

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

**PLAN REFERENCES:**  
(WORCESTER COUNTY REGISTRY OF DEEDS)

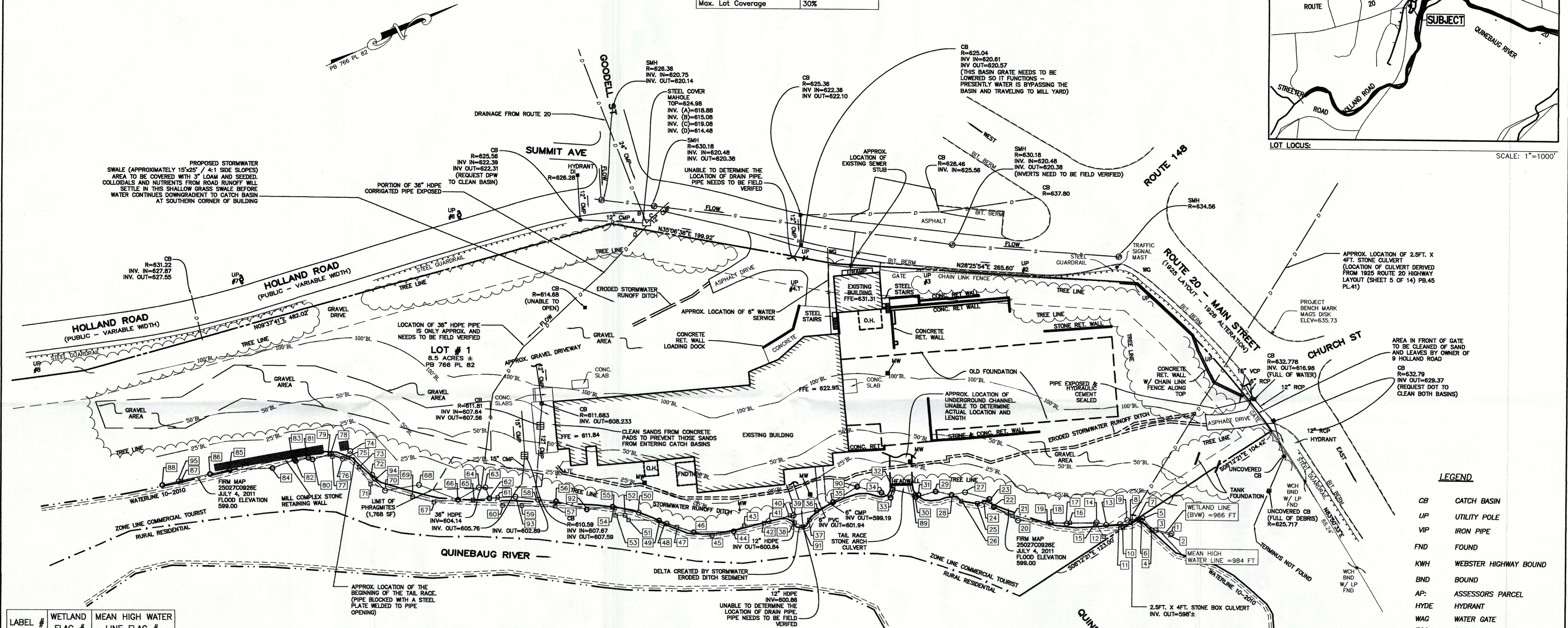
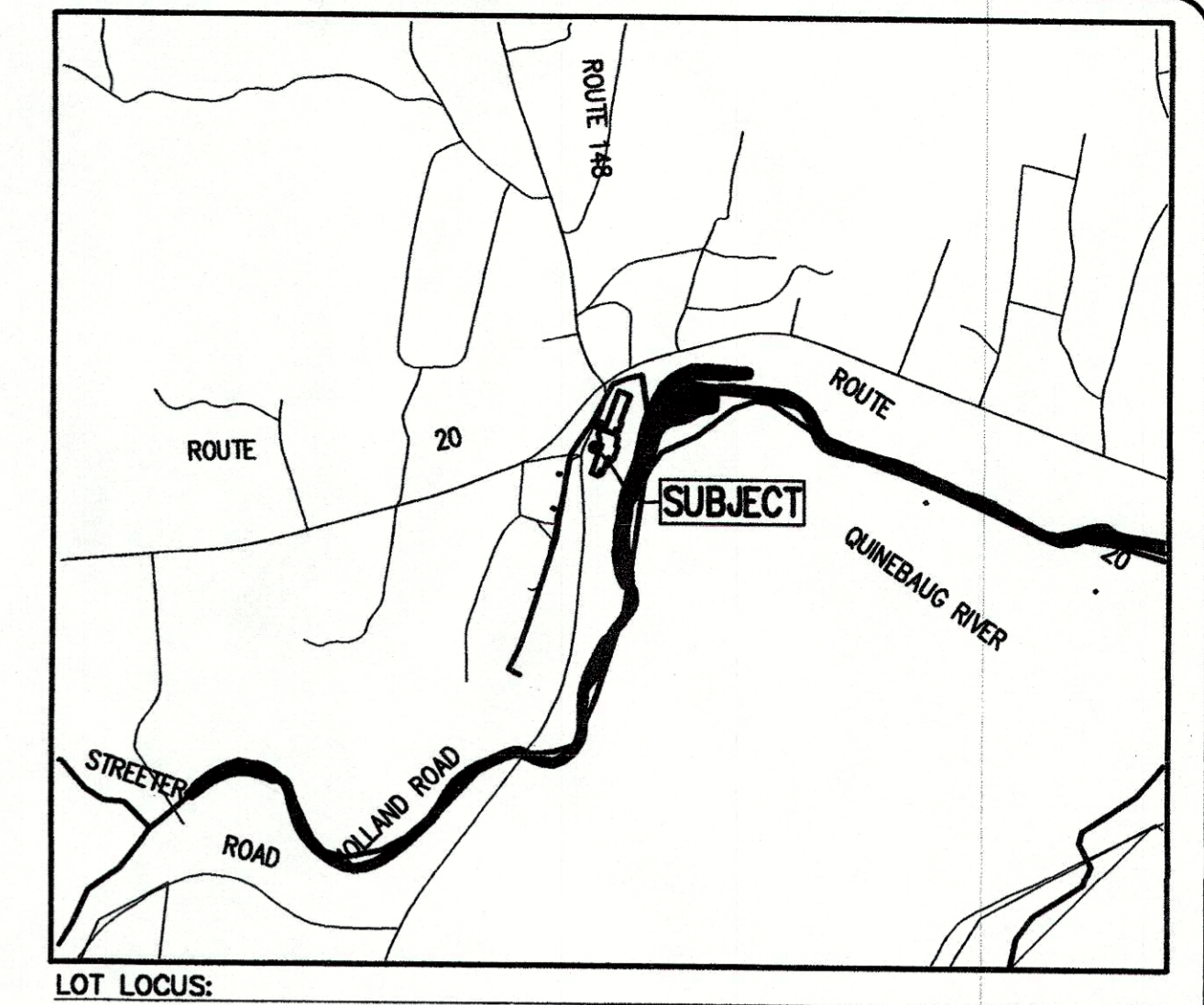
PLAN BOOK 490 PLAN 94  
PLAN BOOK 532 PLAN 70  
PLAN BOOK 766 PLAN 82

**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%



- 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
  - BOUND SYMBOL
  - UTILITY POLE
  - MONITORING WELL
  - W/ L/ P FND WETLAND LINE (BWV)
  - MEAN HIGH WATER LINE

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	-
23	WF13A	-
24	-	MH13

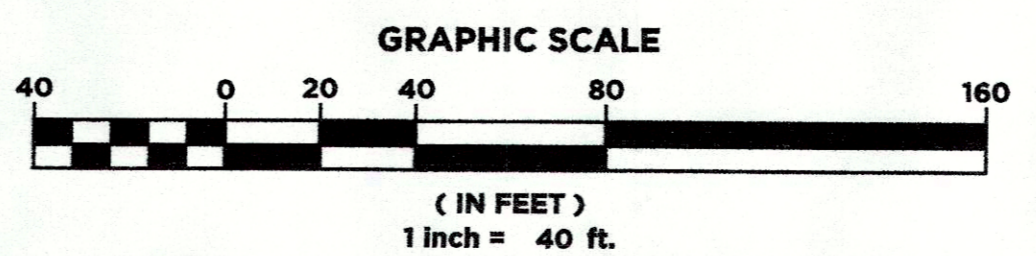
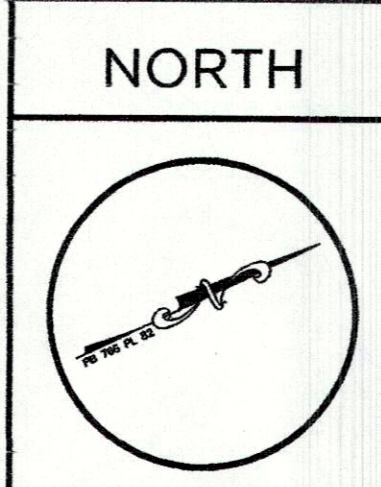
LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
25	-	MH14
26	-	MH15
27	WF14A	-
28	WF15A	-
29	WF16A	-
30	WF17A	-
31	WF18A	-
32	WF20A	-
33	WF21A	-
34	WF22A	-
35	WF24A	-
36	WF25A	-
37	-	MH27
38	-	MH29
39	WF26A	-
40	-	MH30
41	WF27A	-
42	-	MH31
43	-	MH32
44	WF28A	-
45	-	MH34
46	WF29A	-

LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
47	-	MH36
48	WF30A	-
49	WF31A	-
50	WF32A	-
51	-	MH38
52	-	MH39
53	-	MH40
54	-	MH41
55	WF33A	-
56	WF35A	-
57	-	MH45
58	WF36A	-
59	-	MH46
60	-	MH47
61	-	MH48
62	WF38A	-
63	WF39A	-
64	WF40A	-
65	-	MH50
66	WF41A	-
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	-
81	WF50A	-
82	WF51	-
83	WF52	-
84	WF53A	-
85	WF54	-
86	WF55A	-
87	-	MH66
88	WF57	-

LABEL #	WETLAND FLAG #	MEAN HIGH WATER LINE FLAG #
89	WF19	-
90	WF23	-
91	-	MH28
92	WF34	-
93	WF37	-
94	WF44	-
95	WF56	-



NO.	DATE	REVISION	BY
4	8/4/20	ADDITION OF WETLAND AND MEAN HIGH WATER LABELS 89-95	EQ
3	7/9/20	ADDITION OF WETLAND AND MEAN HIGH WATER LINE, WF AND MH TABLES	EQ
2	1/28/20	UPDATED PER G. KREVOISKY COMMENTS	JL
1	1/23/20	UPDATED EXIST. CONDITIONS	JL

STAMP

DRAWN BY: EQ  
CALISTO J. BERTIN, P.E.  
PROFESSIONAL ENGINEER  
MA LIC. NO. 40595  
CT. LIC. NO. 12660  
RI. LIC. NO. 6594

CHECKED BY: SP  
JOSEPH I. LEVESQUE III, PLS  
PROFESSIONAL LAND SURVEYOR  
MA LIC. NO. 13840  
CT. LIC. NO. 3968

CLIENT: DREW MORTGAGE  
196 BOSTON TURNPIKE ROAD  
SHREWSBURY, MA 01545

ANRAD PLAN  
SITE ADDRESS:  
9 HOLLAND ROAD  
STURBRIDGE, MA 01566

**BERTIN ENGINEERING**  
39 ELM STREET  
SOUTHBRIDGE, MA 01550  
P 508.765.0195  
F 508.765.0193  
www.bertinengineering.com

DATE: 1-31-2019  
SCALE: 1" = 40'  
REV #: 4  
PROJECT #: 18M-143  
DWG. NO.: EX

RECEIVED  
AUG 11 2020  
CONSERVATION