

**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 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.

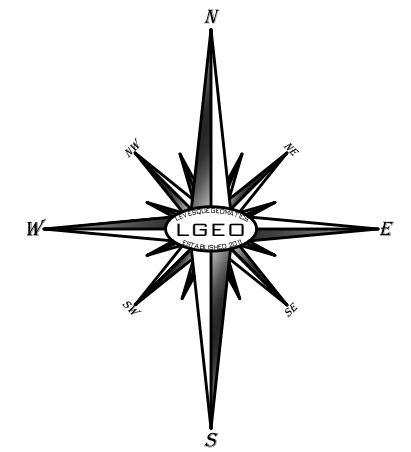
**LOCUS INFORMATION:**

**OWNERS:**  
 NICHOLAS W. CANTERA  
 24 CEDAR LAKE DRIVE  
 STURBRIDGE, MASS.  
 BK. 64051, PG. 107

**ZONING INFORMATION**  
 SUBURBAN RESIDENTIAL DISTRICT  
 SOURCE: TOWN OF STURBRIDGE ZONING MAP &  
 TOWN OF STURBRIDGE ZONING BYLAWS JUNE 5, 2022

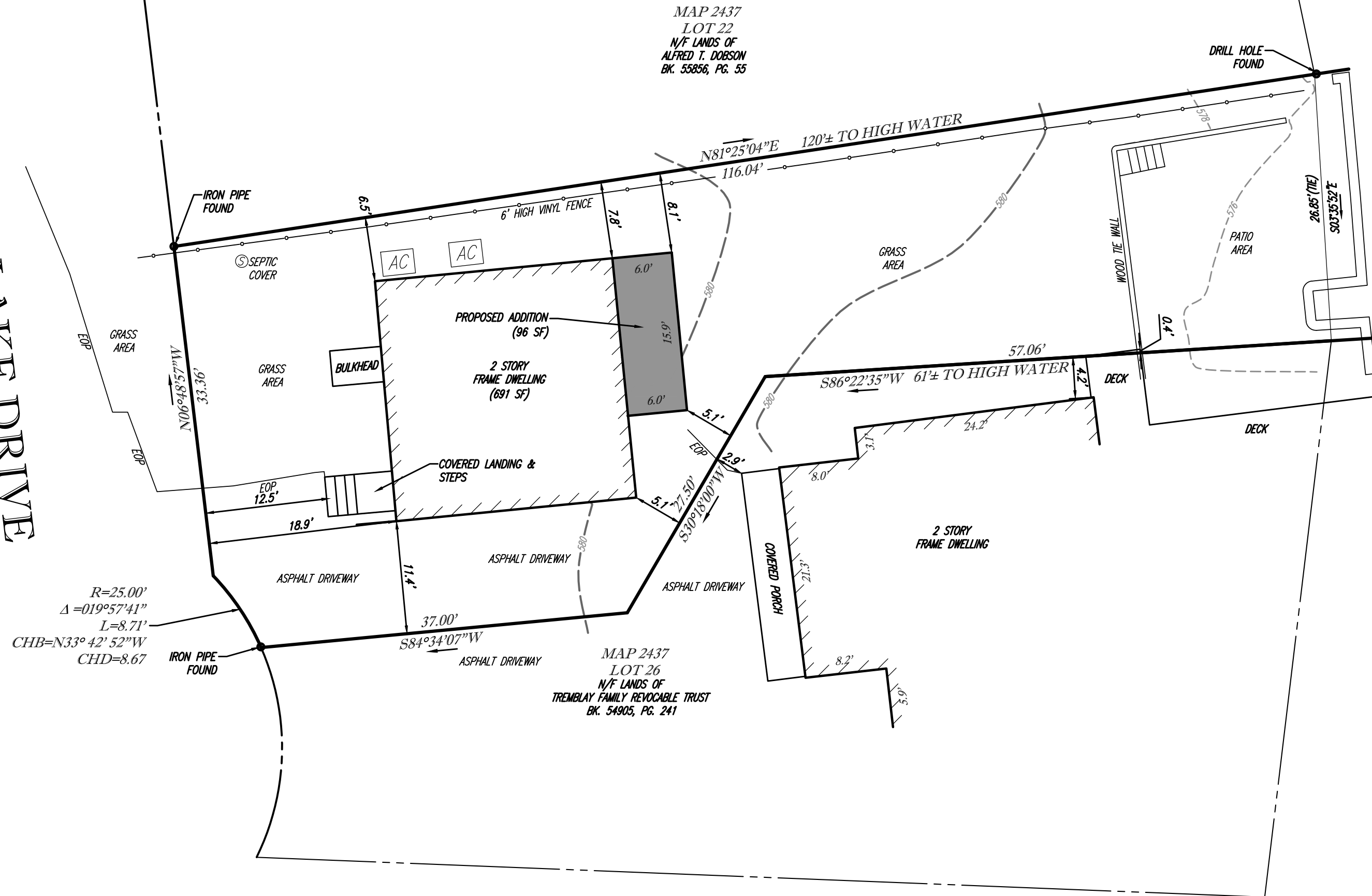
ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	32,640 SF	3,736± SF	3,736± SF
MIN FRONTAGE	125'	80'	80'
MIN FRONT YARD	30'	12.2'	12.5'
MIN SIDE YARD	20'	5.1'	5.1'
MIN REAR YARD	20'	75.5'	65.2'
MAX. COVERAGE	15%	19.3%	19.3%
MAX. HEIGHT	35'	2 ST.	2 ST.

PLAN BOOK	PLAN
646	110



CEDAR LAKE DRIVE  
(PRIVATE)

CEDAR LAKE



REV #1 - REMOVED PROPOSED FRONT DECK - 4/12/2024

PLOT PLAN  
 OF  
 MAP 2437, LOT 24  
 PREPARED FOR NICHOLAS W. CANTERA  
 24 CEDAR LAKE DRIVE  
 TOWN OF STURBRIDGE  
 WORCESTER COUNTY  
 COMMONWEALTH OF MASSACHUSETTS



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

JOSEPH I. LEVESQUE III  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

DATE	APRIL 8, 2024	JOB NO.	NC02-001
SCALE	1" = 10'		
DRAWN	JIL	SHEET NO.	
CHKD.	JIL		1 OF 1