ANR Plan Content and Submittal Checklist

Name of Owner	Jean M. Sullivar	1				
Location	42 Champeaux Road					
Representative	Summit Engine	ering	Submiss	sion Date	·	
Number of lots	2		_ _Dwg. No).	18-109	
1	Fee	\$100 Ap	plication a	% \$50 eacl	n new lot	₫
2	Form A	Town Cl	erk - start	s 21 day c	lock	₹
3	Owner a	Owner and address of record				_ ✓
4	MA surv	MA surveyor stamp and signature				V
5	Endorse	Owner and address of record MA surveyor stamp and signature Endorsement box Registry box Plan and deed references Certifications of standards and survey Scale, legend and date Locus and north arrow Way May A Public b. Private used & certified				
6	Registry	box				☑.
7	Plan and	d deed refe	erences			✓.
8	Certifica	tions of sta	andards a	ınd survey		<u></u>
9	Scale, le	gend and	date			
10	Locus ar	nd north a	rrow			<u>v</u>
11	Way	a. Public				<u>√</u>
		b. Private	e used &	certified		
		c. Suitab	le & pre-e	existing		
		d. Scenic	Road ap	plication		□ .
12	Zone			Suburban I	Residential	
13	Frontage	e (show to	tals)	145.40 /	800+-	₫.
14	Lot area	2.32 Ac.	/ 9.67 Ac	.+-		<u>√</u>
15	Metes ar	nd bounds				\ <u>\\</u>
16	Abutters		,	`		⊈
17	AutoCAE	on PC di	sk (Pdf)		<u>V</u>
18	Regulari	ty factor >	.40			 ✓
19	Wetland/Upland areas and percent					Ω. Ω
20	Slopes in excess of eight percent					
21	Other no	n-lot parce	els			₫.
22	Variance	Book	n/a	Page		☑ : /
23	Mylar an	Slopes in excess of eight percent Other non-lot parcels Variance Book n/a Page Mylar and three paper prints				
24	Notice of	Notice of any matters for ConCom review				
25	Existing	structures				⊡

PLANNING BOARD

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

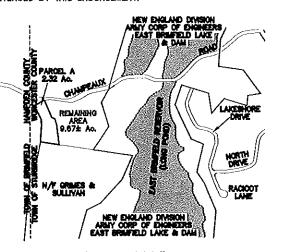
Date:
To The Planning Board of the Town of Sturbridge
The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following 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
1 0
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	
REMARIOER #36	800'± CHAMPEAUX ROAD	9.6 Acres ±	
# 42	145.50' CHAMPEAUX ROAD	2.32 Acres	

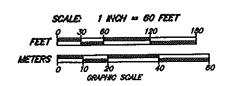
BOTH PARCELS HAVE GREATER THAN 29,403 SQUARE FEET OF CONTIGUOUS UPLAND AREA.

REGULARITY FACTOR		$R = \frac{-16A}{P^2} > 0.40$		
LOT A	R=-	16(101,002) (1,511.88) ⁸	— = 0.707	
REMAINDER	R=-	15(418,176) (2,772.47) ²	≈ 0.870	

BRIMFIELD STURBRIDGE I.P. CHAMPEAUX PND. S 81'45'77 E, 280.21' (NE) TEST PIT HYDRIC & & B44 B45 C22 B43 B47 WEILAND DELINEATION BY ECOTEC, INC. JUNE 2018 AND EXTENDED IN JANUARY 2017. THE WEILAND DELINEATION WAS CONFINED TO THE NORTHERLY AND WESTERLY PORTIONS OF THE PROPERTY, THEREFORE ADMITIONAL WEILANDS MAY BE PRESENT ON THE EASTERLY PORTION OF THE SITE BEYOND THE SCOPE OF THIS PROJECT. AND COUNTY LINE E DAVID W. & CYNTHIA J. SCHEMERHORN DEED BOOK 22240, PAGE 4 DEED BOOK 20256, PAGE 41 LOT C-D-E VLAN BOOK 373, PAGE 11: EXISTING BUILDING REMARKIG LAND OF JEAN M. SULLIVAN DEED BOOK 34530, PAGE 177 & DEED BOOK 51605, PAGE 100 9.6 ACRES ± 928 Z I.P. FND REMAINING PROPERTY DEPICTION TAKEN FROM AN UNRECORDED PLAN OF PROPERTY PREPARED FOR JOSEPH PORIER BY NEW WORLD DEVELMENT & ENGINEERING, STAUPED BY GARY, C. MOULTON, P.L.S. 31319, JANUARY 26, 1989. COUNTY COUNTY 10811'37"W HAMPDEN WORCESTER N/F COURTNEY A. GRIMES & JEAN M. SULLIVAN DEED BOOK 21712, PAGE 100

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.

ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.



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



DATE REGISTERED LAND SURVEYOR

DENOTES BOUND FOUND

DENOTES IRON PIPE OR PIN FOUND

DENOTES DRILL HOLE FOUND

MONUMENTS SHOWN ARE FOUND UNLESS OTHERWISE NOTED

OWNER / APPLICANT:

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

SUBURBAN RESIDENTIAL

125'

15%

PLAN NOTES:

ZONING DISTRICT: MINIMUM AREA:

MINIMUM FRONTAGE: MINIMUM SET BACK FRONT:

HTOW TO L MUNICAM

MAXIMUM LOT COVERAGE MAXIMUM HEIGHT:

REAR:

- OF A PORTION OF THE PROPERTY DESCRIBED IN DEED BOOK 34530 PAGE 177 RECORDED AT THE WORCESTER DISTRICT (SOUTH) REGISTRY OF
- 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 KORTH OXFORD, MA 01637 PHONE: (508) 987-8713

JOB NO. 18-109

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL RESTRICTIONS AND

SURV: J.P.S.

CALC: S.M.B. DRAFTED: S.M.B. CK'D: J.P.S.