMIT ENGINEERING & SURVEY INC. IN SEPTEMBER 2018.

PARKING REQUIREMENTS:

LABORATORY/RESEARCH FACILITY 1/1,000 SF x 7,200 SF. = 8 STALLS
>8 PROVIDED

ZONING DISTRICT: BI-A

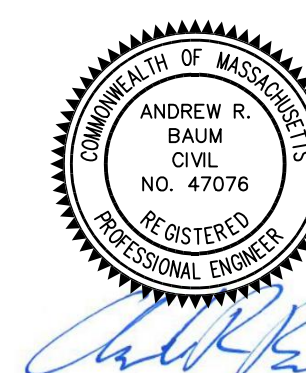
ZONING REQUIREMENTS		PROVIDE
FRONT SETBACK	50 FEET	SEE PLAN
SIDE SETBACK	40 FEET	SEE PLAN
REAR SETBACK	40 FEET	SEE PLAN
FRONTAGE	150 FEET	SEE PLAN
MAX. LOT COVERAGE	30 %	12%

REFERENCES:

PLANS: PL BK 82 PL 9
PL BK 640 PL 43
PL BK 818 PL 116

DEEDS: BK 56786 PG 183
BK 4732 PG 517
BK 42338 PG 249
BK 35700 PG 395
BK 31758 PG 363

ZONING DISTRICT: BI-A
BUSINESS INDUSTRIAL-A



11/8/18 - PER MISC. REVIEW COMMENTS	
REVISIONS	
SUMMIT Engineering & Survey, Inc. 710 MAIN STREET NORTH OXFORD, MA 01537 P:(508) 987-8713 F:(508) 987-8714 EXISTING CONDITIONS PLAN at 488 STAFFORD STREET LEICESTER, MA PREPARED FOR INTEGRATED GENETICS & BIOPHARMA RESEARCH	
SCALE:	1"=20'
DATE:	SEPTEMBER 12, 2018
JOB NO:	18-184
PLAN NO:	18-184 488 STAFFORD STREET
SHEET NO:	1 OF 1