



- NOTES:**
- PROPERTY KNOWN AS MAP 4424, LOT 28 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
 - AREA OF LOT 28 = 6,789 SF OR 0.156 AC.
 - THE BEARING BASIS OF THIS SURVEY IS BASED ON PLAN BOOK 461, PLAN 38.
 - 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 OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - GOODRICH ROAD IS AN EXISTING WAY OR EASEMENT THAT PROVIDES ACCESS TO LEADMINE ROAD, AT THE TIME OF SURVEY TWO POTENTIAL PLANS ON RECORD AT THE W.C.R.D. WERE FOUND PLAN BOOK 461, PLAN 38 & PLAN BOOK 224, PLAN 36 THAT POTENTIALLY LAYOUT GOODRICH ROAD, PER THE TOWN CLERK'S RECORDS NEITHER PLAN HAS BEEN ACCEPTED AS PRIVATE OR PUBLIC WAY BY THE TOWN OF STURBRIDGE. GOODRICH ROAD APPEARS TO A WAY IN EXISTENCE AT THE TIME THE SUBDIVISION CONTROL LAW WAS ADOPTED BY THE TOWN OF STURBRIDGE.

ZONING INFORMATION
RR DISTRICT
SOURCE: TOWN OF STURBRIDGE ZONING BYLAWS OCT. 29, 2018

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	43,560 SF	6,789 SF	6,789 SF
MIN FRONTAGE	150'	60.2'	60.2'
MIN FRONT YARD	30'	50.8'	43.8'
MIN SIDE YARD	20'	7.9'	13.5'
MIN REAR YARD	20'	28.9'	28.9'
MAX. COVERAGE	15%	8.5%	12.4%
MAX. HEIGHT	35'	1 STORY	1 STORY

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/22/2022	REVISED ZONING TABLE

PLOT PLAN
OF
MAP 4424, LOT 28
PREPARED FOR MARK R. FARRELL
28 GOODRICH 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

6/22/2022
DATE

DATE	MAY 12, 2022	JOB NO.	GH-008PP
SCALE	1" = 10'		
DRAWN	JIL	SHEET NO.	1 of 1
CHKD.	JIL		