

**DIG-SAFE NOTE (1-888-344-7233):**

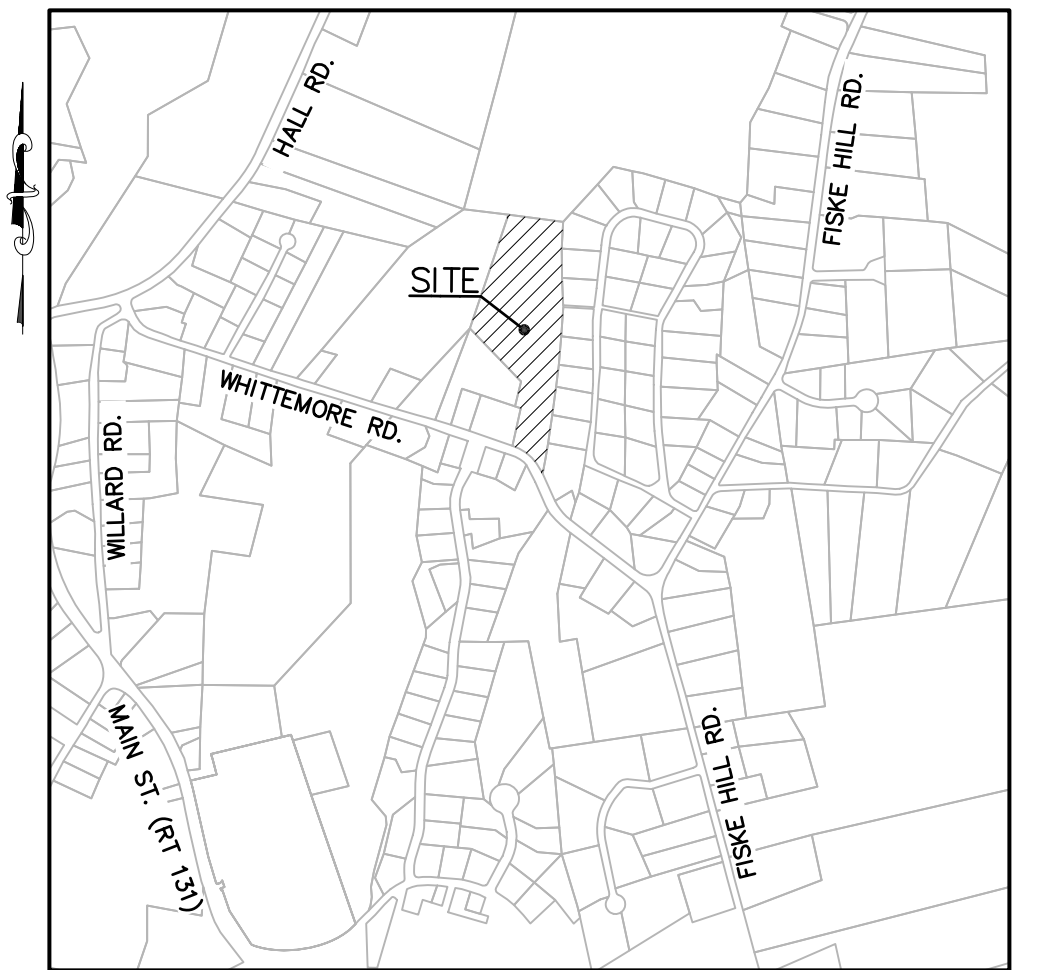
- 1) CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO ANY EXCAVATION @ 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE CONSTRUCTION ACTIVITIES.
- 2) ALL EXISTING SUBSURFACE UTILITIES (LOCATION & ELEVATION) TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR IS TO VERIFY EXISTING INVERTS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 3) CONTRACTOR SHALL NOT LEAVE ANY BOTTOM HOLE OR TRENCHING OPEN OVERNIGHT.
- 4) CONTACT STURBRIDGE BUILDING DEPARTMENT REGARDING TRENCH PERMIT PRIOR TO CONSTRUCTION.

**ZONING:**

- ZONE - RURAL RESIDENTIAL**  
 AREA - 1 AC  
 FRONTAGE - 150'  
 FRONT - 30'  
 SIDE - 20'  
 REAR - 20'  
 MAX LOT COVERAGE - 15%  
 MAX BLDG STORIES - 2  
 MAX HEIGHT - 35'  
 MIN HABITABLE FLOOR AREA - 750 S.F.
- ZONE - SUBURBAN RESIDENTIAL DISTRICT**  
 AREA - 3/4 AC  
 FRONTAGE - 125'  
 FRONT - 30'  
 SIDE - 15'  
 REAR - 15'  
 MAX LOT COVERAGE - 15%  
 MAX BLDG STORIES - 2  
 MAX HEIGHT - 35'  
 MIN HABITABLE FLOOR AREA - 750 S.F.

**ZONING COMPLIANCE:**

- AREA - 8.7 AC±  
 FRONTAGE - 225.3'±  
 FRONT - 379'±  
 SIDE - 36'  
 REAR - 757'±  
 LOT COVERAGE - 1.1%  
 BLDG STORIES - 2  
 HEIGHT - 35'  
 HABITABLE FLOOR AREA - 8,750 S.F.



**LOCUS PLAN**  
1"=1000'

**TAX MAP REFERENCES:**  
 PARCEL I.D. 680-02938-059

**RECORD OWNERS:**  
 KIERNAN P WYLLIE & SARAH R WYLLIE  
 59 WHITTEMORE ROAD,  
 STURBRIDGE, MA 01566  
 DEED BOOK 68442 PAGE 288

**DEED REFERENCES:**  
 (WORCESTER COUNTY REGISTRY OF DEEDS)  
 DEED BOOK 68442 PAGE 288

REV	DATE	DESCRIPTION	MADE (APVD)

**PETER C. ENGLE P.E.**  
 PROFESSIONAL ENGINEER  
 MA LIC. NO. 53736

**DRAFT**  
**9/6/2023**

**McCLURE ENGINEERING, INC**  
 119 Worcester Road  
 Charlton, MA 01507  
 Tel: (508) 248-2005  
 Fax (508) 248-4887  
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**PROPOSED SINGLE FAMILY HOME**  
**59 WHITTEMORE ROAD**  
**STURBRIDGE, MA 01566**  
 PREPARED FOR:  
 KIERNAN & SARAH WYLLIE  
 59 WHITTEMORE ROAD  
 STURBRIDGE, MA 01566

DRAWN BY:	IP
DATE:	12.30.22
CHK BY:	PE
SCALE:	1"=40'
PROJ. NO.:	287-2828-N

**OVERALL SITE PLAN**

- GENERAL NOTES:**
1. PLAN IS TO BE UTILIZED ONLY FOR THE CONSTRUCTION OF THE SINGLE FAMILY HOME AS ILLUSTRATED HERON.
  2. ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF STURBRIDGE.
  3. ALL SITE WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE TOWN OF STURBRIDGE DPW AND BUILDING DEPT. RULES AND REGULATIONS.
  4. ANY CONDITIONS DURING CONSTRUCTION THAT DIFFER FROM THOSE SHOWN SHALL BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY.
  5. PROPERTY LINES SHOWN ON THIS PLAN BASED ON PLANS AND DEED OF RECORD.
  6. OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
  7. ALL VERTICAL ELEVATIONS BASED ON NAVD 1988.
  8. ALL UTILITY STRUCTURES TO BE LINED WITH MAGNETIC TAPE FOR FUTURE LOCATION.
  9. THE PROPOSED WORK IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT. THE PROPOSED WORK DOES NOT APPEAR SUBJECT TO THE STURBRIDGE LOCAL WETLAND BYLAWS.
  10. THE PROPOSED CONSTRUCTION DOES NOT FALL WITHIN A FLOOD HAZARD ZONE.
  11. BENCHMARKS MUST BE SET PRIOR TO COMMENCEMENT OF ANY WORK.
  12. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED. STABILIZATION OF DISTURBED AREAS SHALL BE CHECKED THROUGHOUT CONSTRUCTION PHASE UNTIL VEGETATION IS ESTABLISHED AND REPAIRED AS NEEDED.

- NOTES:**
1. PROPERTY KNOWN AS ASSESSOR'S REFERENCE #680-02938-059 SHOWN ON THE TAX MAP OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
  2. AREA = 8.7± ACRE.
  3. THE BEARING BASIS OF THIS SURVEY IS BASED ON NAD83, VERTICAL DATUM OF NAVD88.
  4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY MCCLURE ENGINEERING AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  5. 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.
  6. BEFORE ANY EXCAVATION IS TO BEGIN, UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES. MCCLURE ENGINEERING, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  7. WETLANDS AS SHOWN DELINEATED BY SCOTT MORRISON, PWS OF ECOTEC, INC. ON NOVEMBER 3, 2022.