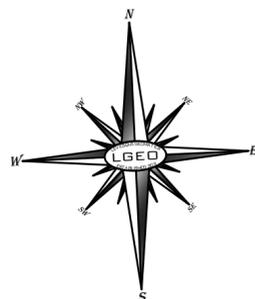


NOTES:

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.

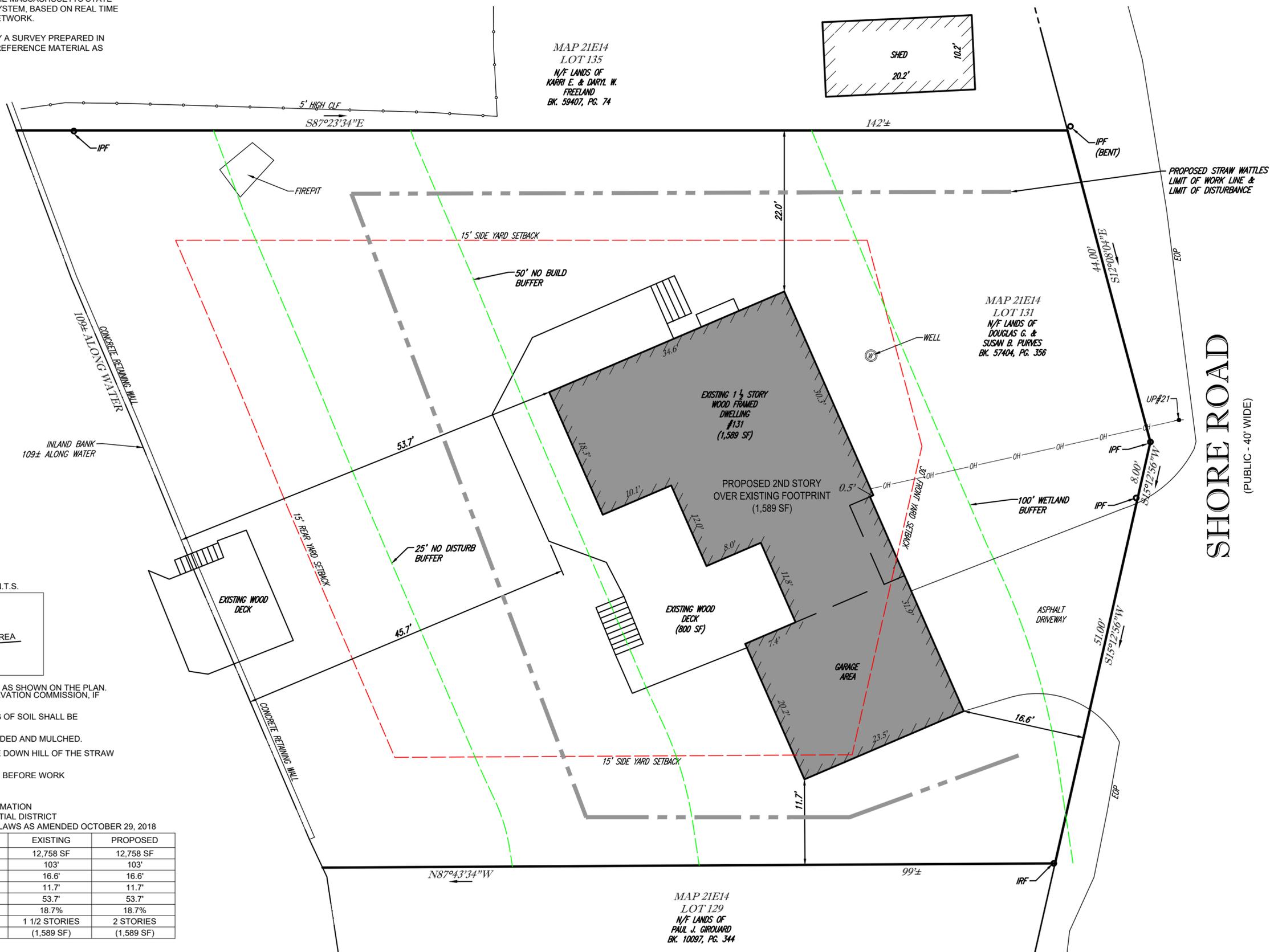
| | |
|-----------|------|
| PLAN BOOK | PLAN |
| 164 | 3 |



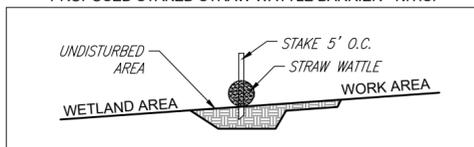
MAP 21E14
LOT 135
N/F LANDS OF
KARRI E. & DARYL W.
FREELAND
BK. 59407, PG. 74

MAP 21E14
LOT 131
N/F LANDS OF
DOUGLAS G. &
SUSAN B. PURVES
BK. 57404, PG. 356

MAP 21E14
LOT 129
N/F LANDS OF
PAUL J. GIRARD
BK. 10097, PG. 344



PROPOSED STAKED STRAW WATTLE BARRIER - N.T.S.

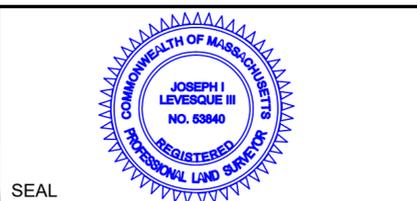


- 1) STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTIONS.
- 2) WITHIN THE 100' BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
- 3) ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED.
- 4) NO WORK OR STORAGE OF MATERIAL SHALL BE DOWN HILL OF THE STRAW WATTLES.
- 5) ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE WORK COMMENCES.

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

| ITEMS | REQUIRED | EXISTING | PROPOSED |
|--------------------------|-----------|---------------|------------|
| MIN LOT AREA | 32,670 SF | 12,758 SF | 12,758 SF |
| MIN FRONTAGE | 125' | 103' | 103' |
| MIN FRONT YARD | 30' | 16.6' | 16.6' |
| MIN SIDE YARD | 15' | 11.7' | 11.7' |
| MIN REAR YARD | 15' | 53.7' | 53.7' |
| MAX LOT COVERAGE | 15% | 18.7% | 18.7% |
| MAX BUILDING HEIGHT | 2 STORIES | 1 1/2 STORIES | 2 STORIES |
| MIN HABITABLE FLOOR AREA | 750 SF | (1,589 SF) | (1,589 SF) |

PLOT PLAN
OF
MAP 21E14, LOT 131
PREPARED FOR DOUGLAS G. & SUSAN B.
PURVES
131 SHORE ROAD
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
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

5/04/2022
DATE

| | | | |
|-------|-------------|-----------|----------|
| DATE | MAY 2, 2022 | JOB NO. | NM03-001 |
| SCALE | 1" = 10' | SHEET NO. | 1 OF 1 |
| DRAWN | JIL | | |
| CHKD. | JIL | | |