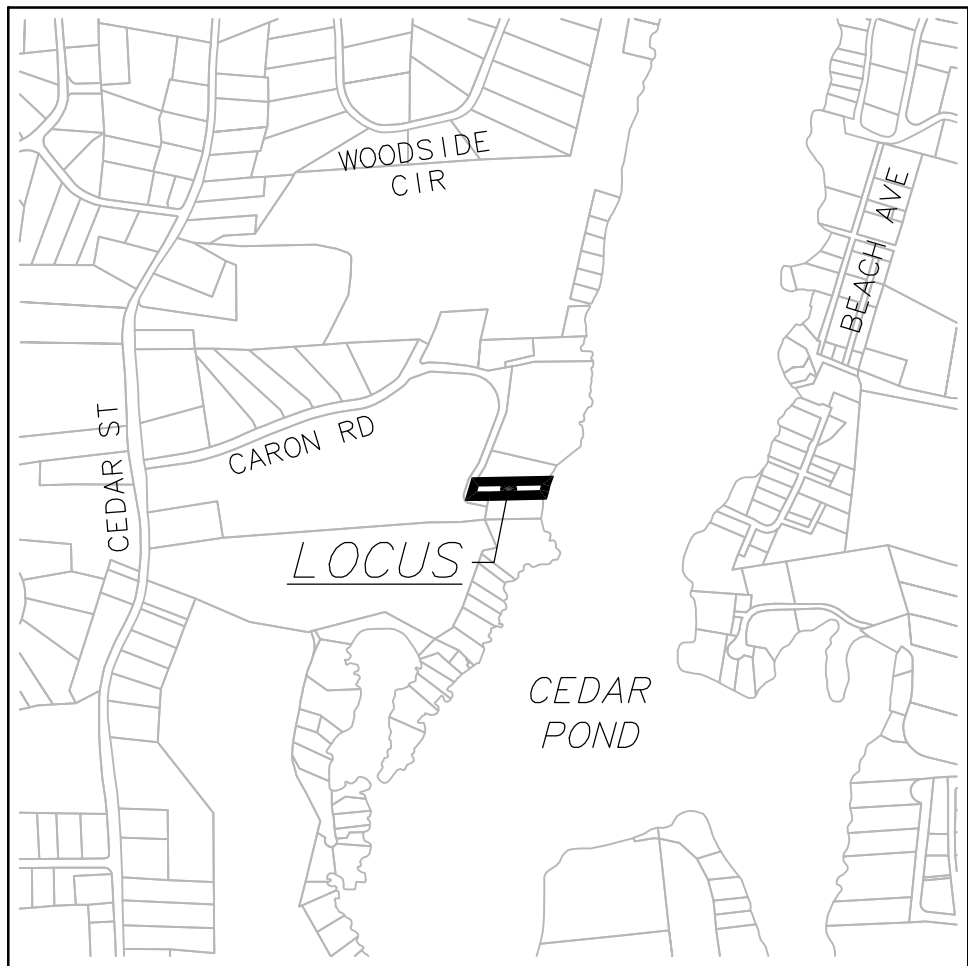


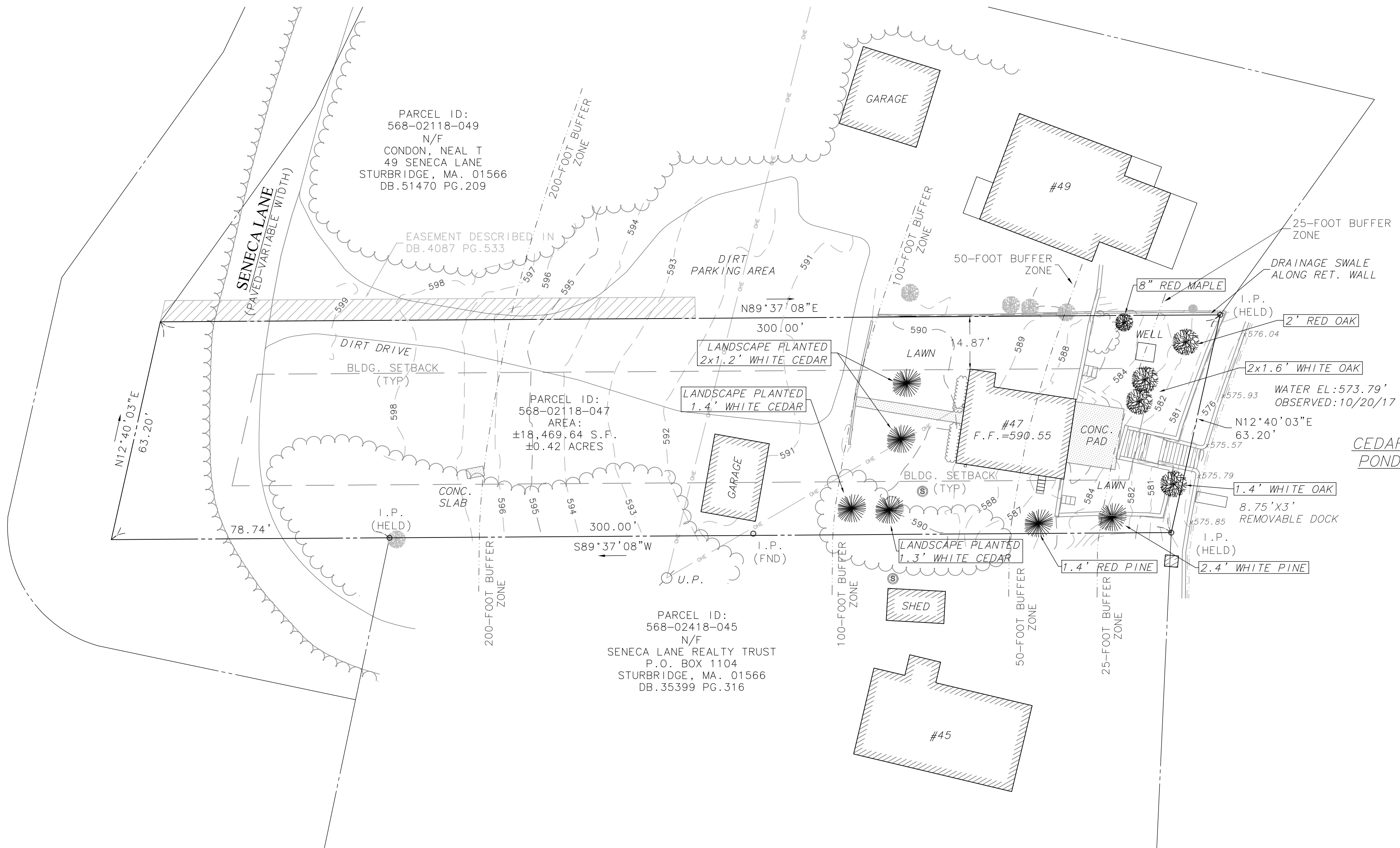
ZONE :
SUBURBAN RESIDENTIAL
(SR)

LOT AREA (REQUIRED)	*32,670 S.F.
LOT AREA (PROVIDED)	±18,469.64 S.F.
FRONTAGE (REQUIRED)	125.00'
FRONTAGE (PROVIDED)	63.20'
FRONT YARD (REQUIRED)	30.00'
FRONT YARD (PROVIDED)	196.54'
SIDE YARD (REQ'D)	15.00'
SIDE YARD (PROVIDED)	14.87'
REAR YARD (REQ'D)	15.00'
REAR YARD (PROVIDED)	17.97'
BUILDING COVERAGE (MAX)	15%
BUILDING COVERAGE (PROVIDED)	5.88%

*MIN. LOT AREA REDUCED TO 21,780 S.F. IF SERVICED BY TOWN WATER AND SEWER.



LOCUS PLAN
1" = 800'±

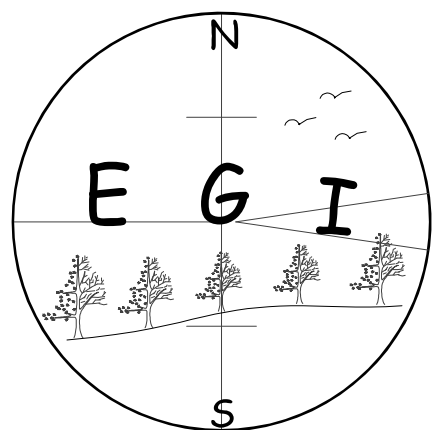


GENERAL NOTES

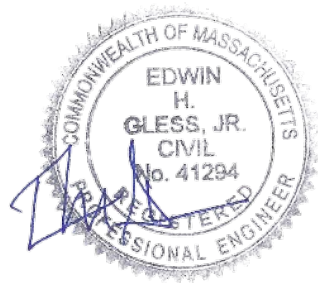
1. RECORD OWNER
JACQUES ALPHONSE A
JACQUES MILDRED A
P.O. BOX 85
FISKDALE, MASSACHUSETTS 01518
DEED BK. 4087 PG. 553
2. PROPERTY IS SHOWN AS PARCEL 568-2118-047 AND APPEARS TO LIE WITHIN THE SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND ASSESSORS INFORMATION, AS COMPILED AND SHOWN HEREON.
3. PROPERTY LINES SHOWN WERE DERIVED FROM AN ON THE GROUND SURVEY CONDUCTED ON OCTOBER 20, 2017 BY EXISTING GRADE, INC., LINES OF OCCUPATION, AND FOUND MONUMENTATION.
4. PARCEL APPEARS TO PARTIALLY LIE WITHIN FLOOD ZONE AE (ELEVATION 575) AND ZONE X PER FIRM MAP 25027C0927E PANEL 927 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.
5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON OCTOBER 20, 2017 BY EXISTING GRADE, INC.
6. ORIGIN OF BEARINGS FROM PLAN BOOK 773, PAGE 37 AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS, ROTATED 4.29° COUNTER-CLOCKWISE TO ALIGN WITH MASSACHUSETTS STATE PLANE (NAD83), DETERMINED FROM A GPS SURVEY CONDUCTED ON OCTOBER 20, 2017.
7. ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON OCTOBER 20, 2017.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. TREE SPECIES AND DIAMETERS (D.B.H.) MARKED AND FIELD DELINEATED BY EBT ENVIRONMENTAL, 601 MAIN STREET, NORTH OXFORD, MA., IN OCTOBER OF 2017. FIELD LOCATED BY EXISTING GRADE ON OCTOBER 20, 2017.
10. PROPERTY SERVICED BY TOWN WATER AND SEWER. SEWER PUMP LOCATIONS DENOTED BY MANHOLE SYMBOLS SHOWN HEREON.
11. GLENN KREYOSKY OF EBT ENVIRONMENTAL CONSULTANTS, INC REVIEWED THE SITE IN OCTOBER 2017 AND ATTESTS THERE ARE NO BORDERING VEGETATED WETLANDS ON THE SITE.

PLAN REFERENCES

AS RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS
PLAN BOOK 773 PAGE 37



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax



SCALE

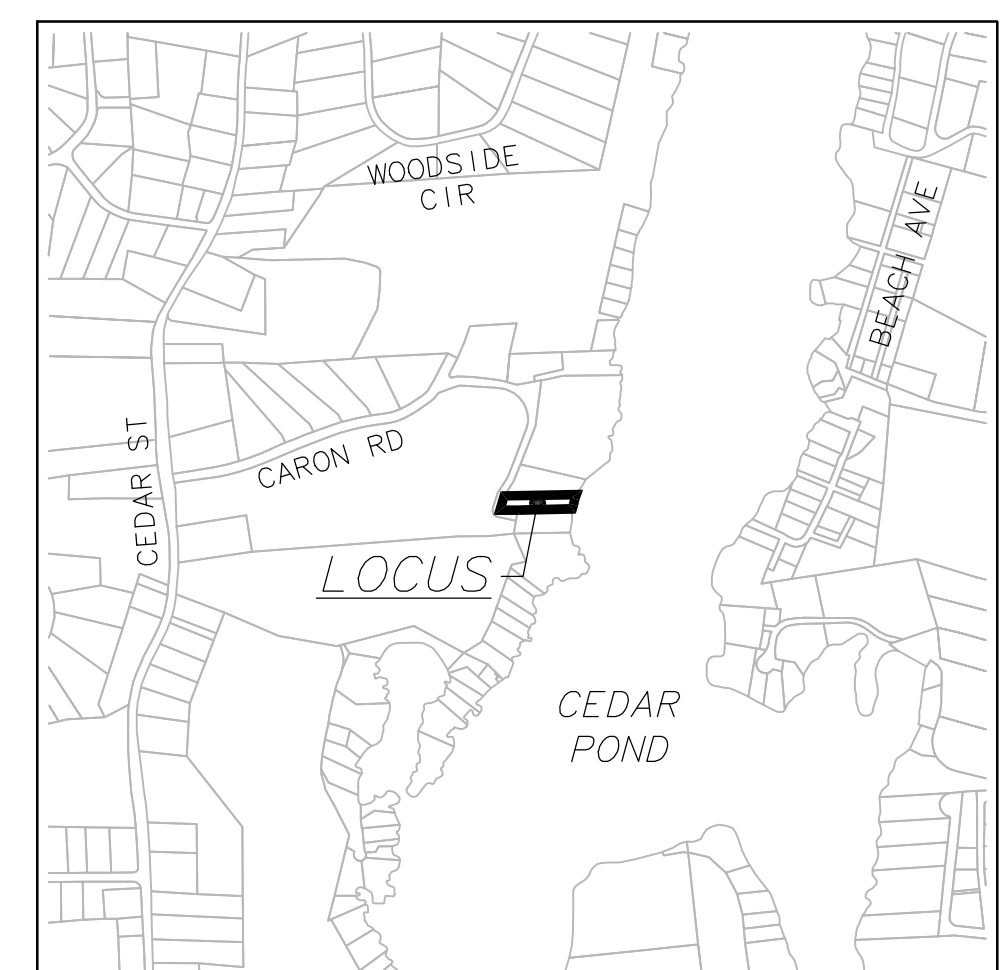
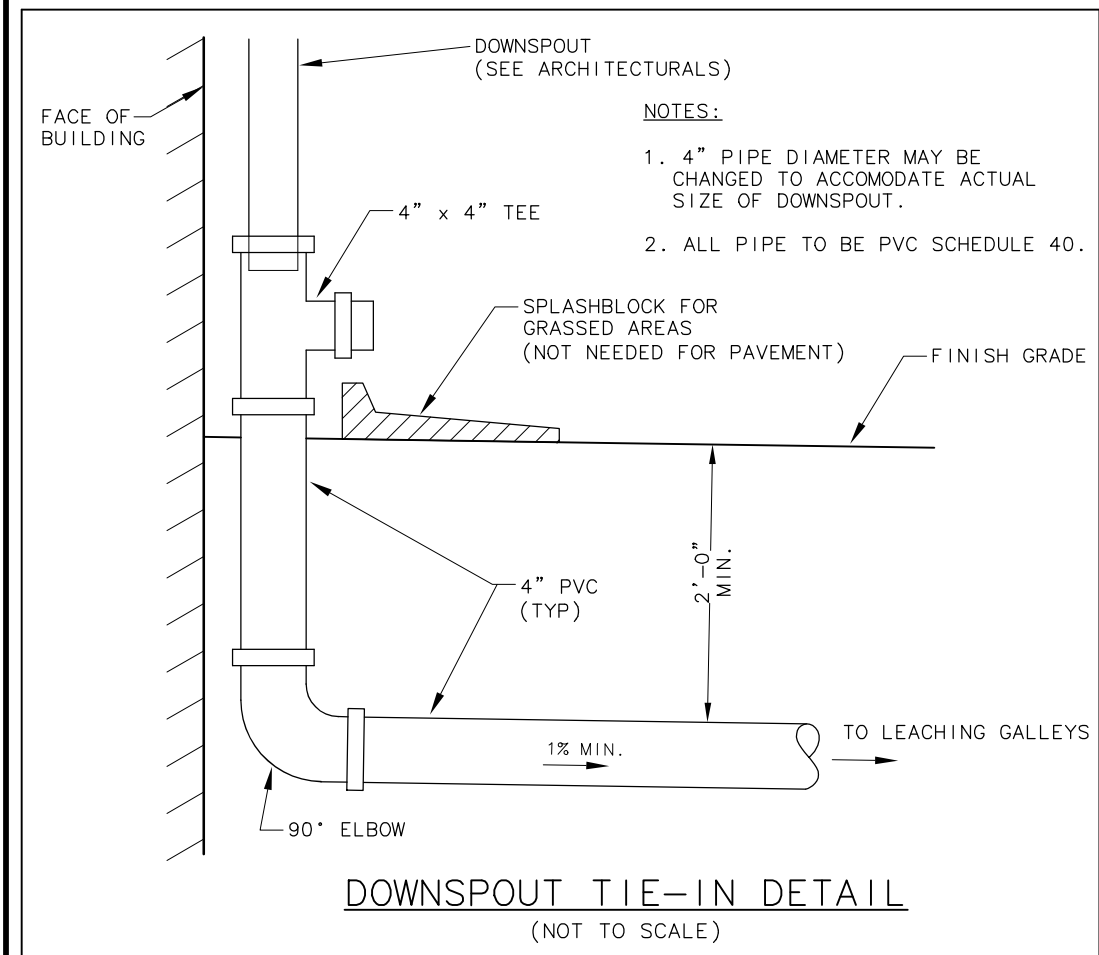


NO.	DATE	BY	REVISIONS
3	1/2/18	ZG	REVISIONS PER CLIENT REQUEST
2	12/26/17	ZG	REVISIONS PER CLIENT REQUEST
1	12/4/17	ZG	ADD SHEET 2, REV. BASED UPON EBT NOTES


CLIENT
GEORGE KONDYLLIS
47 SENECA LANE
STURBRIDGE, MASSACHUSETTS 01566

EXISTING SITE PLAN
FOR
47 SENECA LANE
STURBRIDGE, MASSACHUSETTS 01566

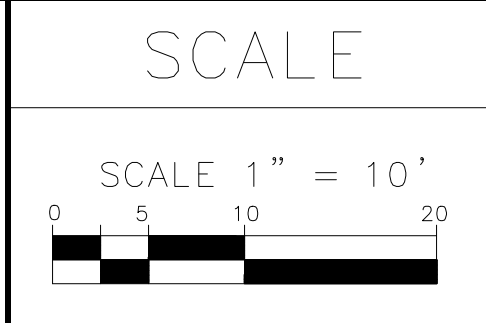
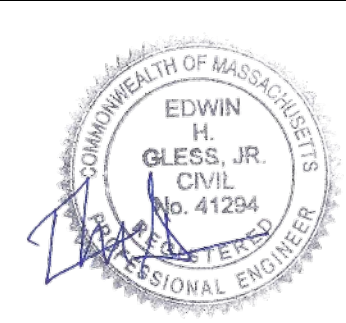
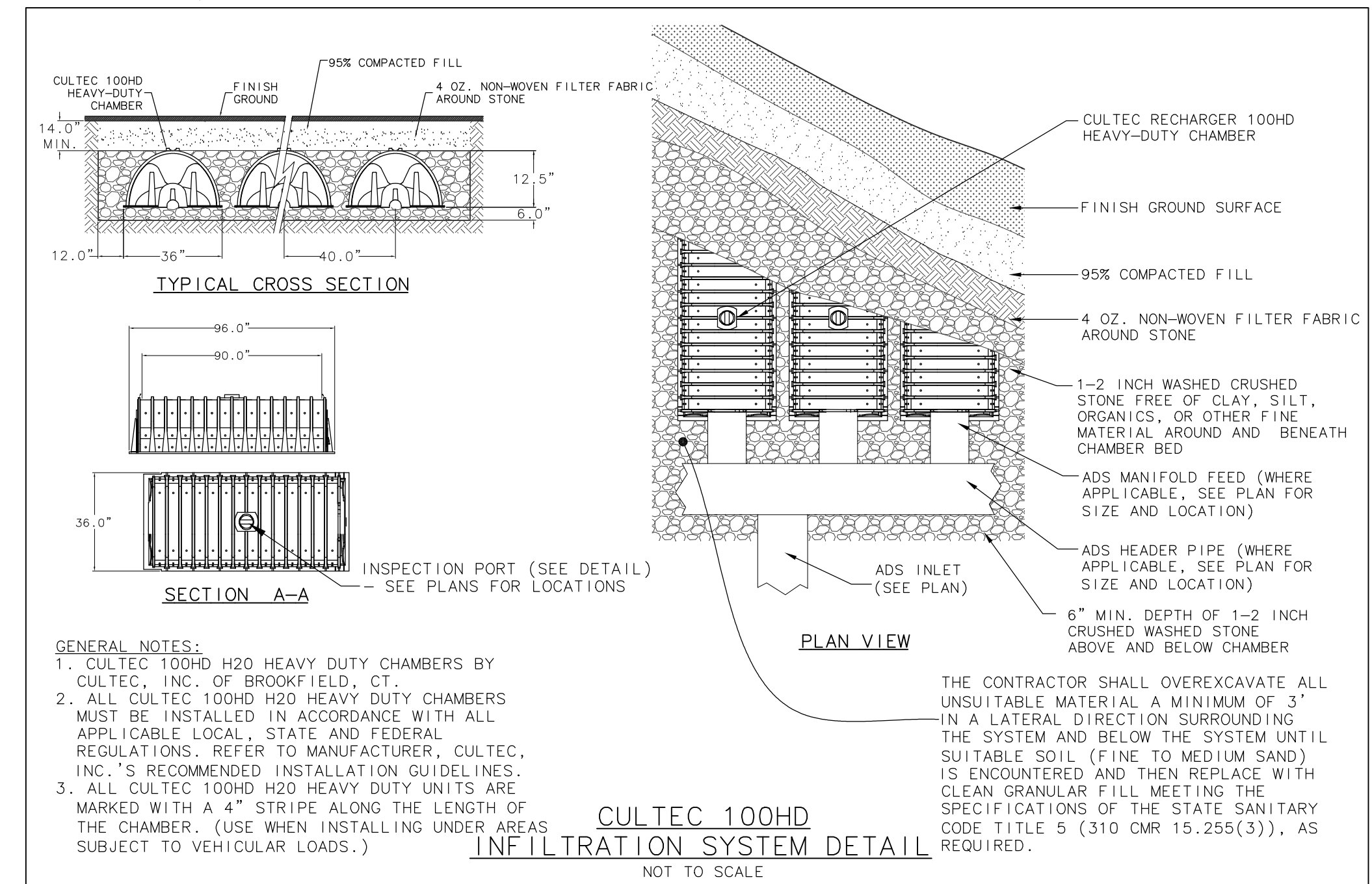
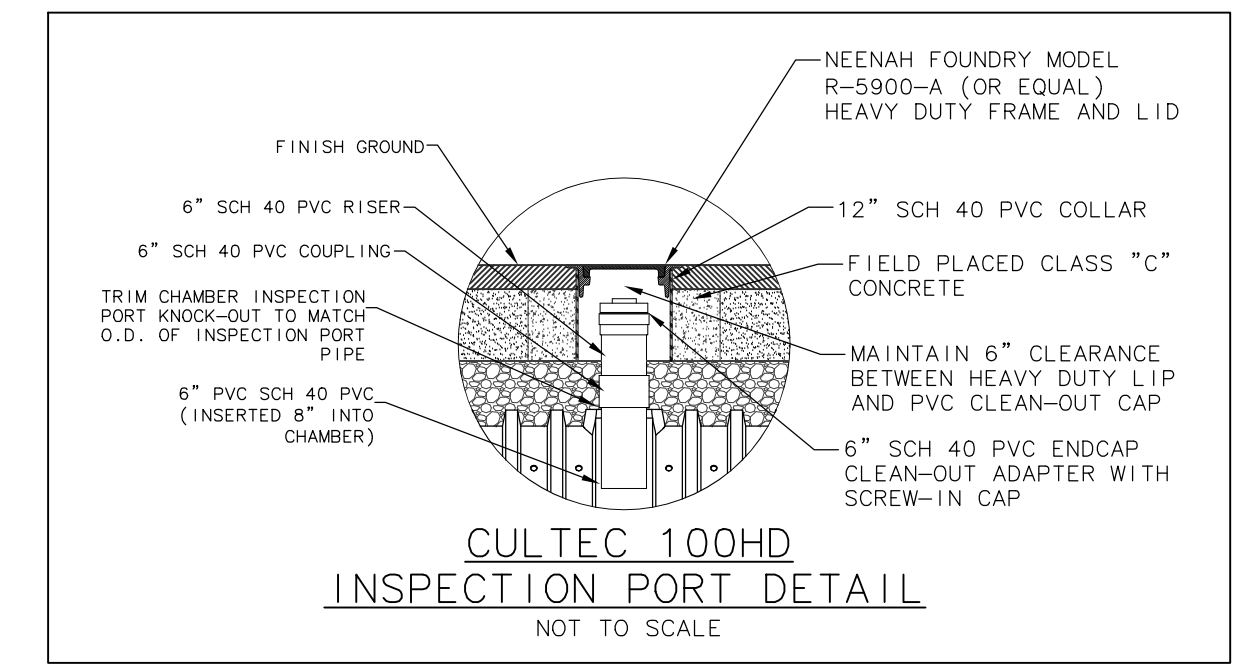
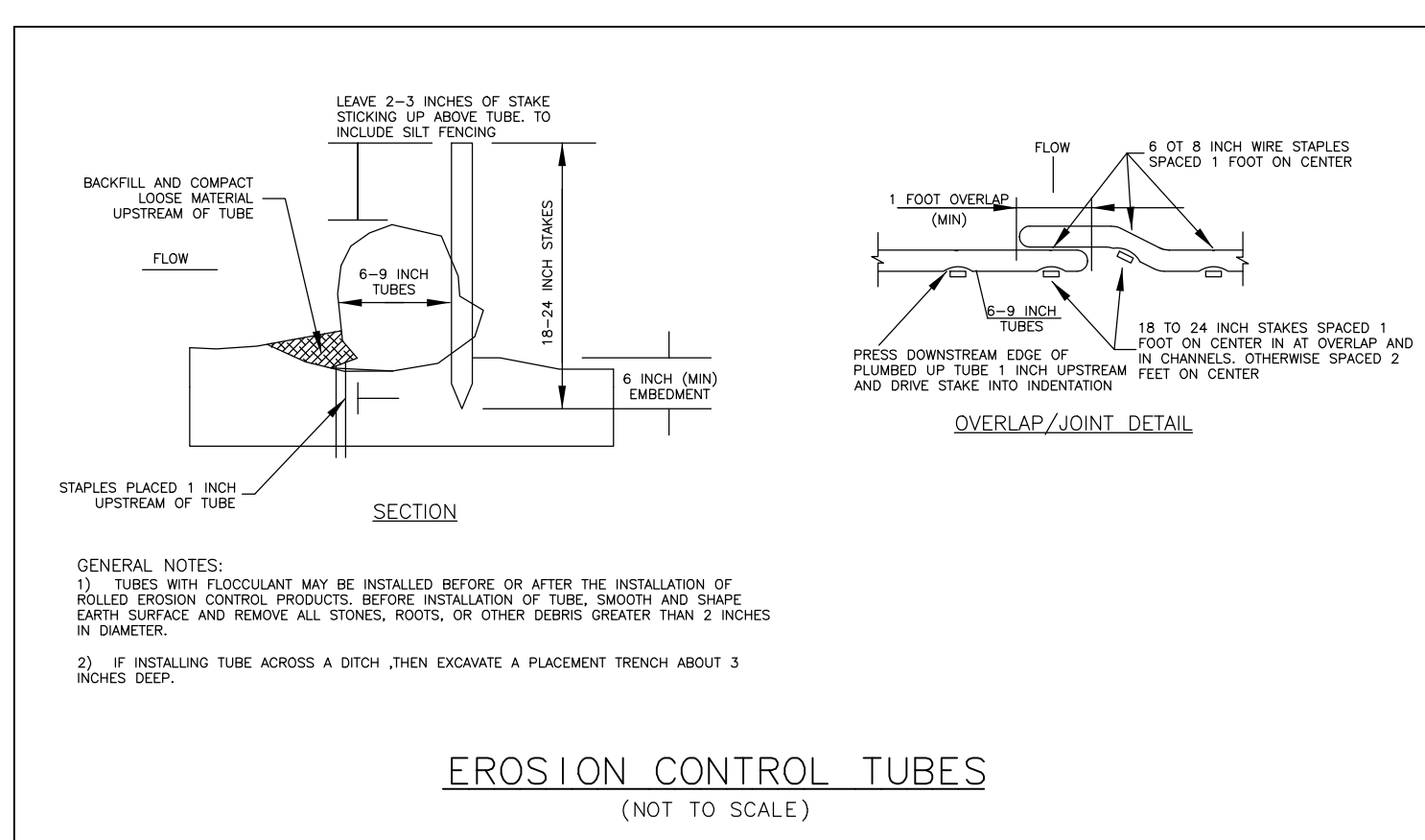
PROJECT NO. 1749
DATE: 10/27/17
SHEET NO. 1 of 2



LOCUS PLAN
1" = 800' ±

-  = SAPLINGS TO BE PLANTED:
- WHITE OAK (*QUERCUS ALBA*)
 - RED OAK (*QUERCUS RUBRA*)
 - PAPER BIRCH (*BETULA PAPYRIFERA*)
 - BLACK BIRCH (*BETULA LENTA*)
 - SUGAR MAPLE (*ACER SACCHARUM*)
 - RED MAPLE (*ACER RUBRUM*)

IMPERVIOUS AREA CALCULATIONS		
	EXISTING (SQ.FT.)	PROPOSED (SQ.FT.)
HOUSE	737.17	707.61
REAR STAIRS	145.38	120.55
WELL	25.78	0
REAR DECK/PATIO	252.00	276.00
TOTALS	1160.33	1104.16



3	1/2/18	ZG	REVISIONS PER CLIENT REQUEST
2	12/26/17	ZG	REVISIONS PER CLIENT REQUEST
1	12/4/17	ZG	ADD SHEET 2, REV. BASED UPON EBT NOTES
NO	DATE	BY	REVISIONS

CLIENT
GEORGE KONDYLIIS
47 SENECA LANE
STURBRIDGE, MASSACHUSETTS 01566

PROPOSED SITE PLAN
FOR
47 SENECA LANE
STURBRIDGE, MASSACHUSETTS 01566

1749_PROP_PLAN	
PROJECT NO. 1749	
DATE: <u>10/27/17</u>	
SHEET NO. 2 OF 2	