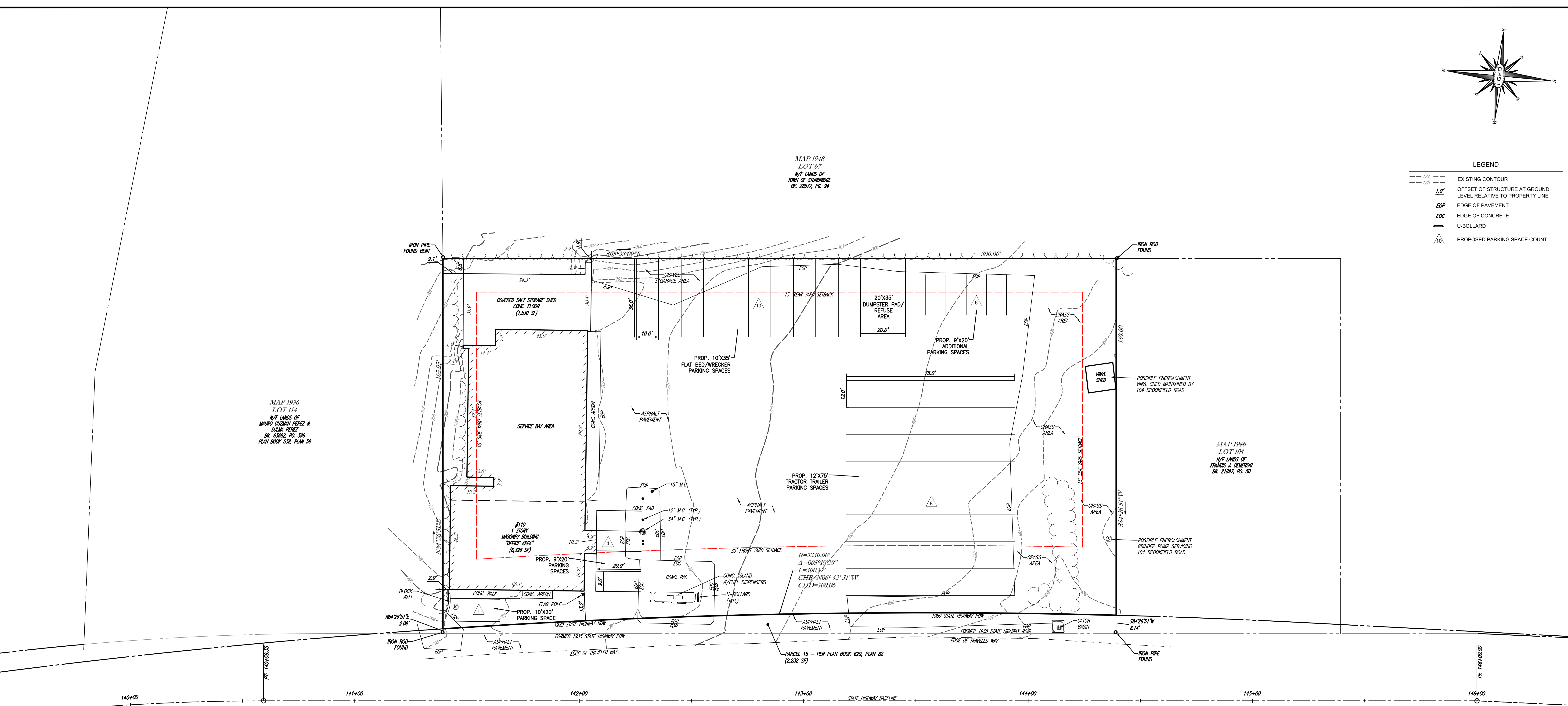


**LEGEND**

---	EXISTING CONTOUR
---	1.0' OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
---	EDGE OF PAVEMENT
---	EDGE OF CONCRETE
---	U-BOLLARD
△	PROPOSED PARKING SPACE COUNT



**BROOKFIELD ROAD**  
(PUBLIC - 1989 STATE HIGHWAY RELOCATION)  
(AKA ROUTE 148)

- NOTES:**
- PROPERTY KNOWN AS MAP 1936, LOT 110 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
  - 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.
  - 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.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
  - THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988' BASED ON RTK GPS OBSERVATIONS ON THE MaCORS REAL-TIME NETWORK.
  - THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE EXISTING CONDITIONS WITH A PROPOSED PARKING LAYOUT.

PLAN BOOK	PLAN
89	17
538	59
629	82

**PROPOSED PARKING SPACE MATRIX**

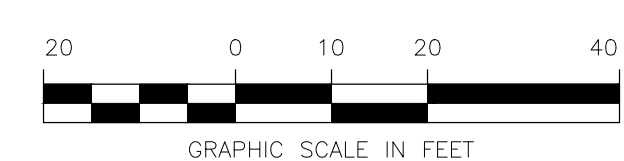
(1) - 10'x20' PARKING SPACE
(10) - 9'x20' PARALLEL PARKING SPACES
(10) - 10'x35' WRECKER PARKING SPACES
(8) - 12'x75' TRACTOR TRAILER SPACES

**ZONING INFORMATION**  
SUBURBAN RESIDENTIAL DISTRICT  
SOURCE: TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED OCTOBER 29, 2018

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	32,670 SF	47,910 SF
MIN FRONTAGE	125'	300.17'
MIN FRONT YARD	30'	13.2'
MIN SIDE YARD	15'	2.9'
MIN REAR YARD	15'	1.9'
MAX. COVERAGE	15%	16.5%

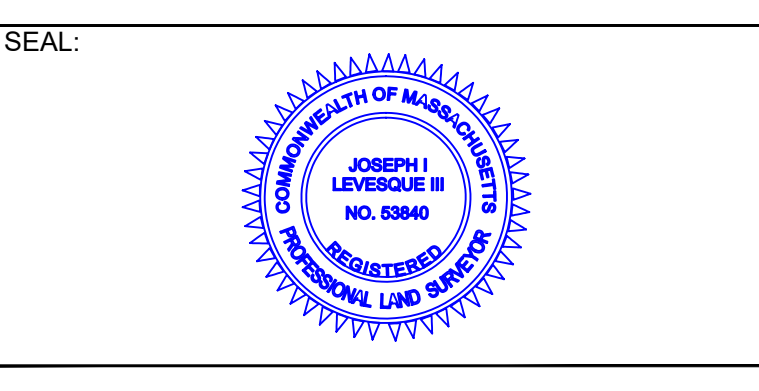
**REVISIONS:**

REV	DATE	COMMENT
1		
2		
3		



**PLOT PLAN**  
OF  
MAP 1936, LOT 110  
**PREPARED FOR CRUISE CONTROL TRANSPORTATION**  
110 BROOKFIELD ROAD  
TOWN OF STURBRIDGE  
WORCESTER COUNTY  
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:  
**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*  
6/22/2022  
**JOSEPH I. LEVESQUE III**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 20'

PROJECT # JR05-002

DATE: JUNE 22, 2022