



**PLAN PURPOSE**  
 THE PURPOSE OF THIS PLAN IS FOR A CONCEPTUAL RESIDENTIAL LOT DEVELOPMENT. DEVELOPMENT POTENTIAL MAY BE IMPACTED BY GRADES, WETLANDS, SOILS, LEDGE AND PERMITS NOT KNOWN AS A PART OF THIS CONCEPTUAL PLAN.

**DIMENSIONAL REQUIREMENTS**  
 Zone: Rural Residential Use: Single Family Dwelling  
 Min./Max./Req'd  
 Lot Area 1 Acre (90% upland)  
 Building Height 35 ft  
 Yard Setbacks  
 Front 30 ft  
 Side 20 ft  
 Rear 20 ft

**Plan Notes:**  
 1. Property lines/Site Features are taken from Plan Book 945, Page 106 at the Worcester South Registry of Deeds. Information is for conceptual use only and is not the result of any ground survey data collection.  
 2. Proposed development will require waivers from the Sturbridge Planning Board subdivision regulations.

**F.I.R.M. REFERENCE**

COMMUNITY NO: 250337  
 PANEL NO.: 25027C0928E  
 DATE: JULY 4, 2011

ORIGINAL		REVISIONS						
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APVD	
10/24/19	smb							
	arb							
	arb							

**PROPERTY INFORMATION**  
 DEED REFERENCE: SHERRI A. PELSKI  
 DEED BOOK 38458, PAGE 203  
 PLAN BOOK 845, PLAN 106  
 ASSESSOR'S REF.: MAP 40, STREET CODE 398, PARCEL 80  
 WETLAND AND PERIMETER BOUNDARIES TAKEN FROM PLAN OF RECORD PREPARED FOR MICHAEL LAFLECHE AND RECORDED AT THE REGISTRY OF DEEDS.

**SUMMIT**  
 Engineering & Survey, Inc.  
 710 MAIN STREET  
 OXFORD, MA 01537  
 P.(508) 987-8713 F.(508) 987-8714

**SKETCH OF POSSIBLE ROAD AND LOT LAYOUT**  
 FOR  
**SHERRI PELSKI**  
 LEADMINE & GLADDING LANES, STURBRIDGE, MA

0 25 50 100 150  
 FEET

DWG NUMBER	<b>19-247</b>
SHEET 1 OF 1	