



**NOT FOR CONSTRUCTION**  
 THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR THE PURPOSE OF OBTAINING PERMITS AND LOCAL, STATE AND FEDERAL CONSTRUCTION DOCUMENTS.



Lot/Locus

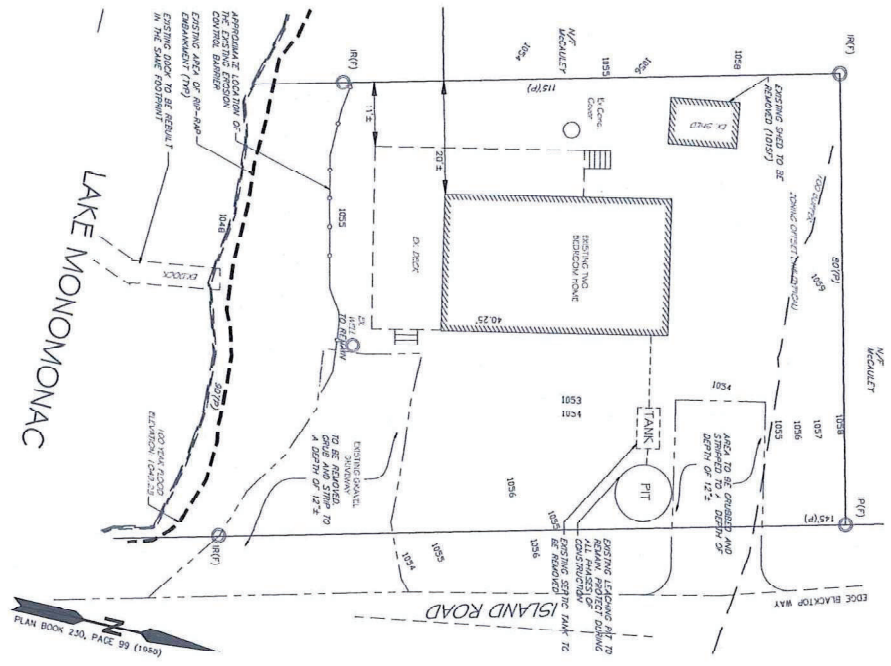
**ZONING SUMMARY:**

DISTRICT:	3400 SUBURBAN RESIDENTIAL DISTRICT
REQUIREMENTS:	1. MINIMUM OVERLAY DISTRICT
MINIMUM LOT AREA:	4000 SF
MINIMUM LOT FRONTAGE:	150 FEET
MINIMUM SIDE SETBACK:	10 FEET
MINIMUM REAR SETBACK:	20 FEET
CONFORMANCE:	8456 SF Y 8456 SF Y 20 FEET Y 20 FEET Y N/A N/A

**\*\* EXISTING LOT IS NON CONFORMING \*\***  
**\*\* OBTAIN A SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS \*\***

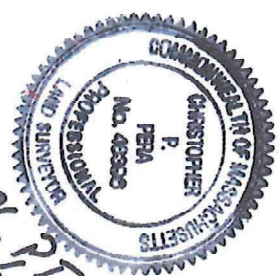
**PLAN NOTES:**

- 1) THE EXISTING CONDITIONS SHOWN HEREON ARE THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY FERRIS SURVEYING, DISTANCES AND AREA SHOWN ARE AS SHOWN ON THE SURVEY DATED APRIL 23, 2001. LOT LINES BASED ON EXISTING FOUND MONUMENTATION AND RECORD DEED AND PLAN.
- 2) THIS PLAN PERICLS ONLY THOSE FEATURES THAT WERE USUALLY APPARENT AT THE TIME OF THE SURVEY, THE RESULT OF WHICH MAY BE DIFFERENT FROM THE INTENDED OR IMPLIED.
- 3) THE LOCATION OF THE LEACHING PIT IS TAKEN FROM A SURVEY BY JAMES W. NORTONLAND ENGINEERING, DATED 5/6/21, REVISION 10/17/21.
- 4) THE ASSESSOR'S PARCEL ID FOR THIS PROPERTY IS 46-0-0-34.
- 5) THE BEED REFERENCE FOR THE PROPERTY IS 3004 595954 FACE 106.
- 6) THE PROPERTY PLAN REFERENCE IS "PLAN OF SUBDIVISION IN WINDCHORDON MASS. OWNED AND DEVELOPED BY WINDCHORDON MASS. OWNERS, INC., DATED FEBRUARY 24, 1968-BOOK 230, PLAN 99."
- 7) PORTIONS OF THE SUBJECT PREMISES ALONG LAKE MONOMONIC ARE IN A HAZARDOUS AREA PER HAZARDOUS ZONE PER FLOOD INSURANCE RATE MAP 25004B-0012B. ELEVATION DATED APRIL 23, 2001. FLOOD ELEVATION LINE OBSERVATIONS FROM THE PUBLISHED 3M A.I. THE OUTLET DAM.
- 8) PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONSULT WITH THE STATE OF MASSACHUSETTS AND THE LOCAL HEALTH DEPARTMENT AT LEAST 72 HOURS PRIOR TO INITIATING WORK.



**LOCUS INFORMATION:**

#6 ISLAND ROAD, WINCHENDON, MA 01475  
 WINCHENDON ASSESSORS PARCEL ID: W6-0-9  
 OWNER(S): CINDY LU D. FITCH  
 DEED REFERENCE: DEED BOOK 59558, PAGE 168 (2018)  
 PLAN REFERENCE(S):  
 "PLAN OF SUBDIVISION IN WINCHENDON, MASS. OWNED AND DEVELOPED BY MONOMONAC LAKE SHORES, INC.," DATED FEB. 25, 1958, RECORDED IN WORCESTER (SOUTHERN) DISTRICT REGISTRY OF DEEDS, PLAN BOOK 230, PLAN 99.



05/19/21

**GENERAL NOTES:**

1. THIS PLAN SHOWS THE EXISTING STRUCTURES RELATED AND THE ASSOCIATED OFFSETS. SEE ARCHITECTURAL PLANS FOR BUILDING DETAIL.

2. THE SUBJECT PREMISES IS GRAPHICALLY SITUATED IN THE 'R40-SUBURBAN RESIDENTIAL' (R41) ZONING DISTRICT AND THE '\*\*LAKE MONOMONAC OVERLAY DISTRICT' WITH THE FOLLOWING MINIMUM DIMENSIONAL REQUIREMENTS:

- MIN. LOT AREA: 40,000 SQ.FT.
- MIN. LOT FRONTAGE: 150'
- MIN. FRONT SETBACK: 20'\*
- MIN. SIDE SETBACK: 10'\*
- MIN. REAR SETBACK: 20'\*
- MAX. BUILDING HEIGHT: 2.5 FLOORS (35')

PARCEL IS ALSO LOCATED IN THE FLOOD PLAN OVERLAY DISTRICT.

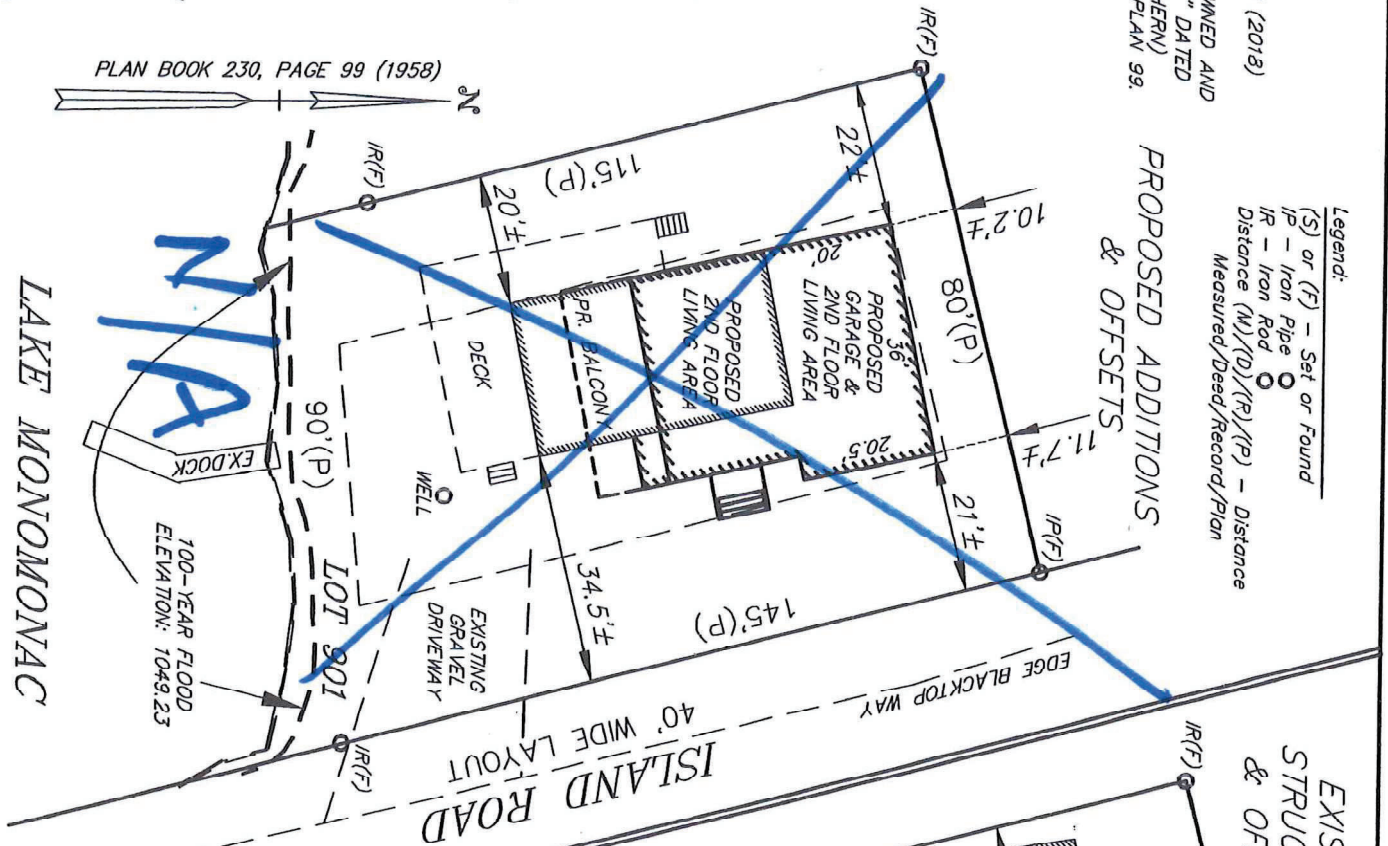
3. PORTIONS OF THE SUBJECT PREMISES ALONG LAKE MONOMONAC ARE SITUATED IN THE 100-YEAR FLOOD HAZARD ZONE. PER FLOOD INSURANCE RATE MAP 250348-001018, REVISION DATED APRIL 25, 2001, FLOOD ELEVATION LINE SHOWN HEREON AND DETERMINED FROM FIELD LEVEL OBSERVATIONS FROM THE PUBLISHED RM AT THE OUTLET DAM.

4. DISTANCES AND AREA SHOWN ARE TAKEN FROM RECORDED INFORMATION. FIELD SURVEY PERFORMED ON MAY 28, 2020. LOT LINES BASED ON EXISTING FOUND MONUMENTATION AND RECORD DEED AND PLAN.

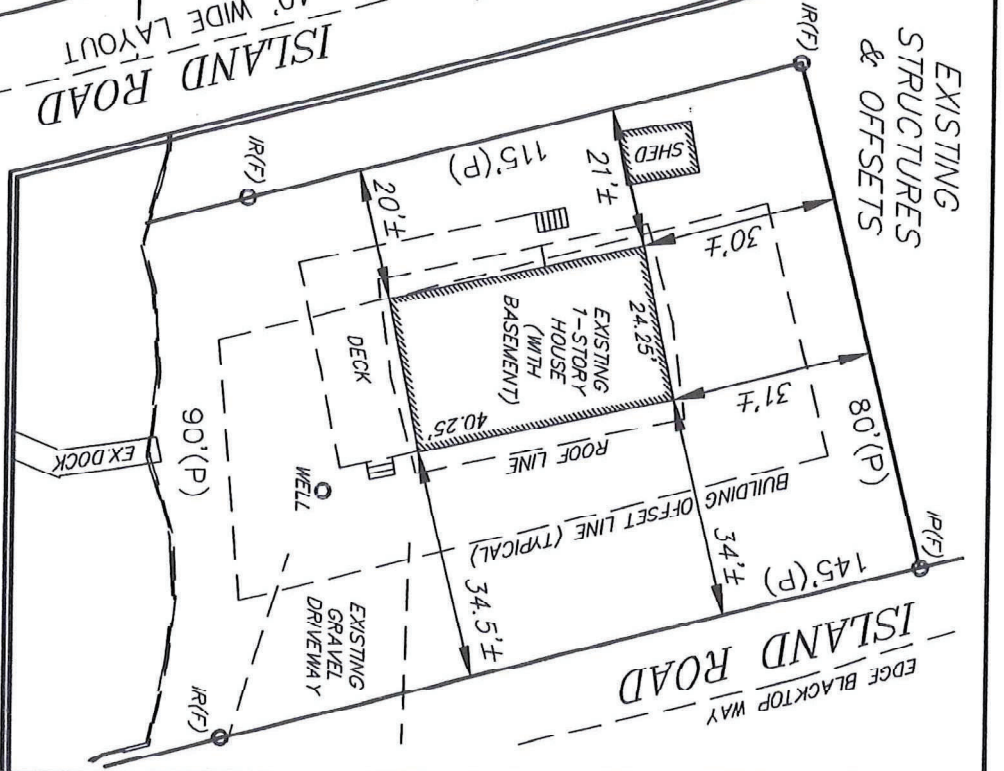
THIS PLAN IS NOT TO BE USED TO LOCATE PROPERTY LINES FROM OFFSETS SHOWN.

**Legend:**  
 (S) or (F) - Set or Found  
 IP - Iron Pipe  
 IR - Iron Rod  
 Distance (M), (D), (R), (P) - Distance Measured/Deed/Record/Plan

**PROPOSED ADDITIONS & OFFSETS**



**EXISTING STRUCTURES & OFFSETS**



#6 ISLAND ROAD  
 PLAN OF LAND IN WINCHENDON, MASS.  
 PREPARED FOR  
**CINDY LU D. FITCH**  
 JUNE 10, 2020  
 SCALE 1" = 30'



**REVISIONS:**  
 09/03/2020: SHOW DETERMINED 100-YEAR FLOOD ELEVATION LINE.  
 10/20/2020: PROPOSED BUILDING REVISION  
 05/03/2021: PROPOSED BUILDING REVISION

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