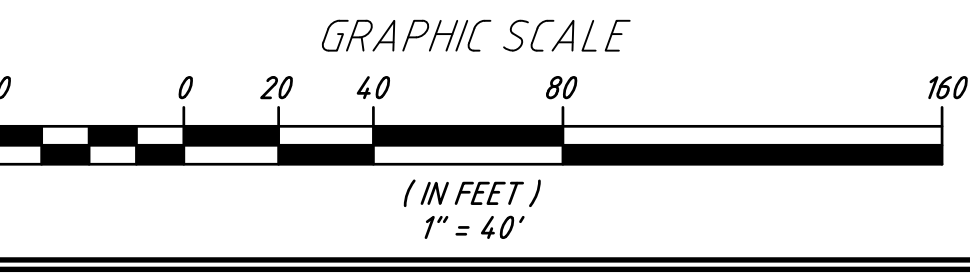


NOTE:
WETLANDS AND POTENTIAL VERNAL POOLS
DELINEATED BY GLENN KROSKY OF EBT
ENVIRONMENTAL, INC. IN DECEMBER 2022
TOTAL LAND ALTERATION OF 33,876 S.F.

LOT AREA:
10.6 Acres

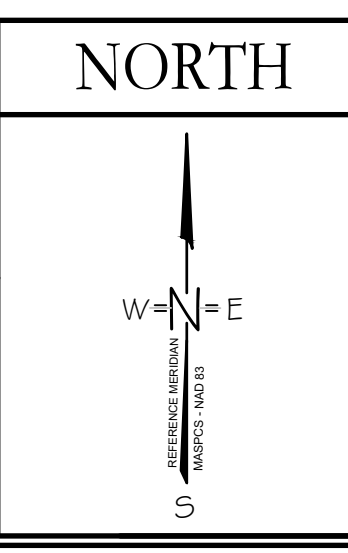
PARTIALLY
DRAINED
DECIDUOUS
WOODED SWAMP



NO.	DATE	REVISION	BY

JASON D. DUBOIS, P.E.
PROFESSIONAL ENGINEER
M.A.L.C. NO.: 48724

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
L.C. NO.: 48722




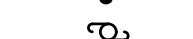







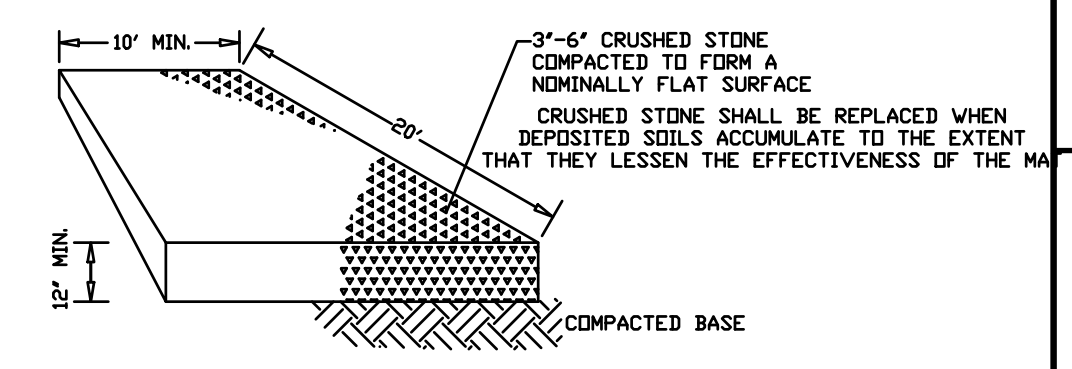
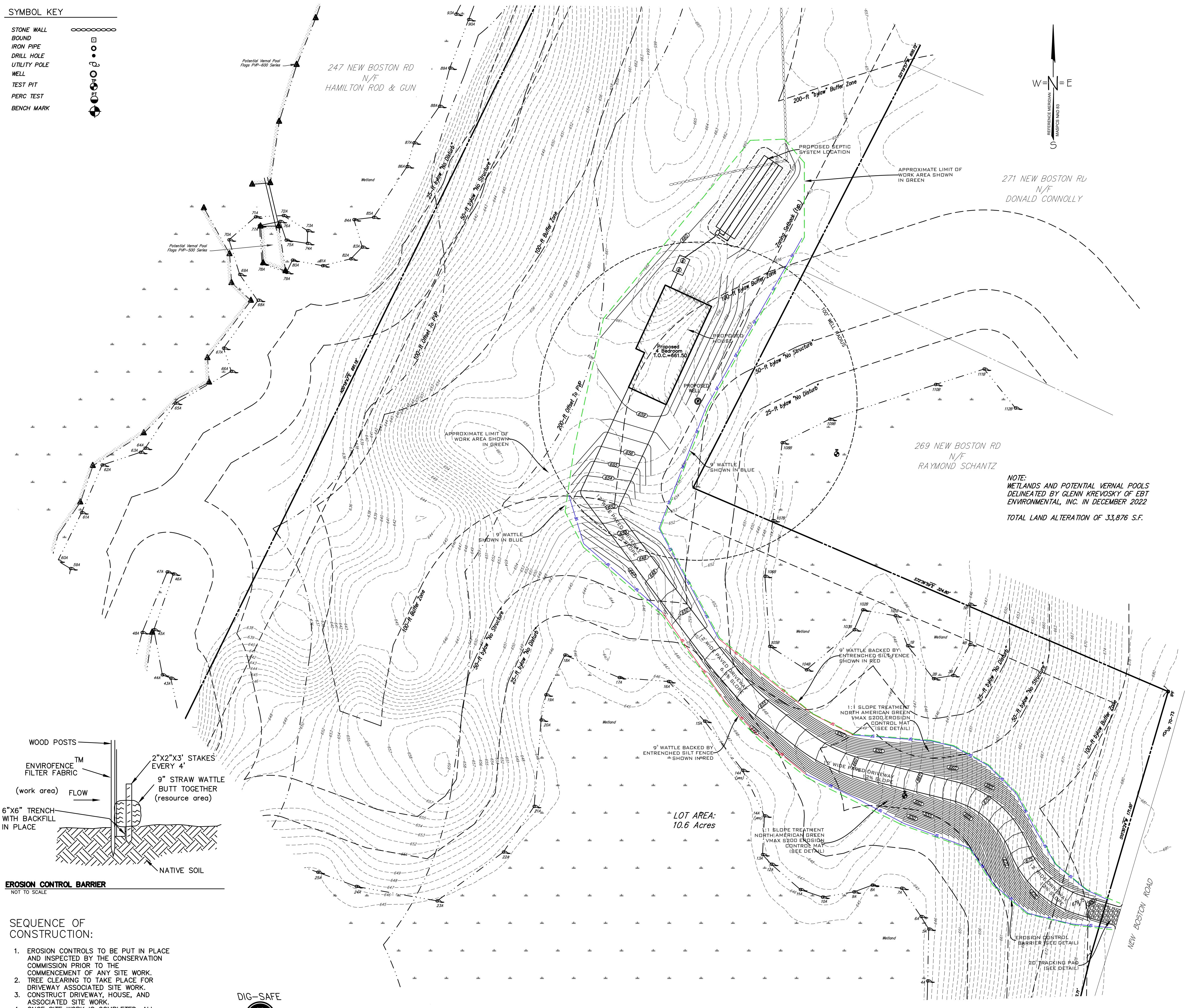
CONSERVATION COMMISSION PLAN
SITE ADDRESS:
263 New Boston Road
Sturbridge, MA 01566
CLIENT:
FIVE STAR REALTY TRUST
34 Newman Avenue
Southbridge, MA 01550

DRAWN BY:	JSC
CK'D BY:	JDD
DATE:	3-31-23
PROJECT #:	22-221
SCALE:	1"=40'
DWG. NO.:	C-1



SYMBOL KEY

- STONE WALL 
- BOUND 
- IRON PIPE 
- DRILL HOLE 
- UTILITY POLE 
- WELL 
- TEST PIT 
- PERC TEST 
- BENCH MARK 



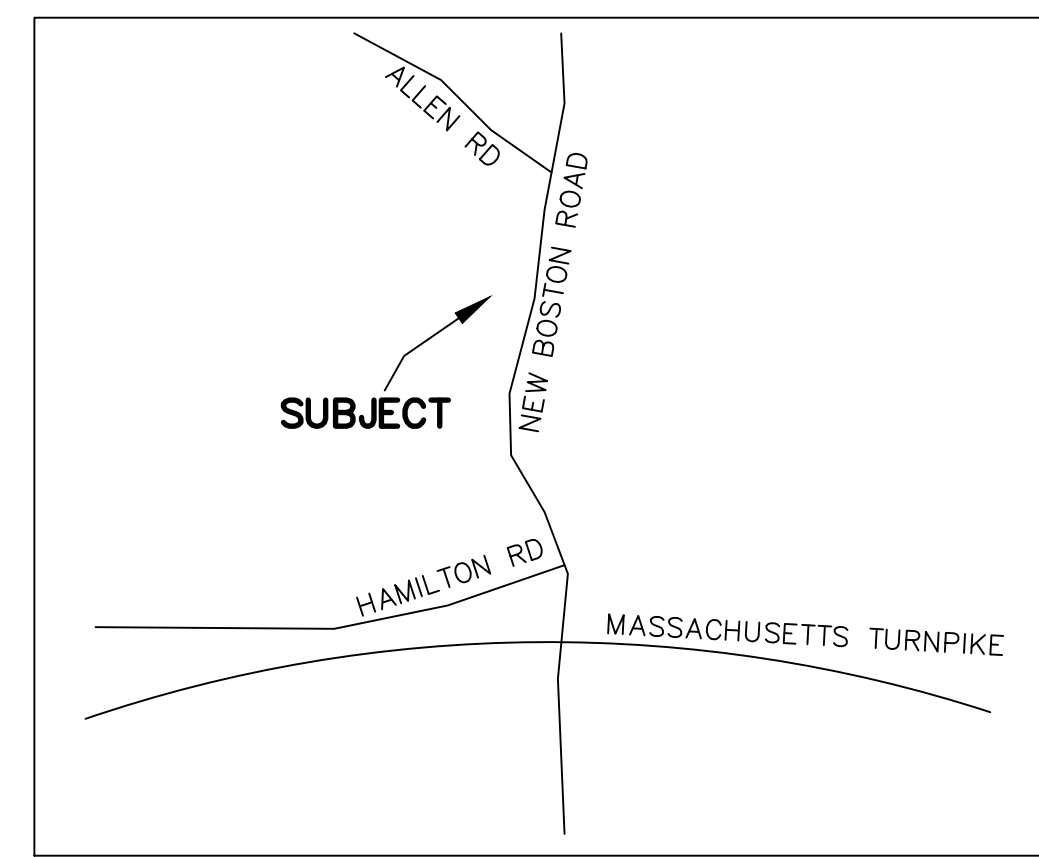
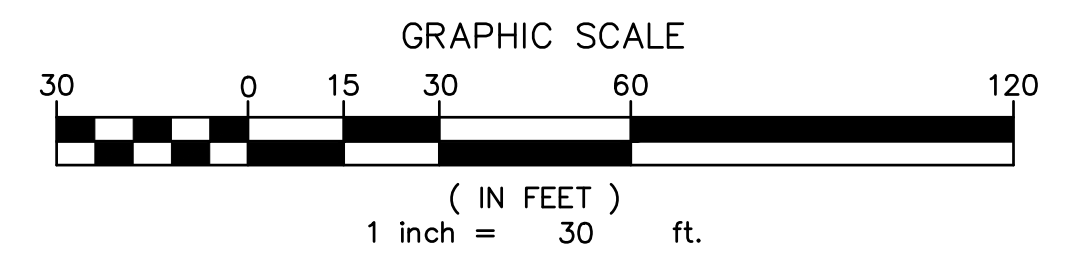
TRACKING PAD DETAIL

NOT TO SCALE

ZONING REQUIREMENTS

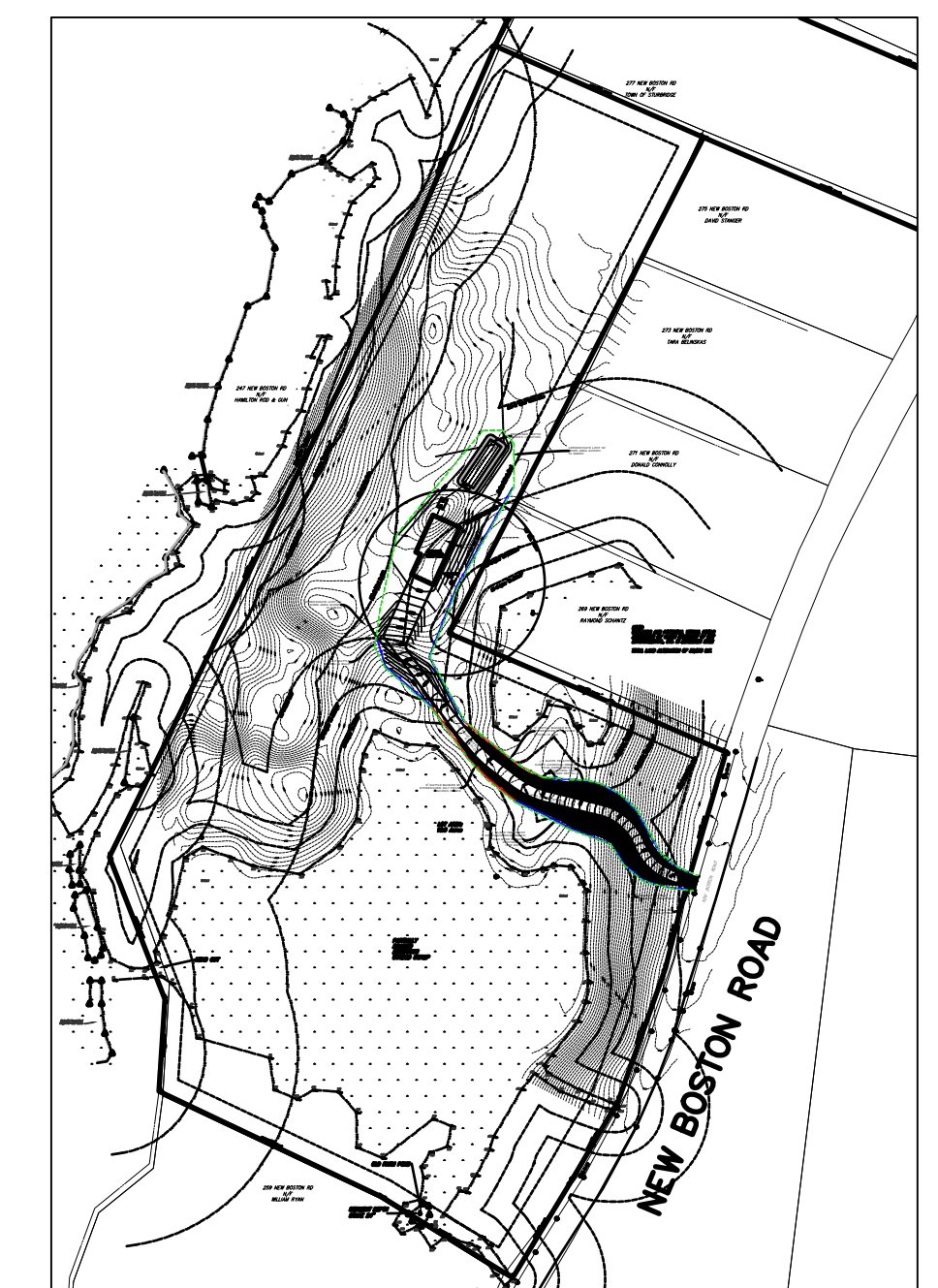
ZONE - RURAL RESIDENTIAL
 AREA - 43,560 S.F.
 FRONTAGE - 150'
 FRONT - 30 FT.
 SIDE - 20 FT.
 REAR - 20 FT.

NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED



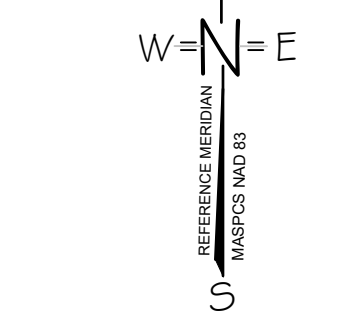
LOT LOCUS

SCALE: NONE



OVERALL LOT PLAN

SCALE: 1" = 200'

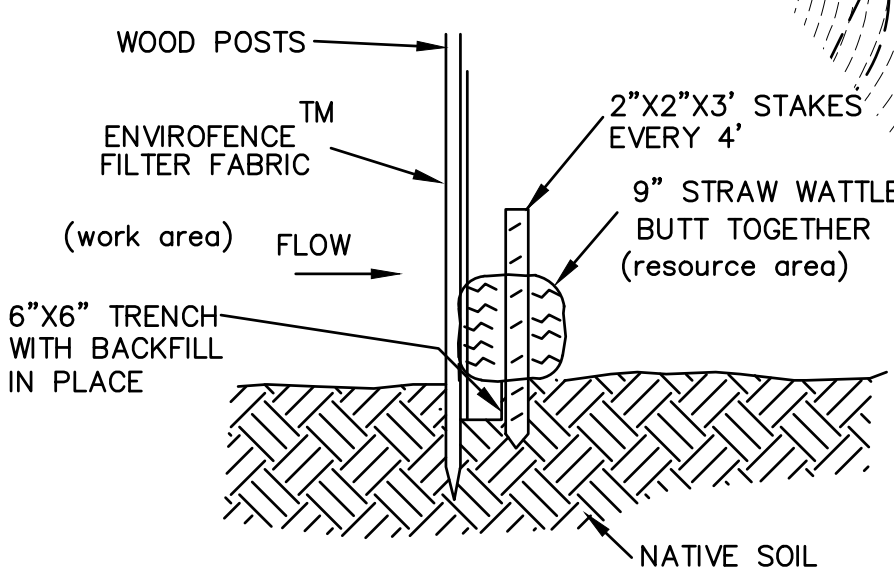


271 NEW BOSTON RD
 N/F
 DONALD CONNOLLY

269 NEW BOSTON RD
 N/F
 RAYMOND SCHANTZ

NOTE:
 WETLANDS AND POTENTIAL VERNAL POOLS
 DELINEATED BY GLENN KREVOISKY OF EBT
 ENVIRONMENTAL, INC. IN DECEMBER 2022
 TOTAL LAND ALTERATION OF 33,876 S.F.

LOT AREA:
 10.6 Acres



EROSION CONTROL BARRIER

NOT TO SCALE

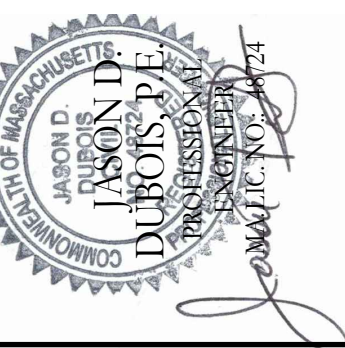
SEQUENCE OF CONSTRUCTION:

1. EROSION CONTROLS TO BE PUT IN PLACE AND INSPECTED BY THE CONSERVATION COMMISSION PRIOR TO THE COMMENCEMENT OF ANY SITE WORK.
2. TREE CLEARING TO TAKE PLACE FOR DRIVEWAY ASSOCIATED SITE WORK.
3. CONSTRUCT DRIVEWAY, HOUSE, AND ASSOCIATED SITE WORK.
4. ONCE SITE WORK IS COMPLETED, ALL AREAS TO BE STABILIZED BY THE APPROPRIATE MEASURES.
5. EROSION CONTROLS TO REMAIN IN PLACE UNTIL THE CONSERVATION COMMISSION CONDUCTS A FINAL INSPECTION ALLOWS THEM TO BE REMOVED.

DIG-SAFE



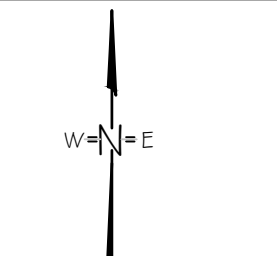
PHONE # 877-344-7233



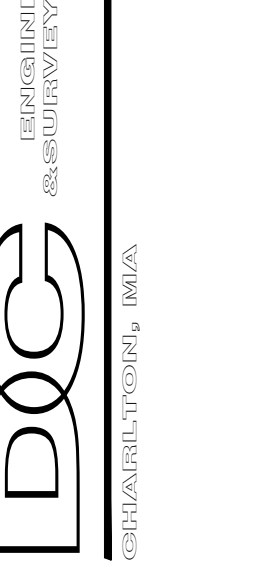
JEREMY S.
 CROTEAU, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 48722

NO.	DATE	REVISION

NORTH



508-760-6650
 508-344-2127



CLIENT: FIVE STAR REALTY TRUST 34 Newman Avenue Southbridge, MA 01550	
CONSERVATION COMMISSION PLAN SITE ADDRESS: 263 New Boston Road Sturbridge, MA 01566	
DRAWN BY: JDD	REV #: 0
DATE: 10-26-22	SCALE: 1"=20'
PROJECT #: 22-221	DWG. NO.: S-1