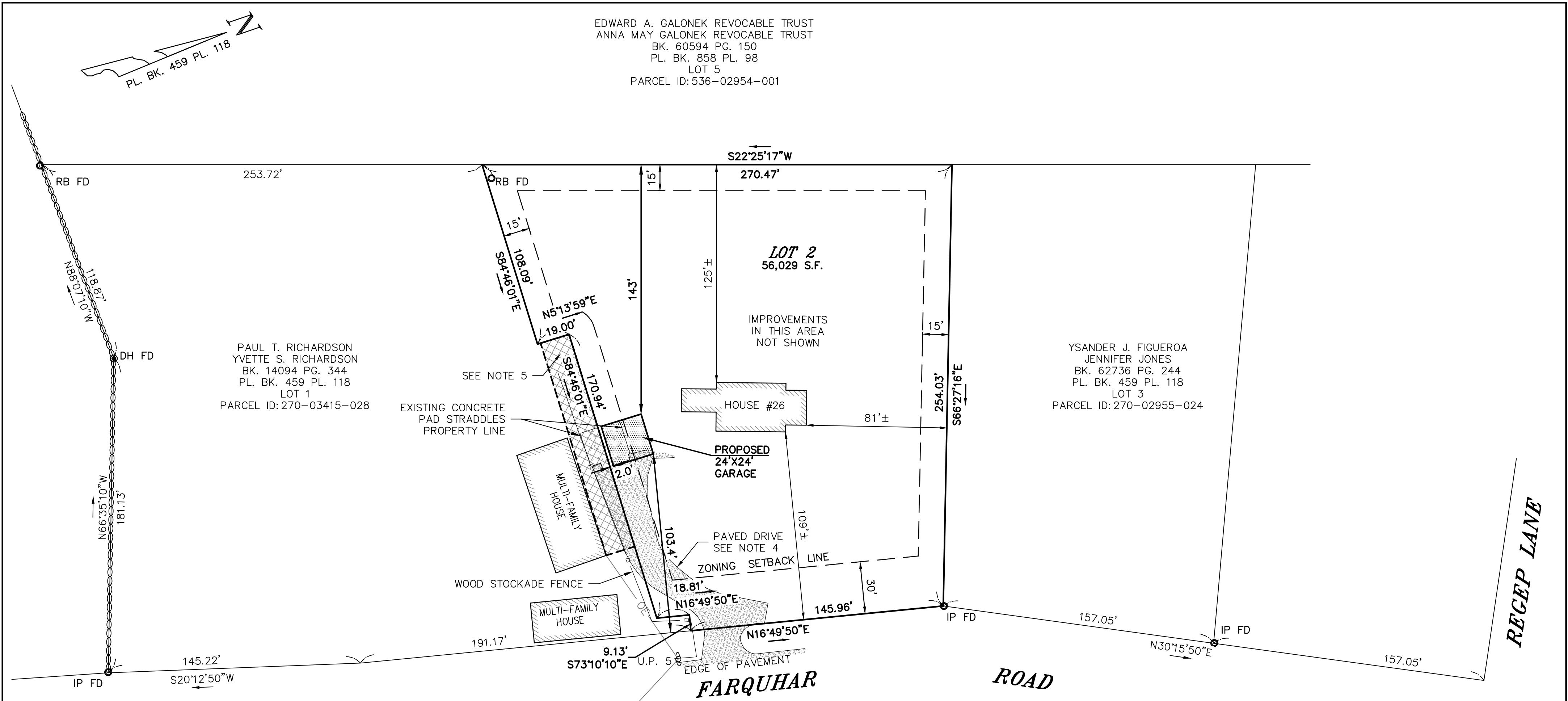


EDWARD A. GALONEK REVOCABLE TRUST  
 ANNA MAY GALONEK REVOCABLE TRUST  
 BK. 60594 PG. 150  
 PL. BK. 858 PL. 98  
 LOT 5  
 PARCEL ID: 536-02954-001



PAUL T. RICHARDSON  
 YVETTE S. RICHARDSON  
 BK. 14094 PG. 344  
 PL. BK. 459 PL. 118  
 LOT 1  
 PARCEL ID: 270-03415-028

YSANDER J. FIGUEROA  
 JENNIFER JONES  
 BK. 62736 PG. 244  
 PL. BK. 459 PL. 118  
 LOT 3  
 PARCEL ID: 270-02955-024

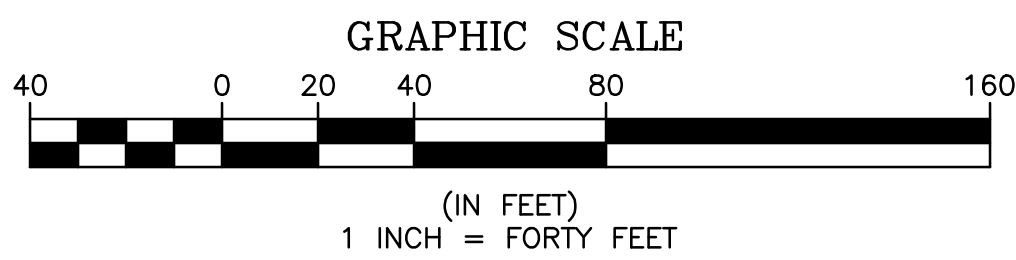
**LEGEND**

- FD FOUND
- IP IRON PIPE
- RB REINFORCING BAR
- DH DRILL HOLE
- UTILITY POLE
- WOOD STOCKADE FENCE
- OE OVERHEAD WIRES
- STONE WALL

**TABLE OF DIMENSIONAL REQUIREMENTS**  
 TOWN OF STURBRIDGE-ZONING BY-LAW  
 SR - SUBURBAN RESIDENTIAL DISTRICT

	MIN. LOT AREA (ACRE)	MIN. FRONTAGE (FEET)	MIN. FRONT YARD (FEET)	MIN. SIDE YARD (FEET)	MIN. REAR YARD (FEET)	MAX. LOT COV. (PERCENT)	MAX. # BLDG STORIES	MIN. HABITABLE FL. AREA
ALLOWED	3/4*	125	30	15	15	15	2	750 S.F.
* 1/2 ACRE AREA ALLOWED IF LOT IS SERVICED BY TOWN WATER AND SEWER								
EXISTING	1.286	145.96	109	81**	125	3	2	<750 S.F.
**EXISTING CONCRETE PAD STRADDLES PROPERTY LINE AS SHOWN								
EXISTING	1.286	145.96	103	2'	125	4	2	NO CHANGE

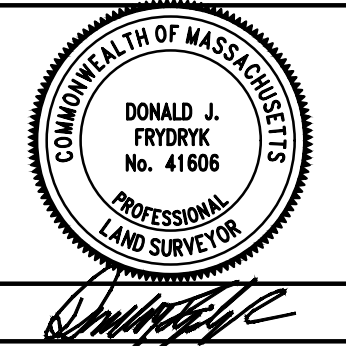
- NOTES:**
- OWNER OF RECORD: BLANCHARD FAMILY TRUST  
 CHARLES T. BLANCHARD (TRUSTEE)  
 MARY BLANCHARD (TRUSTEE)  
 26 FARQUHAR ROAD  
 STURBRIDGE, MA 01566
  - DEED REFERENCE: BK. 61110 PG. 361
  - PLAN REFERENCE: PL. BK. 459 PL. 118 LOT 2
  - SEE BK. 6661 PG. 256 FOR RIGHTS TO PASS AND REPASS OVER PAVED DRIVE FOR THE BENEFIT OF LOT 1
  - SEE BK. 6661 PG. 256 FOR RIGHTS TO MAINTAIN, PASS AND REPASS OVER A STRIP OF LAND FOR THE BENEFIT OF LOT 2
  - STURBRIDGE PARCEL ID: 270-03415-026
  - LAND IS ZONED SR - SUBURBAN RESIDENTIAL DISTRICT
  - THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY SHERMAN & FRYDRYK ON NOVEMBER 23, 2022 AND IS LIMITED TO THE AREA SHOWN



NO.	DATE	BY	REVISIONS

**SHERMAN & FRYDRYK**  
 Land Surveying, Engineering & Scientists  
 A DIVISION OF HANCOCK SURVEY ASSOCIATES, INC.  
 3 Converse Street, Suite 203  
 Palmer, MA 01069

FIELD WORK: PWS/TJC  
 COMPS: KJM  
 DRAFTING: KJM  
 CHECKED: TRF  
 APPROVED: DJF



SCALE:  
 HORZ: 1"=40'  
 VERT: N/A  
 DATE: 12/08/2022

**SPECIAL PERMIT PLAN**  
**PROPOSED GARAGE**  
**#26 FARQUHAR ROAD**

**PLAN OF LAND IN**  
**STURBRIDGE, MA**  
 PREPARED FOR (OWNER)  
**BLANCHARD FAMILY TRUST**

**PROJECT NUMBER**  
 22204  
**SHEET NUMBER**  
 1 OF 1