

LOT 40
234,914 SqFt.
5.39 Acres

ZONE: RESIDENTIAL A

REFERENCES:
ASSESSORS REF:
PARCEL ID: E07-0140
DEED BK: 75259 Pg 281

	REQUIRED
AREA	40,000
FRONTAGE	180.00
FRONT YARD	40.00
SIDE YARD	20.00
REAR YARD	30.00

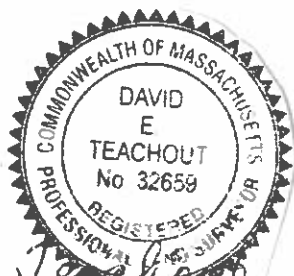
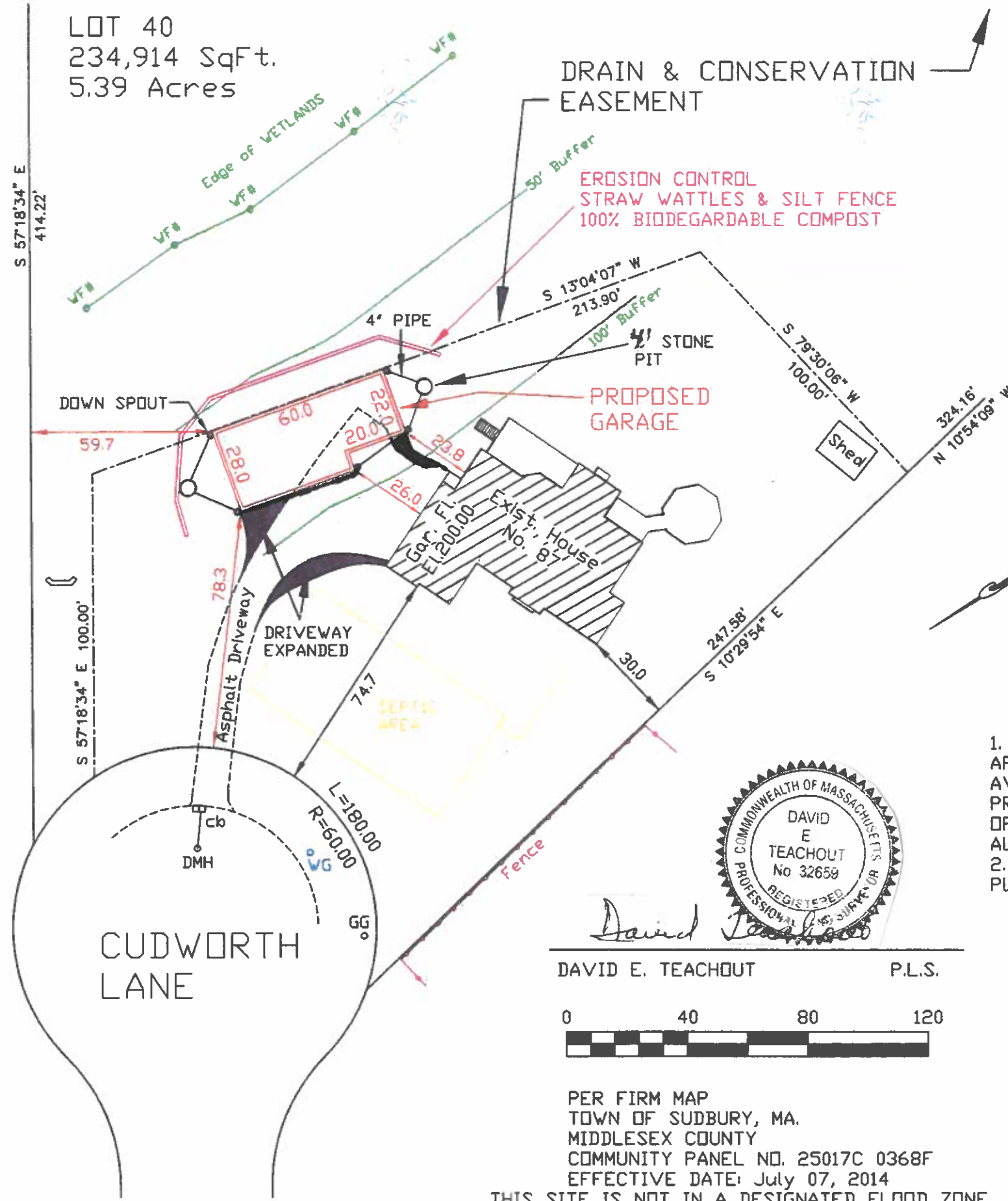
DRAIN & CONSERVATION EASEMENT

EROSION CONTROL
STRAW WATTLES & SILT FENCE
100% BIODEGRADABLE COMPOST

GENERAL CONSERVATION NOTES:

1. ALL EROSION/SEDIMENTATION CONTROLS TO BE IN PLACE PRIOR TO CONSTRUCTION AND MAINTAINED THROUGHOUT THE PROJECT DURATION.
2. EROSION CONTROLS WILL BE MAINTAINED AND AUGMENTED, REPAIRED AS CONSTRUCTION PHASING AND WEATHER DICTATE.
3. ALL DISTURBED AREAS ARE TO BE COVERED WITH TOPSOIL, REGARDED AND SEEDED.
4. THERE SHALL BE NO WORK DONE WITHIN WETLANDS OR 100 FOOT BUFFER ZONE PRIOR TO THE APPROVAL FROM THE SUDBURY CONSERVATION COMMISSION.
5. WETLAND FLAGGING WAS DONE IN ACCORDANCE WITH THE MASSACHUSETTS WETLAND PROTECTION ACT (M.G.L. C.131 S.40) AND REGULATIONS (310 CMR 10.00) AND THE FEDERAL CLEAN WATER ACT (SECTION 404).
6. WHILE CONSTRUCTION ON THE SITE IS BEING PERFORMED, DUST WILL BE KEPT TO A MINIMUM BY WATERING AS CONDITIONS REQUIRE.

1. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF AVAILABLE PLANS OF RECORD FROM THE VARIOUS UTILITY COMPANIES. THE INFORMATION PROVIDED IS FOR THE USE OF THE CONTRACTOR NEITHER WARRANTY NOR GUARANTEE OF THE INFORMATION IS PROVIDED, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES BY CONTACTING THE RESPECTIVE UTILITY COMPANIES AND DIG-SAFE.
2. CONSTRUCTION SURVEY STAKEOUT IS RECOMMENDED TO ASSURE THE CORRECT PLACEMENT OF THE PROPOSED STRUCTURE.



DAVID E. TEACHOUT P.L.S.



PER FIRM MAP
TOWN OF SUDBURY, MA.
MIDDLESEX COUNTY
COMMUNITY PANEL NO. 25017C 0368F
EFFECTIVE DATE: July 07, 2014

THIS SITE IS NOT IN A DESIGNATED FLOOD ZONE

GUARANTEED BUILDERS & DEVELOPERS INC.
14 WEST STREET DOUGLAS, MA. 01516
PHONE: [508] 476-1500 FAX [508] 476-1392

COMP'D BY BRS	SCALE: 1"=40'
DRAWN BY BRS	DATE: 4/8/2024
CHK'D BY DET	ZONE: Res-A
FIELD BY BRS	FIELD Bk.Pg. See DT

PROJECT LOCATION: 87 CUDWORTH LANE
SUDBURY, MASS. 01776

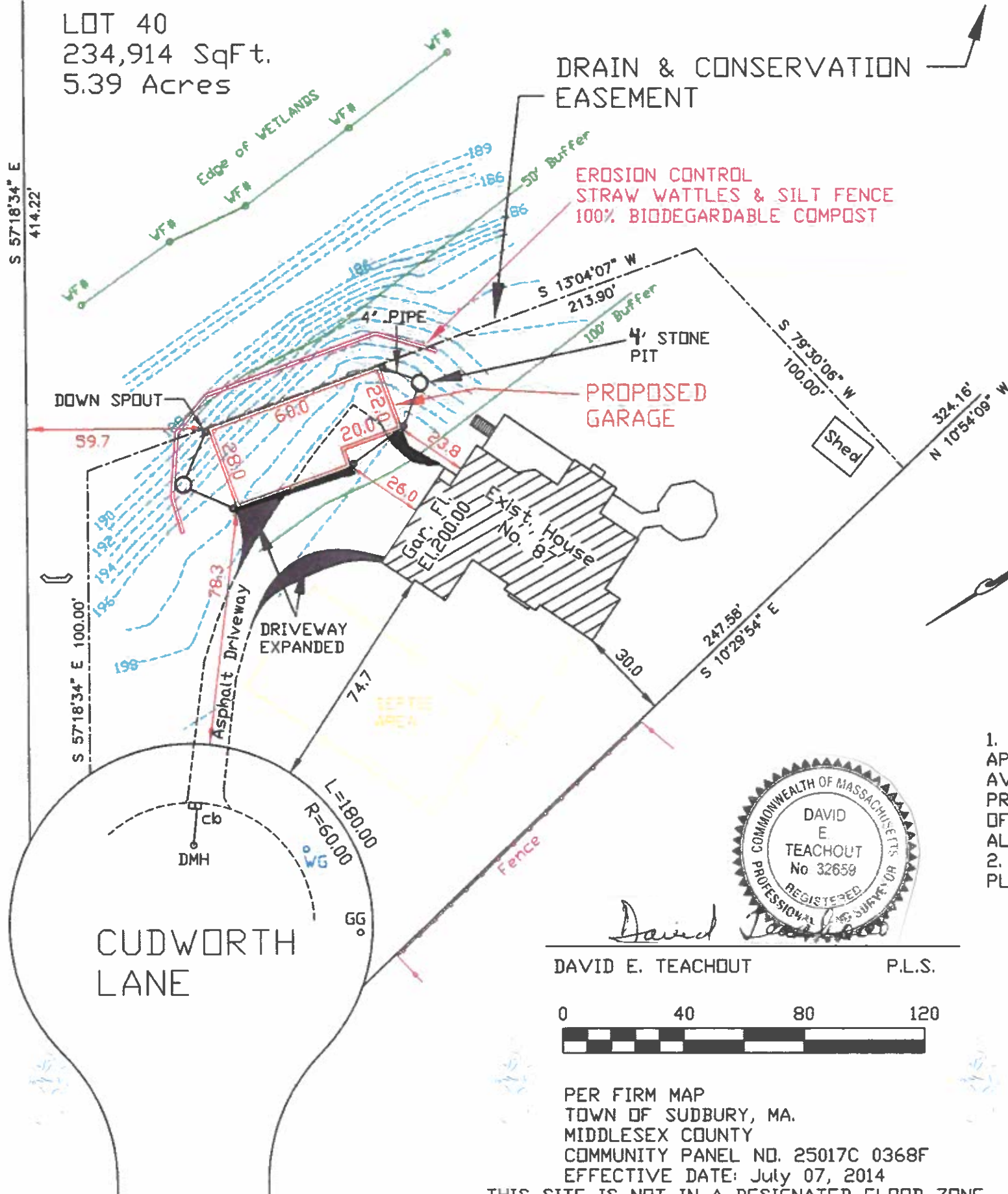
OWNER: JEHANGIR & JULIE JUNGALWALA
87 Cudworth Lane
Sudbury, Mass. 01776

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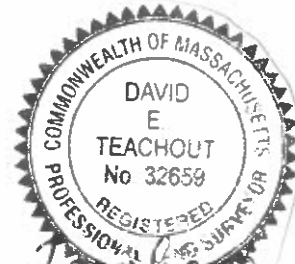
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