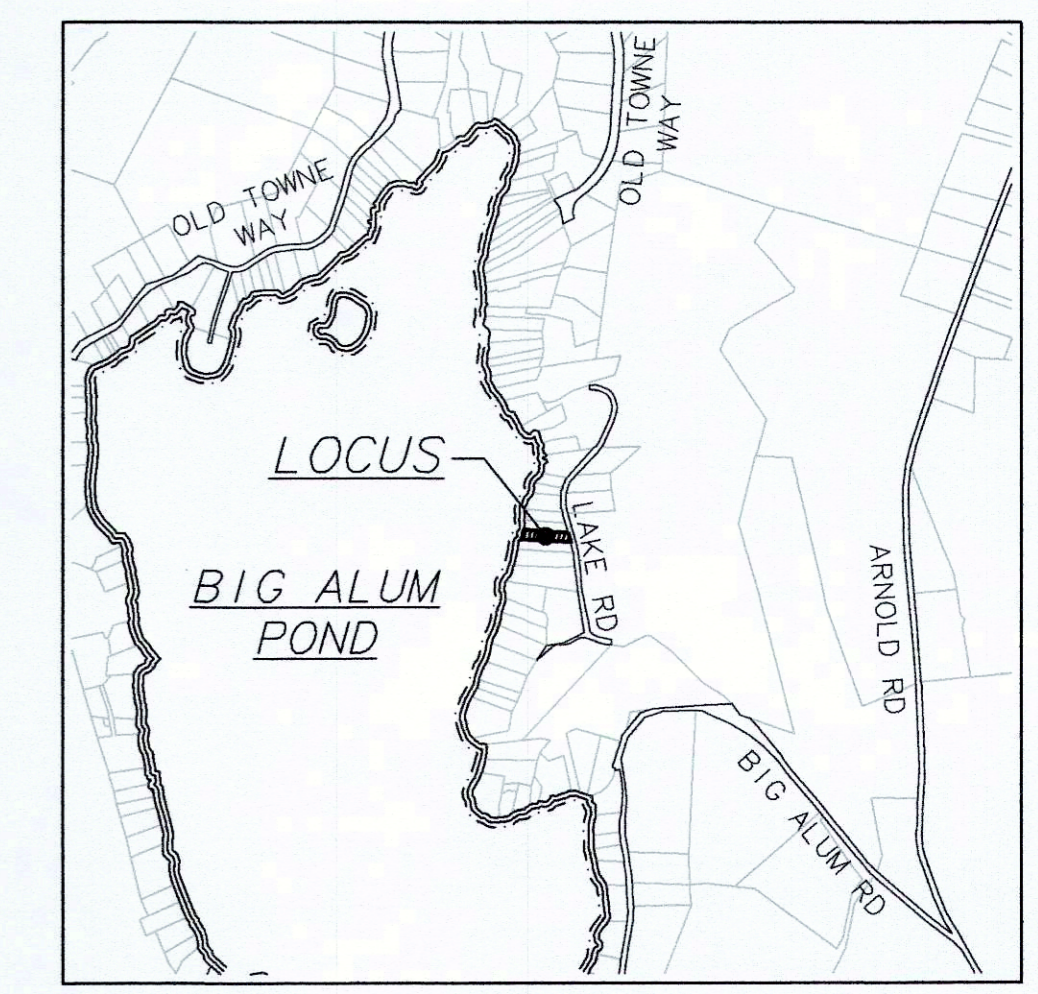
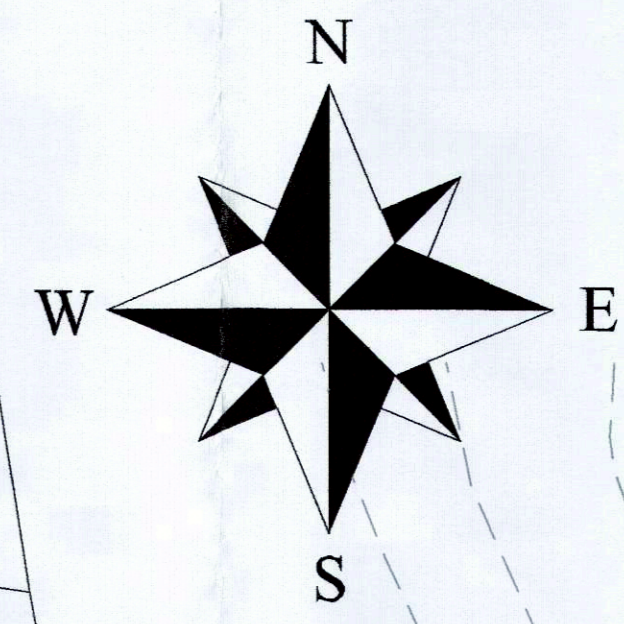
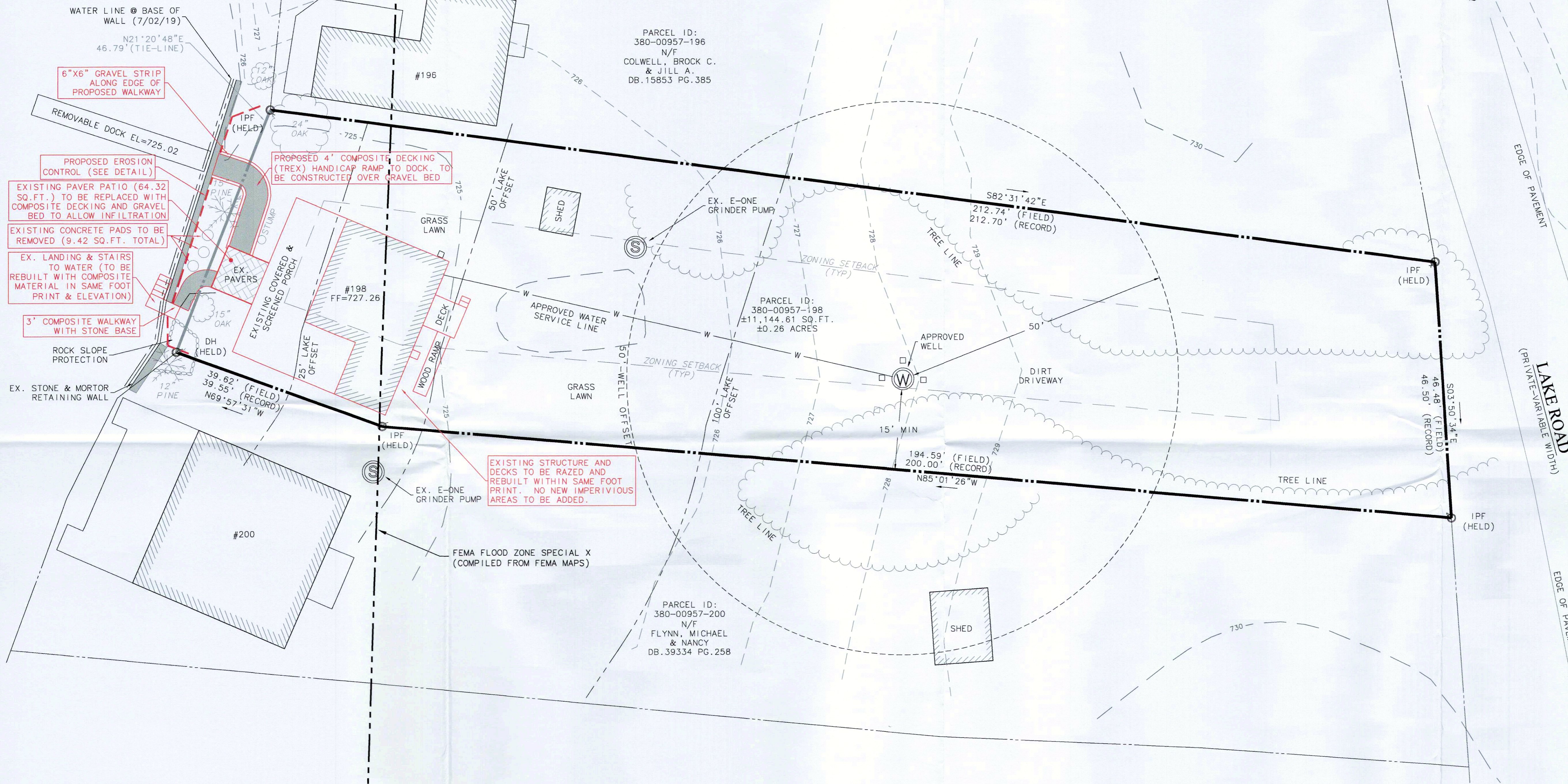


BIG ALUM POND
(GREAT POND)



GENERAL NOTES

- RECORD OWNERS
SUSAN J. MARCUS
7 LEONARD ROAD
WALPOLE, MASSACHUSETTS 02081

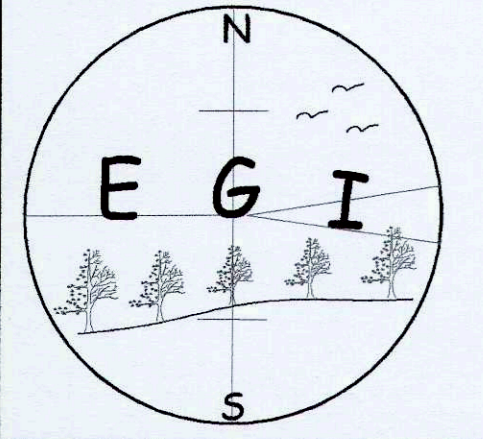
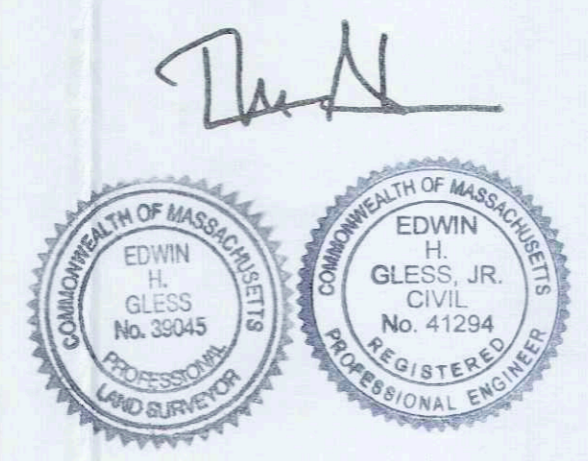
BARBARA VEALE SMITH
19480 MAMMOTH DRIVE
BEND, OREGON 97702

KATHLEEN J. DRIFFIL
9154 AUTUMN WHISPER,
SAN ANTONIO, TEXAS 78254

DEED BOOK 47080 PAGE 309
- PROPERTY IS SHOWN AS PARCEL 380-957-198 AND APPEARS TO LIE WITHIN THE SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT PER THE TOWN OF STURBRIDGE ZONING MAP AND AVAILABLE ASSESSORS INFORMATION.
- PROPERTY LINES SHOWN ARE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED BY EXISTING GRADE, INC IN JULY OF 2019, LINES OF OCCUPATION, AND FOUND MONUMENTATION.
- PARCEL APPEARS TO LIE WITHIN FLOOD ZONE X (0.2% ANNUAL CHANGE FLOOD HAZARD) PER FIRM MAP 25027C0763E PANEL 763 OF 1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA WEBSITE.
- EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON THE GROUND SURVEY CONDUCTED ON JULY 02, 2019 BY EXISTING GRADE, INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF MASSACHUSETTS.
- ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83), DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON JULY 02, 2019.
- ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC. ON JULY 02, 2019.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- UTILITIES SHOWN BASED UPON BEST AVAILABLE FIELD INFORMATION DURING TIME OF SURVEY. CONTRACTOR TO VERIFY AND INFORM ENGINEER OF ANY DISCREPANCIES SHOWN HEREON.
- SITE SERVICED WITH TOWN SEWER AND PRIVATE WATER. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND SEWER LINES AND ENSURE NEW WELL AND WATER SERVICE LINE MEETS ALL APPLICABLE TOWN OF STURBRIDGE BOARD OF HEALTH RULES AND REGULATIONS.

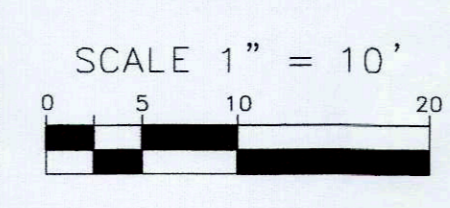
SUBURBAN RESIDENTIAL (SR)

LOT AREA (REQUIRED)	32,670 S.F.
FRONTAGE (REQUIRED)	125'
FRONT YARD (REQUIRED)	30'
SIDE YARD (REQ'D)	15'
REAR YARD (REQ'D)	15'
LOT COVERAGE (MAX)	15%



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

SCALE



NO.	DATE	BY	REVISIONS

CLIENT
BARBARA VEALE SMITH
19480 MAMMOTH DRIVE
BEND, OREGON 97702

PROPOSED SITE PLAN
FOR
198 LAKE ROAD
STURBRIDGE, MASSACHUSETTS 01566

1868_SITE-PLAN
PROJECT NO. 1868
DATE: 11/13/19
SHEET NO. 1 OF 1