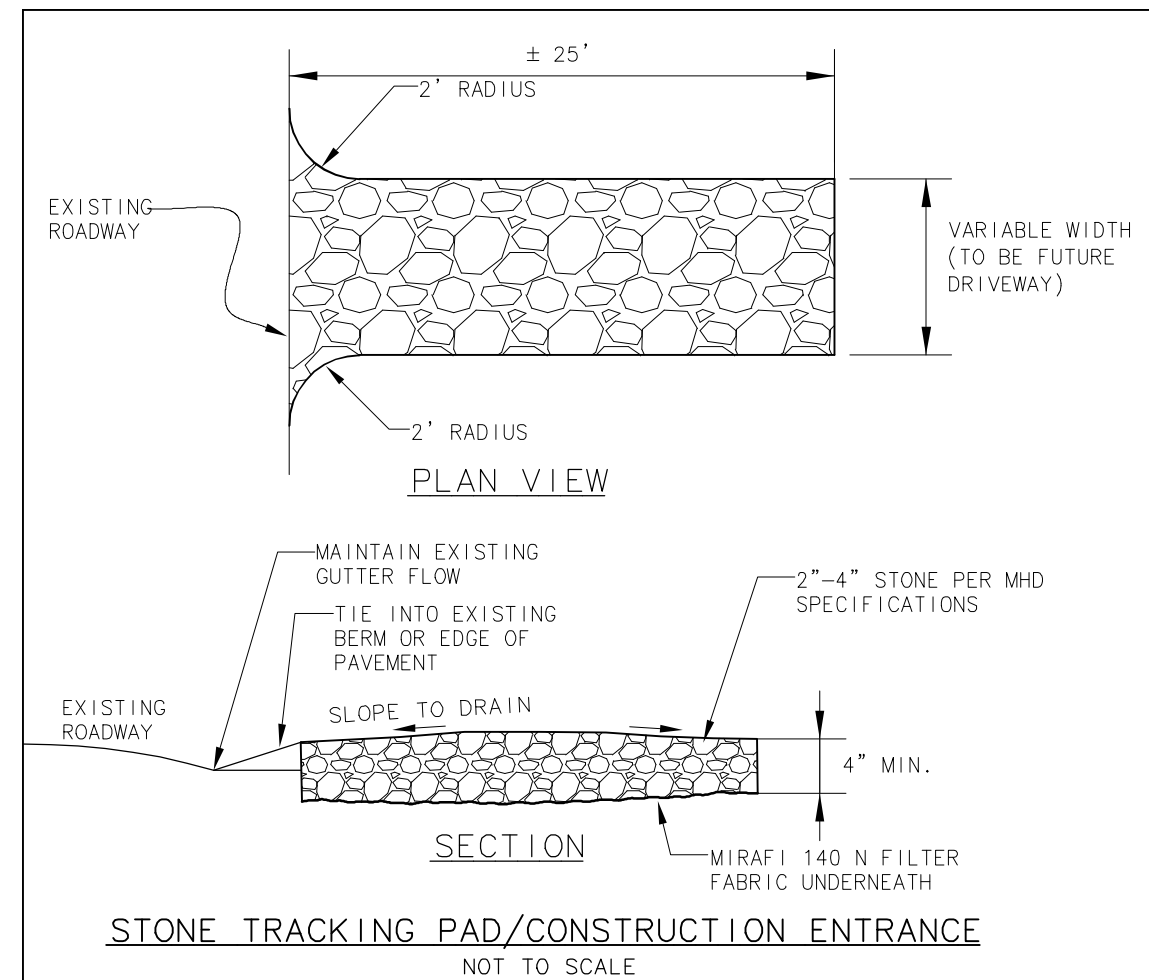


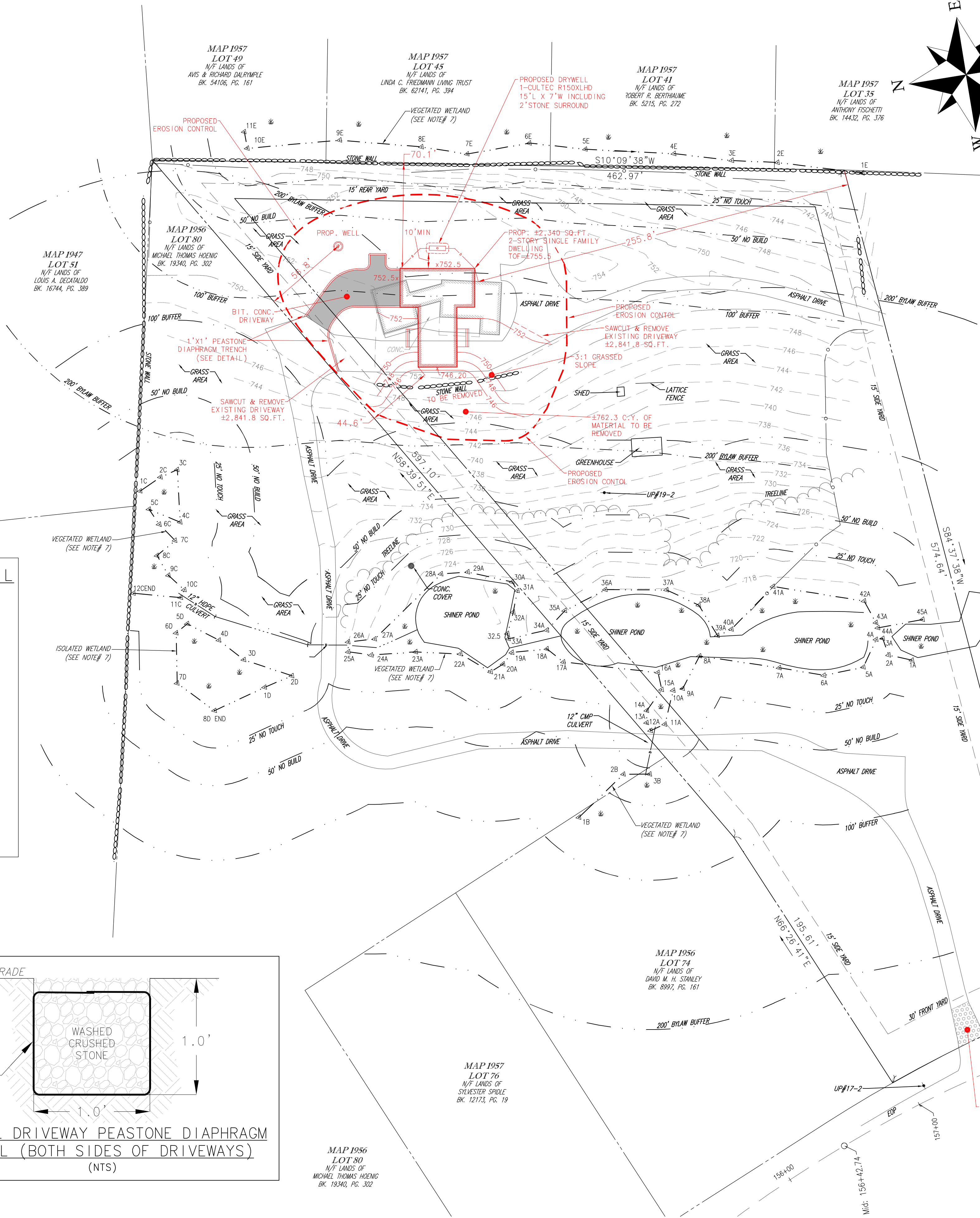
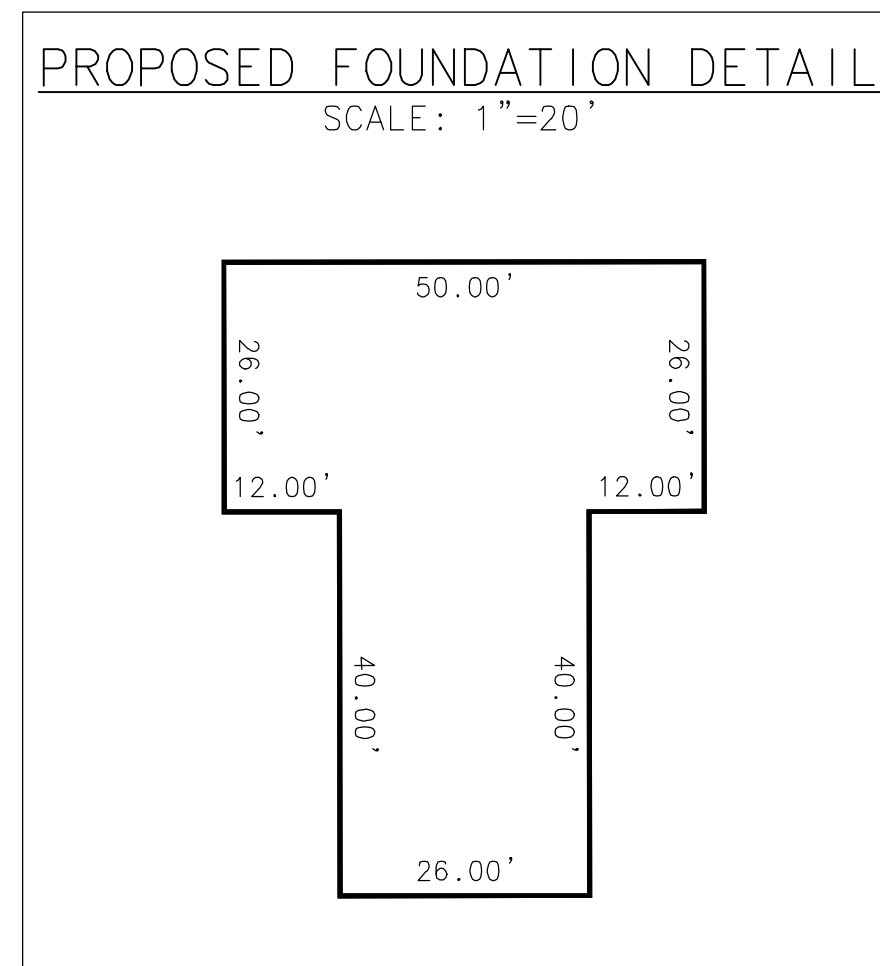
LOCUS PLAN  
1" = ±800'



STONE TRACKING PAD/CONSTRUCTION ENTRANCE  
NOT TO SCALE

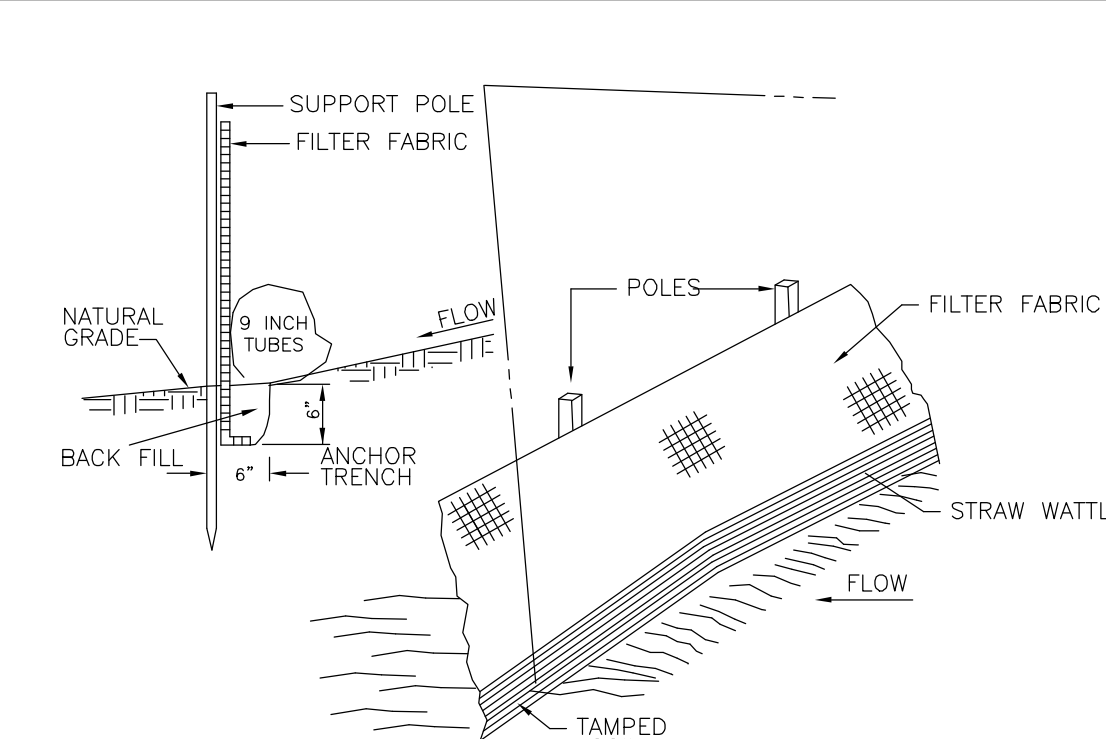
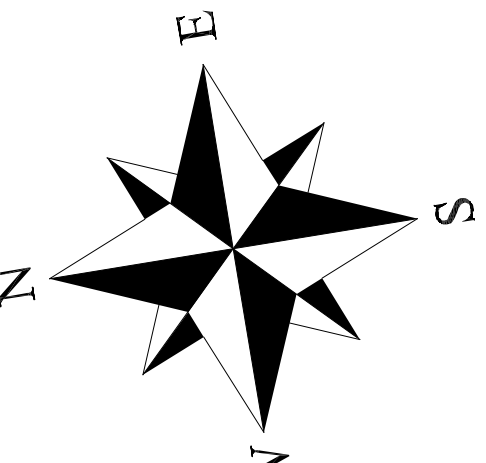
**GENERAL NOTES:**

- RECORD OWNER:  
STANLEY, RYAN A.  
STANLEY, DAVID & KRISTA  
1 COMMONWEALTH AVENUE  
STURBRIDGE, MASSACHUSETTS 01566  
DEED BOOK 67392 PAGE 216  
PLAN BOOK 611 PAGE 76
  - PROPERTY IS SHOWN AS PARCEL 173-01956-070 AND APPEARS TO LIE WITHIN THE SUBURBAN RESIDENTIAL ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
  - PROPERTY LINES SHOWN HEREON PROVIDED BY LEVESQUE GEOMATICS, INC. 43 GLENDALE ROAD, STURBRIDGE MA. NO PROPERTY LINE SURVEY WAS CONDUCTED BY EXISTING GRADE, INC. FOR THE PREPARATION OF THIS PLAN.
  - PARCEL DOES NOT APPEAR TO LIE WITHIN A FLOOD ZONE (FEMA ZONE X) PER FIRM MAP 25027C0926F PANEL 926 OF 1075, LAST REVISED JUNE 21, 2023, AS DEPICTED ON THE FEMA ONLINE FLOOD MAP SERVICE CENTER WEBSITE.
  - EXISTING CONDITIONS SHOWN HEREON PROVIDED BY LEVESQUE GEOMATICS, INC. 43 GLENDALE ROAD, STURBRIDGE MA. NO EXISTING CONDITIONS SURVEY WAS CONDUCTED BY EXISTING GRADE, INC. FOR THE PREPARATION OF THIS PLAN.
  - ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83), BY LEVESQUE GEOMATICS, INC. 43 GLENDALE ROAD, STURBRIDGE MA. ORIGIN OF ELEVATIONS IS THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88), DETERMINED FROM A GPS SURVEY BY LEVESQUE GEOMATICS, INC. 43 GLENDALE ROAD, STURBRIDGE MA.
  - WETLANDS SHOWN HEREON DELINEATED BY MR. GLENN KREVOSEY OF EBT ENVIRONMENTAL CONSULTANTS, INC. ON APRIL 15, 2023 AND FIELD LOCATED BY LEVESQUE GEOMATICS, INC. ON APRIL 25, 2023.
  - SURVEYOR OR ENGINEER 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.
  - ABUTTER INFORMATION BASED UPON THE TOWN OF STURBRIDGE ON LINE ASSESSOR 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.

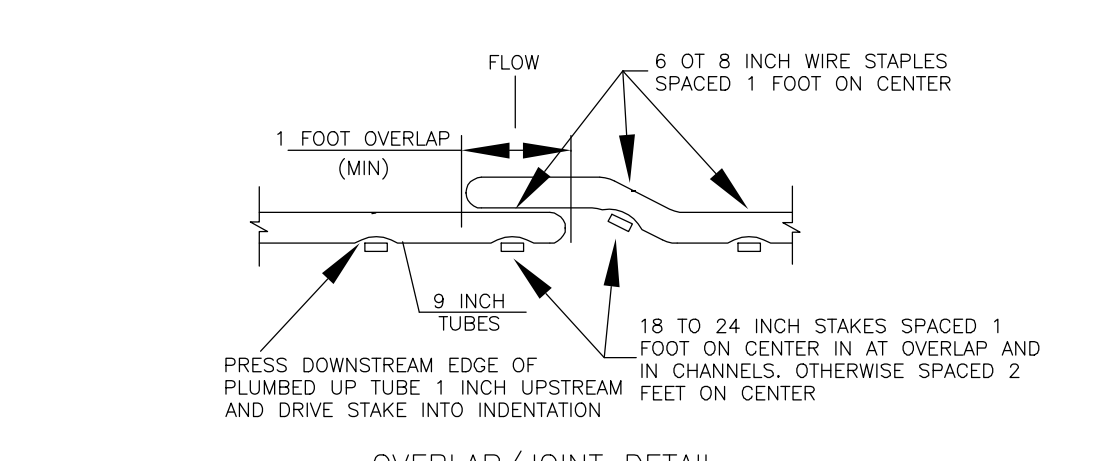


ZONING INFORMATION  
SUBURBAN RESIDENTIAL DISTRICT  
SUBURBAN RESIDENTIAL DISTRICT  
BYLAWS AS AMENDED OCTOBER 29, 2018

ITEMS	REQUIRED	PROPOSED
MIN LOT AREA	32,670 SF	168,625 SF
MIN FRONTAGE	125'	126.02'
MIN FRONT YARD	30'	560.4'
MIN SIDE YARD	15'	44.6'
MIN REAR YARD	15'	70.1'
MAX. COVERAGE	15%	1.4%

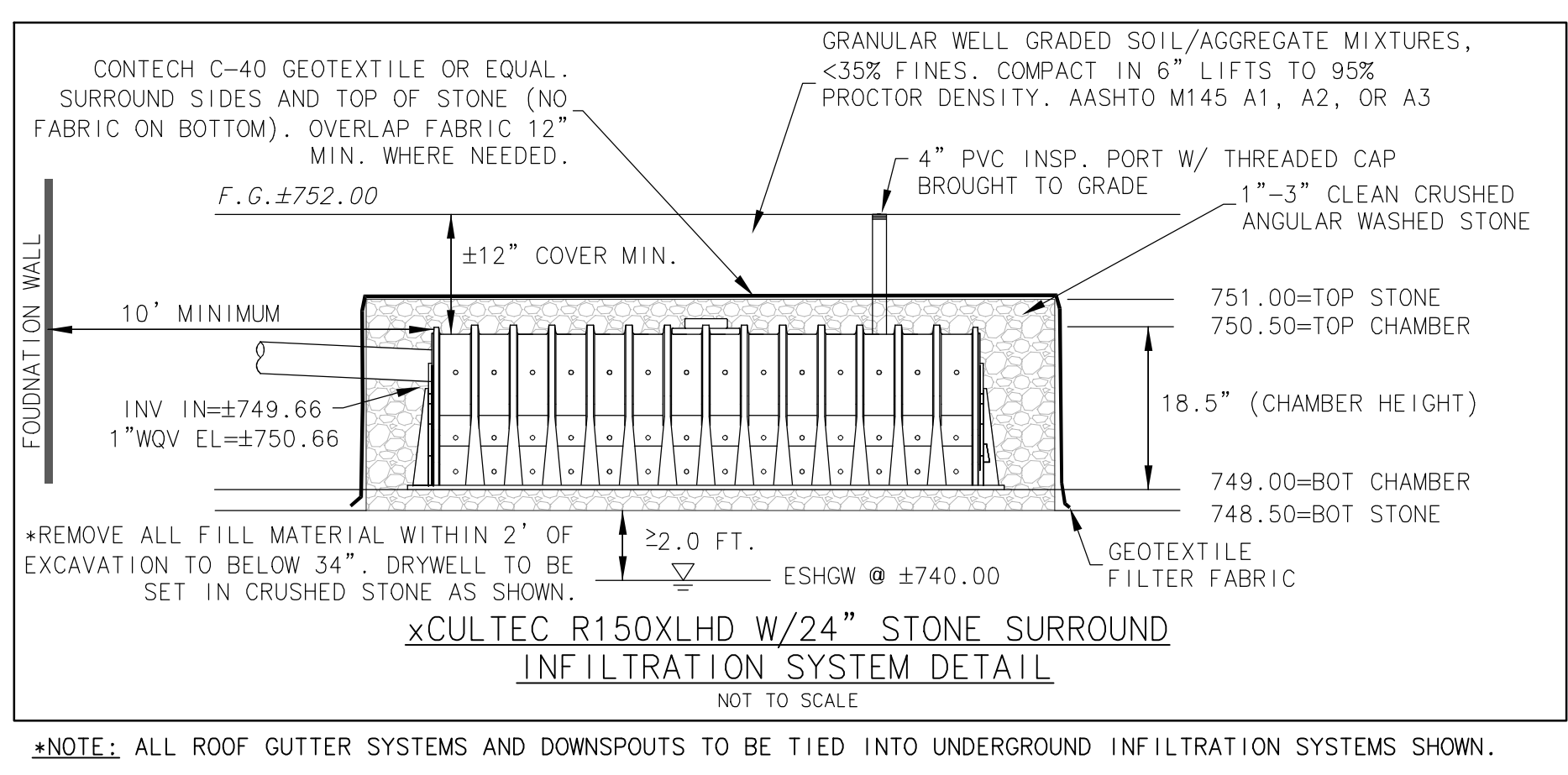


FOR SILT FENCE USE ENVIROFENCE OR APPROVED EQUAL. INSTALL BY RECOMMENDED TOE-IN TRENCH METHOD.

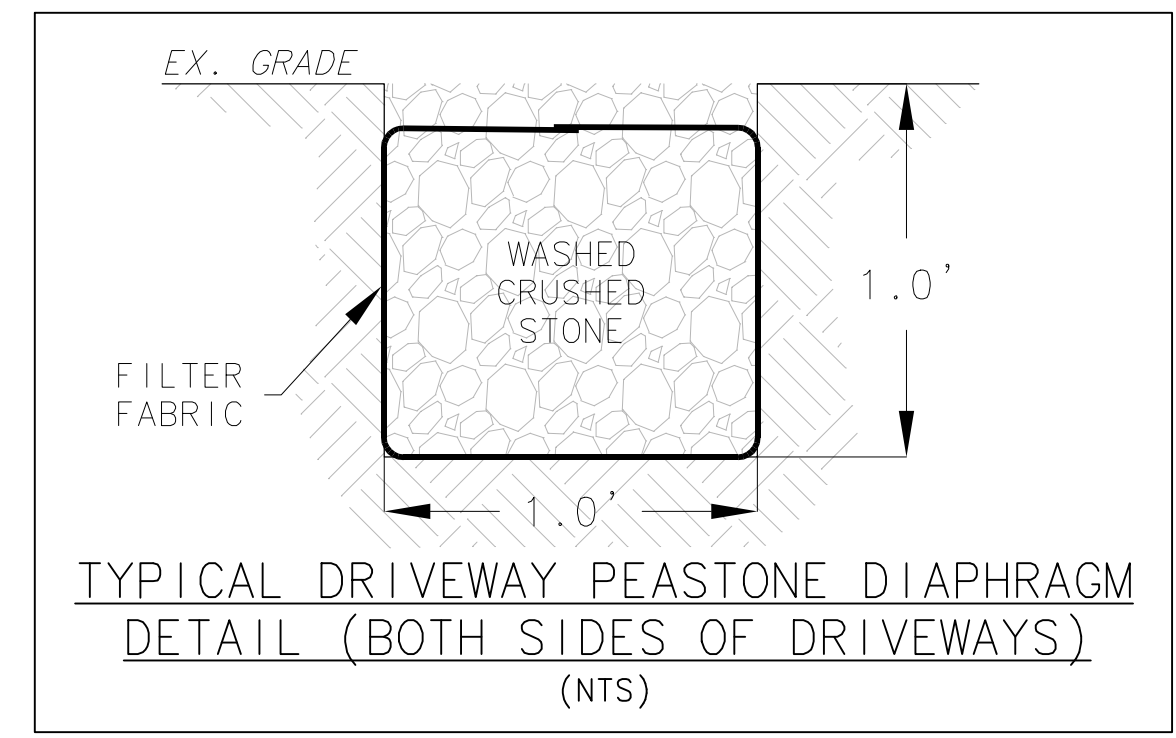


GENERAL NOTES:  
1) TUBES WITH FLOCCULANT MAY BE INSTALLED BEFORE OR AFTER THE INSTALLATION OF ROLLED EROSION CONTROL PRODUCTS. BEFORE INSTALLATION OF TUBE, SMOOTH AND SHAPE EARTH SURFACE AND REMOVE ALL STONES, ROOTS, OR OTHER DEBRIS GREATER THAN 2 INCHES IN DIAMETER.  
2) IF INSTALLING TUBE ACROSS A DITCH, THEN EXCAVATE A PLACEMENT TRENCH ABOUT 3 INCHES DEEP.

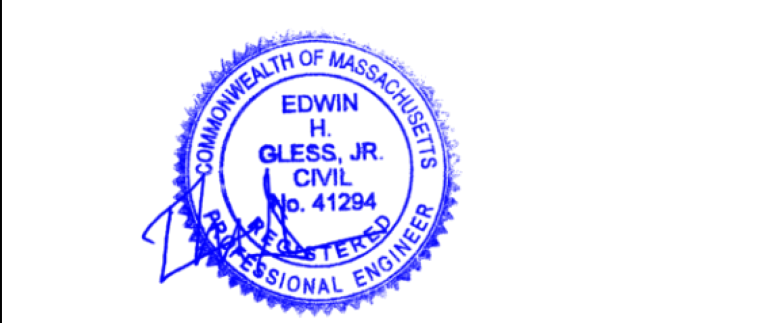
STRAW WATTLE/SILT FENCE DETAIL  
(N.T.S.)



\*NOTE: ALL ROOF GUTTER SYSTEMS AND DOWNSPOUTS TO BE TIED INTO UNDERGROUND INFILTRATION SYSTEMS SHOWN.



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



SCALE

SCALE 1" = 40'

NO.	DATE	BY	REVISIONS

CLIENT  
RYAN STANLEY  
70 BROOKFIELD ROAD  
STURBRIDGE, MASSACHUSETTS 01518

PROPOSED SITE PLAN  
FOR  
70 BROOKFIELD ROAD  
STURBRIDGE, MASSACHUSETTS 01518

2117 SITE-PLAN  
PROJECT NO.  
2117  
DATE: 07/27/23  
SHEET NO.  
1 OF 1