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.

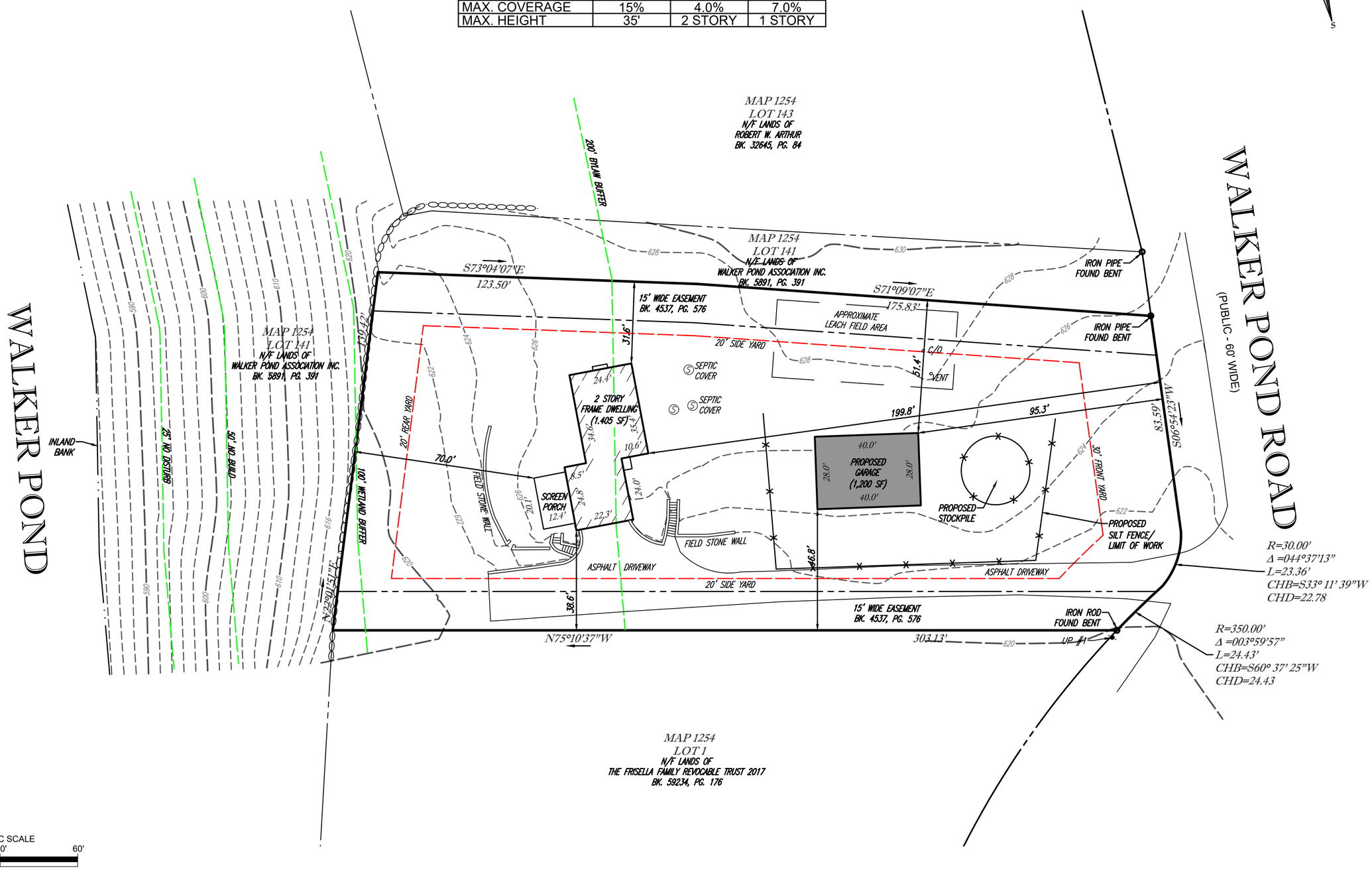
LOCUS INFORMATION:
OWNERS:
JASON DEQUETTE & PETRA GREGOROVA
139 WALKER POND ROAD
STURBRIDGE, MASS. 01566

BK. 64724, PG. 194

ZONING INFORMATION
RURAL RESIDENTIAL DISTRICT
SOURCE: TOWN OF STURBRIDGE ZONING MAP &
ZONING BYLAWS AMENDED OCTOBER 29, 2018

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	43,560 SF	40,986 SF	40,986 SF
MIN FRONTAGE	200'	131.38'	131.38'
MIN FRONT YARD	30'	199.8'	95.3'
MIN SIDE YARD	20'	31.6'	46.8'
MIN REAR YARD	20'	70.0'	175.5'
MAX. IMPERVIOUS	N/A	N/A	N/A
MAX. COVERAGE	15%	4.0%	7.0%
MAX. HEIGHT	35'	2 STORY	1 STORY

PLAN BOOK	PLAN
300	120



PLOT PLAN
OF
MAP 1254, LOT 139
PREPARED FOR JASON DUQUETTE &
PETRA GREGOROVA
139 WALKER POND ROAD
TOWN OF STURBRIDGE
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

SEAL

COMMONWEALTH OF MASSACHUSETTS
JOSEPH I LEVESQUE III
NO. 53840
REGISTERED
PROFESSIONAL LAND SURVEYOR

LEVESQUE GEOMATICS INC

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

JOSEPH I LEVESQUE III
Digitally signed by JOSEPH I LEVESQUE III
DN: C=US, E=JOE@LGEO.NET, O=LEVESQUE GEOMATICS INC., CN=JOSEPH I LEVESQUE III
Date: 2023.09.07 08:40:28-04'00'

9/07/2023
DATE

JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

DATE: JULY 27, 2023	JOB NO.: BD04-001
SCALE: 1" = 30'	
DRAWN: JIL	SHEET NO.: 1 OF 1
CHKD.: JIL	