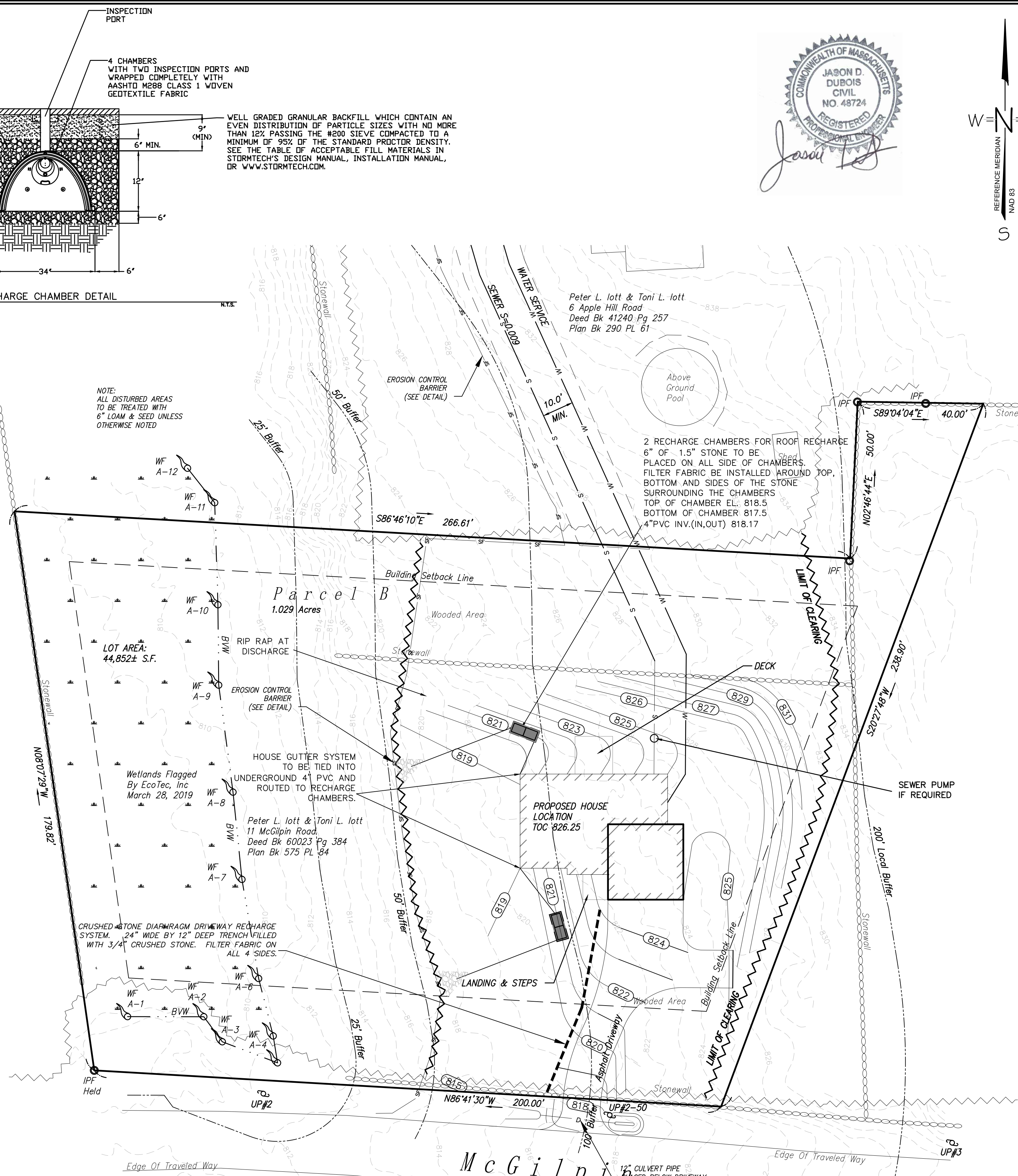
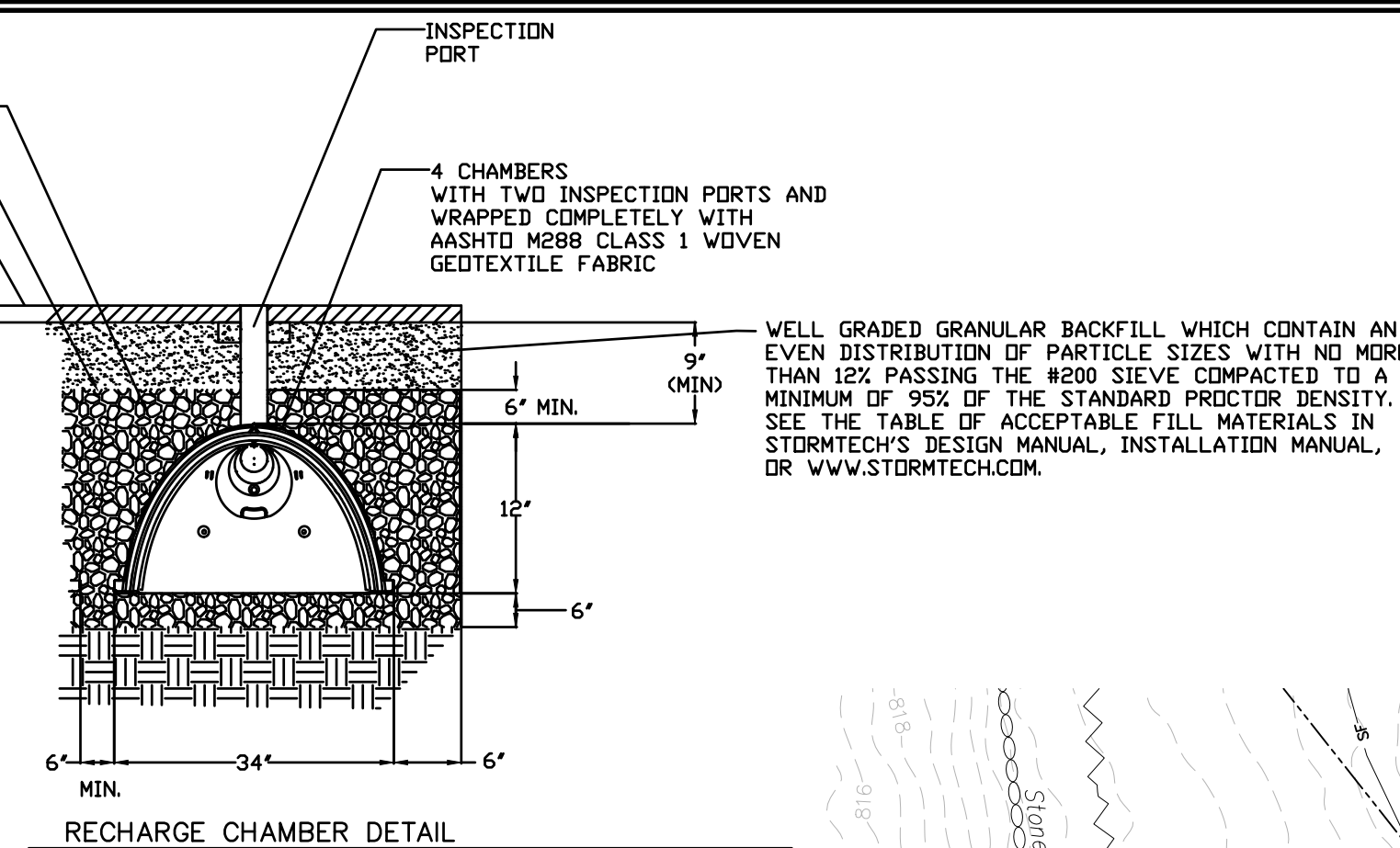
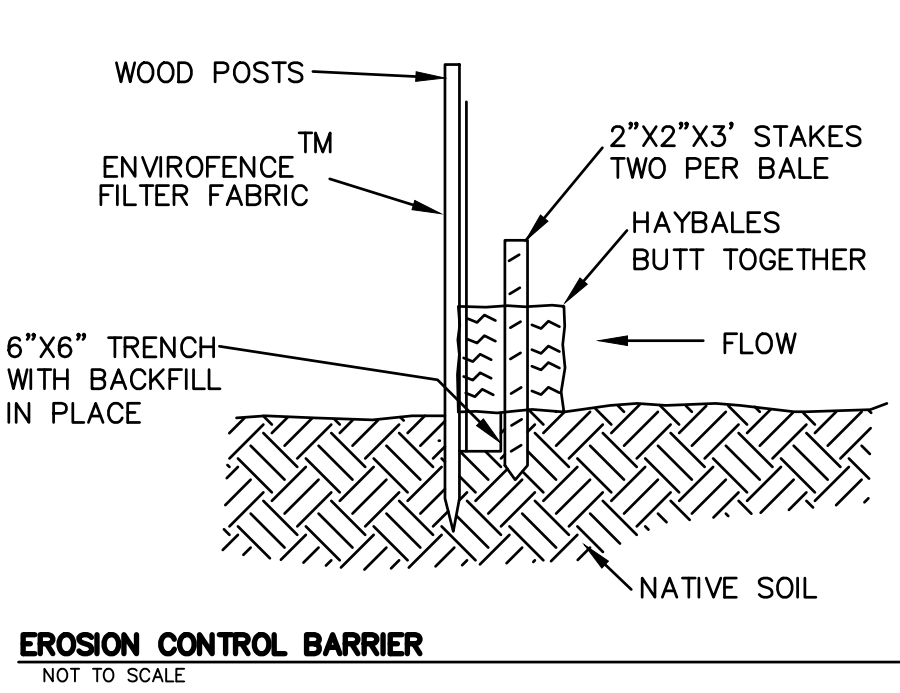
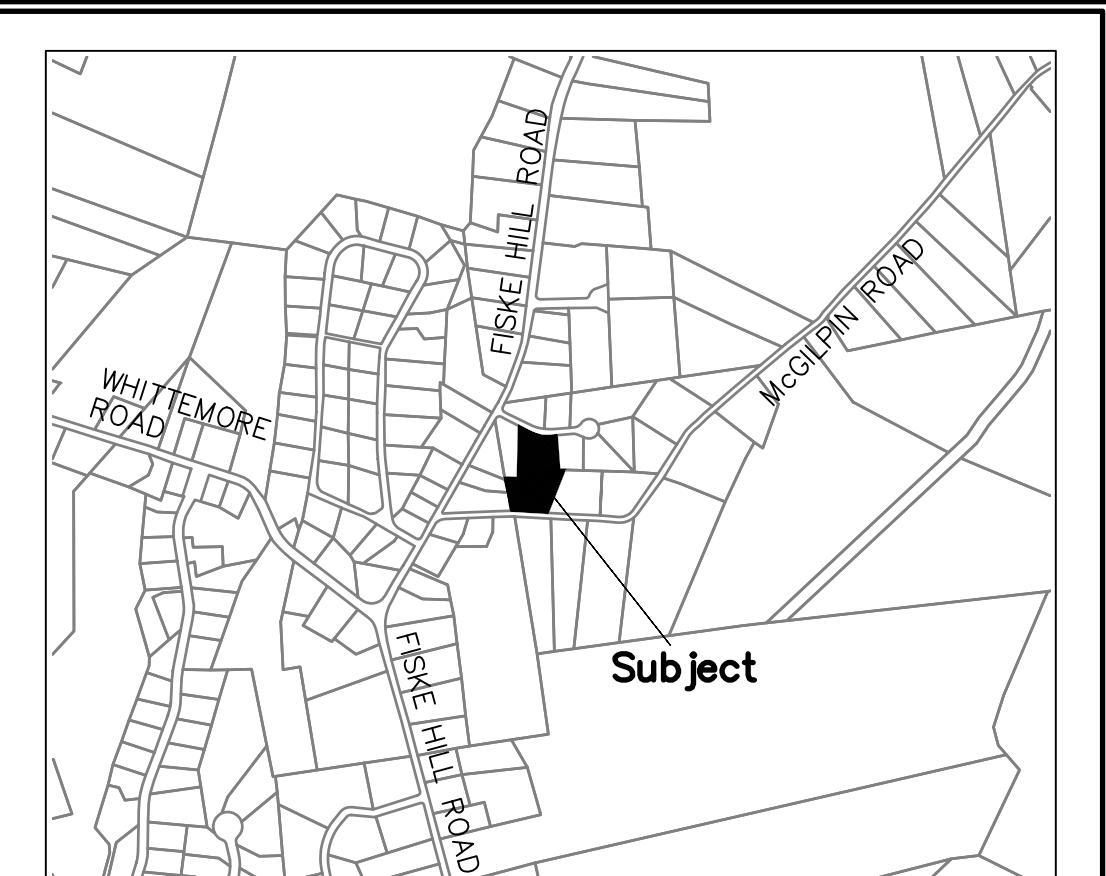
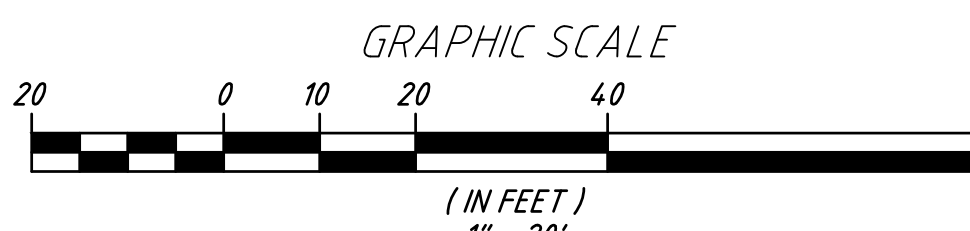


SYMBOL KEY

BOUND / MONUMENT	□	BITUMINOUS	BIT.
IRON PIPE	○	CONCRETE	CONC.
DRAIN MANHOLE	○ DMH	INVERT	INV.
ELECTRIC MANHOLE	○ CB	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	○ CB	POLYVINYL CHLORIDE PIPE	PVC
WETLAND FLAG	○ W	HIGH DENSITY PLASTIC	HDPE
UTILITY POLE	○ U	IRON PIPE	I.P.
GUY WIRE	○ GUY	FOUND	BOL.
BENCH MARK	○ BM	BOLLARD	SMH
CHAIN LINK FENCE	— x —	SEWER MANHOLE	DMH
WOOD / STOCKADE FENCE	— x —	DRAINAGE MANHOLE	WG
DRAIN LINE	—	WATER GATE	HYD.
OVERHEAD WIRES	— OHW —	HYDRANT	UP
CONTOUR 5' INTERVAL	—	UTILITY POLE	GUY
CONTOUR 1' INTERVAL	—		
X 69.33'			
SPOT GRADE	○		



11 MCGILPIN ROAD - SITE PLAN
SCALE 1"=20'



LOT LOCUS
SCALE: 1"=1000'

RECORD OWNERS
PETER L. & TONI L. IOTT
DB 41240 PG 257
6 APPLE HILL ROAD
STURBRIDGE, MA

DB 60023 PG 384
11 MCGILPIN ROAD
STURBRIDGE, MA

TAX MAP REFERENCES:
TAX MAP PARCEL ID: 118-03032-006 # 6 APPLE HILL
TAX MAP PARCEL ID: 432-03032-011 # 11 MCGILPIN

TOWN OF STURBRIDGE ZONING
ZONE - SUBURBAN RESIDENTIAL
AREA - 0.75 ACRES
FRONTAGE - 125'
FRONT - 30 FT.
SIDE - 15 FT.
REAR - 15 FT.

GENERAL NOTES:

- BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
- LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON ABOVE GROUND PHYSICAL UTILITY APPURTENANCES AND ACCESSIBLE MANHOLES. DIG SAFE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
- HORIZONTAL DATUM BASED ON NAD 83, VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS). THE GEOGRAPHIC AND STATE PLANE COORDINATES CONTAINED HEREON WERE THE RESULTS OF A SURVEY USING R.T.K. DUAL FREQUENCY G.P.S./G.N.S.S. RECEIVERS AND HAVING A POSITIONAL TOLERANCE LESS THAN 2 CM AT THE 95% CONFIDENCE LEVEL. REFERENCE MONUMENTS PROVIDED BY MULTIPLE LEICA SMARTNET VIRTUAL BASE STATIONS.
- VERTICAL DATUM BASED ON NAVD 88, GEOID 12A, ESTABLISHED VIA GNSS.
- BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. # 25077C0931E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- WETLANDS SHOWN HEREON WERE FLAGGED BY ECOTEC INC ON NOVEMBER 2, 2017. ANY CONTRACTOR SHOULD BE AWARE OF THE RESPONSIBILITY TO THE WETLANDS PROTECTION ACT. IF ANY CONSTRUCTION IS SUBMITTED TO THE LOCAL CONSERVATION COMMISSION AND DEP PRIOR TO ANY WORK.
- ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

UPLAND AREA CALCULATION
WETLAND AREA: 9,449 S.F.
CONTIGUOUS UPLAND AREA: 35,403 S.F.

PER ZONING BYLAW 4.03 (AMENDED 4-25-05; ARTICLE 10), AT LEAST 90% OF MINIMUM LOT SIZE SHALL BE CONTIGUOUS UPLAND.
0.75 ACRE * 90% = 29,403 S.F.

35,403 S.F. > 29,403 S.F. OK

NO.	DATE	REVISION	BY
4	11/18/19	REVISED HOUSE & DRIVEWAY	JDD
3	9/30/19	REVISED EASEMENT	JDD
2	5/24/19	ADDED ROOF RECHARGE NOTE & UPLAND REQ'T	JDD
1	5/14/19	ADDED ROOF RECHARGE	JDD

JASON D. DUBOIS, P.E.
PROFESSIONAL ENGINEER
MALIC. NO.: 48724

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
LIC. NO.: 48722

NORTH

SITE PLAN
SITE ADDRESS:
11 McGilpin Road
Sturbridge, Ma

CLIENT:
COUNTRYSIDE HOME BUILDERS
12 Acorn Lane
Sturbridge, Ma

DRAWN BY: JSC
CK'D BY: JDD
DATE: 4-3-19
PROJECT #: 19-125

REV # 4
SCALE: 1"=20'
DWG. NO.: 1

DOC ENGINEERING & SURVEY INC.
2889 GRANANTHERBERRY WAY (WATERLOO) WINDHAM, MA 01095
808-341-2127