

NOTES:

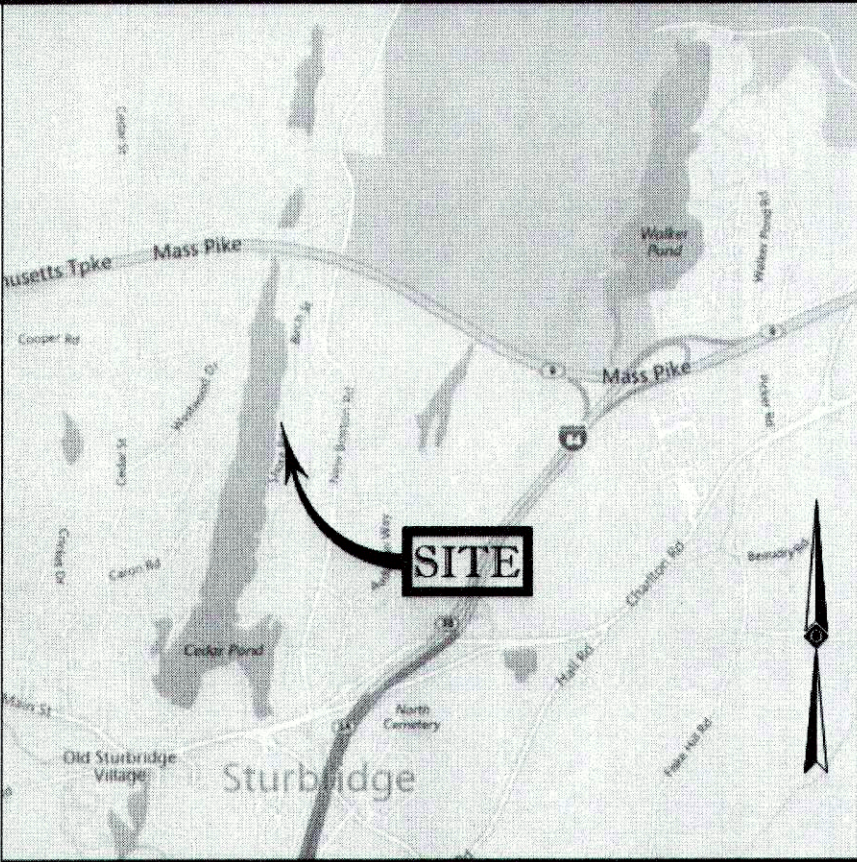
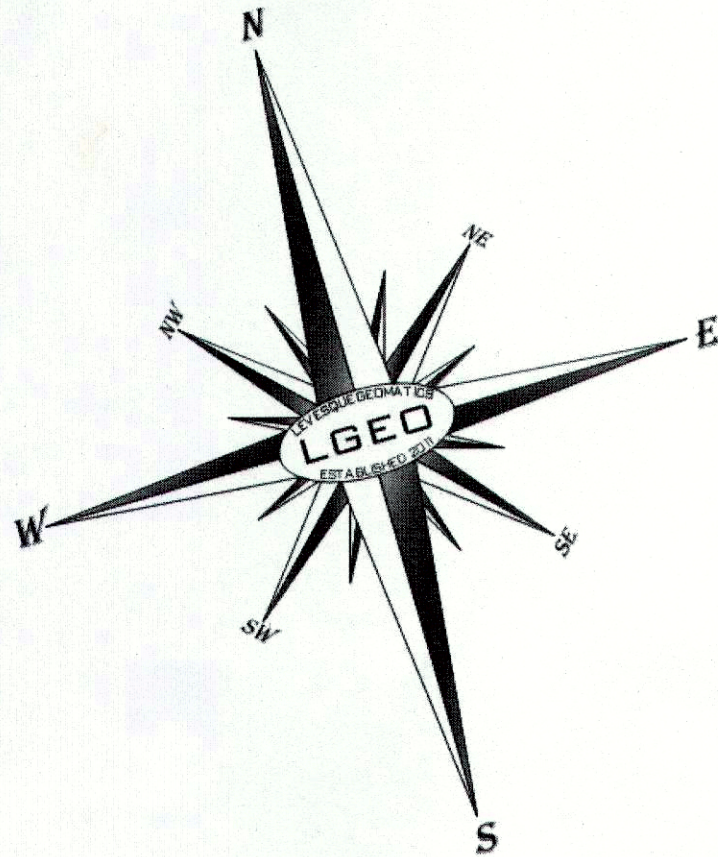
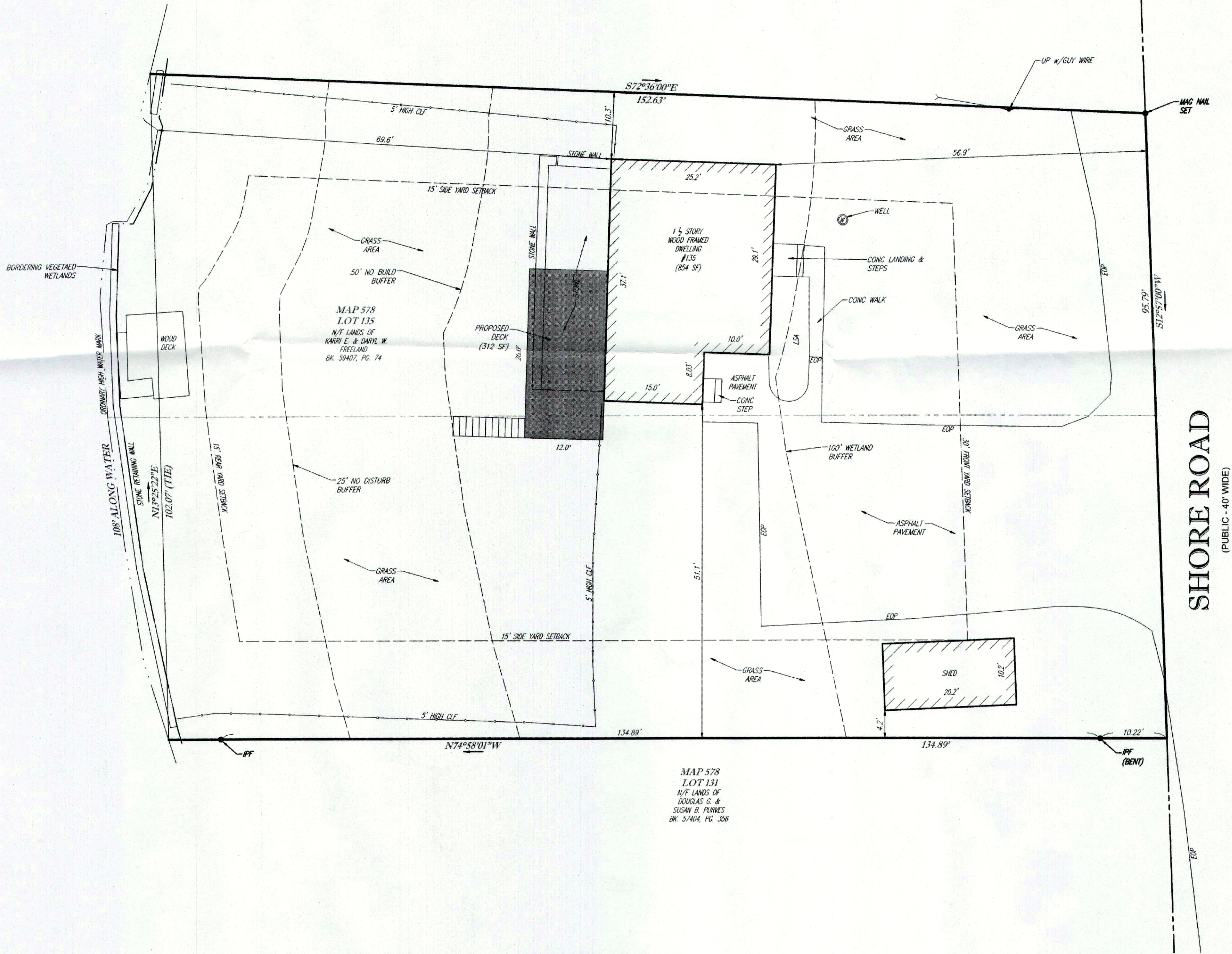
- PROPERTY KNOWN AS MAP 578, LOT 135 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA = 15,604 S.F. OR 0.358 ACRE.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON REFERENCE #1.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- MAP ENTITLED "GLENN RIDGE, STURBRIDGE, MASS., CLIFFORD F. CHAMBERLIN," PREPARED BY R.O. G.F. DINGMAN, ENGINEERING SERVICE, INC., DATED NOVEMBER 17, 1954 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 164, PLAN NO. 3.
- MAP ENTITLED "PLAN OF PROPERTY OWNED BY OLIVER L. HOWLETT, GLEN RIDGE DEVELOPMENT, STURBRIDGE, MASS.," PREPARED BY STURBRIDGE ASBRACK CO., DATED APRIL 20, 1981 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 486, PLAN 97.
- MAP ENTITLED "PLAN OF LAND LOCATED ON SHORE RD., IN STURBRIDGE, OWNED BY RONALD AND CLAUDETTE LEDOUX," PREPARED BY SULLIVAN, CONNERS AND ASSOCIATES, DATED AUGUST 1993 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 674, PLAN 64.

ZONING INFORMATION			
SUBURBAN RESIDENTIAL DISTRICT			
SOURCE: TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED OCTOBER 29, 2018			
ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	32,670 SF	15,604 SF	15,604 SF
MIN FRONTAGE	125'	95.79'	95.79'
MIN FRONT YARD	30'	56.9'	56.9'
MIN SIDE YARD	15'	10.3'	10.3'
MIN REAR YARD	15'	69.6'	69.6'
MAX LOT COVERAGE	15%	7.5%	9.5%
MAX BUILDING HEIGHT	2 STORIES	1 1/2 STORIES	1 1/2 STORIES
MIN HABITABLE FLOOR AREA	750 SF	N/A	N/A

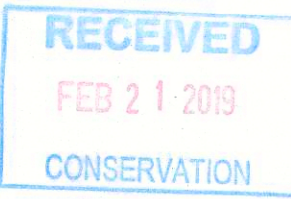
MAP 578
LOT 135
N/F LANDS OF
RONALD L. & CLAUDETTE L.
LEDOUX
BK. 15688, PG. 169


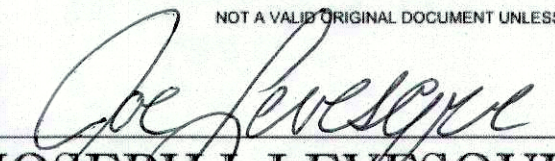


LOCUS MAP
© 2018 BING MAPS

LEGEND

- IPF IRON PIPE FOUND
- CONC CONCRETE
- UP UTILITY POLE
- WELL
- CLF CHAIN LINK FENCE



REVISIONS			PLOT PLAN OF MAP 578, LOT 135 PROPERTY OF KARRI E. & DARYL W. FREELAND TOWN OF STURBRIDGE WORCESTER COUNTY COMMONWEALTH OF MASSACHUSETTS	LEVESQUE GEOMATICS INC 43 GLENDALE ROAD STURBRIDGE, MA 01518 PHONE: (508) 868-0041	SEAL 	THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS. NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL.  JOSEPH I. LEVESQUE III MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840	DATE	JOB NO.
NO.	DATE	DESCRIPTION					FEBRUARY 8, 2019	KF01-001
1	2-21-2019	REVISED ZONING TABLE & ADDED BUFFERS					SCALE 1" = 10'	SHEET NO.
							DRAWN JMB	1 of 1
							CHKD. JIL	