

DEVELOPMENT AREA NOT INCLUDING ACCESS DRIVES - 1.7 AC.  
 PRESENT LEASED AREA (GROUND ROUND)  
 REMAINING WALPOLE/SHARON DEVELOPMENT AREA - TOTAL 4.9 AC.  
 (NOW WETLAND)

ACCESS - ROUTE ONE - DIVIDED HIGHWAY  
 HIGH PLAIN STREET (RT. 27) FULL TWO WAY ACCESS  
 SIGNALIZED INTERSECTION AT RT. 27 AND RT. ONE

ZONING - WALPOLE - LIMITED MANUFACTURING PROTECTION  
 SHARON - BUSINESS, (NORTHERLY PORTION)

SERVICES AVAILABLE - WALPOLE - TOWN WATER, SEWER  
 SHARON - NONE

**PRELIMINARY  
 PLAN OF LAND  
 IN  
 SHARON, MA.**

DATE: JULY 6, 1994  
 R.F. MERRIKIN ASSOCIATES  
 CONSULTING ENGINEERS  
 46 EAST STREET  
 EAST WALPOLE, MA.



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 PRESENT LEASED AREA (GROUND ROUND) - TOTAL 4.9 AC.  
 REMAINING WALPOLE/SHARON DEVELOPMENT AREA - TOTAL 4.9 AC.  
 (NON-DEVELOPABLE)

ACCESS - ROUTE ONE - DIVIDED HIGHWAY  
 HIGH PLAIN STREET (RT. 27) FULL AND MAY ACCESS  
 SIGNALIZED INTERSECTION AT RT. 27 AND RT. ONE

ZONING - WALPOLE - LIMITED MANUFACTURING PROTECTION  
 SHARON - BUSINESS (NORTHERLY PORTION)

SERVICES AVAILABLE - WALPOLE - TOWN WATER, SEWER  
 SHARON - NONE

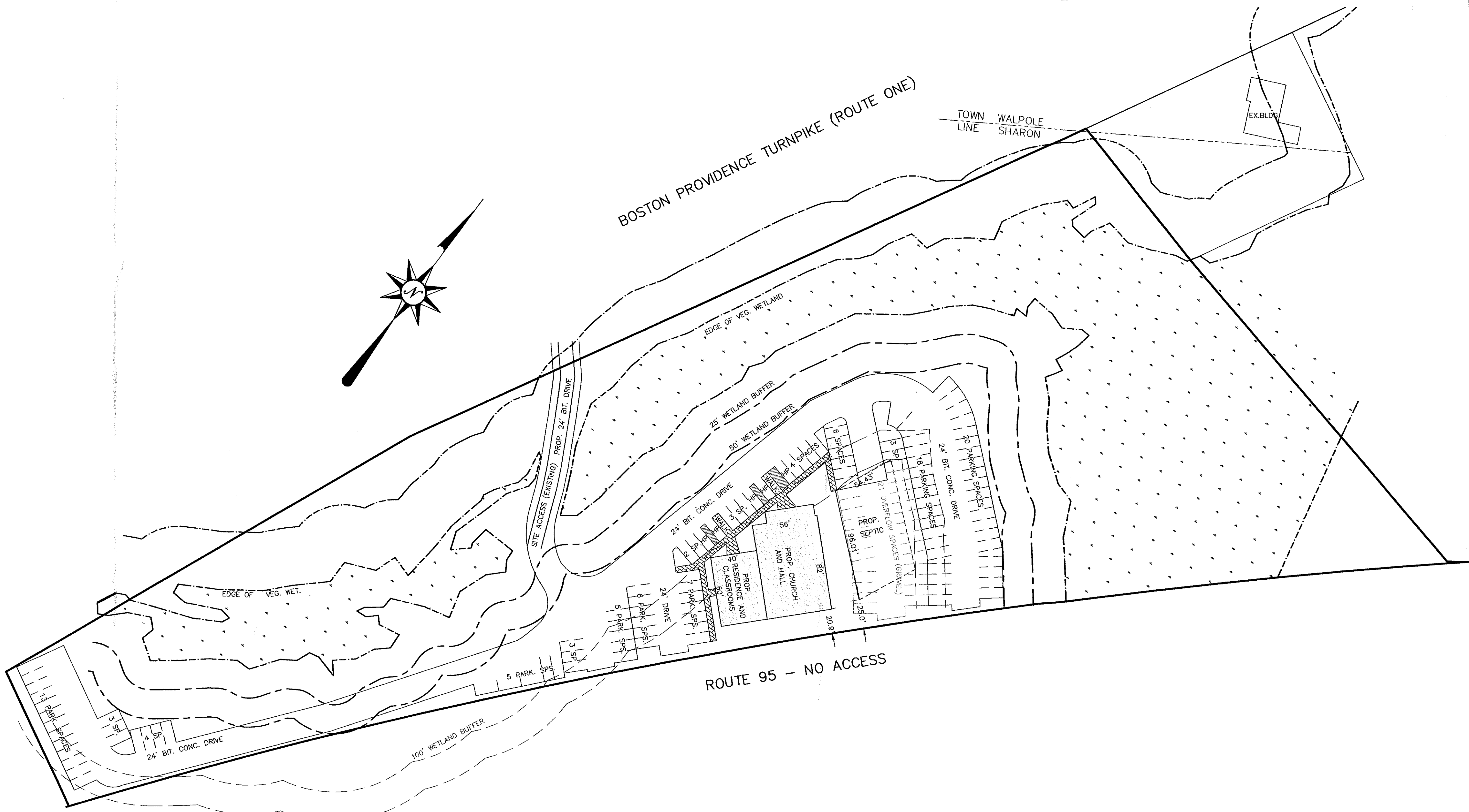


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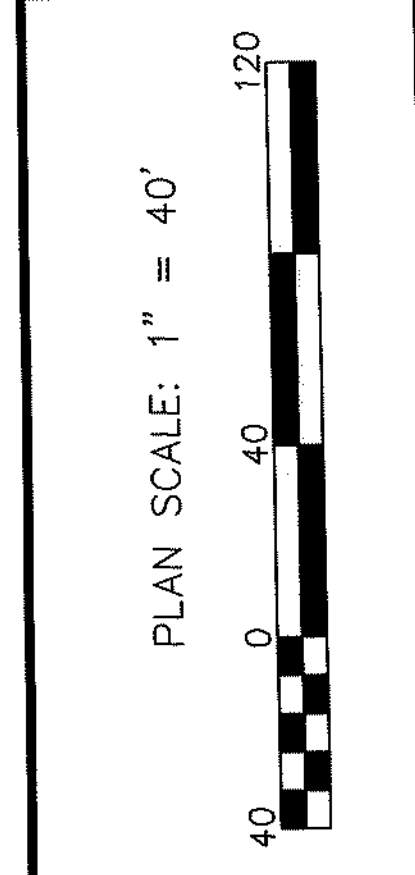






149,464± S. F. UPLAND TOTAL  
 113,715± S.F. (2.6 AC) UPLAND OUTSIDE 25' BUFFER  
 69,347± (1.6 AC) S.F. UPLAND OUTSIDE 50' BUFFER  
 33,375± (0.76 AC) S.F. UPLAND OUTSIDE 100' BUFFER

- GENERAL NOTES:**
1. SEPTIC ASSUMES 8-10 BEDROOM PASTORAL HOUSE, 400 PERSON CHURCH.
  2. WETLANDS IDENTIFIED BY FLAGGING
  3. WAIVERS REQUIRED;  
 WETLAND SETBACK TO 25' MIN. FOR DRIVES (ZBA & CC)  
 BUILDING SETBACK FROM ROUTE 95 (ZBA)  
 TOWN SEPTIC REGULATIONS - EXPANSION AREA
  4. WETLAND FLAGS LOCATED BY COLONIAL ENGINEERING.
  5. PARKING REQUIRED - 104 SPACES  
 PARKING PROVIDED - 107 SPACES  
 GRAVEL OVERFLOW - 21 SPACES
  6. ZONING DISTRICT - LIGHT INDUSTRIAL



PLAN DATE: OCTOBER 14, 2009

REVISION	DATE	BY
SEPTIC/BUILDING REVISIONS	11/25/09	REM
SEPTIC/BUILDING REVISIONS	12/27/09	REM
PARKING, DRIVE & BUILDING REVISIONS	1/22/10	REM

BOSTON PROV. HIGHWAY  
 STUDY PLAN  
 PLAN OF LAND  
 IN  
 SHARON, MA

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