

LOCUS PLAN
1" = 2,000'

RECORD OWNER:
KRISTINE L. ZENARO
133 BURBANK ROAD
SUTTON, MA 01590

APPLICANT:
R.A. CORRIVEAU, INC.
79 MOLASSES HILL ROAD
BROOKFIELD, MA 01506

ASSESSOR'S REFERENCE:
778-0207-025

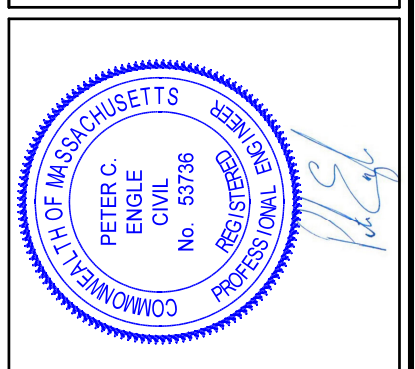
DEED AND PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
LOCUS DEED:
DEED BOOK 43273, PAGE 184
PLAN BOOK 782, PLAN 53
PLAN BOOK 837, PLAN 72
LOT C - PLAN BOOK 962, PLAN 72 - "PLAN OF LAND OWNED BY KRISTINE L. ZENARO, WESTWOOD DRIVE & CEDAR STREET, STURBRIDGE, MASSACHUSETTS" BY MCCLURE ENGINEERING, INC. DATED 2/23/22.

ZONING REQUIREMENTS:
ZONING DISTRICT: SR (SINGLE RESIDENCE)
MIN. AREA: 3/4 ACRE, (1/2 ACRE IF SERVICED BY TOWN SEWER AND WATER)
MIN. FRONTAGE: 125'
MIN. STREET SETBACK: 30'
MIN. OTHER SETBACKS: 15'
MAX. LOT COVERAGE: 15%
MAX. BUILDING HEIGHT: 2 STORIES / 35'
MIN. HABITABLE AREA: 750 S.F.

HOR. SCALE IN FEET: 1" = 30'	90
	60
	30
	0
	30

REV	DATE	DESCRIPTION	MADE (APVD)

PETER C. ENGLE, P.E.
PROFESSIONAL ENGINEER
MA LIC. NO. 53736



McCLURE ENGINEERING, INC.
119 Worcester Road
Charlton, MA 01507
Tel: (508) 248-2005
Fax: (508) 248-4887
Email: peng@mcclureengineers.com

GENERAL NOTES:

- PURPOSE OF THE PLAN IS TO SHOW A PROPOSED SINGLE FAMILY HOME CONSTRUCTION ON LOT C WESTWOOD DRIVE.
- ALL CHANGES TO THIS PLAN MUST BE APPROVED BY THE TOWN OF STURBRIDGE.
- ALL SITE WORK AND MATERIALS SHALL BE IN COMPLIANCE WITH THE TOWN OF STURBRIDGE DPW RULES AND REGULATIONS.
- ANY CONDITIONS DURING CONSTRUCTION THAT DIFFER FROM THOSE ENCOUNTERED DURING TESTING SHALL BE REPORTED TO THE ENGINEER OF RECORD AND THE LOCAL BOARD OF HEALTH IMMEDIATELY.
- PROPERTY LINES SHOWN ON THIS PLAN BASED ON PLANS AND DEED OF RECORD.
- OFFSETS ARE NOT TO BE USED FOR THE REPRODUCTION OF PROPERTY LINES.
- ALL VERTICAL ELEVATIONS BASED ON NAD 1988.
- ALL STRUCTURES TO BE LINED WITH MAGNETIC TAPE FOR FUTURE LOCATION.
- THE PROPOSED WORK IS NOT SUBJECT TO THE WETLANDS PROTECTION ACT.
- THE PROPOSED CONSTRUCTION DOES NOT FALL WITHIN A FLOOD HAZARD ZONE.
- BENCHMARKS MUST BE SET PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL DISTURBED AREAS TO BE LOAMED, SEEDED, FERTILIZED AND MULCHED. STABILIZATION OF DISTURBED AREAS SHALL BE CHECKED THROUGHOUT CONSTRUCTION PHASE UNTIL VEGETATION IS ESTABLISHED AND REPAIRED AS NEEDED.
- THE SITE DOES NOT APPEAR TO BE WITHIN CONSERVATION COMMISSION JURISDICTION.

DIG-SAFE NOTE (1-888-344-7233):

- CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO ANY EXCAVATION @ 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE START OF ANY ON-SITE CONSTRUCTION ACTIVITIES.
- ALL EXISTING SUBSURFACE UTILITIES (LOCATION & ELEVATION) TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR IS TO VERIFY EXISTING INVERTS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOT LEAVE ANY BOTTOM HOLE OR TRENCHING OPEN OVERNIGHT.
- CONTACT STURBRIDGE BUILDING DEPARTMENT REGARDING TRENCH PERMIT PRIOR TO CONSTRUCTION.

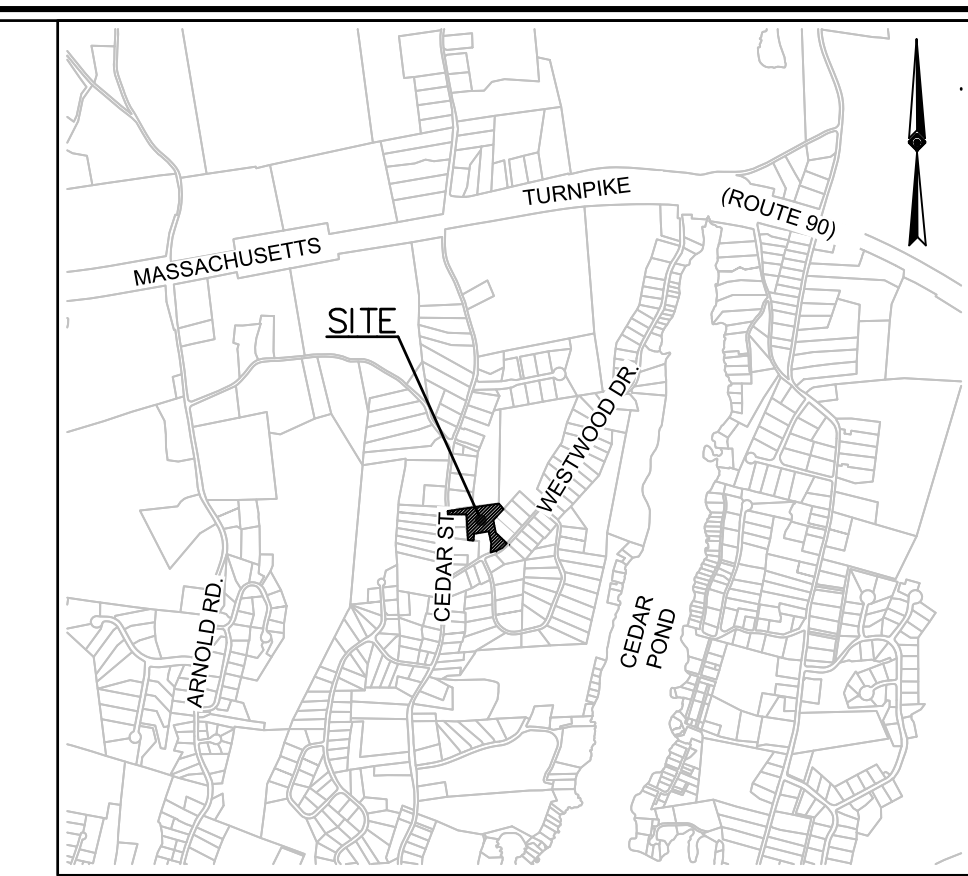
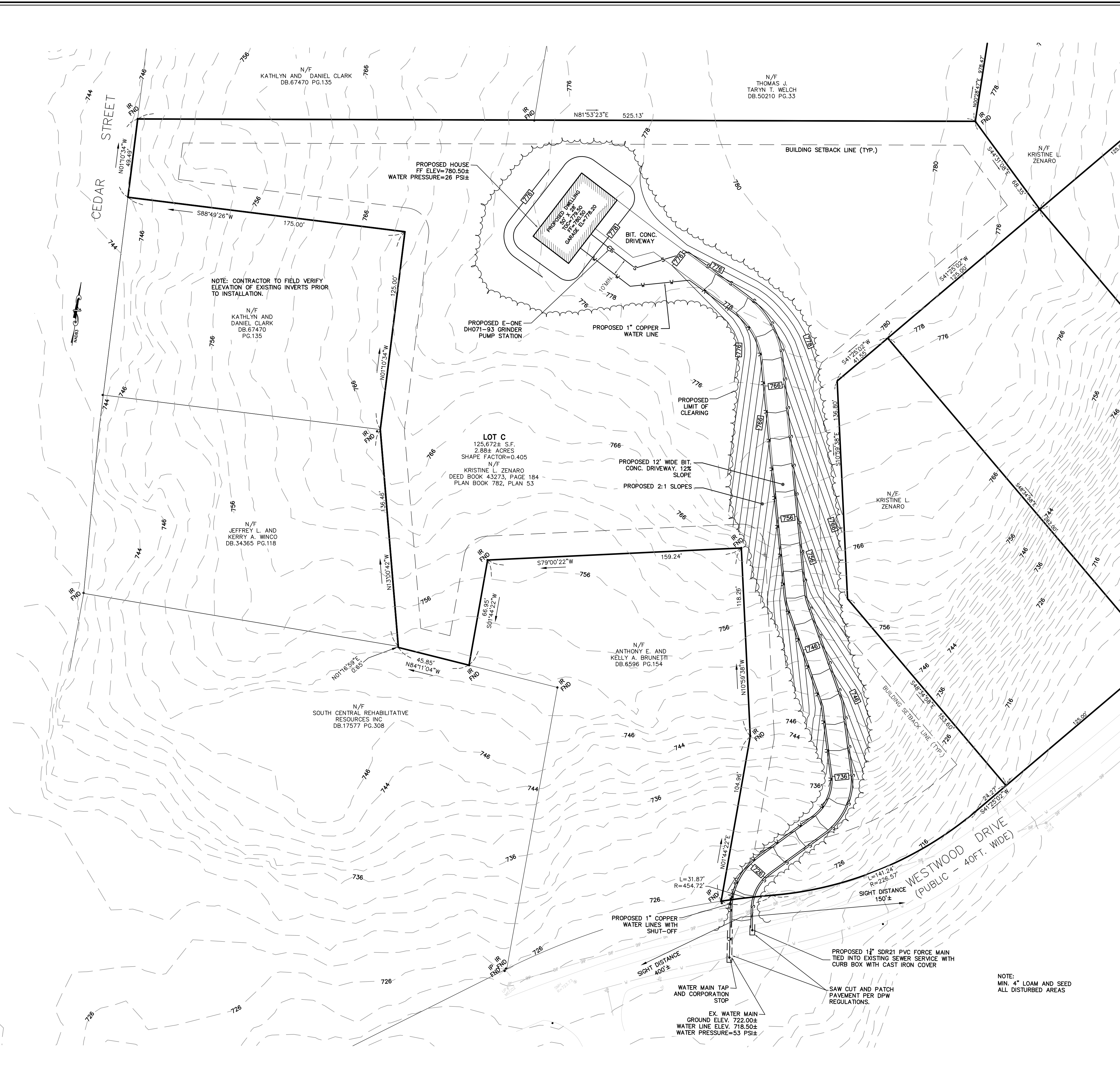
LEGEND

	SEPTIC TANK		SEWER LINE
	DISTRIBUTION BOX		MANHOLE
	EXISTING CONTOURS		BENCHMARK
	PROPOSED CONTOURS		TEST PIT LOCATION
	SPOT GRADE		PERC TEST LOCATION
	WATER LINE		PRIVATE WELL

ZBA VARIANCE REQUEST PLAN SET
LOCATED AT:
LOT C WESTWOOD DRIVE
STURBRIDGE, MA 01506
PREPARED FOR:
R.A. CORRIVEAU, INC.
79 MOLASSES HILL ROAD
BROOKFIELD, MA 01506

DRAWN BY: AB
DATE: 7/15/2022
CHK BY: PE
SCALE: 1" = 30'
PROJ. NO. 287-2437-M

CEDAR ST DRIVEWAY
SHEET 1 OF 2



RECORD OWNER:
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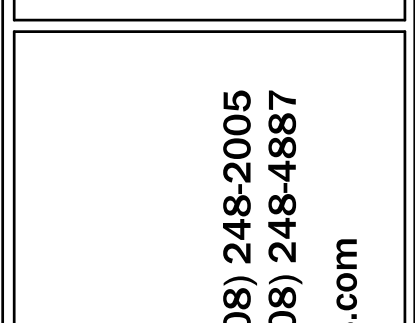
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WESTWOOD DR DRIVEWAY
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