

LEGEND

- ⊠ GBDH GRANITE BOUND DRILL HOLE
- ⊡ GBDH CONCRETE BOUND DRILL HOLE
- ⊙ IR IRON ROD
- ⊕ EOP EDGE OF PAVEMENT
- 430.6r SPOT GRADE
- ⊕ UP UTILITY POLE
- OH— OVERHEAD WIRES
- *LP LIGHT POLE
- ⊕ ELECTRIC METER
- WG— WATER GATE
- ⊕ SMH SEWER MANHOLE
- ⊕ BCB CATCH BASIN
- FFE FIRST FLOOR ELEVATION
- BH BULKHEAD
- ⊕ AIR CONDITIONING UNIT
- LSA LANDSCAPED AREA

REFERENCES

DEED REFERENCES: WORCESTER DISTRICT REGISTRY OF DEEDS
BOOK 58466, PAGE 393
BOOK 10705, PAGE 375

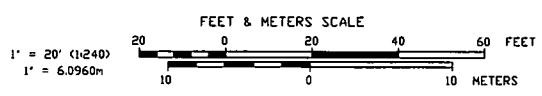
PLAN REFERENCES: PLAN ENTITLED "WEST HILL HOMES" A DEFINITIVE CLUSTER
PLAN OF LAND MAIN STREET SHREWSBURY, MASSACHUSETTS,
PREPARED BY DEFEQ, WAIT & ASSOCIATES, INC.,
DATED 5/10/88, BOOK 609, PAGE 5

PLAN ENTITLED "PLAN OF LAND IN SHREWSBURY, MASS.,"
PREPARED BY MOORE SURVEY & MAPPING CORP., DATED
JULY 15, 1987, BOOK 581, PLAN 76

- NOTES**
- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE WOULD DISCLOSE.
 - SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.
 - UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES, IF ANY, HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY AND RECORD LOCATIONS. THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE, TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION. CALL TOLL FREE, DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION.
 - ELEVATIONS ON THIS PLAN ARE APPROXIMATE AND REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - SUBJECT LOT FALLS MAINLY WITHIN THE TOWN OF SHREWSBURY RURAL B DISTRICT ZONE, HOWEVER THE ZONING DISTRICT BOUNDARY LINE BETWEEN RURAL B DISTRICT AND RURAL A DISTRICT CROSSES THROUGH THE REAR PORTION OF THIS LOT, OUTSIDE THE SCOPE OF THE EXISTING CONDITIONS SHOWN HEREON.
 - A PORTION OF THIS LOT (NOT WITHIN THE SCOPE OF THE EXISTING CONDITIONS SHOWN HEREON) LIES WITH THE FEMA ZONE "X" 0.2% CHANCE FLOOD HAZARD ZONE.

**TOWN OF SHREWSBURY, MASSACHUSETTS INTENSITY REGULATIONS:
RURAL A DISTRICT (RUR A) & RURAL B DISTRICT (RUR B)**

	REQUIRED (BOTH RUR A & RUR B)	EXISTING	EXISTING
MINIMUM LOT AREA	20,000 S.F.	77,172 S.F.	N/A
MINIMUM FRONTAGE	125'	125'	N/A
MINIMUM FRONT YARD	50'	109.3'	N/A
MINIMUM SIDE YARD	30'	18.4'	18.1'
MINIMUM REAR YARD	50'	415.0'	387.0'
MAXIMUM LOT COVERAGE	20%	3%	4%
MAXIMUM BUILDING HEIGHT	35'/2.5 STORIES	15.2'/1 STORY	1 STORY



ZONING DESIGNATION:
TOWN OF SHREWSBURY ZONING DISTRICT
RURAL B DISTRICT (RUR B)
RURAL A DISTRICT (RUR A)

ASSESSOR'S REFERENCE:
#20 047000

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND ON APRIL 25, 2018, AND THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT PORTIONS OF THE SUBJECT DWELLING SHOWN LIE IN ZONE "X", AND ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON MAP NUMBER 25027C0636E, HAVING AN EFFECTIVE DATE OF JULY 4, 2011.

REVISIONS

DATE	DESCRIPTION
5/8/18	PROP. ADD.

FIELD: BD/TM
CALCS: EJP/SMI
DRAWN BY: SMI
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 181633

PROFESSIONAL LAND SURVEYOR DATE

A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MA 01747
(508) 634-0256
www.aselliott.com

**Existing Conditions Plan
Showing Proposed Addition**
203 MAIN STREET
SHREWSBURY, MASSACHUSETTS
PREPARED FOR: FRANCIS BREault
SCALE: 1" = 20' DATE: APRIL 25, 2018