

NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE PERMITS AND SHOULD NOT BE USED AS CONSTRUCTION DOCUMENTS.

PLAN NOTES:
1. THE EXISTING CONDITIONS SHOWN HEREIN ARE THE RESULT OF AN ON-SITE VISUAL SURVEY AND FIELD SURVEY INFORMATION. FIELD SURVEY INFORMATION OBTAINED FROM RECORD INFORMATION ON MAY 20, 2008 & NOVEMBER 18, 2008. FIELD SURVEY INFORMATION OBTAINED FROM RECORD INFORMATION ON MAY 20, 2008 & NOVEMBER 18, 2008. FIELD SURVEY INFORMATION OBTAINED FROM RECORD INFORMATION ON MAY 20, 2008 & NOVEMBER 18, 2008.
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3. THE LOCATION OF THE LEADING PIT IS TAKEN FROM A PLAN FROM THE REGISTRAR'S OFFICE, RECORDED 5/8/74, REISED 10/17/74.
4. THE ASSESSOR'S PARCEL ID FOR THIS PROPERTY IS: M-0-9.
5. THE DEED REFERENCE FOR THE PROPERTY IS BOOK 5955K, PAGE 168.
6. THE PROPERTY PLAN REFERENCE IS: MASS. DEED BOOK 5955K, PAGE 168, RECORDED FEBRUARY 21, 1958 - BOOK 230, PLAN 99.
7. PORTIONS OF THE SUBJECT PROPERTY ARE SITUATED IN THE 100' YEAR INSURANCE RATE MAP 250-348-0108E. ELEVATION LINE SHOWS HEREON AND OBSERVATIONS FROM THE PUBLISHED RM AT THE OUTLET DAM.
8. PRIOR TO ANY EXCAVATION, THE EXISTING CONDITIONS SHOULD BE OBSERVED AND DOCUMENTED PRIOR TO INITIATING WORK.

Drawn By: _____
Designed By: _____
Checked By: _____
Log: _____

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Project Name
Cindy Fitch
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Winchendon, MA

Sheet Title
RESTORATION PLAN

Sheet No.
1

Job No. 121.03.002
Date: March 9, 2022
Scale: 1" = 10'



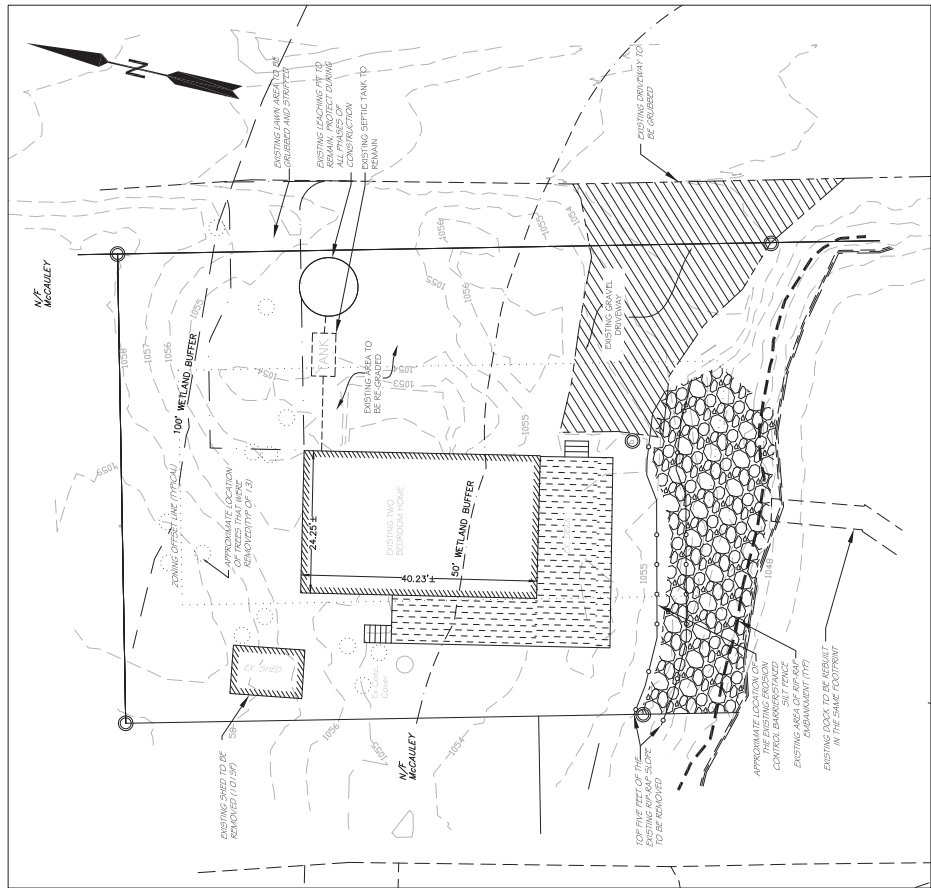
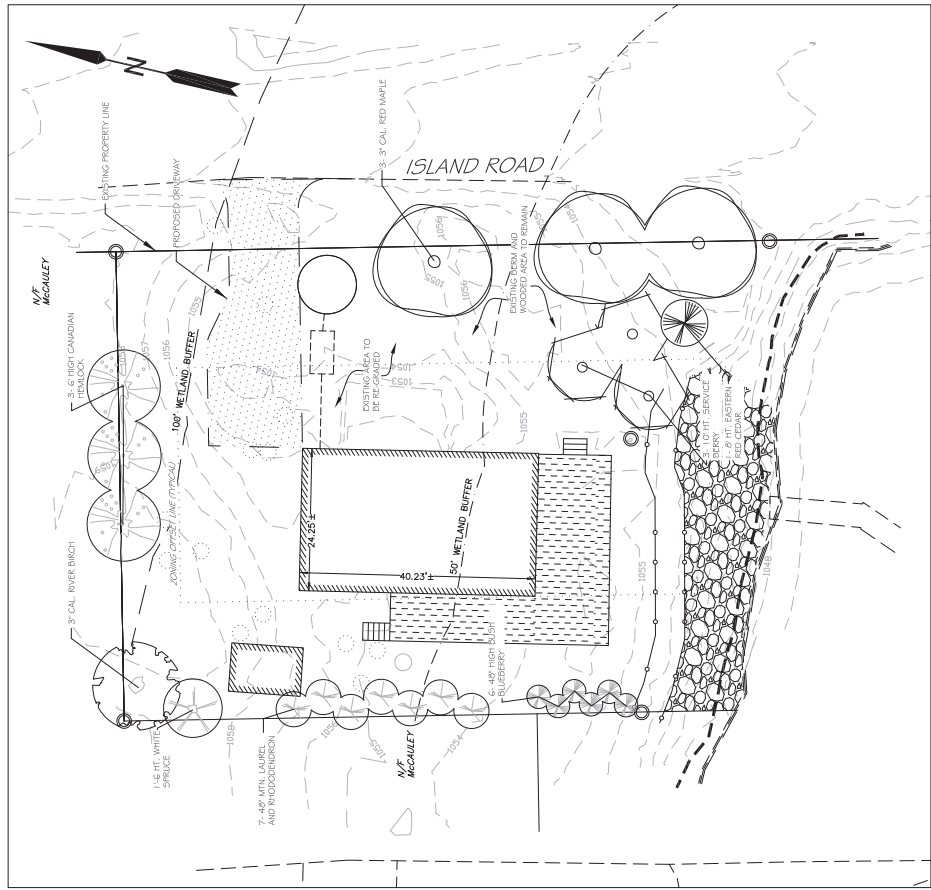
Lot Locals

AREA CALCULATIONS:

- EXISTING HOME: 877.95 SF±
- EXISTING BECK: 807.2 SF±
- EXISTING DRIVEWAY: 104.5 SF±
- EXISTING DRIVEWAY: 494.5 SF±
- EXISTING IMPERVIOUS LOT COVERAGE: 2,329.2 SF±
- TOTAL LOT AREA: 10,700 SF±
- EXISTING LOT COVERAGE: 21.7% (REDUCED: 5%)

ZONING SUMMARY:

- | | |
|---|--------------|
| DISTRICT: R40-SUBURBAN RESIDENTIAL DISTRICT | CONFORMANCE: |
| REQUIREMENTS: | |
| MINIMUM LOT FRONTAGE: 150 FEET | 137 FEET Y |
| MINIMUM FRONT SETBACK: 20 FEET | 34 FEET Y |
| MINIMUM SIDE SETBACK: 10 FEET | 30.2 FEET Y |
| MINIMUM REAR SETBACK: 20 FEET | 20 FEET Y |
| | 11.4 FEET N |
- EXISTING LOT IS NON CONFORMING



GRAPHIC SCALE

RESTORATION PLAN

EXISTING CONDITION & DEMOLITION PLAN