

ANR Plan Content and Submittal Checklist

Name of Owner	<u>Jean M. Sullivan</u>		
Location	<u>42 Champeaux Road</u>		
Representative	<u>Summit Engineering</u>	Submission Date	<u> </u>
Number of lots	<u>2</u>	Dwg. No.	<u>18-109</u>

- | | | | |
|----|---|---|-------------------------------------|
| 1 | Fee | \$100 Application & \$50 each new lot | <input checked="" type="checkbox"/> |
| 2 | Form A | Town Clerk - starts 21 day clock | <input checked="" type="checkbox"/> |
| 3 | Owner and address of record | | <input checked="" type="checkbox"/> |
| 4 | MA surveyor stamp and signature | | <input checked="" type="checkbox"/> |
| 5 | Endorsement box | | <input checked="" type="checkbox"/> |
| 6 | Registry box | | <input checked="" type="checkbox"/> |
| 7 | Plan and deed references | | <input checked="" type="checkbox"/> |
| 8 | Certifications of standards and survey | | <input checked="" type="checkbox"/> |
| 9 | Scale, legend and date | | <input checked="" type="checkbox"/> |
| 10 | Locus and north arrow | | <input checked="" type="checkbox"/> |
| 11 | Way | a. Public | <input checked="" type="checkbox"/> |
| | | b. Private used & certified | <input type="checkbox"/> |
| | | c. Suitable & pre-existing | <input type="checkbox"/> |
| | | d. Scenic Road application | <input type="checkbox"/> |
| 12 | Zone | <u>Suburban Residential</u> | <input checked="" type="checkbox"/> |
| 13 | Frontage (show totals) | <u>145.40 / 800+-</u> | <input checked="" type="checkbox"/> |
| 14 | Lot area | <u>2.32 Ac. / 9.67 Ac.+-</u> | <input checked="" type="checkbox"/> |
| 15 | Metes and bounds | | <input checked="" type="checkbox"/> |
| 16 | Abutters | | <input checked="" type="checkbox"/> |
| 17 | AutoCAD on PC disk | <i>(pdt)</i> | <input checked="" type="checkbox"/> |
| 18 | Regularity factor | > .40 | <input checked="" type="checkbox"/> |
| 19 | Wetland/Upland areas and percent | | <input checked="" type="checkbox"/> |
| 20 | Slopes in excess of eight percent | | <input checked="" type="checkbox"/> |
| 21 | Other non-lot parcels | | <input checked="" type="checkbox"/> |
| 22 | Variance Book | <u>n/a</u> Page <u> </u> | <input checked="" type="checkbox"/> |
| 23 | Mylar and three paper prints | | <input checked="" type="checkbox"/> |
| 24 | Notice of any matters for ConCom review | | <input checked="" type="checkbox"/> |
| 25 | Existing structures | | <input checked="" type="checkbox"/> |

Please refer to Article II, Section 6 of the Town's Subdivision Regulations for detailed instructions.

PLANNING BOARD

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

Date: _____

To The Planning Board of the Town of Sturbridge

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Zoning By-law/Ordinance) and is on a public way, namely, or a private way, namely

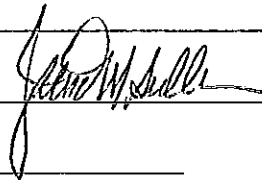
Champeaux Road

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

3. The owner's title to the land is derived under deed from
Robert C. & Lisa R. Poirier, recorded with the Worcester District (South) Registry of Deeds

in Deed Book 34530, Page 177

Applicant's signature _____



Date: _____

Sturbridge Planning Board

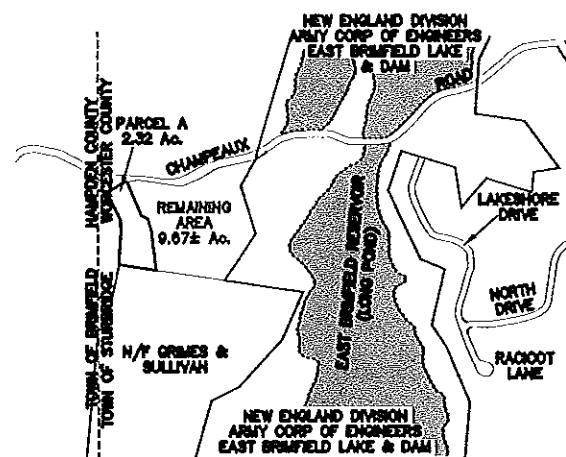
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
CH 41 S 81P.

DATE:

CLERK:

RESERVED FOR REGISTRY USE ONLY

NO DETERMINATION AS TO THE COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THIS ENDORSEMENT.



LOCUS MAP

SCALE: 1" = 600±
ASSESSORS MAP 19 PARCELS 36 & 42

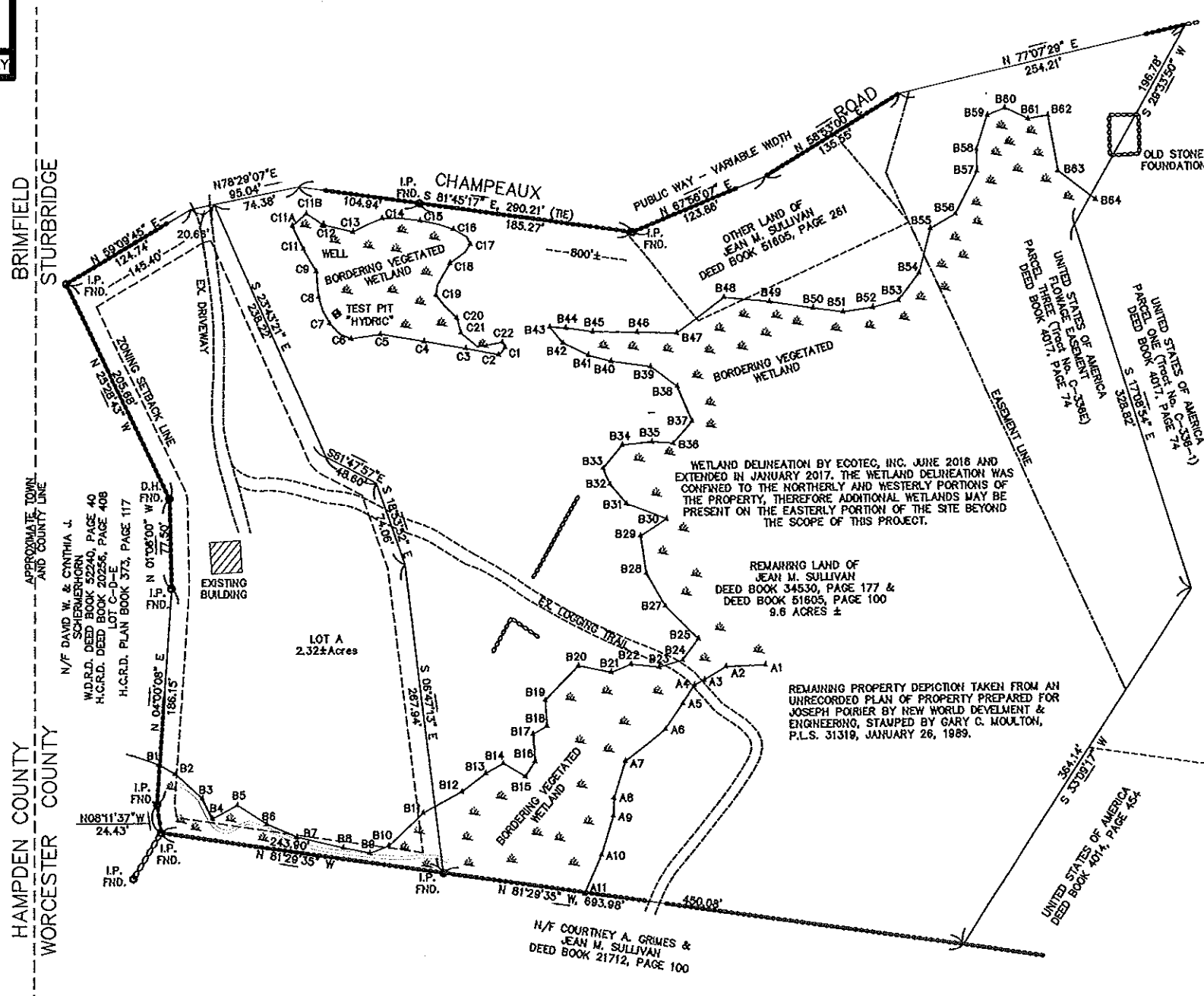
LOT/ ADDRESS	TOTAL FRONTAGE	AREA
REMAINDER #36	800'± CHAMPEAUX ROAD	9.6 Acres ±
#42	145.60' CHAMPEAUX ROAD	2.32 Acres

BOTH PARCELS HAVE GREATER THAN 29,403 SQUARE FEET OF CONTIGUOUS UPLAND AREA.

REGULARITY FACTOR	$R = \frac{18A}{P^2} > 0.40$
LOT A	$R = \frac{16(101,002)}{(1,511.88)^2} = 0.707$
REMAINDER	$R = \frac{18(418,176)}{(2,772.47)^2} = 0.870$

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN HEREON.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.



ZONING DISTRICT: SUBURBAN RESIDENTIAL

MINIMUM AREA:	3/4 ACRE
MINIMUM FRONTAGE:	125'
MINIMUM SET BACK:	
FRONT:	30'
SIDE:	15'
REAR:	15'
MAXIMUM LOT WIDTH:	125'
MAXIMUM LOT COVERAGE:	15%
MAXIMUM HEIGHT:	35'

- DENOTES BOUND FOUND
 - DENOTES IRON PIPE OR PIN FOUND
 - DENOTES DRILL HOLE FOUND
- MONUMENTS SHOWN ARE FOUND UNLESS OTHERWISE NOTED

OWNER / APPLICANT:

JEAN M. SULLIVAN
51 OLD WEST STURBRIDGE ROAD
BRIMFIELD, MA 01010
DEED BOOK 34530, PAGE 177
DEED BOOK 51605, PAGE 261
ASSESSORS MAP 19 PCLS 36 & 42

PLAN NOTES:

- 1.) THIS PLAN IS PREPARED FOR THE DIVISION OF A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 34530 PAGE 177 RECORDED AT THE WORCESTER DISTRICT (SOUTH) REGISTRY OF DEEDS.
- 2.) THE PURPOSE OF THIS PLAN IS TO CREATE ONE NEW LOT: "LOT A" TO CONTAIN 2.32 ACRES AND "REMAINING LAND" TO CONTAIN 9.6 ± ACRES, MORE OR LESS.
- 3.) BOTH "LOT A" AND "REMAINING LAND" HAVE SUFFICIENT AREA AND FRONTAGE TO CONFORM WITH CURRENT ZONING BYLAWS.
- 4.) THERE ARE NO GRADES IN EXCESS OF 8% WHICH WOULD AFFECT EXCESS TO THE PROPERTY SHOWN.

PLAN OF LAND IN
STURBRIDGE, MASSACHUSETTS
PREPARED FOR OWNER
JEAN M. SULLIVAN
42 CHAMPEAUX ROAD
STURBRIDGE, MA

SCALE: 1" = 60' DATE: SEPTEMBER 4, 2018
PREPARED BY

SUMMIT ENGINEERING & SURVEY, INC.
REGISTERED ENGINEERS, TOPOGRAPHIC SURVEYS
PERCOLATION TESTING, ENVIRONMENTAL CONSULTANTS
710 MAIN STREET NORTH OXFORD, MA 01537
PHONE: (508) 987-8713

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.



REGISTERED LAND SURVEYOR DATE

