

**LOT LOCUS**  
SCALE: 1"=1000'

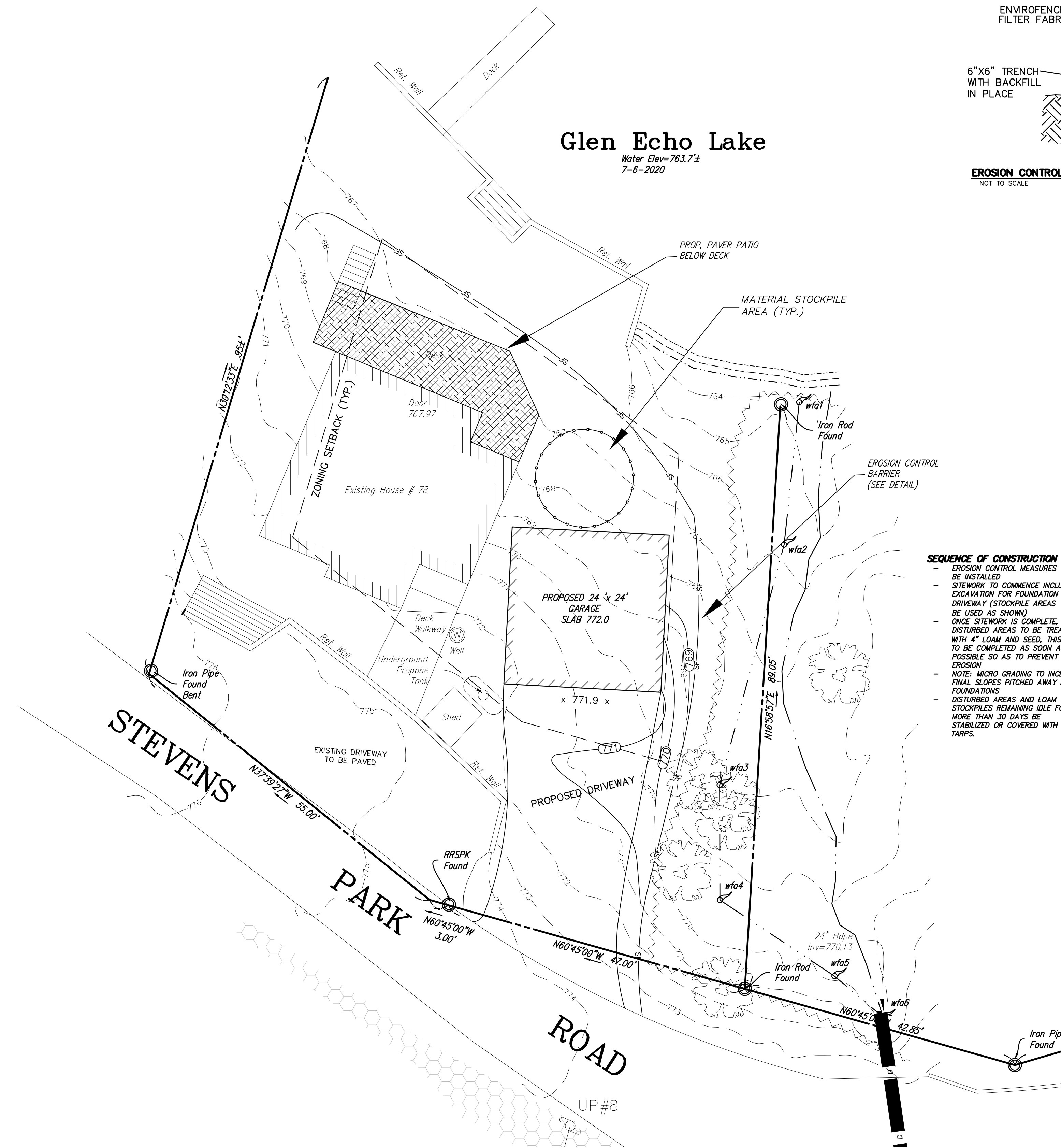
**RECORD OWNERS**  
VICTOR CODERRE  
DB 54743 PG 285  
TAX MAP PARCEL ID: 17A-G-27  
72 WARREN ST  
SOUTHBRIDGE, MA 01550

**TAX MAP REFERENCES:**  
CHARLTON ASSESSORS  
TAX MAP PARCEL ID: 17A-G-27

**TOWN OF CHARLTON ZONING**  
ZONE - R40  
AREA - 40,000 S.F.  
FRONTAGE - 150'  
FRONT - 30 FT.  
SIDE - 15 FT.  
REAR - 15 FT.

**NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED**

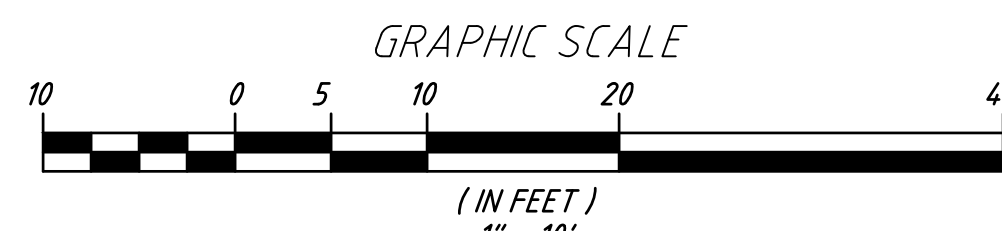
- GENERAL NOTES:**
- BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
  - 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. # 250303 0005B, WITH AN EFFECTIVE DATE OF JUNE 15, 1981.
  - WETLANDS SHOWN WERE FLAGGED BY DC ENGINEERING AND SURVEY ON JULY 2020. ANY CONTRACTOR SHOULD BE AWARE OF THE RESPONSIBILITY TO THE WETLANDS PROTECTION ACT. IF ANY CONSTRUCTION IS SUBJECT TO THE ACT A NOTICE OF INTENT MUST BE SUBMITTED TO THE LOCAL CONSERVATION COMMISSION AND DEP PRIOR TO ANY WORK.



- SEQUENCE OF CONSTRUCTION**
- EROSION CONTROL MEASURES TO BE INSTALLED
  - SITING TO COMMENCE INCLUDING EXCAVATION FOR FOUNDATION & DRIVEWAY (STOCKPILE AREAS TO BE USED AS SHOWN)
  - ONCE SITING IS COMPLETE, ALL DISTURBED AREAS TO BE TREATED WITH 4" LOAM AND SEED, THIS IS TO BE COMPLETED AS SOON AS POSSIBLE SO AS TO PREVENT EROSION
  - NOTE: MICRO GRADING TO INCLUDE FINAL SLOPES PITCHED AWAY FROM FOUNDATIONS
  - DISTURBED AREAS AND LOAM STOCKPILES REMAINING IDLE FOR MORE THAN 30 DAYS BE STABILIZED OR COVERED WITH TARPS.

**SYMBOL KEY**

BOUND / MUNUMENT	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	

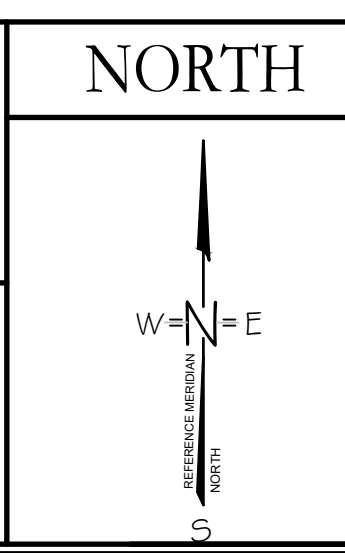


NOTE: ENTIRE SITE WITHIN 100-FT BUFFER ZONE

NO.	DATE	REVISION	BY
1	7/30/20	RELOCATED E.C. / ADDED NOTES	BY
			BY

**JASON D. DUBOIS, P.E.**  
PROFESSIONAL ENGINEER  
M.A.L.C. NO.: 48724

**JEREMY S. CROTEAU, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
L.I.C. NO.: 48722



**SITE PLAN**  
SITE ADDRESS: 78 Stevens Park Rd  
Charlton, MA

CLIENT: VICTOR CODERRE  
72 Warren St  
Southbridge, MA 01550

**DC ENGINEERING & SURVEY INC.**  
888 GRANBERRY MEADOW RD  
CHARLTON, MA

800-759-8888  
800-341-2127

DRAWN BY:	JDD
CK'D BY:	JDD
DATE:	7-22-20
PROJECT #:	20-184
SCALE:	1"=10'
DWG. NO.:	S1

