

1. PROPERTY KNOWN AS MAP 2314, LOT 18 AS SHOWN ON THE GIS MAPS OF THE TOWN OF STURBRIDGE, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
2. 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.
3. 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.
4. 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.
5. THE ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 BASED ON RTK GPS OBSERVATIONS ON THE MaCORS REALTIME NETWORK AND ARE SUBJECT TO LOCAL BENCHMARK ADJUSTMENT.
6. THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE AN EXISTING DWELLING.
7. NO WETLANDS WERE FOUND WITHIN 200' OF THE PROPOSED ADDITION AREA.

ITEMS	REQUIRED	EXISTING
MIN LOT AREA	32,670 SF	21,804 SF
MIN FRONTAGE	125'	100.00'
MIN FRONT YARD	30'	45.7'
MIN SIDE YARD	15'	27.0'
MIN REAR YARD	15'	136.1'
MAX. HEIGHT	35'	1 STORY
MAX. COVERAGE	15%	5.7%



SEAL

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

12/5/2023
DATE

1 OF 1