

**NOTES:**

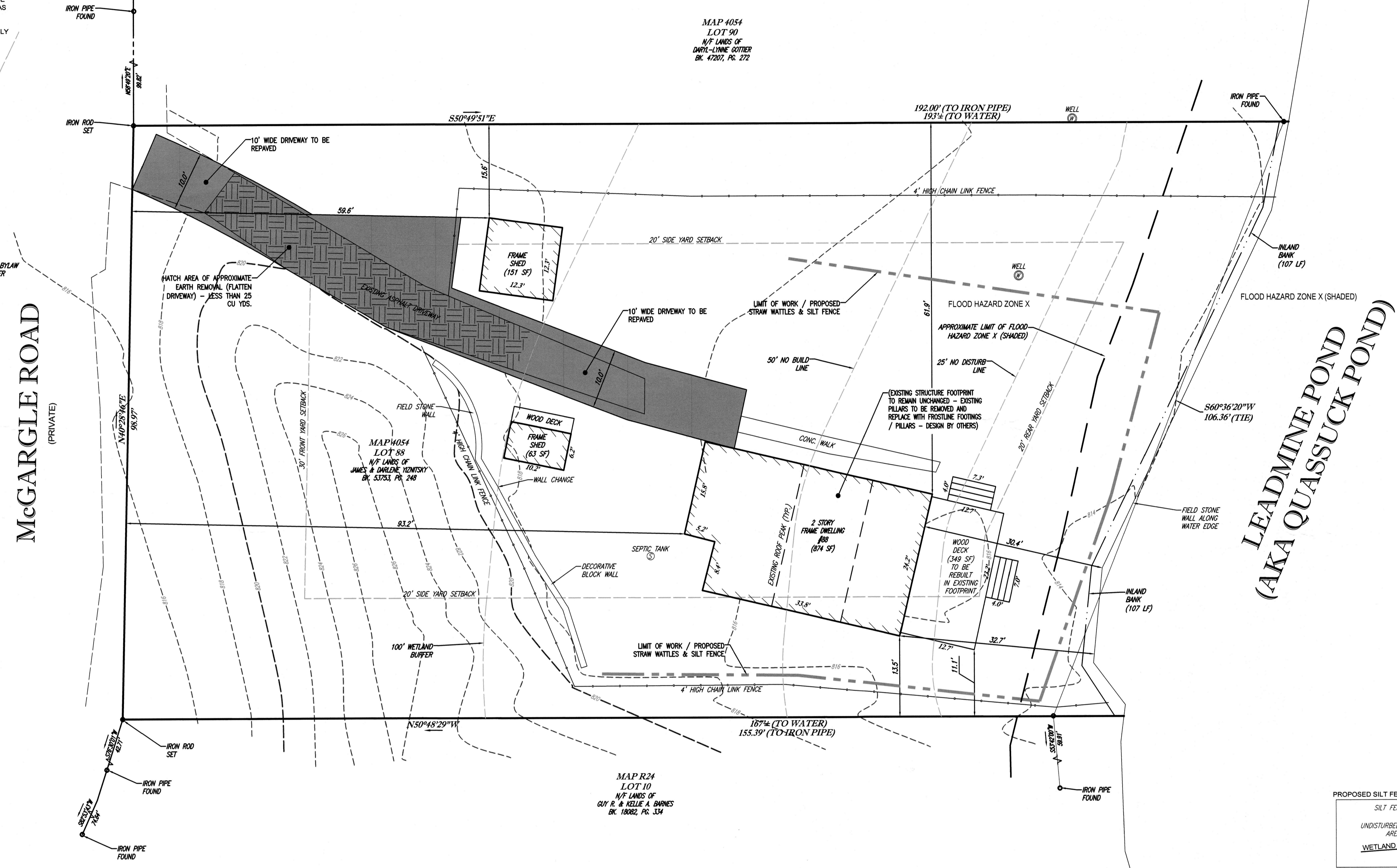
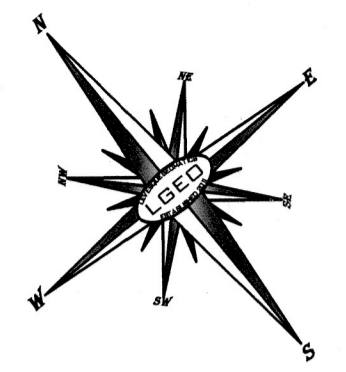
- PROPERTY KNOWN AS MAP 4054, LOT 88 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA = 17,381 S.F. OR 0.399 ACRE.
- THE BEARING BASIS OF THIS SURVEY IS BASED ON THE VESTING DEED.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED 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.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOODPLAIN) & PARTIALLY IN FLOOD HAZARD ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, PER FEMA MAP NUMBER 25027C0090E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.

**PROPOSED BUILDING IMPROVEMENTS:**

- LEVEL 1/3RD OF FIRST FLOOR WITH EXISTING 2/3RDS OF FIRST FLOOR TO ELIMINATE STEP DOWN.
- PROPOSED 2ND FLOOR DORMER
- RE-ROOF AND RE-SIDE EXISTING DWELLING
- REMODEL KITCHEN AND BATHROOM
- REPLACE PLUMBING AND ELECTRIC AS NEEDED TO MEET CURRENT BUILDING CODES

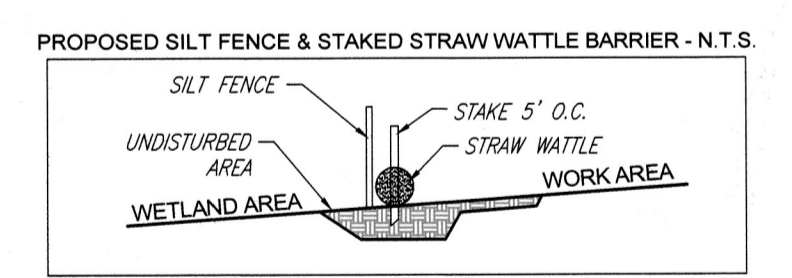
ZONING INFORMATION  
RURAL RESIDENTIAL DISTRICT  
SOURCE: TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED OCTOBER 29, 2018

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	43,560 SF	17,381 SF	17,381 SF
MIN FRONTAGE	150'	98.97'	98.97'
MIN FRONT YARD	30'	59.6'	59.6'
MIN SIDE YARD	20'	13.5'	13.5'
MIN REAR YARD	20'	30.4'	30.4'
MAX LOT COVERAGE	15%	13.46%	13.46%
MAX BUILDING HEIGHT	2 STORIES	2 STORIES	2 STORIES
MIN HABITABLE FLOOR AREA	750 SF	N/A	N/A



**McGARGLE ROAD**  
(PRIVATE)

**LEADMINE POND**  
(AKA QUASSUCK POND)

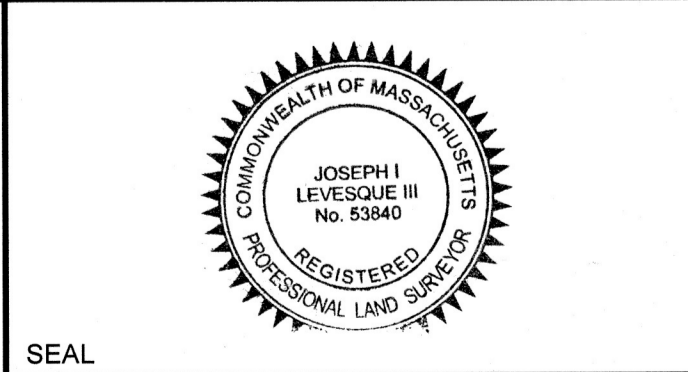


- SILT FENCE & STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTIONS.
- WITHIN THE 100' BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
- ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED.
- 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
1	5/23/2022	REVISED TO SHOW TOPOGRAPHY
2	12/10/2022	REVISED PER OWNERS COMMENTS

**PLOT PLAN**  
OF  
MAP 4054, LOT 88  
**PREPARED FOR JAMES & DARLENE YIZNITSKY**  
88 McGARGLE ROAD  
TOWN OF STURBRIDGE  
WORCESTER COUNTY  
COMMONWEALTH OF MASSACHUSETTS

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



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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

12/10/2022  
DATE

DATE	MARCH 16, 2020	JOB NO.	JY01-001
SCALE	1" = 10'		
DRAWN	JIL	SHEET NO.	
CHKD.	JIL		1 of 1