

TAX MAP REFERENCE:
ASSESSORS PARCEL ID: 348-02338-009

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)

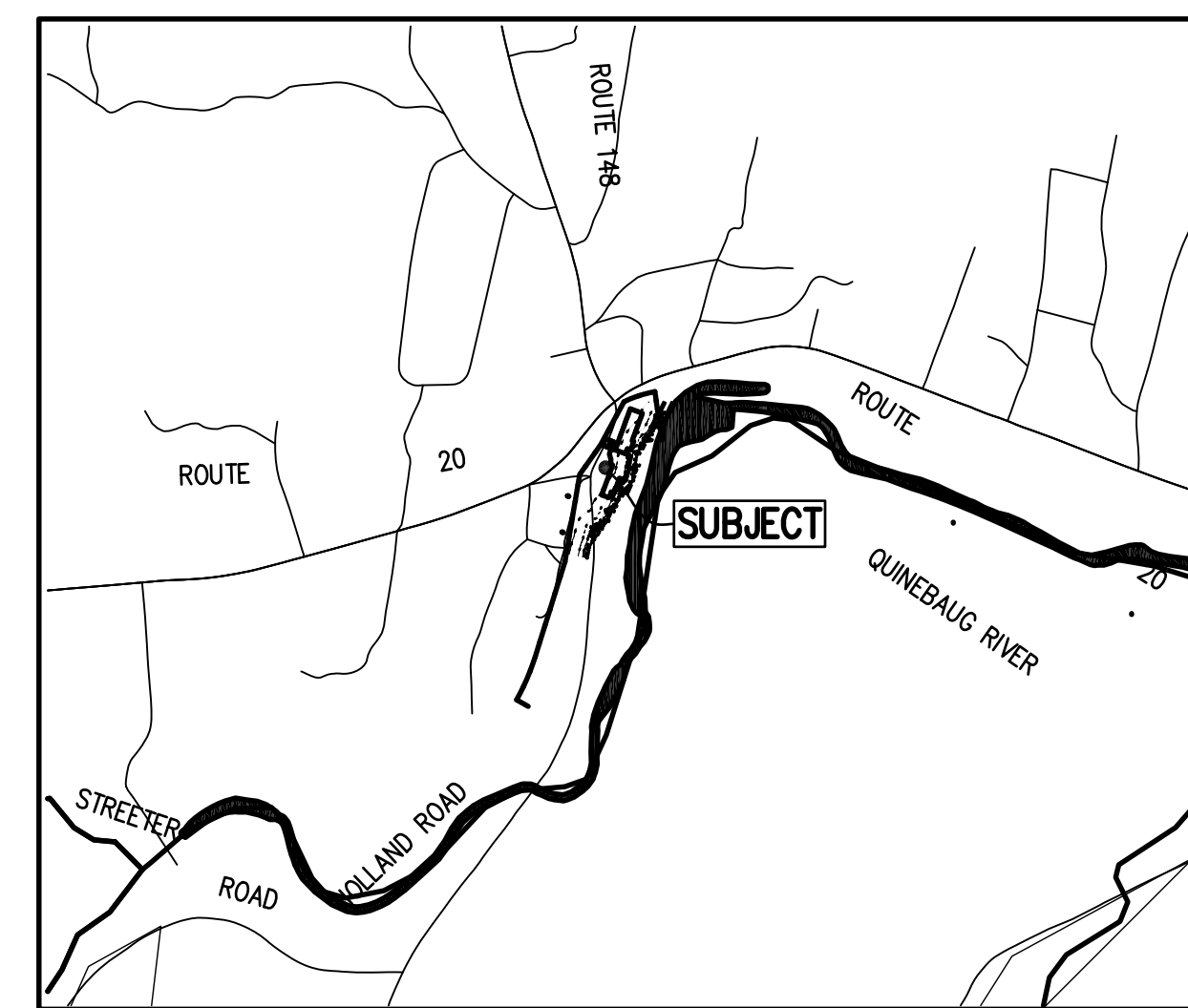
PLAN BOOK 490 PLAN 94
PLAN BOOK 532 PLAN 70
PLAN BOOK 766 PLAN 82

RECORD OWNERS
BANJO BOY, LLC
ASSESSORS PARCEL ID: 348-02338-009
DB 52976 PG 129

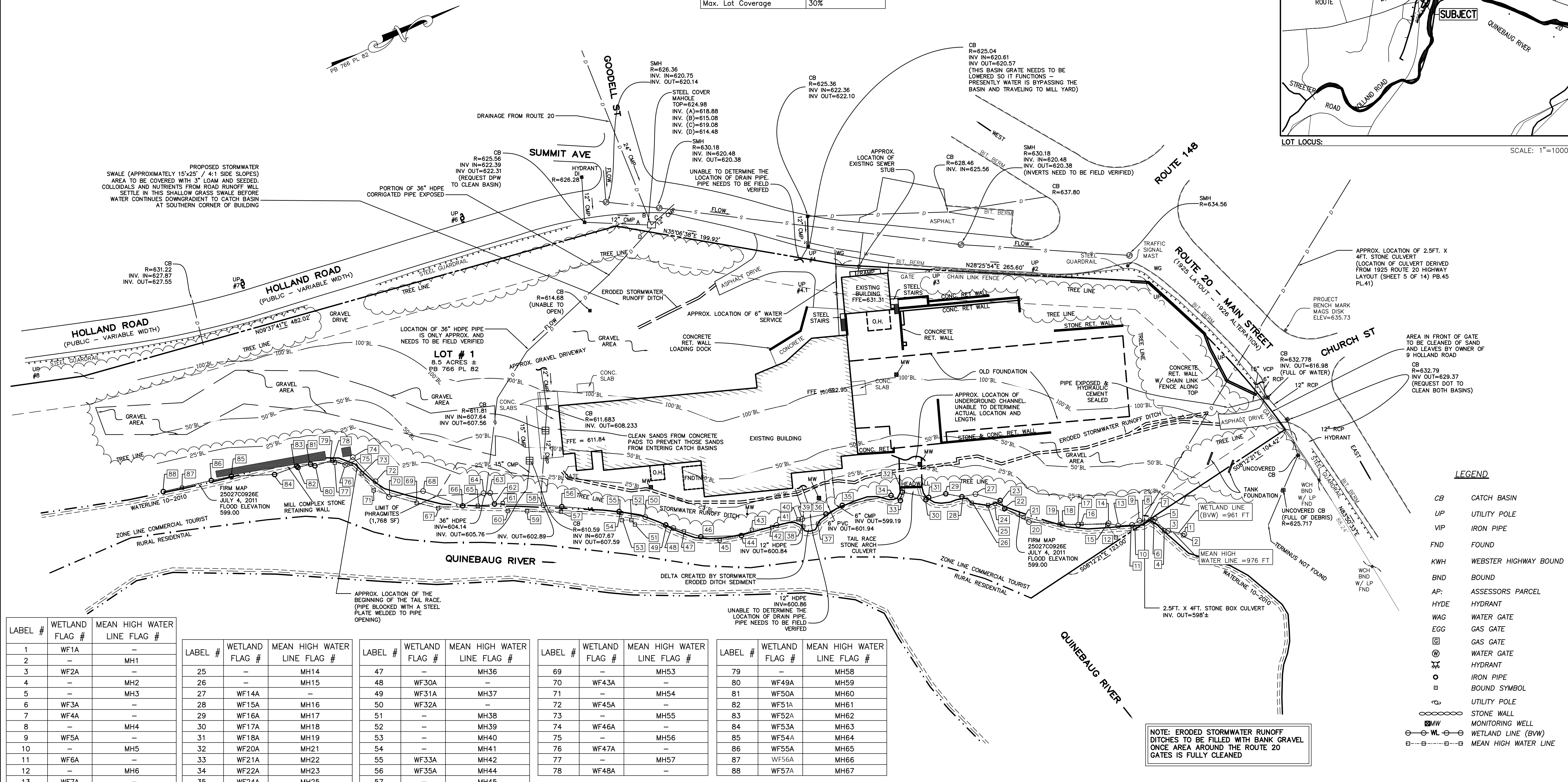
FLOOD ZONE DESIGNATION:
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, IT LIES IN A ZONE "A1" AND ZONE "B" AS SHOWN ON FLOOD INSURANCE RATE MAP 25027C0926E JULY 4, 2011

TOWN OF STURBRIDGE ZONING BYLAWS AMENDED 2018

DISTRICT DIMENSIONAL REGULATIONS	
District	COMM. TOURIST
Min. Lot Size	10,000 SF
Min. Frontage	100'
Min. Front Yard Depth	25'
Min. Side Yard Depth	10'
Min. Rear Yard Depth	10'
Max. Height of Bldg.	35'
Max. Lot Coverage	30%



LOT LOCUS: SCALE: 1"=1000'



LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
1	WF1A	-
2	-	MH1
3	WF2A	-
4	-	MH2
5	-	MH3
6	WF3A	-
7	WF4A	-
8	-	MH4
9	WF5A	-
10	-	MH5
11	WF6A	-
12	-	MH6
13	WF7A	-
14	WF8A	-
15	-	MH7
16	-	MH8
17	WF9A	-
18	WF10A	-
19	-	MH9
20	WF11A	-
21	-	MH10
22	WF12A	MH11
23	WF13A	MH12
24	-	MH13

LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
25	-	MH14
26	-	MH15
27	WF14A	-
28	WF15A	MH16
29	WF16A	MH17
30	WF17A	MH18
31	WF18A	MH19
32	WF20A	MH21
33	WF21A	MH22
34	WF22A	MH23
35	WF24A	MH25
36	WF25A	MH26
37	-	MH27
38	-	MH29
39	WF26A	-
40	-	MH30
41	WF27A	-
42	-	MH31
43	-	MH32
44	WF28A	MH33
45	-	MH34
46	WF29A	MH35

LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
47	-	MH36
48	WF30A	-
49	WF31A	MH37
50	WF32A	-
51	-	MH38
52	-	MH39
53	-	MH40
54	-	MH41
55	WF33A	MH42
56	WF35A	MH44
57	-	MH45
58	WF36A	-
59	-	MH46
60	-	MH47
61	-	MH48
62	WF38A	MH49
63	WF39A	-
64	WF40A	-
65	-	MH50
66	WF41A	MH51
67	-	MH52
68	WF42A	-

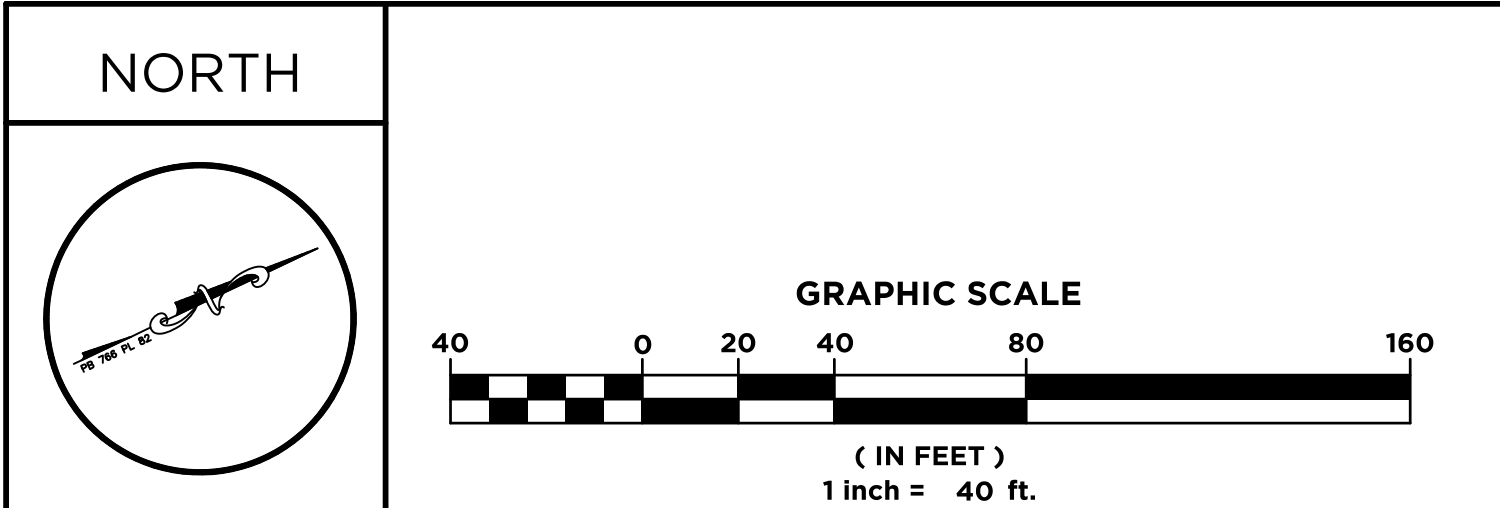
LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
69	-	MH53
70	WF43A	-
71	-	MH54
72	WF45A	-
73	-	MH55
74	WF46A	-
75	-	MH56
76	WF47A	-
77	-	MH57
78	WF48A	-

LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
79	-	MH58
80	WF49A	MH59
81	WF50A	MH60
82	WF51A	MH61
83	WF52A	MH62
84	WF53A	MH63
85	WF54A	MH64
86	WF55A	MH65
87	WF56A	MH66
88	WF57A	MH67

LEGEND

- CB CATCH BASIN
- UP UTILITY POLE
- VIP IRON PIPE
- FND FOUND
- KWH WEBSTER HIGHWAY BOUND
- BND BOUND
- AP: ASSESSORS PARCEL
- HYDE HYDRANT
- WAG WATER GATE
- EGG GAS GATE
- ⊗ GAS GATE
- ⊙ WATER GATE
- ⊕ HYDRANT
- IRON PIPE
- ⊕ UTILITY POLE
- STONE WALL
- BMW MONITORING WELL
- WL — WETLAND LINE (BWV)
- MEAN HIGH WATER LINE

NOTE: ERODED STORMWATER RUNOFF DITCHES TO BE FILLED WITH BANK GRAVEL ONCE AREA AROUND THE ROUTE 20 GATES IS FULLY CLEANED



NO	DATE	REVISION	BY
3	7/9/20	ADDITION OF WETLAND AND MEAN HIGH WATER LINE, WF AND MH TABLES	EQ
2	1/28/20	UPDATED PER G. KREVOSKY COMMENTS	JL
1	1/23/20	UPDATED EXIST. CONDITIONS	JL

DRAWN BY: EQ	CHECKED BY: SP	CLIENT: DREW MORTGAGE 196 BOSTON TURNPIKE ROAD SHREWSBURY, MA 01545
CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA LIC. NO.: 40595 CT LIC. NO.: 12950 NH LIC. NO.: 9368	JOSEPH I. LEVESQUE III, PLS PROFESSIONAL LAND SURVEYOR MA LIC. NO.: 53840 CT LIC. NO.: 70370	ANRAD PLAN SITE ADDRESS: 9 HOLLAND ROAD STURBRIDGE, MA 01566
		<p>39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193</p> <p>www.bertinengineering.com</p>
DATE: 1-31-2019	SCALE: 1" = 40'	REV #: 3
PROJECT #: 18M-143	DWG. NO.: EX	

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