

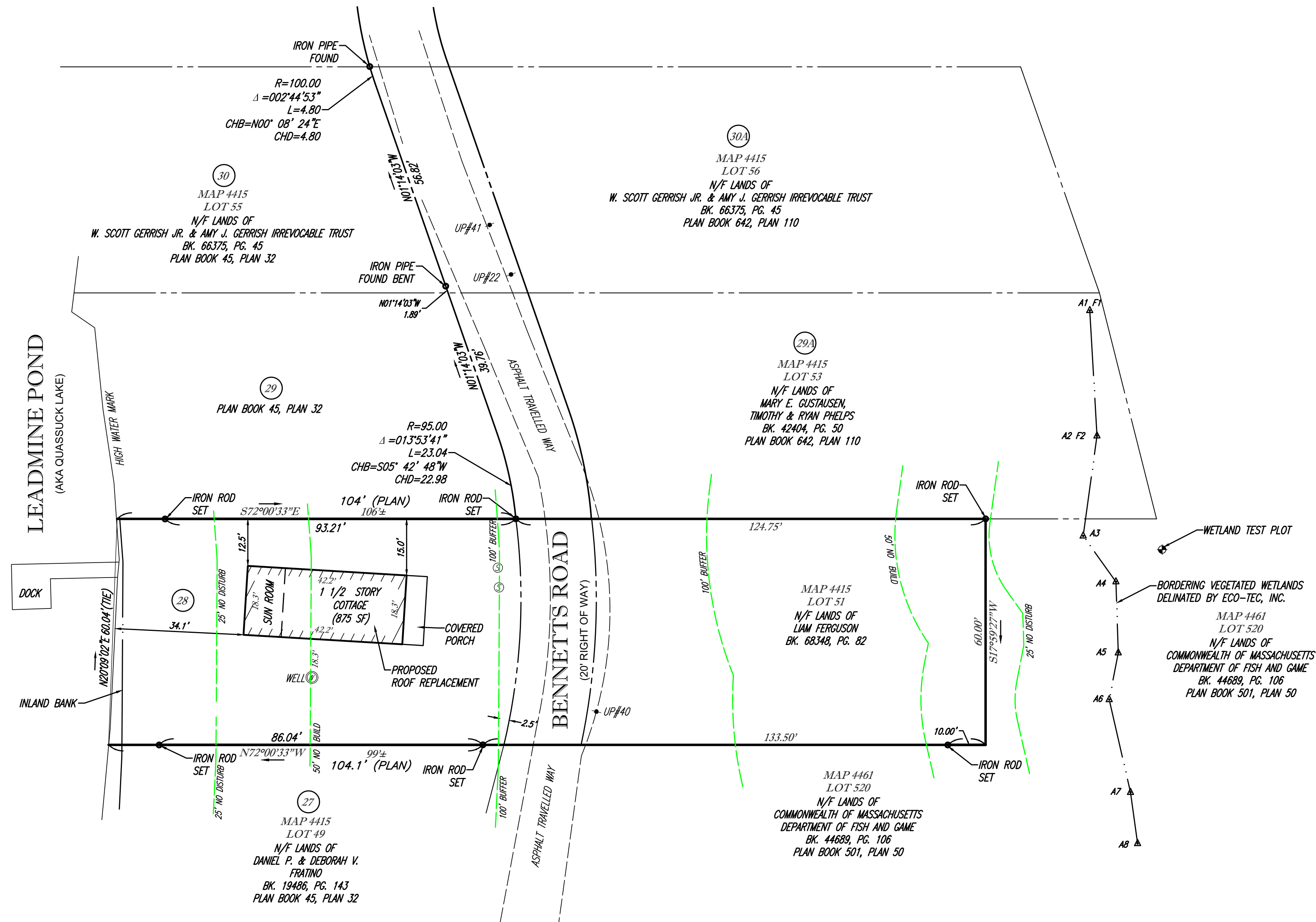
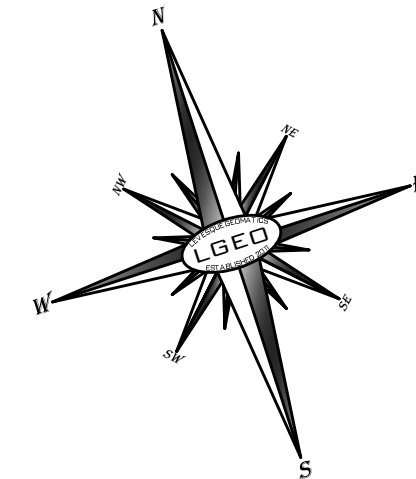
NOTES:

- PROPERTY KNOWN AS MAP 4415, LOT 51 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA = 13,878± SF OR 0.32 AC.
- 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 EASTERN WETLANDS SHOWN WERE DELINEATED BY ECO-TEC, INC. ON APRIL 24, 2023 AND FIELD LOCATED BY LEVESQUE GEOMATICS, INC. ON MAY 25, 2023; THE EAST BANK OF LEADMINE POND WAS OBSERVED IN THE FIELD BY LEVESQUE GEOMATICS, INC. ON MAY 25, 2023 ALSO DETERMINED BY ECO-TEC, INC.

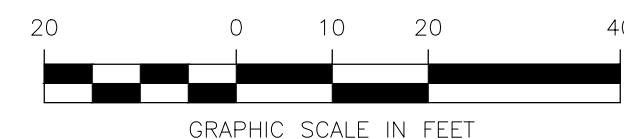
PLAN BOOK	PLAN
45	32
501	50
642	110
760	120

ZONING INFORMATION
RURAL RESIDENTIAL DISTRICT
SOURCE: TOWN OF STURBRIDGE ZONING MAP - JUNE 4, 2013 &
TOWN OF STURBRIDGE ZONING BYLAWS - OCT. 29, 2018

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	43,560 SF	13,878 SF	13,878 SF
MIN FRONTAGE	150'	0'	0'
MIN FRONT YARD	30'	N/A	N/A
MIN SIDE YARD	20'	12.5'	7'
MIN REAR YARD	20'	34.1'	52'
MAX COVERAGE	30%	6.3%	14.8%
MAX HEIGHT	2 STY.	1 STY.	1 STY.



REVISIONS:		
REV	DATE	COMMENT
1	6/28/2023	REVISED TO SHOW WETLAND DELINEATION & BUFFERS
2		
3		



PLOT PLAN
OF
MAP 4415, LOT 51
PREPARED FOR LIAM FERGUSON
51 BENNETTS ROAD
TOWN OF STURBRIDGE
HAMPDEN COUNTY
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:
LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



SEAL:
Joseph I. Levesque III
6/28/2023
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 20'
PROJECT # LF02-001
DATE MARCH 28, 2023

Digitally signed by JOSEPH I LEVESQUE III
DN: cn=JOSEPH I LEVESQUE III, o=LEVESQUE GEOMATICS INC, ou=MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840, email=jlevesque@levesque-geom.com, c=US
Date: 2023.06.28 11:07:16-0400