

GENERAL NOTES:

- OWNERS OF RECORD:
STEPHEN & REBECCA CELUZZA
125 MASHAPAUG ROAD
STURBRIDGE, MASSACHUSETTS 01566
- ENGINEER-SURVEYOR OF RECORD:
MCCLURE ENGINEERING, INC.
119 WORCESTER ROAD
CHARLTON, MA 01507
508-248-2005
- HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983. VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. BOTH SYSTEMS ARE DERIVED FROM GPS OBSERVATIONS TAKEN IN THE FIELD AND REFERENCED TO THE MASSACHUSETTS CONTINUOUSLY OPERATING REFERENCE STATION NETWORK (MACORS).
- PROPERTIES ARE LOCATED WITHIN THE RURAL RESIDENTIAL (RR) ZONING DISTRICT AND HAVE THE FOLLOWING DIMENSIONAL REQUIREMENTS:

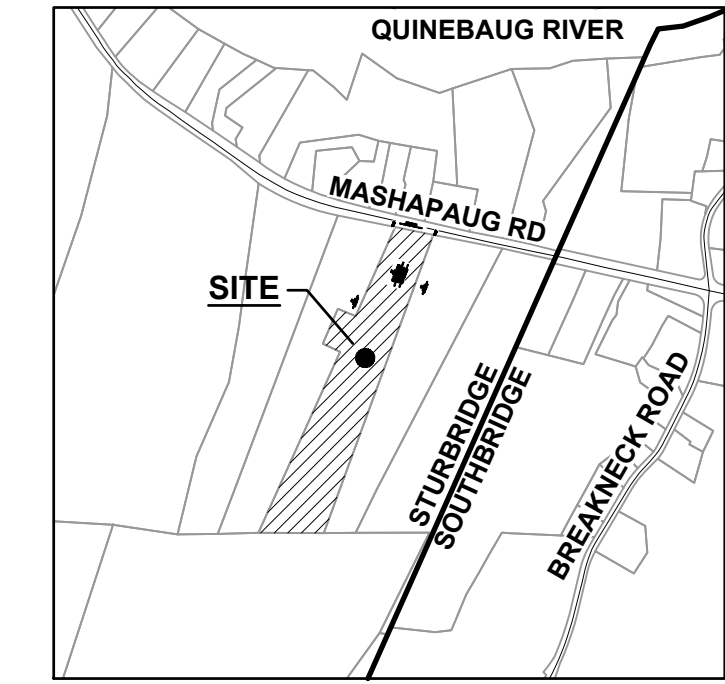
	REQUIRED	PROVIDED
MINIMUM LOT AREA:	43,560 S.F.	452,218 S.F.
MINIMUM LOT FRONTAGE:	150 FEET	203.7 FEET
MINIMUM FRONT YARD SETBACK:	30 FEET	687.8 FEET*
MINIMUM SIDE YARD SETBACK:	20 FEET	47.6 FEET*
MINIMUM REAR YARD SETBACK:	20 FEET	945.1 FEET*
MAXIMUM BUILDING COVERAGE:	15%	0.67 %
MAXIMUM BUILDING HEIGHT:	35 FEET	30 FEET*
MAXIMUM BUILDING STORIES:	2	1*

* DIMENSIONS APPLIES TO PROPOSED ADDITION
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IN LAW ADDITION RELATIVE TO PROPERTY & EXISTING BUILDING.
- SITE DOES NOT APPEAR TO LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE. FOR REFERENCE SEE FEMA FIRM MAP NO. 25027 C0929F WITH AN EFFECTIVE OF JUNE 21, 2023.
- THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON NOVEMBER 8, 2023.
- THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
- EXISTING TOPOGRAPHY BASED ON FIELD SURVEY AND 2021 USGS LIDAR DATA PROVIDED BY NOAA.
- EXISTING SITE CONDITIONS BASED UPON AN ACTUAL GROUND SURVEY OF THE PREMISES CONDUCTED BY MCCLURE ENGINEERING, INC. BETWEEN THE DATES OF 12/1/2023-12/6/2023.
- EXCAVATED MATERIAL TO BE PLACED IN TEMPORARY STOCKPILE AREA TOP SOIL TO BE SEPARATED AND REUSED AT THE END OF PROJECT TO LOAM AND SEED DISTURBED AREAS. REMAINING MATERIAL TO BE USED TO BACK FILL FOUNDATION. EXCESS MATERIAL TO TRUCKED OFF-SITE.

TAX MAP REFERENCES:
PARCEL I.D. 423-04247-125

DEED & PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)

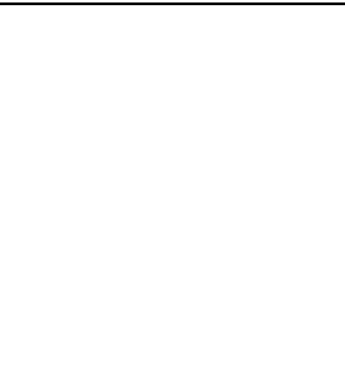
DEED BOOK: 28687 PAGE: 98
PLAN BOOK: 786, PAGE: 35



LOCUS PLAN
1"=1000'

HOR. SCALE IN FEET: 1"=40'

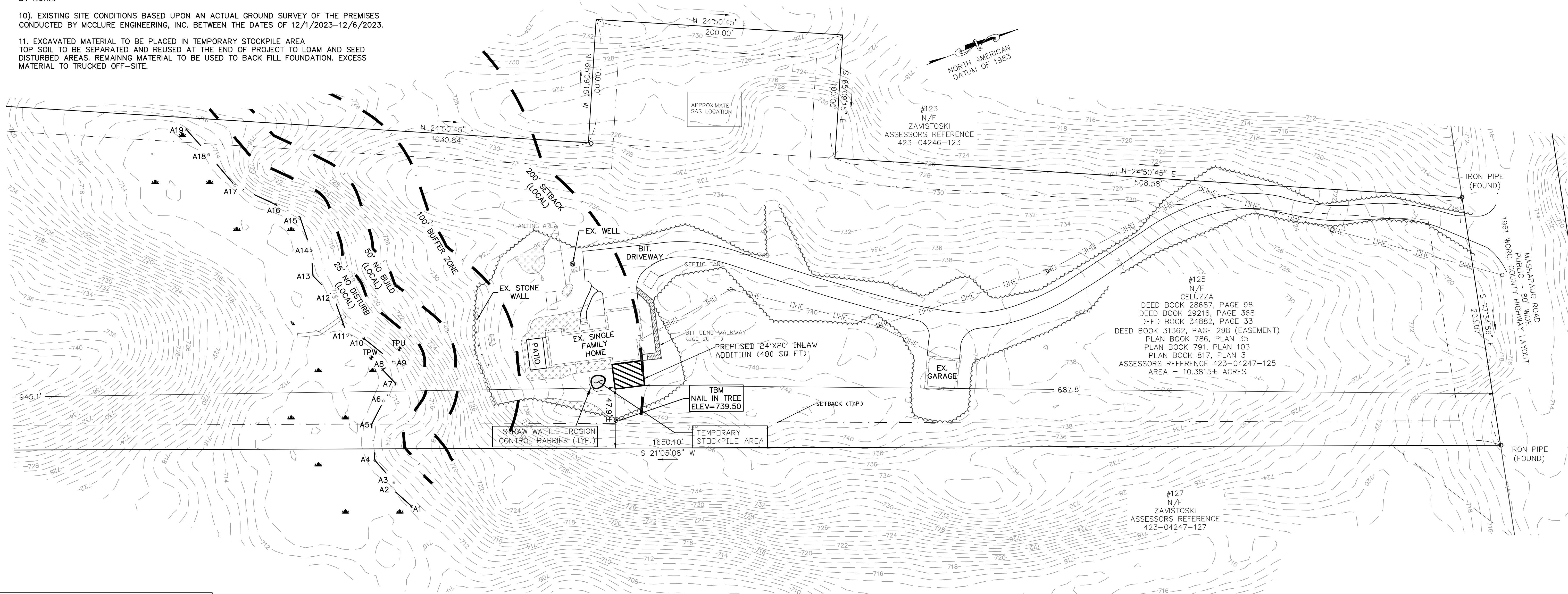
REV	DATE	DESCRIPTION	MADE BY	APVD
01	1-23-24	ADDED WALKWAY	KP	RJD



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Charlton, MA 01507
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Fax: (508) 248-4887
Email: chris@mcclureengineers.com

BUILDING PERMIT PLOT PLAN
PREPARED FOR
STEPHEN CELUZZA
125 MASHAPAUG ROAD
STURBRIDGE, MASSACHUSETTS

DRAWN BY: IP
DATE: 1/16/2024
CHK BY: MLS
SCALE: 1"=40'
PROJ. NO. 287-2924-0



EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

DIG-SAFE (1-888-344-7233) NOTE:
CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.

T:\2023 PROJECTS\0287-2924-0_Celuzza_125 Mashapaug Rd_Site Plan\287-2924-0_ZBA_Plan.dwg, 2/16/2024 10:28:48 AM, AutoCAD PDF (General Documentation).pc3