

**LOT LOCUS**  
SCALE: NONE

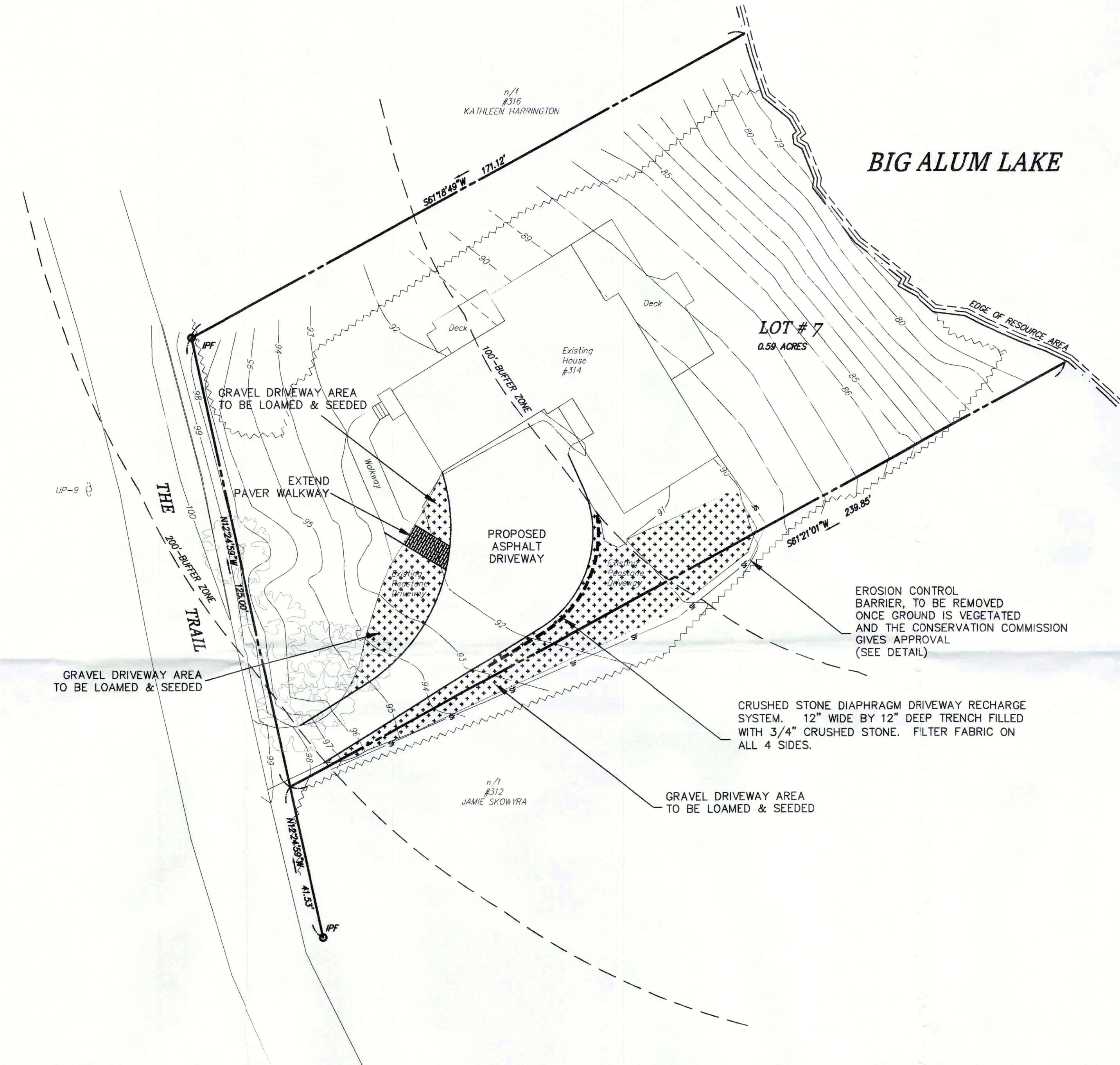
**RECORD OWNERS**  
NATHAN & SARAH JONES  
DB 54442 PG 197  
314 THE TRAIL  
FISKDALE, MA 01518

**TAX MAP REFERENCES:**  
TAX MAP PARCEL ID: 640-01446-314

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

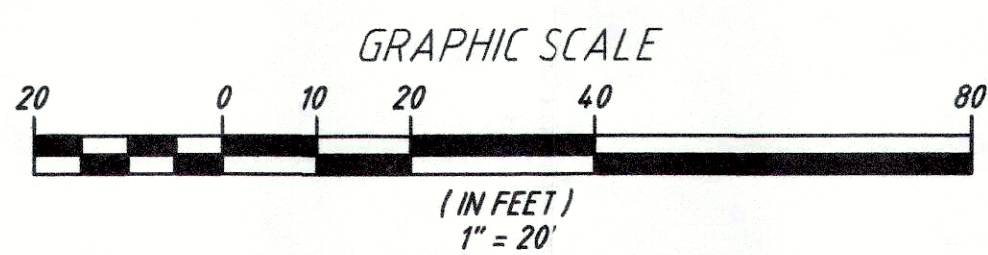
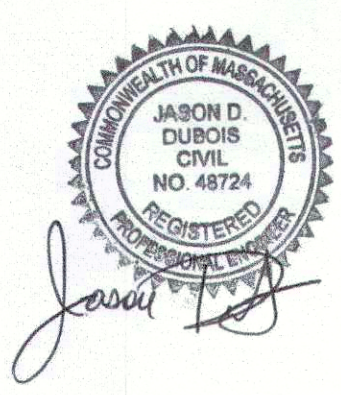
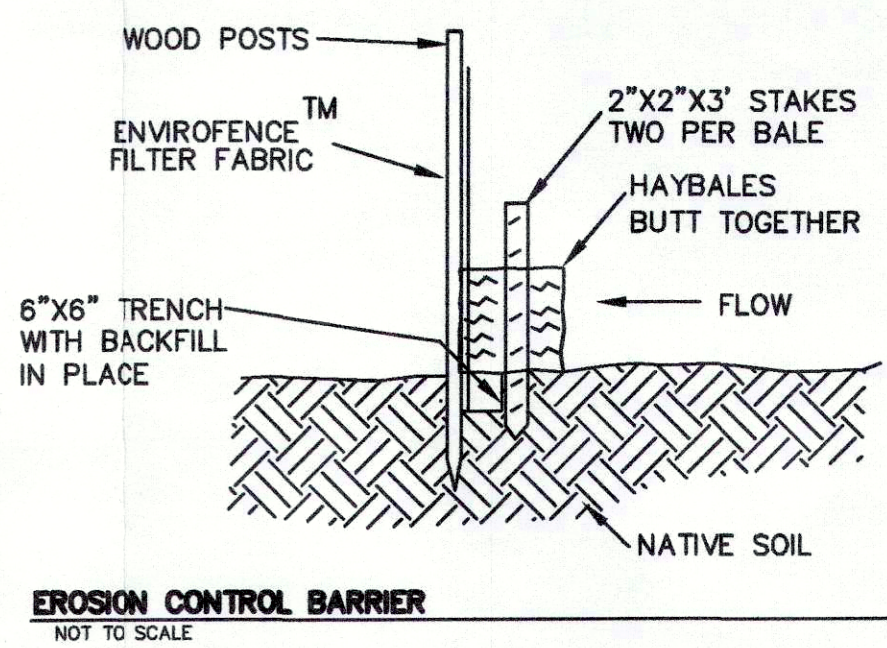
**GENERAL NOTES:**

- 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 OBVIOUS 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. # 25027C0763E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
- ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.



**SYMBOL KEY**

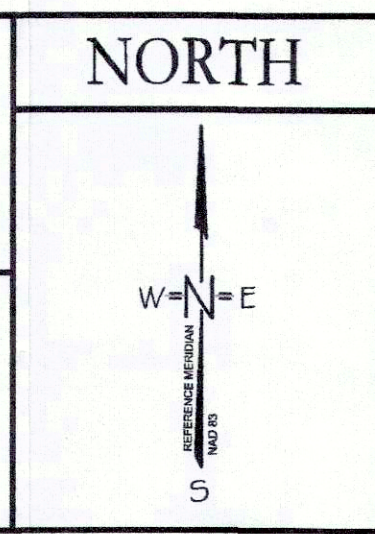
BOUND / MONUMENT	BITUMINOUS	BIT.
IRON PIPE	CONCRETE	CONC.
DRAIN MANHOLE	INVERT	INV.
ELECTRIC MANHOLE	REINFORCED CONCRETE PIPE	RCP
CATCH BASIN	POLYVINYL CHLORIDE PIPE	PVC
WETLAND FLAG	HIGH DENSITY PLASTIC	HDPE
UTILITY POLE	IRON PIPE	I.P.
GUY WIRE	FOUND.	FND.
BENCH MARK	BOLLARD	BOL.
CHAIN LINK FENCE	SEWER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



NO.	DATE	REVISION	BY

JASON D. DUBOIS, P.E.  
PROFESSIONAL ENGINEER  
MA. LIC. NO. 48724

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



**SITE PLAN**  
SITE ADDRESS:  
314 The Trail  
Sturbridge, MA

CLIENT:  
Nathan & Sarah Jones  
314 The Trail  
Sturbridge, MA

DRAWN BY: JSC  
CK'D BY: JDD  
DATE: 6-25-19  
PROJECT #: 19-172

REV #: 0  
SCALE: 1"=20'  
DWG. NO.: S-1

**DCG ENGINEERING & SURVEY INC.**  
200 GRANBERRY WILLOW RD  
CHARLTON, MA 01520  
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