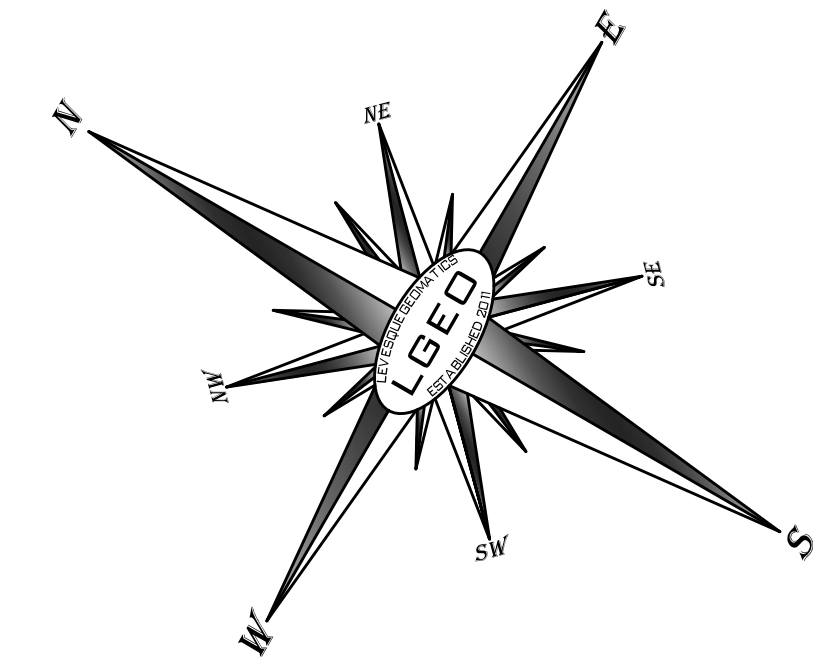


NOTES:

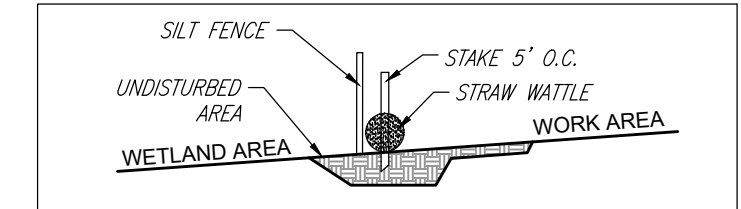
- PROPERTY KNOWN AS MAP 15, LOT 7.1 AS SHOWN ON THE TAX MAPS OF THE TOWN OF CHARLTON, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- AREA = 174,136 S.F. OR 3.997 ACRE.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD 83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MACORS REAL-TIME NETWORK.
- 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.
- 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.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- THE WETLANDS LINE SHOWN WAS DELINEATION BY ECOTEC, INC.
- NO GRADING CHANGES TO OCCUR.

REFERENCES:

- MAP ENTITLED "CORRECTIVE PLAN OF PROPERTY SURVEYED FOR LEONARD N. CARDINAL & LISA A. BRODIER CARDINAL, 258 BROOKFIELD ROAD, CHARLTON, MASS., DATED NOVEMBER 28, 2001 AND FILED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS AS PLAN BOOK 775, PLAN 62.



PROPOSED SILT FENCE & STAKED STRAW WATTLE BARRIER - N.T.S.

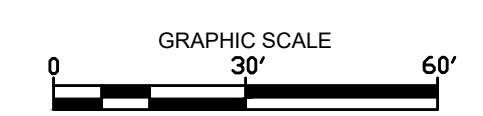


- SILT FENCE & STAKED STRAW WATTLES SHALL BE INSTALLED AS SHOWN ON THE PLAN. THEY SHALL BE INSPECTED BY LOCAL CONSERVATION COMMISSION, IF REQUIRED, BEFORE CONSTRUCTIONS.
- WITHIN THE 100' BUFFER ZONE ALL DISTURBING OF SOIL SHALL BE MINIMIZED.
- ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED.
- NO WORK OR STORAGE OF MATERIAL SHALL BE DOWN HILL OF THE STRAW WATTLES.
- ALL NECESSARY PERMITS SHALL BE OBTAINED BEFORE WORK COMMENCES.

ZONING INFORMATION
AGRICULTURAL DISTRICT

SOURCE: TOWN OF CHARLTON ZONING MAP DATED OCTOBER 2017

ITEMS	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	60,000 SF	174,136 SF	174,136 SF
MIN FRONTAGE	175'	275.12'	275.12'
MIN FRONT YARD	30'	66.0'	34.0'
MIN SIDE YARD	15'	57.8'	20.5'
MIN REAR YARD	30'	N/A	N/A
MAX. COVERAGE	25%	1.58%	2.23%
MAX. HEIGHT	36'	N/A	1 STORY



REVISIONS		
NO.	DATE	DESCRIPTION
1	6/16/2021	ADDED ENVIRONMENTAL CONTROLS

PLOT PLAN
OF
MAP 15, LOT 7.1
PREPARED FOR LEONARD CARDINAL
258 BROOKFIELD ROAD
TOWN OF CHARLTON
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

LEVESQUE GEOMATICS INC
43 GLENDALE ROAD
STURBRIDGE, MA 01518
PHONE: (508) 868-0041



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.
Joseph I. Levesque III
JOSEPH I. LEVESQUE III
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840
DATE: 6/16/2021

DATE	MARCH 19, 2021
SCALE	1" = 30'
DRAWN	JIL
CHKD.	JIL

JOB NO.	LC01-001
SHEET NO.	1 of 1