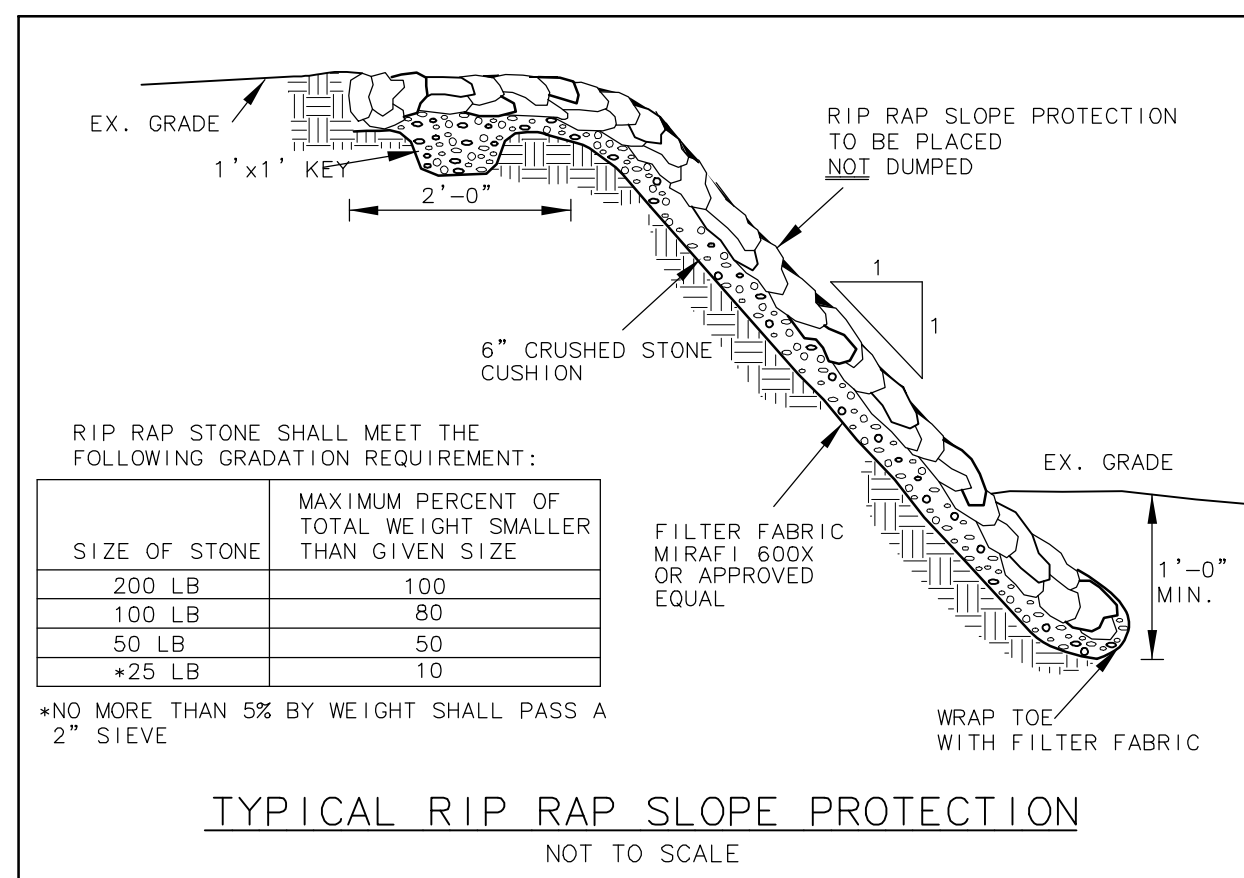
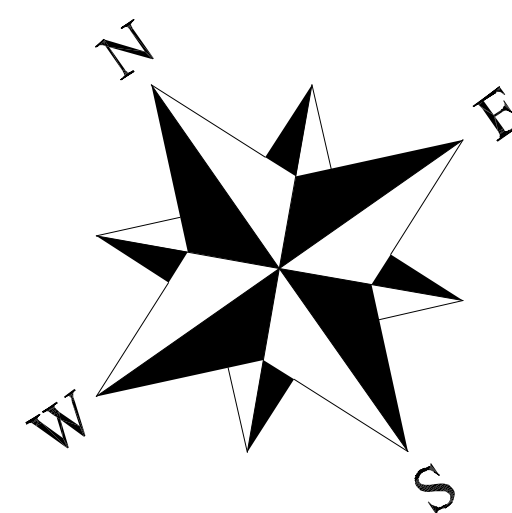


ZONE: SUBURBAN RESIDENTIAL (SR)

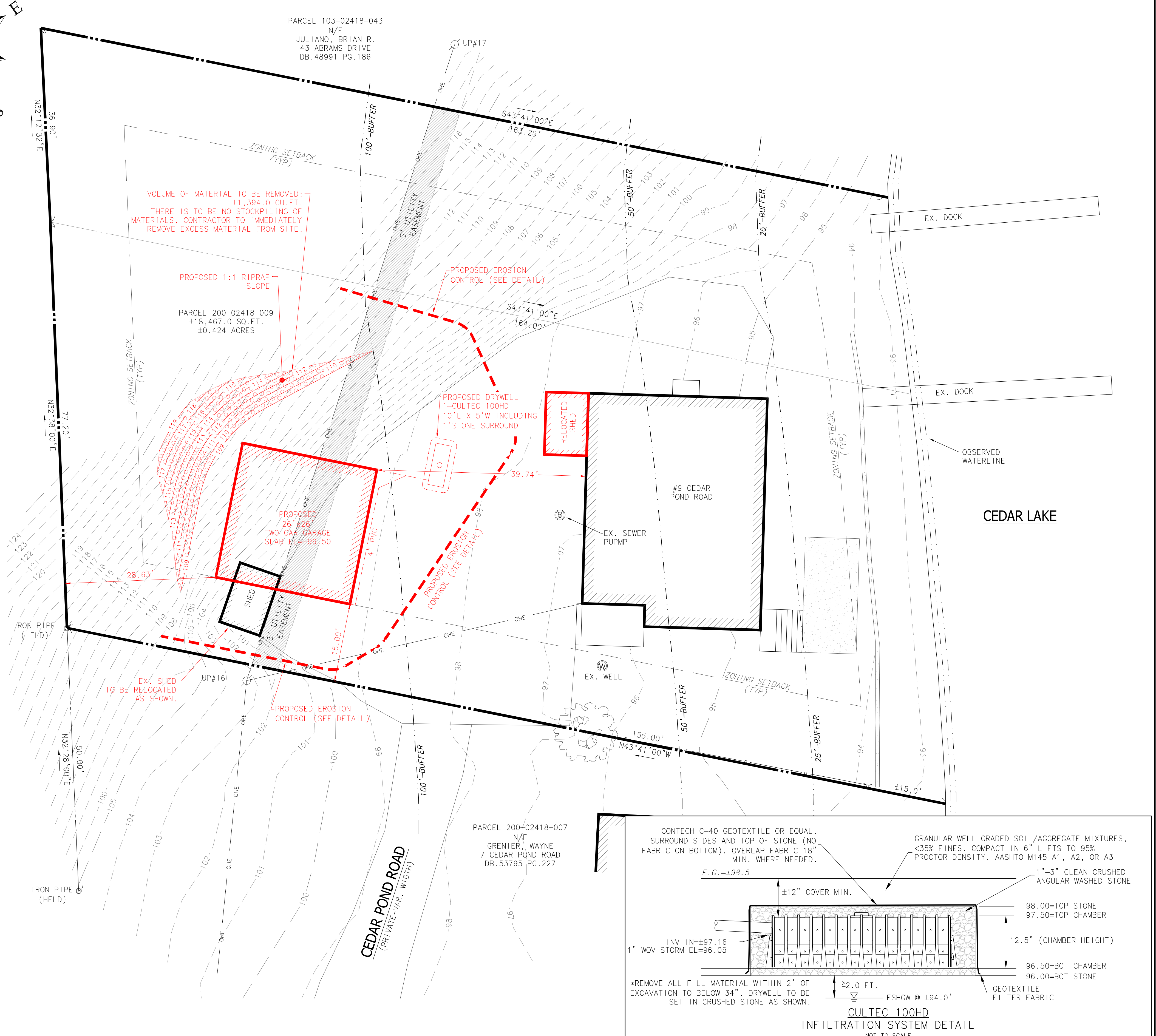
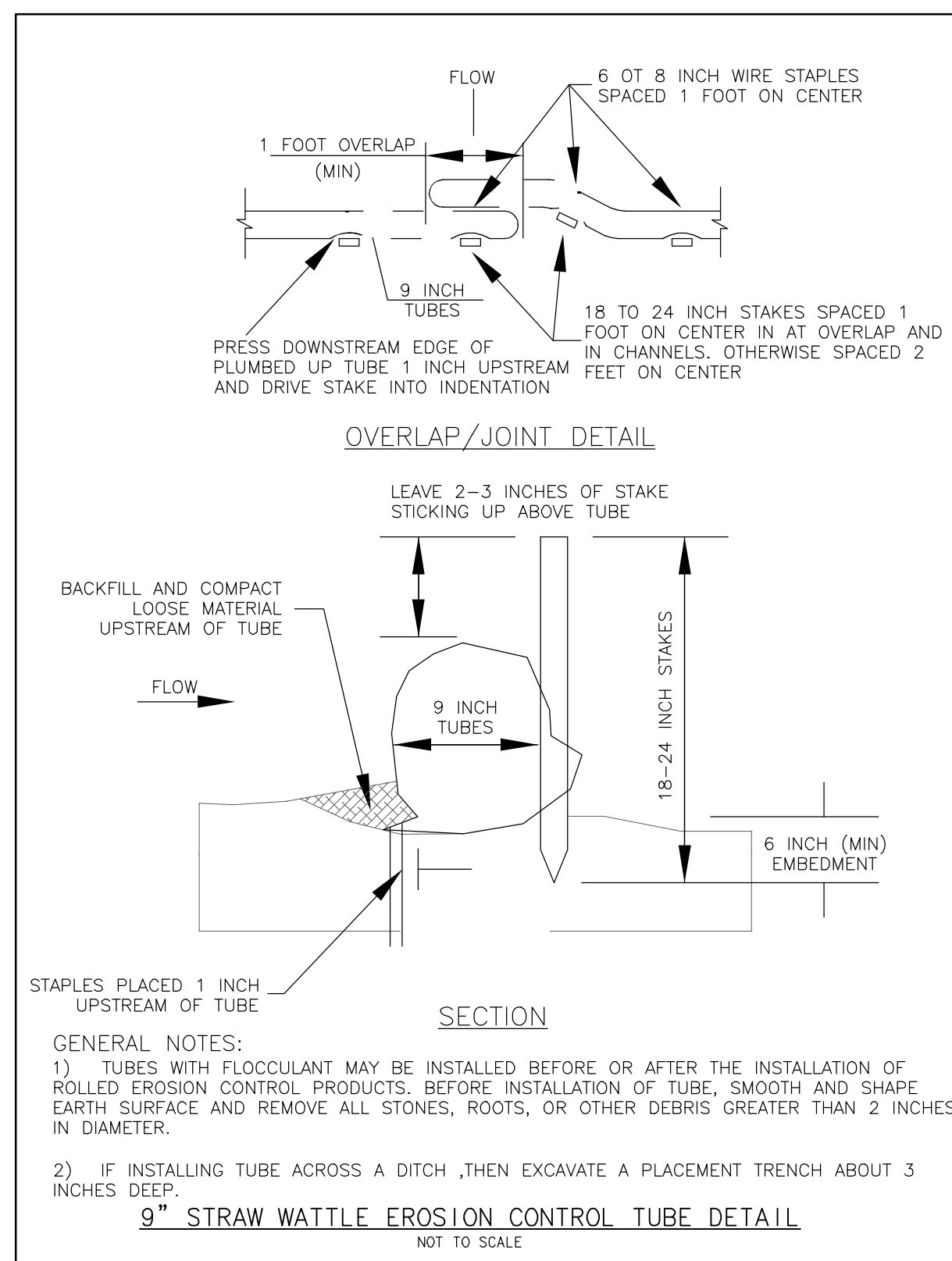
LOT AREA (MIN)	3/4 ACRES
FRONTAGE (MIN)	125'
FRONT YARD (MIN)	30'
SIDE YARD (MIN)	15'
REAR YARD (MIN)	15'
LOT COVERAGE (MAX)	15%



**GENERAL NOTES**  
1" = 800'±

- RECORD OWNERS GROUT, DOREEN 3383 ELM STREET ENFIELD, CONNECTICUT 06082 DEED BOOK 53095 PAGE 309
- PROPERTY IS SHOWN AS PARCEL 200-02418-009 AND APPEARS TO LIE WITHIN THE SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
- PROPERTY LINES SHOWN ARE COMPILED FROM A PLAN ENTITLED "SITE PLAN PREPARED FOR DOREEN GROUT 9 CEDAR POND ROAD, STURBRIDGE MA", PREPARED BY JALBERT ENGINEERING, INC. 54 MAIN STREET STURBRIDGE, MA. DATED AUGUST 30, 2018. A PROPERTY LINE SURVEY WAS NOT CONDUCTED BY EXISTING GRADE, INC. FOR THE PREPARATION OF THIS PLAN.
- PARCEL APPEARS TO PARTIALLY LIE WITHIN FLOOD ZONE AE AND ZONE X PER FIRM MAP 25027C0927E PANEL 927 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM A PLAN ENTITLED "SITE PLAN PREPARED FOR DOREEN GROUT 9 CEDAR POND ROAD, STURBRIDGE MA", PREPARED BY JALBERT ENGINEERING, INC. 54 MAIN STREET STURBRIDGE, MA. DATED AUGUST 30, 2018. A FIELD SURVEY WAS NOT CONDUCTED BY EXISTING GRADE, INC. FOR THE PREPARATION OF THIS PLAN.
- ORIGIN OF BEARINGS FROM PLAN REFERENCED IN NOTE 3 AND 5.
- ORIGIN OF ELEVATIONS FROM PLAN REFERENCED IN NOTE 3 AND 5.
- 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.
- SUBJECT PROPERTY CONNECTED TO TOWN SEWER AND PRIVATE WATER BASED UPON STURBRIDGE WATER AND SEWER COMMISSION RECORDS, AS WELL AS AVAILABLE FIELD EVIDENCE. CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND INFORM ENGINEER OF ANY DISCREPANCIES OR CONFLICTS THAT MAY ARISE.
- ABUTTERS SHOWN BASED UPON THE TOWN OF STURBRIDGE ONLINE ASSESSORS DATABASE AND MAY NOT REFLECT THE MOST RECENT TITLE TRANSFERS.

**\*\*DIG SAFE NOTE\*\*** IN ACCORDANCE WITH MGL CH82, SEC. 40 INCLUDING AMENDMENTS, ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING, OF THE EXTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS, AND HOLIDAYS). OR CALL "DIG-SAFE" AT 1-888-DIG-SAFE.



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

SCALE

SCALE 1" = 10'

NO.	DATE	BY	REVISIONS

CLIENT  
DOREEN GROUT  
9 CEDAR POND ROAD  
STURBRIDGE, MASSACHUSETTS 01566

PROPOSED GARAGE AND SITE  
MODIFICATION PLAN  
FOR  
9 CEDAR POND ROAD  
STURBRIDGE, MASSACHUSETTS 01566

PROJECT NO.  
2086

DATE: 06/03/23

SHEET NO.  
1 of 1