



- NOTES:**
- 1). OWNER OF RECORD:
KRISTINE L. ZENARO
133 BURBANK ROAD
SUTTON, MA 01590
 - 2). SURVEYOR OF RECORD:
McCLURE ENGINEERING
119 WORCESTER ROAD
CHARLTON, MA 01507
508-248-2005
 - 3). THE PURPOSE OF THIS PLAN IS TO CREATE 3 BUILDABLE LOTS A, B AND C FROM EXISTING LOT (ASSESSOR'S REFERENCE 878-02027-025) NOW OR FORMERLY OF KRISTINE L. ZENARO.
 - 4). PROPERTY IS LOCATED WITHIN THE SUBURBAN RESIDENTIAL (SR) DISTRICT AND HAS THE FOLLOWING DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT AREA: 21,780 S.F. ±
 MINIMUM LOT FRONTAGE: 125' FEET
 MINIMUM BUILDING SETBACKS:
 FRONT / SIDE / REAR 30' / 15' / 15'
 MAXIMUM COVERAGE: 15%
 MAXIMUM BUILDING HEIGHT: 2 STORIES / 35'
 MINIMUM HABITABLE BUILDING FLOOR AREA: 750 S.F.
- *WHEN SERVED BY TOWN WATER AND SEWER
- 5). PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. FOR REFERENCE SEE THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 25027C0764E FOR COMMUNITY NO. 250337 AND DATED JULY 4, 2011.
 - 6). THIS PLAN IS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY MATTERS THAT SUCH A REPORT MAY DISCLOSE.
 - 7). REMAINING LAND INFORMATION IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY. THIS INFORMATION AS SHOWN IS APPROXIMATE ONLY AND IS BASED UPON ASSESSORS RECORDS, IN ADDITION TO DEEDS AND PLANS OF RECORD.
 - 8). LOTS A, B & C HAVE SLOPES GREATER THAN 8%.
 - 9). MASSGIS DOES NOT SHOW THE PRESENCE OF ANY WETLANDS ON LOTS A, B & C.

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED PLANNING BOARD OF STURBRIDGE DATE:

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO COMPLIANCE WITH THE ZONING REGULATIONS.

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.

ELEC FILE # 287-2437-M ANR.DWG

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN IS BASED ON FIELD SURVEYS, DEEDS AND PLANS OF RECORD AND CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Mark T. Laprad 2-23-22

McCLURE
ENGINEERING, INC

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MARK T. LAPRAD, P.L.S.
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 38040

REV	DATE	DESCRIPTION	MADE	APP.

PLAN OF LAND
OWNED BY
KRISTINE L. ZENARO
WESTWOOD DRIVE & CEDAR STREET
STURBRIDGE, MASSACHUSETTS

DRAWN BY: WCN	FIELD BY: AB
COMP. BY: MTL	CHK BY: MTL
SCALE: 1"=40'	DATE: 2/23/2022
PROJ. NO. 287-2437-M	SHEET 1 OF 1

HOR. SCALE IN FEET: 1"=40'
 40 0 40 80 120