

5-38271-1

**LEGEND & ABBREVIATIONS**

- RB FD REINFORCING BAR FOUND
- DH FD DRILL HOLE FOUND
- IP FD IRON PIPE FOUND
- MHB MASSACHUSETTS HIGHWAY BOUND FOUND
- ▭ #201 BUILDING
- PROPERTY LINE
- ABUTTER LINE
- - - FORMER PROPERTY LINE
- - - EXISTING SEWER
- - - EXISTING DRAIN
- - - EXISTING CULVERT
- - - EXISTING WATER MAIN
- - - OVERHEAD ELECTRIC
- - - WETLAND LIMIT
- - - EDGE OF GRAVEL
- - - STONEWALL
- - - CHAINLINK FENCE CLF
- - - 580 CONTOUR (EXISTING)
- - - TREE LINE
- SEWER MANHOLE
- CATCH BASIN
- DRAIN MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- HYDRANT
- WELL
- SIGN
- UTILITY POLE
- LIGHT POLE
- BOULDERS
- MONITOR WELL
- MW MONITOR WELL(2020)
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- GC GRANITE CURB
- CC CONCRETE CURB

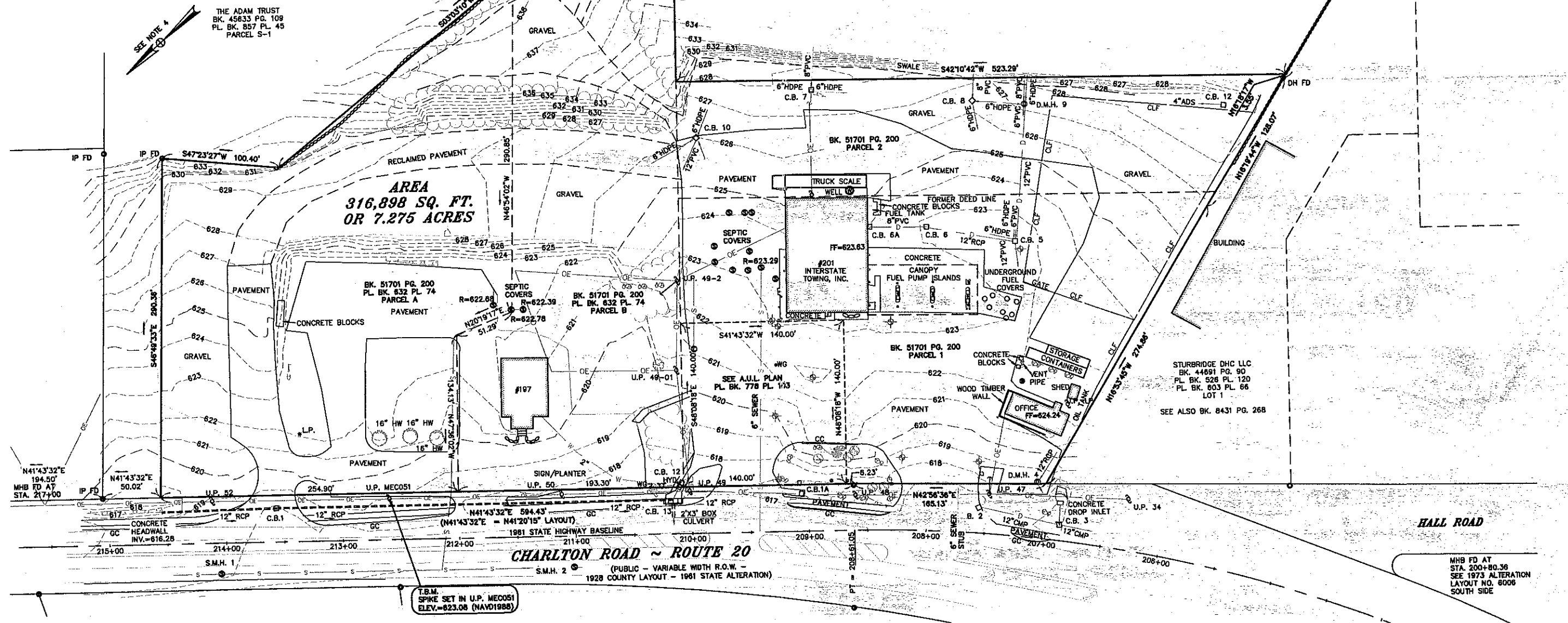
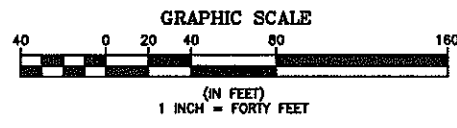
**STRUCTURE TABLE**

C.B. #1 RIM=617.80 INV. IN(12"RCP)=614.83 INV. OUT(12"RCP)=614.78	C.B. #5 RIM=622.3 INV. IN(12"RCP)=619.4 INV. IN(6"ADS)=619.8 INV. IN(2-6"ADS)=619.5 INV. IN(12"PVC)=619.4 INV. OUT(12"PVC)=619.2	C.B. #8 RIM=622.75 INV. IN(6"PVC)=620.15 INV. OUT(12"PVC)=620.05	C.B. #6A RIM=623.52 INV. OUT(6"PVC)=621.92	C.B. #7 RIM=626.95 INV. IN(6"ADS)=623.1 INV. IN(6"PVC)=623.2 INV. OUT(6"ADS)=623.0	C.B. #10 RIM=625.95 INV. IN(6"ADS)=622.75 INV. IN(6"ADS)=623.05 INV. IN(UNKNOWN)=622.45 INV. OUT(12"PVC)=622.75	C.B. #12 (DOUBLE) RIM=616.78 INV. OUT(12"RCP)=613.28	C.B. #13 (QUAD) RIM=617.59 INV. IN(12"RCP)=612.79 INV. IN(2-12"CMP)=609.09 INV. OUT(2"x3" CULV)=608.89	S.M.H. #1 RIM=618.14 INV. IN=UNABLE TO OPEN INV. OUT=UNABLE TO OPEN	S.M.H. #2 RIM=615.19 INV. IN=610.59 INV. OUT=610.49
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**OWNER:**  
SCOTT CONNER  
PERSONAL REPRESENTATIVE OF  
THE ESTATE OF PHILIP C. CONNER  
7 MEADOWBROOK ROAD  
SPENCER, MA 01562

**PREPARED FOR:**  
SOLLI ENGINEERING, LLC  
351 NEWBURY STREET,  
SUITE 303  
BOSTON, MA 02115

- NOTES:**
- DEED REFERENCE: BK. 60404, PG. 267
  - SEE STURBRIDGE ASSESSORS' MAP 26, PARCELS 195, 197, 201 & 201A.
  - LAND IS ZONED COMMERCIAL II DISTRICT, SEE ALSO A SMALL PORTION IN THE RURAL RESIDENTIAL DISTRICT.
  - THIS PLAN IS BASED ON EXISTING CONDITIONS PLAN PREPARED BY MHF DESIGN CONSULTANTS, INC. DATED NOVEMBER 2, 2015 AND FIELD WORK BY THIS OFFICE DECEMBER 2015 THROUGH FEBRUARY 2017 AND SEPTEMBER 30, 2020 FOR THE PREPARATION OF THIS PLAN.
  - VERTICAL DATUM BASED ON NAVD 1988.
  - LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATIONS OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.
  - THE CONTRACTOR SHOULD VERIFY THE EXISTING CONDITIONS TO HIS SATISFACTION PRIOR TO BEGINNING ANY EXCAVATION. "DIG SAFE" SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK.
  - THIS PARCEL IS NOT LOCATED WITHIN THE GROUNDWATER PROTECTION DISTRICT.



NO.	DATE	BY	REVISIONS
1	10/02/20	K.M	EXISTING CONDITIONS UPDATED

**SHERMAN & FRYDRYK, LLC**  
Land Surveying and Engineering  
3 Converse Street, Suite 203  
Palmer, MA 01089

FIELD WORK: PSC/BWJ  
COMPS: K.M  
DRAFTING: K.M  
CHECKED: TRF  
APPROVED: DJF



SCALE:  
HORIZ: 1"=40'  
VERT: N/A  
DATE: 03/03/2017

**EXISTING CONDITIONS PLAN**

**CHARLTON ROAD ~ ROUTE 20**

**PLAN OF LAND IN STURBRIDGE, MA**  
PREPARED FOR  
**SOLLI ENGINEERING, LLC**

PROJECT NUMBER  
15143B

SHEET NUMBER  
1 OF 1

15143B-031.DWG