NOTES:
1. PROPERTY RECORDS AT ALL TIMES ARE TO THE TOWN OF STURBRIDGE AND AS OF 5/22/20, AS THE TOWN OF STURBRIDGE IS SUBJECT TO THE DMR NO. 69-3000-102-02-003-006-0000, WHICH COVERS THE PORTION OF THE MAP ONLY.
2. THE LOCATION OF SIGHTING MARKS ON THE PROPERTY IS BASED ON THE LOCATION SHOWN ON THE PLOT PLAN OR PRIMARY PROPERTY SECTIONS.
3. THE LOCATION OF EXISTING AND PROPOSED LINES SHOWN ON THE PLOT PLAN OR PROPERTY SECTIONS MAY BE SUBJECT TO MINOR ADJUSTMENTS TO THE PROPERTY SECTIONS.
4. THE LOCATION OF SIGHTING MARKS ON THE PROPERTY IS BASED ON THE LOCATION SHOWN ON THE PLOT PLAN OR PRIMARY PROPERTY SECTIONS.
5. THE LOCATION OF SIGHTING MARKS ON THE PROPERTY IS BASED ON THE LOCATION SHOWN ON THE PLOT PLAN OR PRIMARY PROPERTY SECTIONS.
6. THE LOCATION OF SIGHTING MARKS ON THE PROPERTY IS BASED ON THE LOCATION SHOWN ON THE PLOT PLAN OR PRIMARY PROPERTY SECTIONS.
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9. THE LOCATION OF SIGHTING MARKS ON THE PROPERTY IS BASED ON THE LOCATION SHOWN ON THE PLOT PLAN OR PRIMARY PROPERTY SECTIONS.
10. THE LOCATION OF SIGHTING MARKS ON THE PROPERTY IS BASED ON THE LOCATION SHOWN ON THE PLOT PLAN OR PRIMARY PROPERTY SECTIONS.

LEGEND:
- Existing Property Line
- Proposed Property Line
- Existing Survey Point
- Proposed Survey Point
- Existing Top of Grade Line
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- Existing Top of Structure Line
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LEGEND

PATHWAY & TRAILS
VEHICULAR ACCESS
HISTORIC STRUCTURES
HISTORIC STORM DRAINAGE
SIGNIFICANT VEGETATION
EXISTING STONE WALLS
WETLAND AREA (TNP)
50' WETLAND BUFFER
100' WETLAND BUFFER
MAJORE FOREST AREA
STEEP SLOPES
AREA SUITABLE FOR DEVELOPMENT

OSRD - Step Two

15 Coleman Road

Newbury, Massachusetts

Opportunities & Constraints Plan

Huntress Associates, Inc.
Landscape Architects & Land Planners
17 Tewksbury Street
Andover, Massachusetts 01810
978 470 8882  FAX 978 470 8890

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LEGEND

PATHWAY & TRAILS
VEHICULAR ACCESS
HISTORIC STRUCTURES
FIRE SUPPORT GUIDELINES
SIGNIFICANT VIEWS
EXISTING STONE WALLS
METAL AREA (EPA)
50' WETLAND BUFFER
100' WETLAND BUFFER
MAJOR FOREST AREA
SHELF SLOPES
AREA SUITABLE FOR DEVELOPMENT

OSRD - Step Three
PROPERTY:
15 COLEMAN ROAD
NEWBURY, MA 01922
ASSESSOR'S MAP R-02
LOTS 12 & 13 (NEWBURY PORTION)

OWNER OF RECORD:
ZENKO, LLC
15 ESTES STREET
AMESBURY, MA 01913
OPEN SPACE LOT 8
86% OF ENTIRE TRACT OF LAND

AREA = 1,183,989± SF (27.18± ACRES)
WETLAND AREA = 283,576±SF (6.51± ACRES)
UPLAND AREA = 900,413±SF (20.67± ACRES)

LAND COVERAGE CALCULATIONS

<table>
<thead>
<tr>
<th>Component</th>
<th>Existing</th>
<th>Proposed</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL AREA</td>
<td>31.69± ACRES</td>
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<tr>
<td>COVER EXISTING AREA</td>
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<tr>
<td>COVER PROPOSED AREA</td>
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<tr>
<td>OVERALL LAND COVERAGE</td>
<td>86%</td>
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</tbody>
</table>

CIVIL DESIGN GROUP, LLC
21 HIGH STREET, NORTH ANDOVER, MA 01845
www.cdgengineering.com
p: 978-746-5400  f: 978-965-3971

ZENDKO, LLC
15 HIGH STREET, AMESBURY, MA 01913

OPEN SPACE LOT 8 RESIDENTIAL DEVELOPMENT
15 COLEMAN ROAD
NEWBURY, MASSACHUSETTS 01922

NOT FOR CONSTRUCTION

PHILIP R. HENRY, P. E.
PHILIP R. HENRY, P. E.

MEASURED SIGHT DISTANCE (390'±)
MEASURED SIGHT DISTANCE (290'±)

PHILIP R. HENRY, P. E.
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