

NORTH AMERICAN DATUM OF 1983

**LOCUS PLAN**  
1"=2000'

**NOTES:**

1). OWNERS OF RECORD:  
FISKE HILL EAST REALTY TRUST  
97 ARNOLD ROAD  
FISKDALE, MASSACHUSETTS 01518

2). SURVEYOR OF RECORD:  
MCCLURE ENGINEERING  
119 WORCESTER ROAD  
CHARLTON, MA 01507  
508-248-2005

3). THE PURPOSE OF THIS PLAN IS TO SPLIT OFF PARCEL 4A FROM LOT 4 AND TO ALSO SHOW THE PROPOSED LOT 4 CONSERVATION RESTRICTION AREAS.

PARCEL 4A IS NOT TO BE CONSIDERED A BUILDING LOT, AND IS TO BECOME AN UNDIVIDED PORTION OF ABUTTING LAND OWNED NOW OR FORMERLY OF THE COMMONWEALTH OF MASSACHUSETTS (MCKINSTRY BROOK WILDLIFE AREA).

4). STURBRIDGE PROPERTY IS LOCATED WITHIN THE RURAL & SUBURBAN RESIDENTIAL (RR), (SRD) ZONING DISTRICT WHICH HAVE THE FOLLOWING DIMENSIONAL REQUIREMENTS:

**RURAL RESIDENTIAL**  
MINIMUM LOT AREA: 43,560 S.F.  
MINIMUM LOT FRONTAGE: 150' FEET  
MINIMUM FRONT YARD SETBACK: 30' FEET  
MINIMUM SIDE YARD SETBACK: 20' FEET  
MINIMUM REAR YARD SETBACK: 20' FEET  
MAXIMUM BUILDING COVERAGE: 15%  
MAXIMUM BUILDING HEIGHT: 35' FEET, 2 STORIES

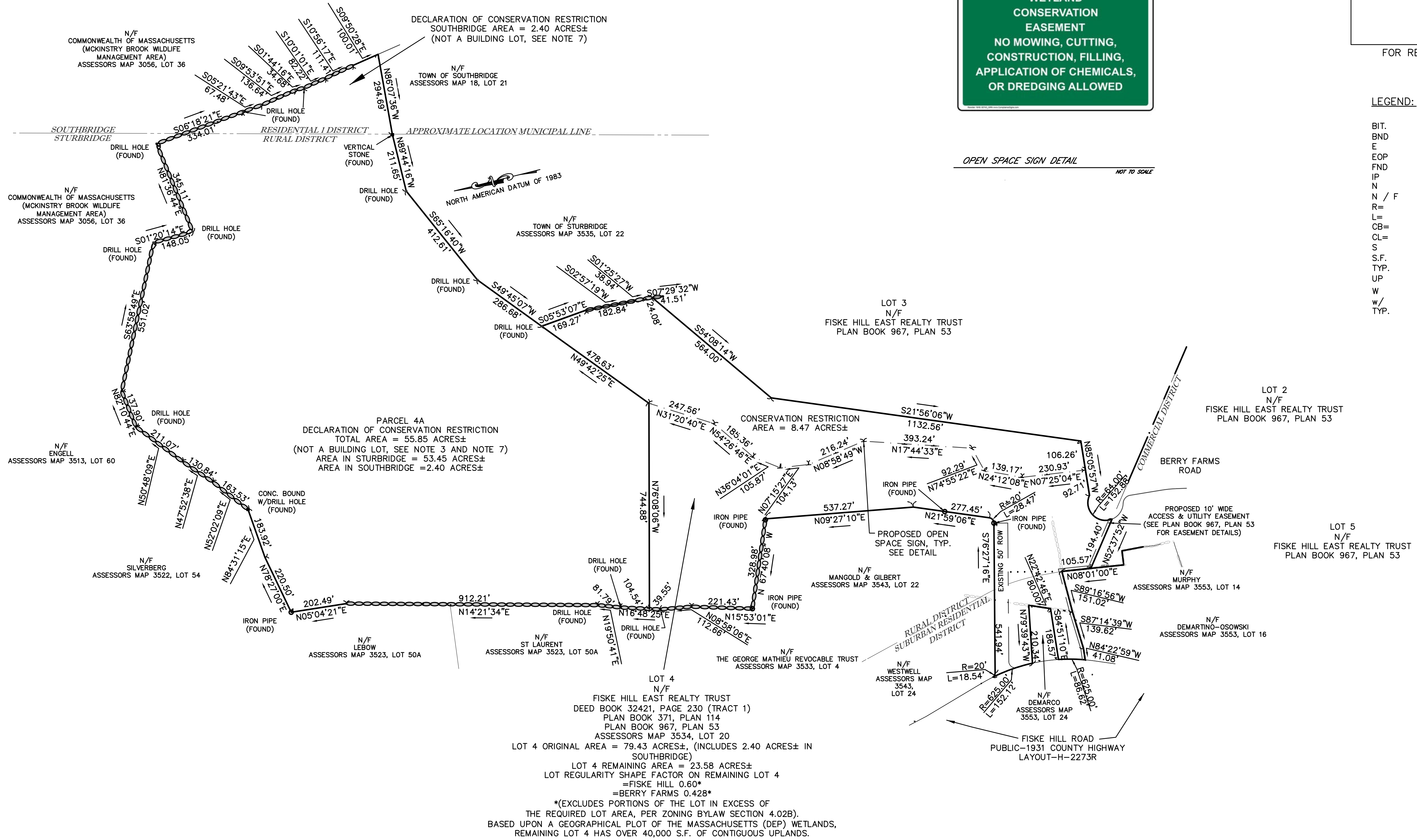
**SUBURBAN RESIDENTIAL**  
MINIMUM LOT AREA: 32,670 S.F.\*  
MINIMUM LOT FRONTAGE: 125' FEET  
MINIMUM FRONT YARD SETBACK: 30' FEET  
MINIMUM SIDE YARD SETBACK: 15' FEET  
MINIMUM REAR YARD SETBACK: 15' FEET  
MAXIMUM BUILDING COVERAGE: 15%  
MAXIMUM BUILDING HEIGHT: 35' FEET, 2 STORIES

\*21,780 S.F. IF SERVICED BY TOWN SEWER & WATER

5). PROPERTIES DO NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREA. FOR REFERENCE SEE THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 25027 C0931E, 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). THERE ARE NO PROPOSED ALTERATION OR CHANGES TO ANY PROPERTY LINES RESIDING IN SOUTHBRIDGE. THE 2.40 ACRE± PARCEL IN SOUTHBRIDGE IS TO BE CONSIDERED A NON BUILDABLE LOT WHICH IS TO BECOME AN UNDIVIDED PORTION OF ABUTTING LAND OWNED BY THE COMMONWEALTH OF MASSACHUSETTS (MCKINSTRY BROOK WILDLIFE MANAGEMENT AREA).



10"  
**WETLAND CONSERVATION EASEMENT**  
NO MOWING, CUTTING, CONSTRUCTION, FILLING, APPLICATION OF CHEMICALS, OR DREDGING ALLOWED

OPEN SPACE SIGN DETAIL  
NOT TO SCALE

FOR REGISTRY USE ONLY

**LEGEND:**

- BIT. BITUMINOUS
- BND. BOUND
- E. EAST
- EOP. EDGE OF PAVEMENT
- FND. FOUND
- IP. IRON PIN
- N. NORTH
- N / F. NOW OR FORMERLY
- R=. RADIUS
- L=. ARC LENGTH
- CB=. CHORD ANGLE
- CL=. CHORD LENGTH
- S. SOUTH
- S.F. SQUARE FEET
- TYP. TYPICAL
- UP. UTILITY POLE
- W. WEST
- W/. WITH
- TYP. TYPICAL

PROGRESS-FOR REVIEW AND COMMENT 2-07-24

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 # LOT 4 OPEN SPACE.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.

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

REV	DATE	DESCRIPTION	MADE	APP.

**PLAN OF PROPERTY**  
**LOT 4, PROPOSED PARCEL 4A &**  
**PROPOSED CONSERVATION RESTRICTION AREAS**  
**OWNED BY**  
**FISKE HILL EAST REALTY TRUST**  
**BERRY FARMS ROAD & FISKE HILL ROAD**  
**STURBRIDGE, MASSACHUSETTS**

HOR. SCALE IN FEET: 1"=200'  
200 0 200 400 600

DRAWN BY: IP	FIELD BY: JW	SHEET <b>1 OF 1</b>
COMP. BY: MTL	CHK BY: MTL	
SCALE: 1"=200'	DATE: 2/07/2024	PROJ. NO. 287-2118-K