

NOTES:

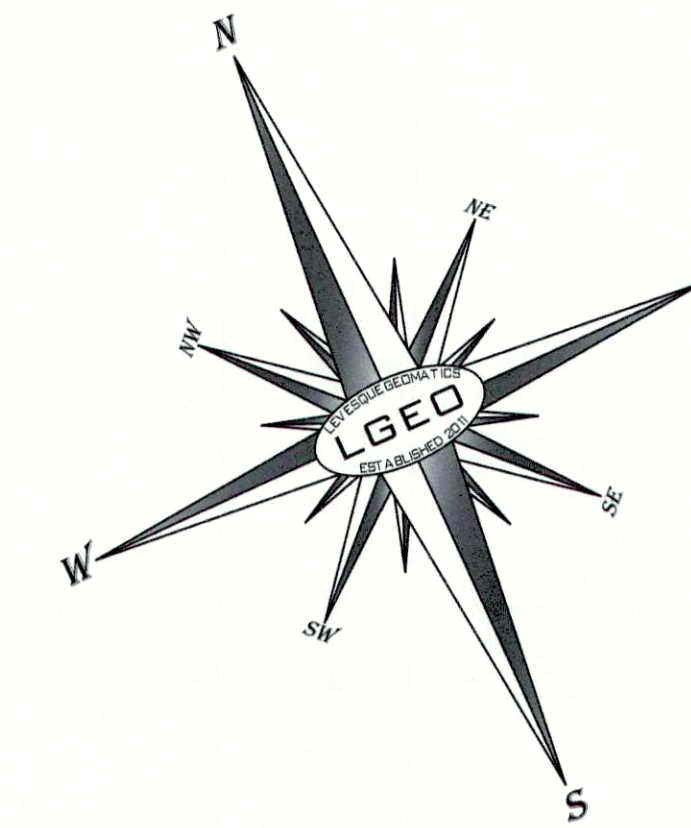
- PROPERTY KNOWN AS MAP 2313, LOTS 44 & 28A AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA OF LOT 28A = 38,207 SF OR 0.877 AC.
AREA OF LOT 44 = 6,255 SF OR 0.144 AC.
AREA OF NEW LOT "A" = 44,462 SF OR 1.021 AC.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON REFERENCE #1.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- 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.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

REFERENCES:

- MAP ENTITLED "LAND AT LONG POND SHORES, NOW OR FORMERLY OF LEO MONETTE, STURBRIDGE MASS." PREPARED BY WAYNE MORSE AND DONALD MURRAY, DATED JULY 26, 1968 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 333, PLAN 114.
- MAP ENTITLED "BOUNDARY SURVEY, EAST BRIMFIELD LAKE, MASS." PREPARED BY SCHOFIELD, DATED JUNE 27, 1980 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 635, PLAN 15.
- MAP ENTITLED "PLAN OF PROPERTY OWNED BY CLIFFORD CURBOY, CAMP ROAD STURBRIDGE, MASSACHUSETTS," PREPARED BY JALBERT ENGINEERING, INC., DATED FEBRUARY 12, 2013 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS, PLAN BOOK 902, PLAN 76.

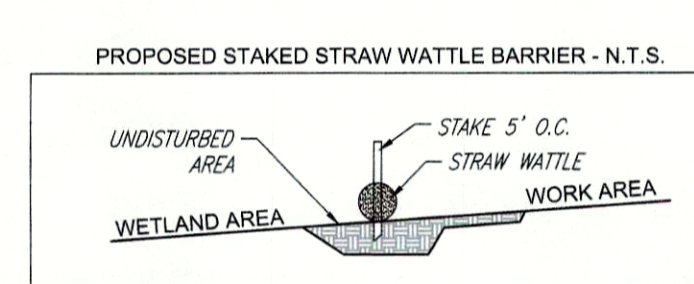
ZONING INFORMATION
SUBURBAN RESIDENTIAL DISTRICT
SOURCE: TOWN OF STURBRIDGE ZONING BY-LAWS AS AMENDED OCTOBER 29, 2018

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	32,670 SF	44,462 SF	44,462 SF
MIN FRONTAGE	125'	62.49'	62.49'
MIN FRONT YARD	30'	3.3'	N/A
MIN SIDE YARD	15'	8.1'	61.1'
MIN REAR YARD	15'	68.5'	98'
MAX LOT COVERAGE	15%	2.75%	5.95%
MAX BUILDING HEIGHT	2 1/2 STORIES / 35'	1 STORY	1 STORY

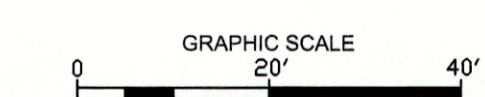
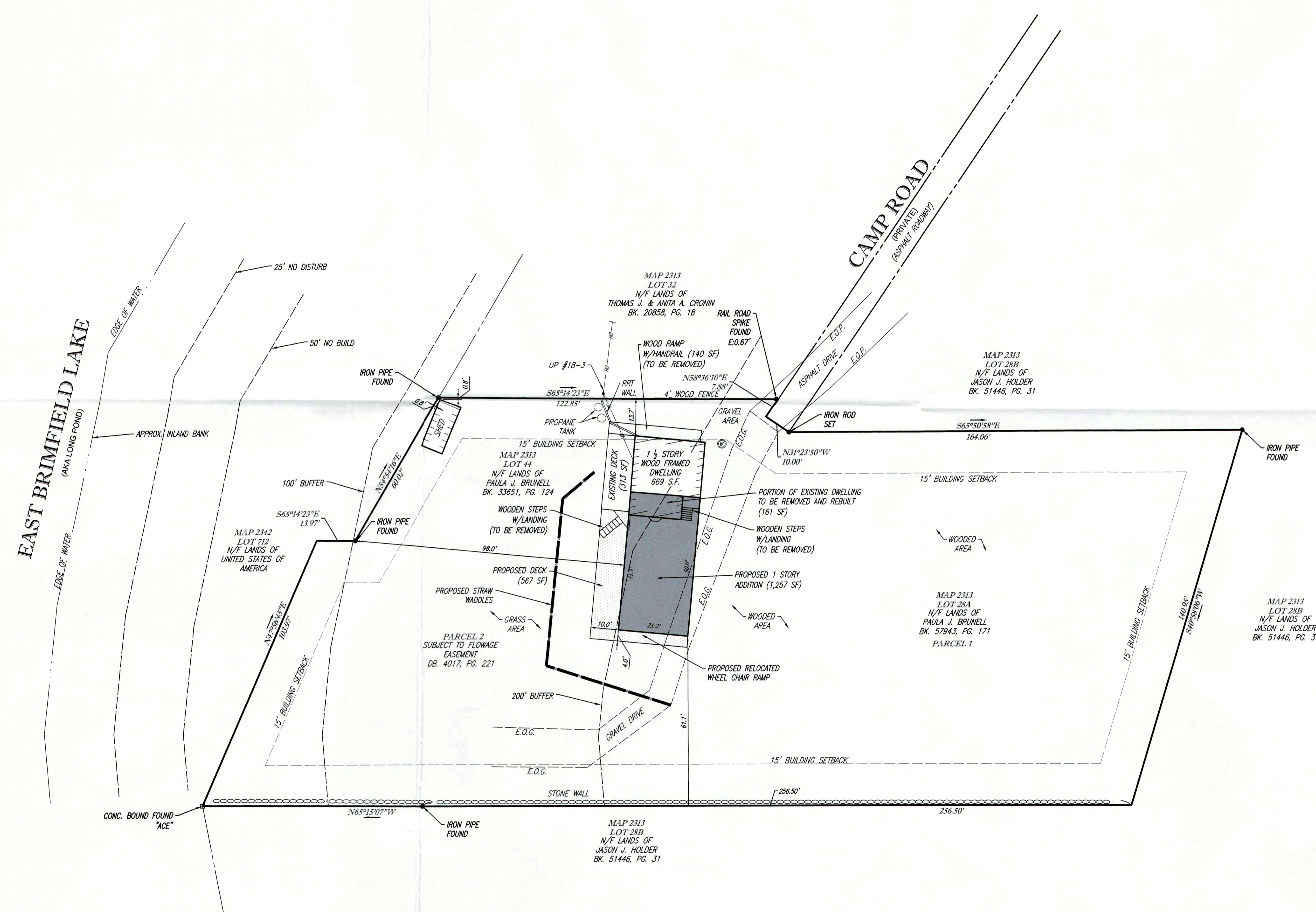


LEGEND

- OH OVERHEAD WIRES
- UP UTILITY POLE
- EGG EDGE OF GRAVEL
- EOP EDGE OF PAVEMENT
- LSA LANDSCAPED AREA
- RRT WALL RAILROAD TIE WALL
- BLDG BUILDING
- BFFA BUILDING FOOTPRINT AREA
- W WELL



- STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTIONS.
- WITHIN THE 100' BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
- ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED.
- NO WORK OR STORAGE OF MATERIAL SHALL BE DOWN HILL OF THE STRAW WATTLES.
- ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE WORK COMMENCES.



REVISIONS		
NO.	DATE	DESCRIPTION

PLOT PLAN
OF
MAP 2313, LOTS 28A & 44
PREPARED FOR WILLIAM BRUNELL
44 CAMP ROAD
TOWN OF STURBRIDGE
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Joseph I. Levesque III
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

9/27/19
DATE

DATE	JUNE 14, 2019	JOB NO.	WB01-011
SCALE	1" = 20'	SHEET NO.	1 of 1
DRAWN	JMB		
CHKD.	JIL		