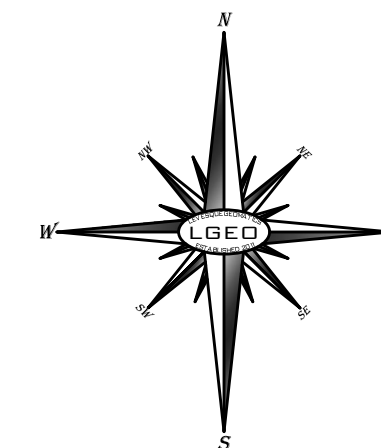


NOTES:

1. THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MaCORS REAL-TIME NETWORK.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MaCORS REAL-TIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.
4. A PORTION OF THE PROPERTY SHOWN IS LOCATED IN FLOOD HAZARD ZONE AE (1% ANNUAL CHANCE FLOOD WATER SURFACE ELEVATION 579') & PARTIALLY LOCATED IN ZONE X (UNSHADED) 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AN AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; THE 1% ANNUAL CHANCE FLOOD ELEVATION WAS DETERMINED BY SCALED CROSS SECTIONS SHOWN ON NFIP MAP #2503370926F, MAP REVISED JUNE 21, 2023 & FROM FLOOD INSURANCE STUDY NUMBER 25027CV002C, REVISED JUNE 21, 2023, FLOODWAY DATA, FLOODING SOURCE: CEDAR MEADOW BROOK TABLE, PAGE 147, DETERMINED TO BE ELEVATION 579' (WITH FLOODING).
5. THIS DRAWING HAS BEEN PREPARED WITH A SPECIFIC INTENT OF LOCAL ZONING COMPLIANCE AND DOES NOT ADDRESS ANY MATTERS RELATIVE TO LOCAL OR STATE CONSERVATION LAWS AND REGULATIONS; A SEPARATE PLAN WILL BE PREPARED FOR THOSE MATTERS.

ZONING INFORMATION
COMMERCIAL TOURIST DISTRICT
 SOURCE: TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED JUNE 6, 2022

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	10,000 SF	3,666 SF	3,666 SF
MIN FRONTAGE	100'	43.21'	43.21'
MIN FRONT YARD	25'	27.3'	27.3'
MIN SIDE YARD	10'	2.4'	2.4'
MIN REAR YARD	10'	13.3'	13.3'
MAX. IMPERVIOUS	N/A	N/A	N/A
MAX. COVERAGE	30%	25.9%	25.9%
MAX. HEIGHT	35'	25.7'	25.7'

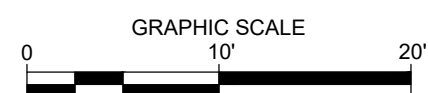
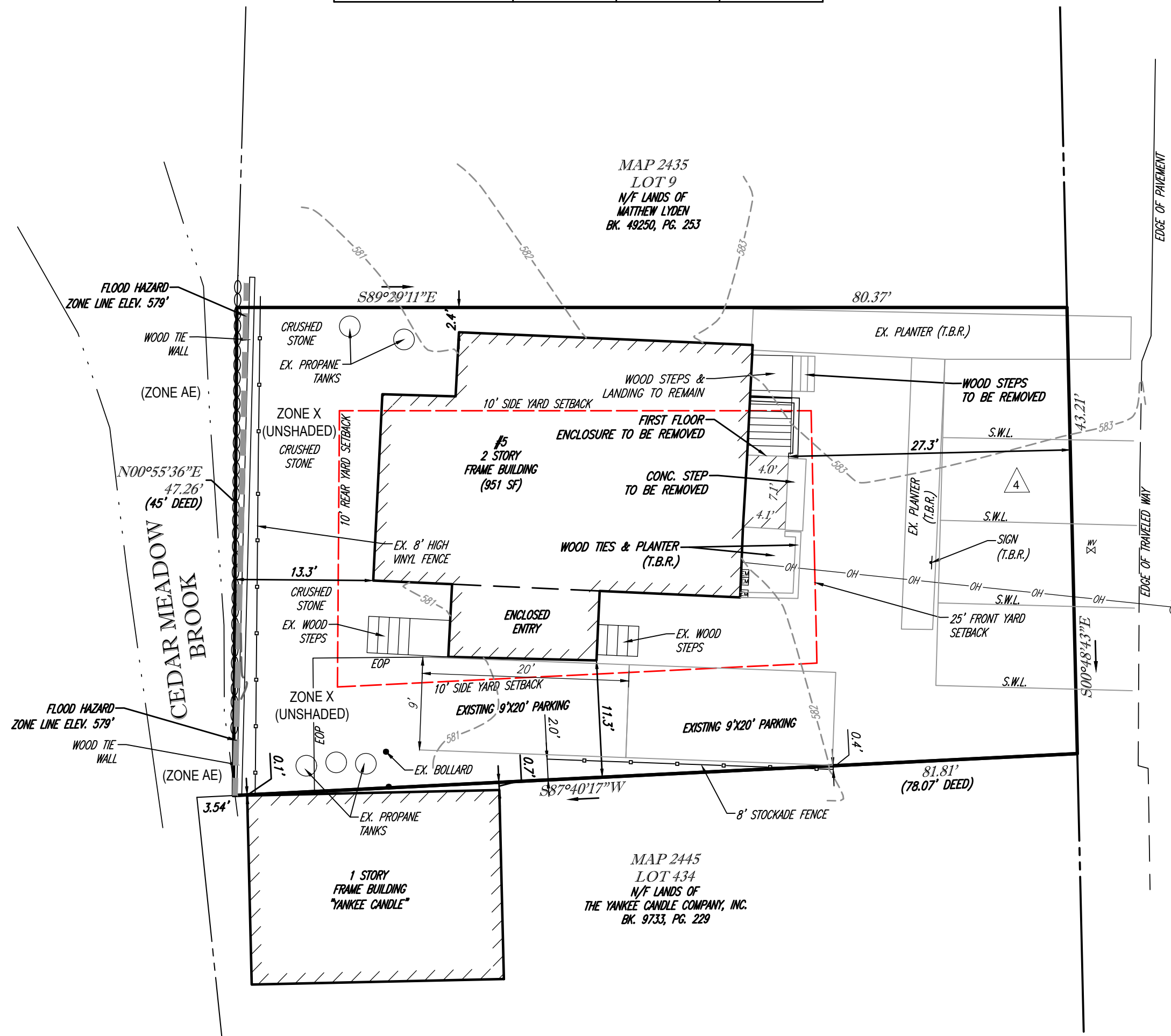


LOCUS INFORMATION:
 OWNERS:
 COURTNEY A. GATTA
 5 SNELL STREET
 STURBRIDGE, MASS. 01566
 BK. 61099, PG. 251

PLAN BOOK	PLAN
280	45
817	62
947	59

LEGEND

- 124 --- EXISTING CONTOUR
- 125 --- OVERHEAD WIRES
- OH --- FEATURE TO BE REMOVED
- 10 --- PARKING SPACE COUNT
- 1.0' --- OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- SWL --- SOLID WHITE LINE



SNELL STREET
 (PUBLIC - VARIABLE WIDTH)
 (FKA AUGER STREET)

EXISTING CONDITIONS PLOT PLAN
 OF
 MAP 2435, LOT 5
 PREPARED FOR JOSH ROY & RONA
 TSANTINIS-ROY
 5 SNELL STREET
 TOWN OF STURBRIDGE
 WORCESTER COUNTY
 COMMONWEALTH OF MASSACHUSETTS



LEVESQUE GEOMATICS INC

 43 GLENDALE ROAD
 STURBRIDGE, MA 01518
 PHONE: (508) 868-0041

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

Joseph I. Levesque III
JOSEPH I. LEVESQUE III
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

3/8/2024
 DATE

REV. 1 - MARCH 8, 2024 - ADDITIONAL LOCATIONS

DATE	FEBRUARY 20, 2024	JOB NO.	JR05-003
SCALE	1" = 10'		
DRAWN	JIL	SHEET NO.	1 OF 1
CHKD.	JIL		