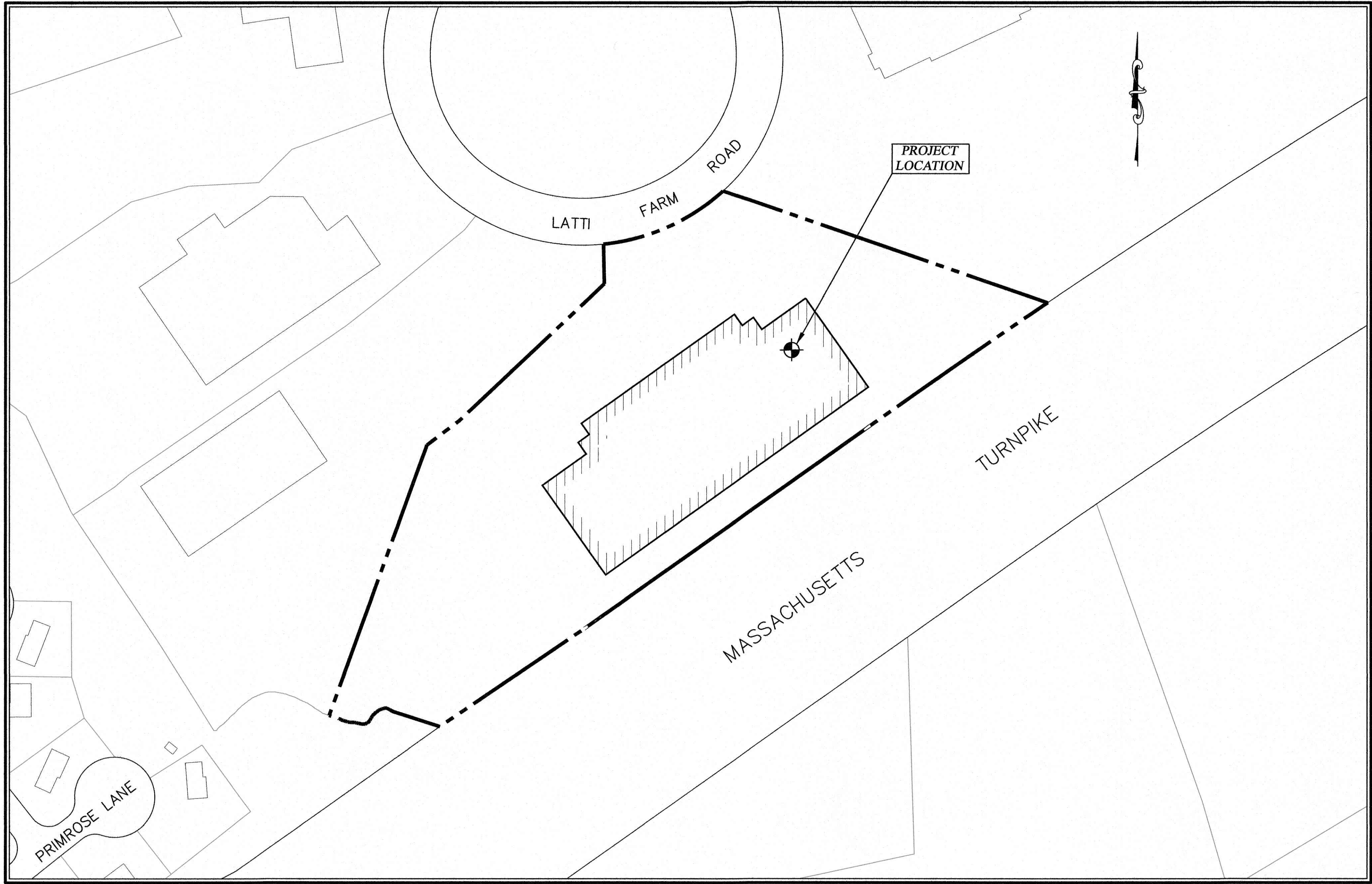


"GREENCARE THERAPEUTICS"  
SPECIAL PERMIT SITE PLAN  
#12 LATTI FARM ROAD  
MILLBURY, MA 01527



SITE LOCUS  
1" = 100'

DRAWING INDEX

- T-1: TITLE SHEET  
EX-1: EXISTING CONDITIONS SURVEY  
C-1: SPECIAL PERMIT SITE PLAN

DIG-SAFE NOTE

CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE.  
CONTRACTOR TO NOTIFY "DIG-SAFE" AT 1-888-DIG-SAFE (1-888-344-7233).

MILLBURY PLANNING BOARD  
SITE PLAN APPROVAL

DATE:

APPLICANT / PROPERTY INFORMATION:

APPLICANT:  
COGROW MASSACHUSETTS, LLC  
232 MOTT ST., APT. 3  
NEW YORK, NY 10012  
CONTACT: JOHN DUNNE  
PHONE: (917)-767-1971

OWNER:  
12 LATTI FARM ROAD, LLC  
C/O FIRST AMERICAN REALTY, INC.  
100 MLK, JR BLVD., PO BOX 646  
WORCESTER, MA 01613-0646

ASSESSORS MAP ID: MAP 14 PARCEL 27  
DEED REFERENCE: WORCESTER COUNTY REGISTRY OF DEEDS  
BOOK 43,312 PAGE 162

PROJECT ENGINEER:  
DAVID T. FAIST, P.E.  
MCCLURE ENGINEERING, INC.  
119 WORCESTER ROAD  
CHARLTON, MA 01507  
PHONE: (508)-248-2005

PROJECT SURVEYOR:  
MARK LAPRAD, P.L.S.  
LAPRAD LAND SURVEYING  
145 WEST STURBRIDGE ROAD  
EAST BROOKFIELD, MA 01515  
PHONE: (508)-867-6383

PROJECT ARCHITECT:  
JILL S. PEEBLES, AIA  
BKA ARCHITECTS  
142 CRESCENT STREET  
BROCTON, MA 02302  
PHONE: (508)-583-5603



GENERAL NOTES:

- SITE EXISTING CONDITIONS, TOPOGRAPHY AND PROPERTY BOUNDARIES ARE BASED ON AN ON THE GROUND SURVEY BY LAPRAD LAND SURVEYING, EAST BROOKFIELD, MA, BETWEEN THE DATES OF JUNE 19 AND JULY 13, 2019.
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- SITE IS NOT WITHIN AN AREA OF 100-YEAR FLOOD BASED ON F.I.R.M. FLOOD INSURANCE RATE MAP WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 809 OF 1075 MAP NUMBER 25027C0809E, EFFECTIVE DATE: JULY 4, 2011.
- VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DERIVED FROM GPS OBSERVATIONS REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
- HORIZONTAL DATUM IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) AS DERIVED FROM GPS OBSERVATIONS OBTAINED IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
- WETLAND DELINEATION PERFORMED BY ECOTEC, INC. 102 GROVE STREET, WORCESTER, MA 01605 ON JUNE 28, 2019.

LAPRAD LAND SURVEYING

145 West Sturbridge Road  
East Brookfield, MA 01515  
Tel: (774) 238-4452  
Fax: (508) 867-6383  
Email: mark.laprad@lapradlandsurveying.com

McCLURE  
ENGINEERING, INC.

119 Worcester Road  
Charlton, MA 01507  
Tel: (508) 248-2005  
Fax: (508) 248-4887  
Email: dfaist@mcclureengineers.com

SPECIAL PERMIT SITE PLAN  
#12 LATTI FARM ROAD  
MILLBURY, MA 01527

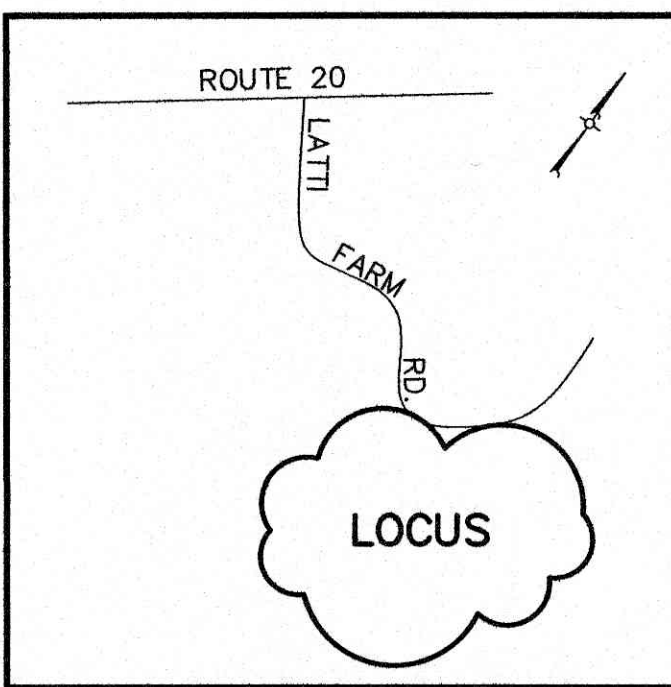
PREPARED FOR  
COGROW MASSACHUSETTS, LLC  
232 MOTT ST., APT. 3  
NEW YORK, NY 10012

DRAWN BY: MM  
DATE: 7/18/2019  
CHK BY: DTF  
SCALE: 1" = 100'  
PROJ. NO. 186-1963-K

TITLE  
SHEET

T-1

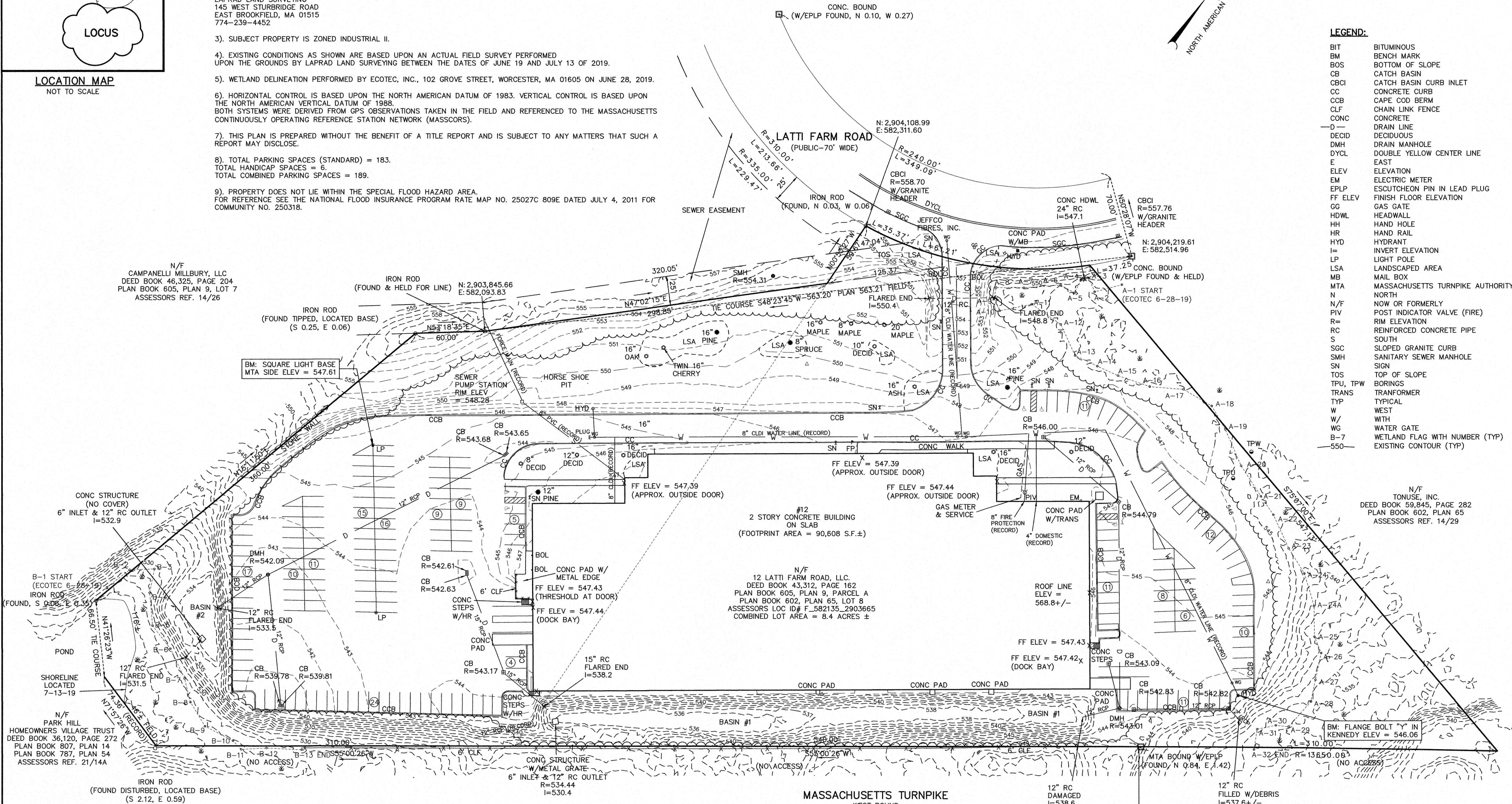




LOCATION MAP  
NOT TO SCALE

- NOTES:
- 1). OWNER OF RECORD  
12 LATTI FARM ROAD, LLC  
P.O. BOX 646  
WORCESTER, MA 01612-0646
  - 2). SURVEYOR OF RECORD  
LAPRAD LAND SURVEYING  
145 WEST STURBRIDGE ROAD  
EAST BROOKFIELD, MA 01515  
774-239-4452
  - 3). SUBJECT PROPERTY IS ZONED INDUSTRIAL II.
  - 4). EXISTING CONDITIONS AS SHOWN ARE BASED UPON AN ACTUAL FIELD SURVEY PERFORMED UPON THE GROUNDS BY LAPRAD LAND SURVEYING BETWEEN THE DATES OF JUNE 19 AND JULY 13 OF 2019.
  - 5). WETLAND DELINEATION PERFORMED BY ECOTEC, INC., 102 GROVE STREET, WORCESTER, MA 01605 ON JUNE 28, 2019.
  - 6). HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983. VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. BOTH SYSTEMS WERE DERIVED FROM GPS OBSERVATIONS TAKEN IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MASSCORS).
  - 7). THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
  - 8). TOTAL PARKING SPACES (STANDARD) = 183.  
TOTAL HANDICAP SPACES = 6.  
TOTAL COMBINED PARKING SPACES = 189.
  - 9). PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA.  
FOR REFERENCE SEE THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 25027C 809E DATED JULY 4, 2011 FOR COMMUNITY NO. 250318.

N/F  
CAMPANELLI MILLBURY, LLC  
DEED BOOK 46,325, PAGE 204  
PLAN BOOK 605, PLAN 9, LOT 7  
ASSESSORS REF. 14/26



N/F  
PARK HILL  
HOMEOWNERS VILLAGE TRUST  
DEED BOOK 36,120, PAGE 272  
PLAN BOOK 807, PLAN 14  
PLAN BOOK 787, PLAN 54  
ASSESSORS REF. 21/14A

MILLBURY PLANNING BOARD  
SITE PLAN APPROVAL

EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

DATE:

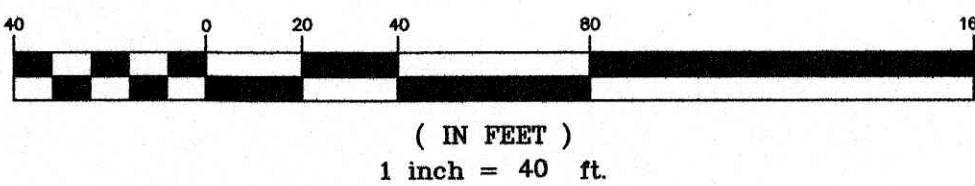
LEGEND:

BIT	BITUMINOUS
BM	BENCH MARK
BOS	BOTTOM OF SLOPE
CB	CATCH BASIN
CBCL	CATCH BASIN CURB INLET
CC	CONCRETE CURB
CCB	CAPE COD BERM
CLF	CHAIN LINK FENCE
CONC	CONCRETE
D	DRAIN LINE
DECID	DECIDUOUS
DMH	DRAIN MANHOLE
DYCL	DOUBLE YELLOW CENTER LINE
E	EAST
ELEV	ELEVATION
EM	ELECTRIC METER
EPLP	ESCUTCHEON PIN IN LEAD PLUG
FF ELEV	FINISH FLOOR ELEVATION
GG	GAS GATE
HOWL	HEADWALL
HR	HAND RAIL
HYD	HYDRANT
I	INVERT ELEVATION
LP	LIGHT POLE
LSA	LANDSCAPED AREA
MB	MAIL BOX
MTA	MASSACHUSETTS TURNPIKE AUTHORITY
N	NORTH
N/F	NOW OR FORMERLY
PIV	POST INDICATOR VALVE (FIRE)
R	RIM ELEVATION
RC	REINFORCED CONCRETE PIPE
S	SOUTH
SGC	SLOPED GRANITE CURB
SMH	SANITARY SEWER MANHOLE
SN	SIGN
TOS	TOP OF SLOPE
TPU, TPW	BORINGS
TRANS	TRANSFORMER
TYP	TYPICAL
W	WEST
WG	WATER GATE
B-7	WETLAND FLAG WITH NUMBER (TYP)
-550-	EXISTING CONTOUR (TYP)

N/F  
TONUSE, INC.  
DEED BOOK 59,845, PAGE 282  
PLAN BOOK 602, PLAN 65  
ASSESSORS REF. 14/29

MASSACHUSETTS TURNPIKE  
— WEST BOUND

GRAPHIC SCALE



PLAN FILE # 2190022 / T06 / 19 ELEC FILE # 2190022.DWG

EXISTING CONDITIONS TOPOGRAPHIC PLAN  
PREPARED FOR

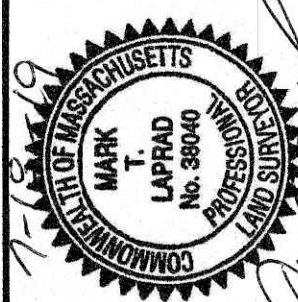
CO GROW MASSACHUSETTS, LLC

12 LATTI FARM ROAD

MILLBURY, MASSACHUSETTS

LAPRAD LAND SURVEYING

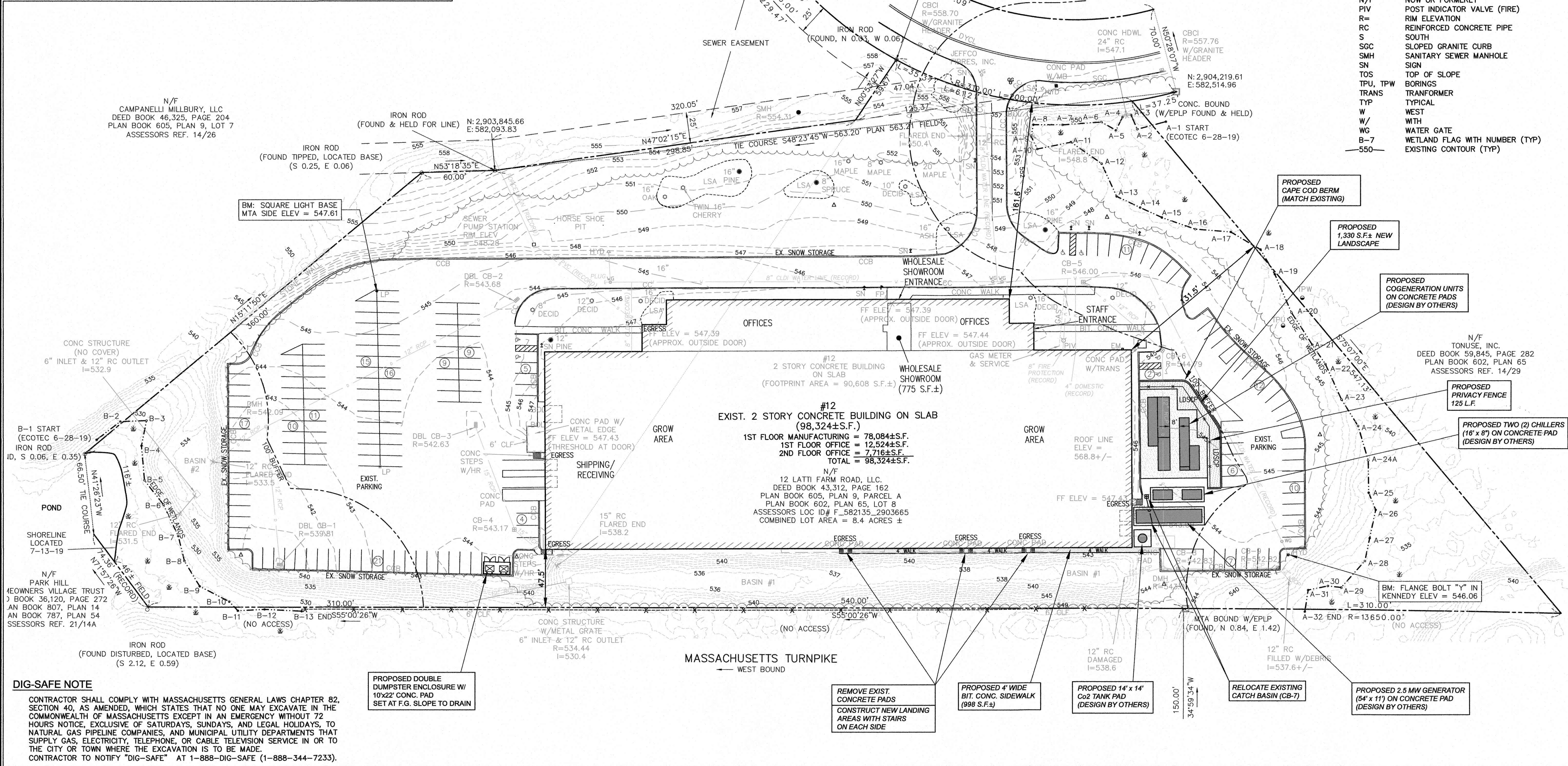
145 WEST STURBRIDGE ROAD  
EAST BROOKFIELD, MASSACHUSETTS 01515  
(774) 239-4452  
mark.laprad@lapradlandsurveying.com



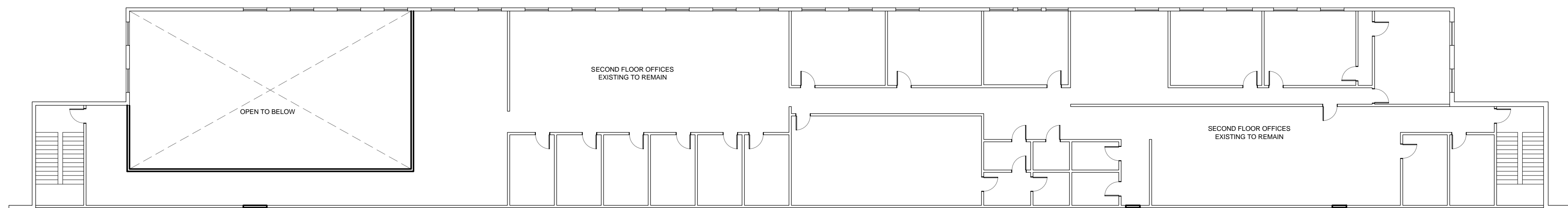
mark.laprad@lapradlandsurveying.com



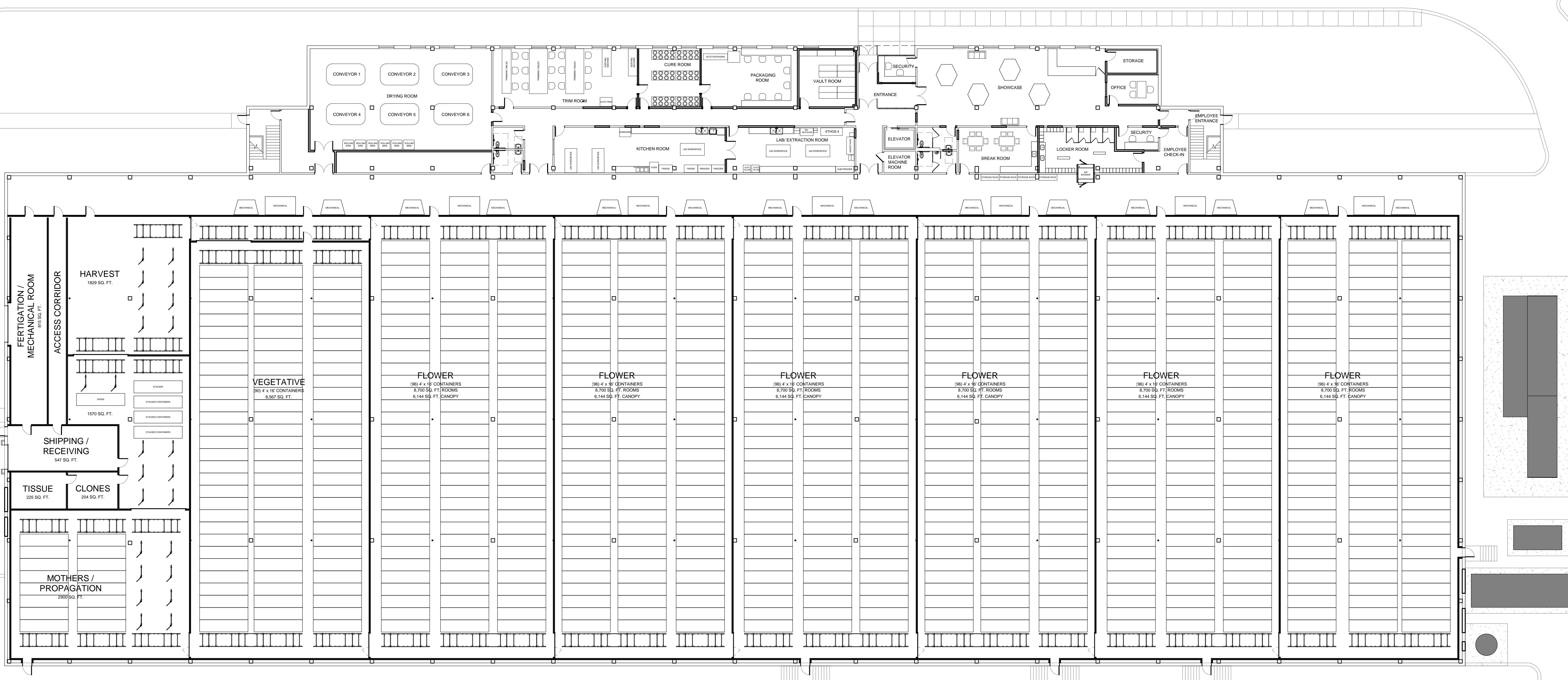
ZONING INFORMATION TABLE – MILLBURY, MA			
#12 LATI FARM ROAD			
OWNER:	12 LATI FARM ROAD, LLC PO BOX 646 100 CENTRAL STREET WORCESTER, MA 01613-0646	APPLICANT:	COGROW MASSACHUSETTS, LLC 232 MOTT ST. APT. 3 NEW YORK, NY 10012 ATTN: MR. JOHN DUNNE PHONE: 917-767-1971 EMAIL: john@cogrowgroup.com
ASSESSOR'S MAP ID:	MAP 14 PARCEL 27	DEED:	BK 43,312 PG 162
ZONING:	I-II(INDUSTRIAL 2)	EXISTING USE:	LIGHT MANUFACTURING
PROPOSED USE:	MARIJUANA CULTIVATOR (SPECIAL PERMIT REQUIRED)		
EXISTING ZONING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
LOT SIZE (MIN.)	80,000 S.F.	366,235±S.F.(8.4 AC)	366,235±S.F.(8.4 AC)
FRONTAGE	200 FT.	200.00 FT.	200.00 FT.
FRONT SETBACK	30 FT.	161.6 FT.	161.6 FT.
SIDE SETBACK	20 FT.	131.5 FT.	131.5 FT.
REAR SETBACK	20 FT.	47.5 FT.	47.5 FT.
MAX. BLDG. HEIGHT	55 FT.	SEE ARCHITECTS PLAN	SEE ARCHITECTS PLAN
MAX. BLDG. COVERAGE	35%	90,608 ±S.F.(24.7%)	90,608 ±S.F.(24.7%)
2019 PARKING CALCULATION			
	REQUIRED	PROVIDED	
INDUSTRIAL: 1 SPACE / 1½ EMPLOYEES PER SHIFT TWO SHIFTS @ 25 EMPLOYEES = 50 PERSONS	40 Spaces	165 Spaces	
	Total Spaces =	40 Spaces 165 Spaces	
Marked Handicap Accessible Spaces (151-200 Spaces) 1 Van Accessible Parking Space	6 HC Spaces	6 HC Spaces	



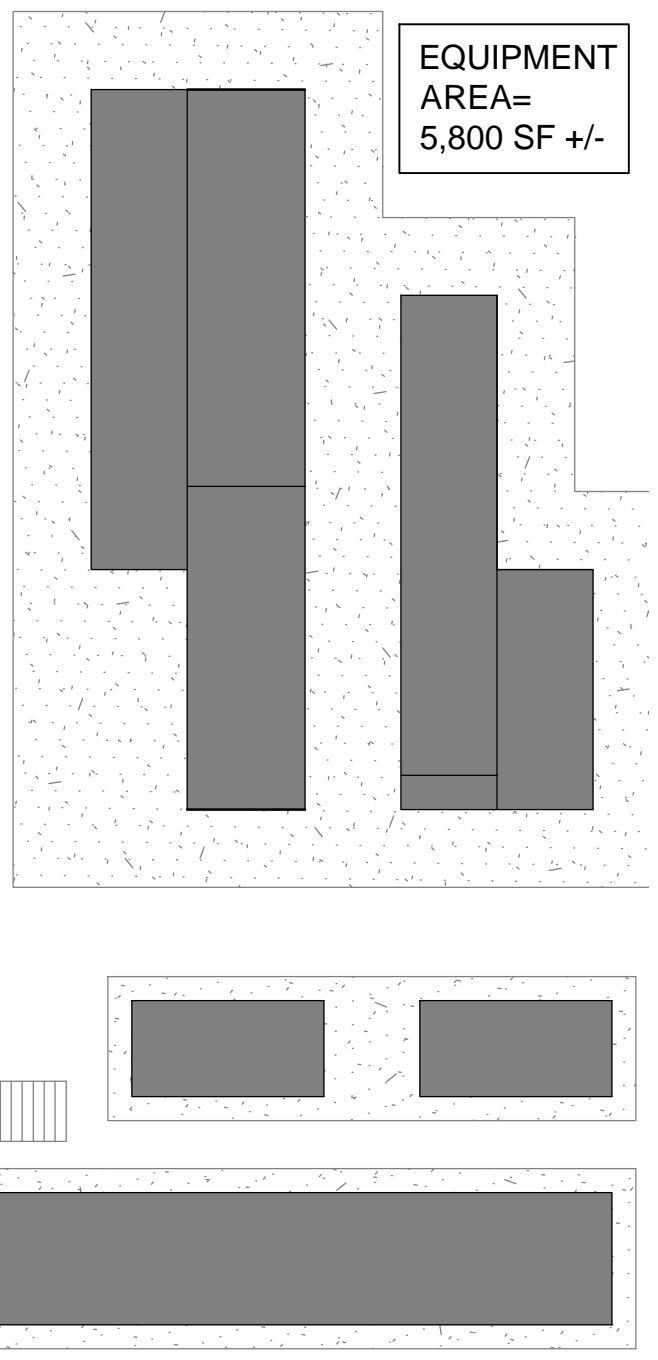




**2 SECOND FLOOR PLAN**  
SCALE: 1/16"=1'-0"



**1 FIRST FLOOR PLAN**  
SCALE: 1/16"=1'-0"

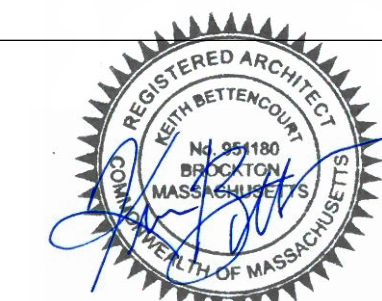


**GREENCARE THERAPEUTICS**  
12 Latti Farm Rd. Millbury, MA

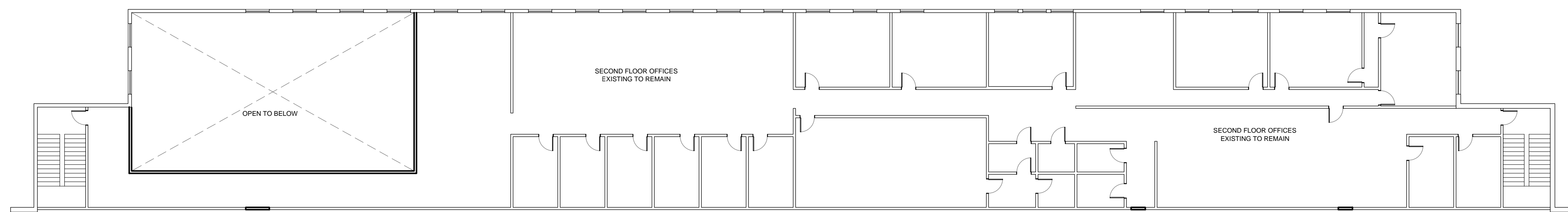
Co Grow Massachusetts, LLC

Proposed Floor Plans **PROGRESS ONLY - NOT FOR CONSTRUCTION**  
Drawn by: ELB/DMG BKA # 219119 Date: 7/19/2019

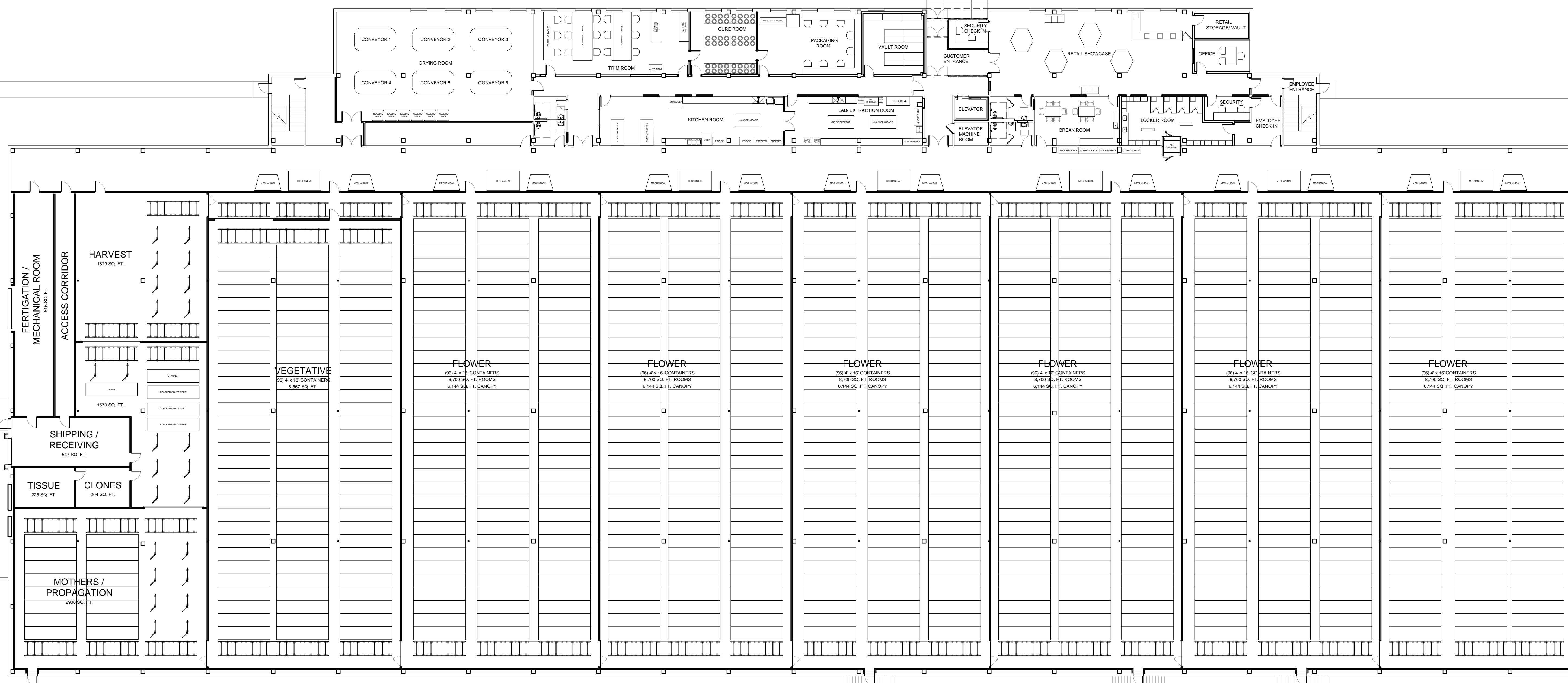
**BKA**  
ARCHITECTS



Boston + Brockton  
142 Crescent Street  
Brockton, MA 02302  
508.583.5603  
bkaarchitects.com



2 SECOND FLOOR PLAN  
SCALE: 1/16"=1'-0"



1 FIRST FLOOR PLAN  
SCALE: 1/16"=1'-0"

