5-4797A

LEGEND

Ⓢ	SANITARY SEWER MANHOLE	CONTOUR (INDEX)	1000
Ⓓ	STORM DRAIN MANHOLE	CONTOUR (INTERMEDIATE)	1002
□	CATCH BASIN	SANITARY SEWER	
	UTILITY POLE	STORM DRAIN	
•W.G.	WATER GATE	WATER MAIN	
	HYDRANT	EDGE OF VEGETATION	
		EDGE OF HEDGE ROW	
⊡ C.B. FD.	CONCRETE BOUND FOUND	WETLAND RESOURCE AREA	A5
◉ D.H. FD.	DRILL HOLE FOUND	ZONE A FEMA FLOODPLAIN	
O I.B. FD.	IRON BAR FOUND	30' BUFFER	
O I.P. FD.	IRON PIN FOUND	60' BUFFER	
O R.B. FD.	REINFORCING BAR FOUND	100' BUFFER	
		STONE WALL	
		CURB OR BERM (AS NOTED)	
		EDGE OF PAVEMENT	
		EDGE OF GRAVEL	
		PROPERTY LINE	
		ABUTTER LINE	

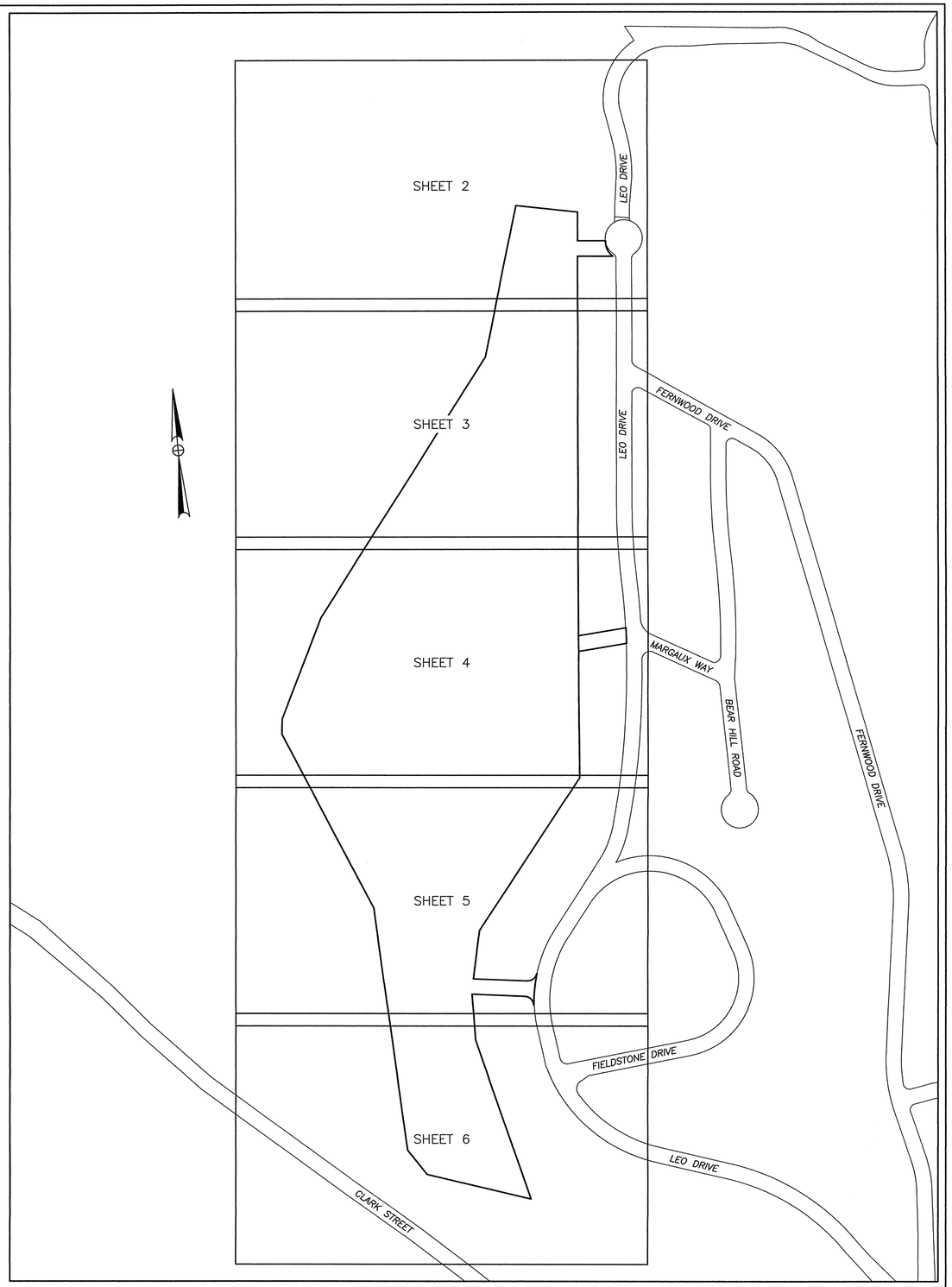
NOTES:

1. THIS PLAN IS BASED ON A FIELD SURVEY BY THIS OFFICE DATED 03/13/20 THROUGH 04/30/20.
2. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NAVD88. BOTH DATUMS WERE ESTABLISHED AT THIS SITE BY GPS METHODS AND BY LOCATING AND REFERENCING MONUMENTS AS SHOWN ON RECORDED PLANS BY ANDRYSICK LAND SURVEYING.
3. PROPERTY LINES ESTABLISHED BY ANDRYSICK LAND SURVEYING AND TIED INTO BY THIS SURVEY. SEE PLAN FOR REGISTRY OF DEEDS DEED AND PLAN BOOK REFERENCES.
4. WETLAND LOCATIONS BASED ON SITE VISITS CONDUCTED MARCH 2020 BY LUCAS ENVIRONMENTAL, LLC.
5. LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATIONS OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED.
6. AS A MEANS OF LIMITING POTENTIAL SARS-CoV-2 EXPOSURE, UTILITY STRUCTURE INVERTS WERE NOT OBTAINED.
7. THE CONTRACTOR SHOULD VERIFY THE EXISTING CONDITIONS TO HIS SATISFACTION PRIOR TO BEGINNING ANY EXCAVATION. "DIG SAFE" SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 INCH = TWO HUNDRED FEET



NO.	DATE	BY	REVISIONS

SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering
3 Converse Street, Suite 203
Palmer, MA 01069

FIELD WORK: PWS/BJP
COMPS: SBW
DRAFTING: SBW
CHECKED: DJF
APPROVED: DJF

COMMONWEALTH OF MASSACHUSETTS
DONALD J. FRYDRYK
41606
PROFESSIONAL LAND SURVEYOR

SCALE:
HORZ: 1"=200'
VERT: N/A
DATE: 05/01/2020

TITLE SHEET AND KEY MAP

LEO DRIVE RECREATIONAL FIELDS

PLAN OF LAND IN
GARDNER, MA
PREPARED FOR
FUSS & O'NEILL

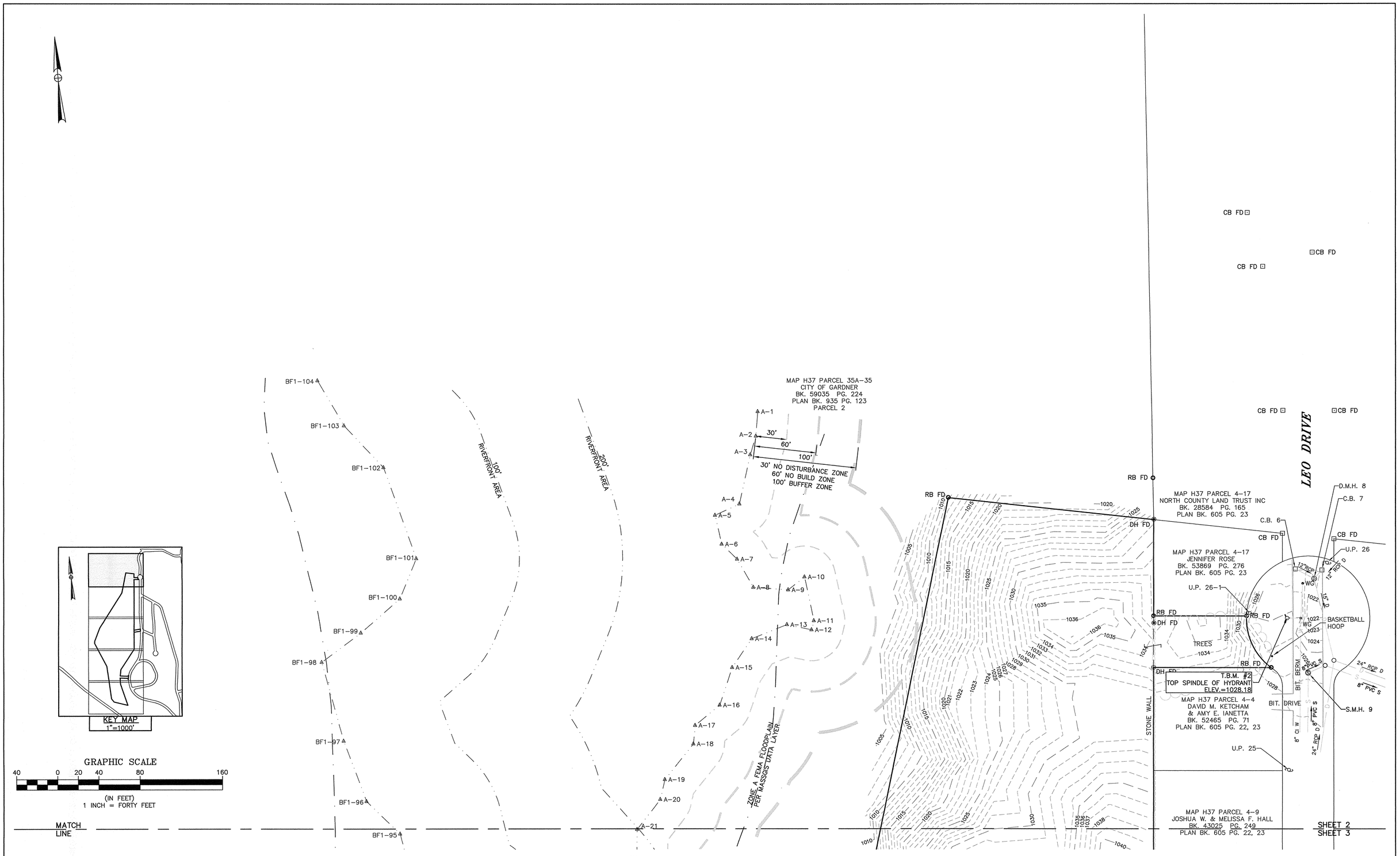
PROJECT NUMBER
20031

SHEET NUMBER
1 OF 6

20031.DWG

5-4797A

5-4797B



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COMMONWEALTH OF MASSACHUSETTS
DONALD J. FRYDRYK
41606
PROFESSIONAL LAND SURVEYOR

SCALE:
HORZ: 1"=40'
VERT: N/A
DATE: 05/01/2020

EXISTING CONDITIONS PLAN

LEO DRIVE RECREATIONAL FIELDS

PLAN OF LAND IN
GARDNER, MA
PREPARED FOR
FUSS & O'NEILL

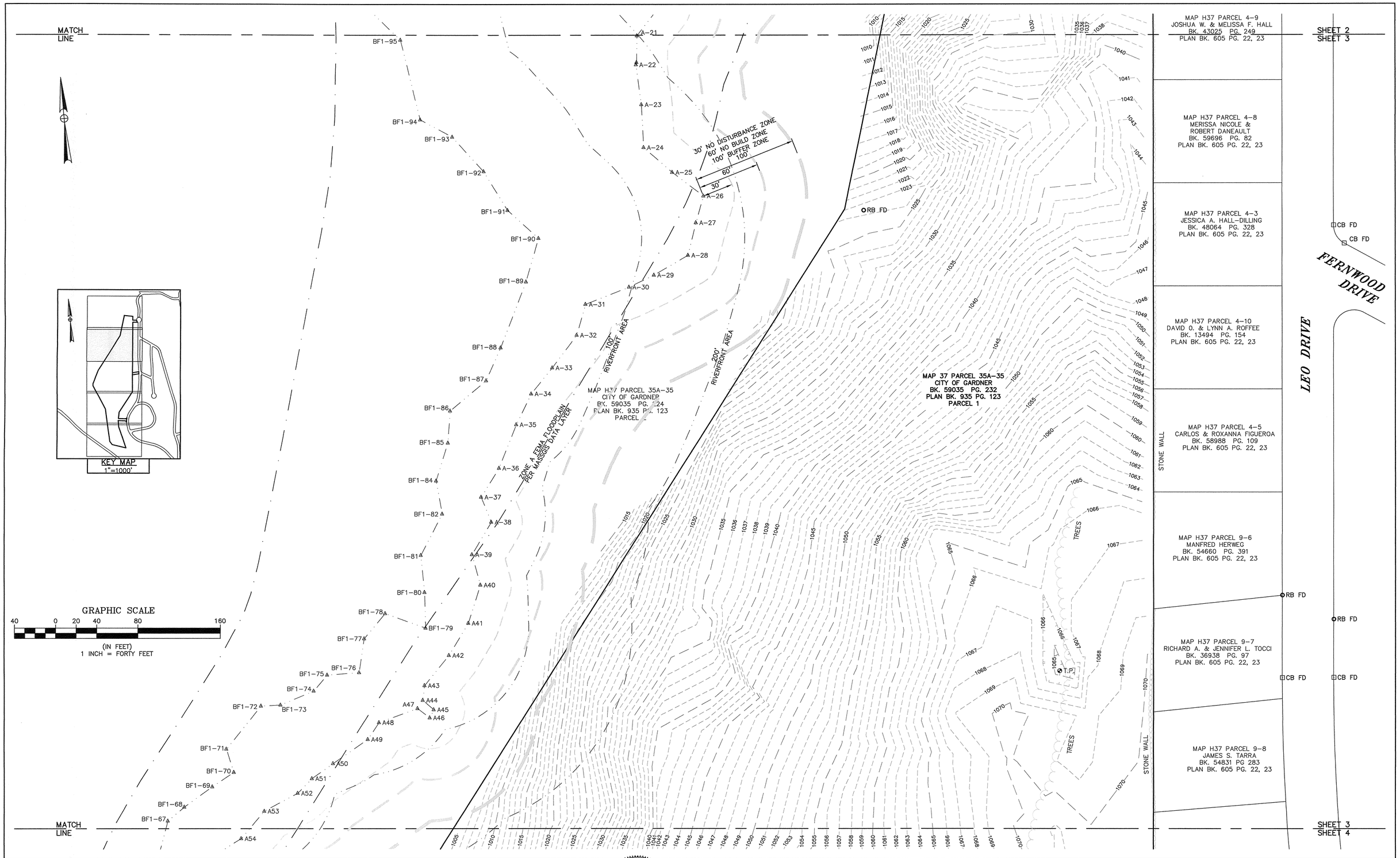
PROJECT NUMBER
20031

SHEET NUMBER
2 OF 6

20031.DWG

5-4797B

5-4797C



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COMPS: SBW
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CHECKED: DJF
APPROVED: DJF

COMMONWEALTH OF MASSACHUSETTS
DONALD J. FRYDRYK
#41606
PROFESSIONAL LAND SURVEYOR

SCALE:
HORZ: 1"=40'
VERT: N/A
DATE: 05/01/2020

EXISTING CONDITIONS PLAN

LEO DRIVE RECREATIONAL FIELDS

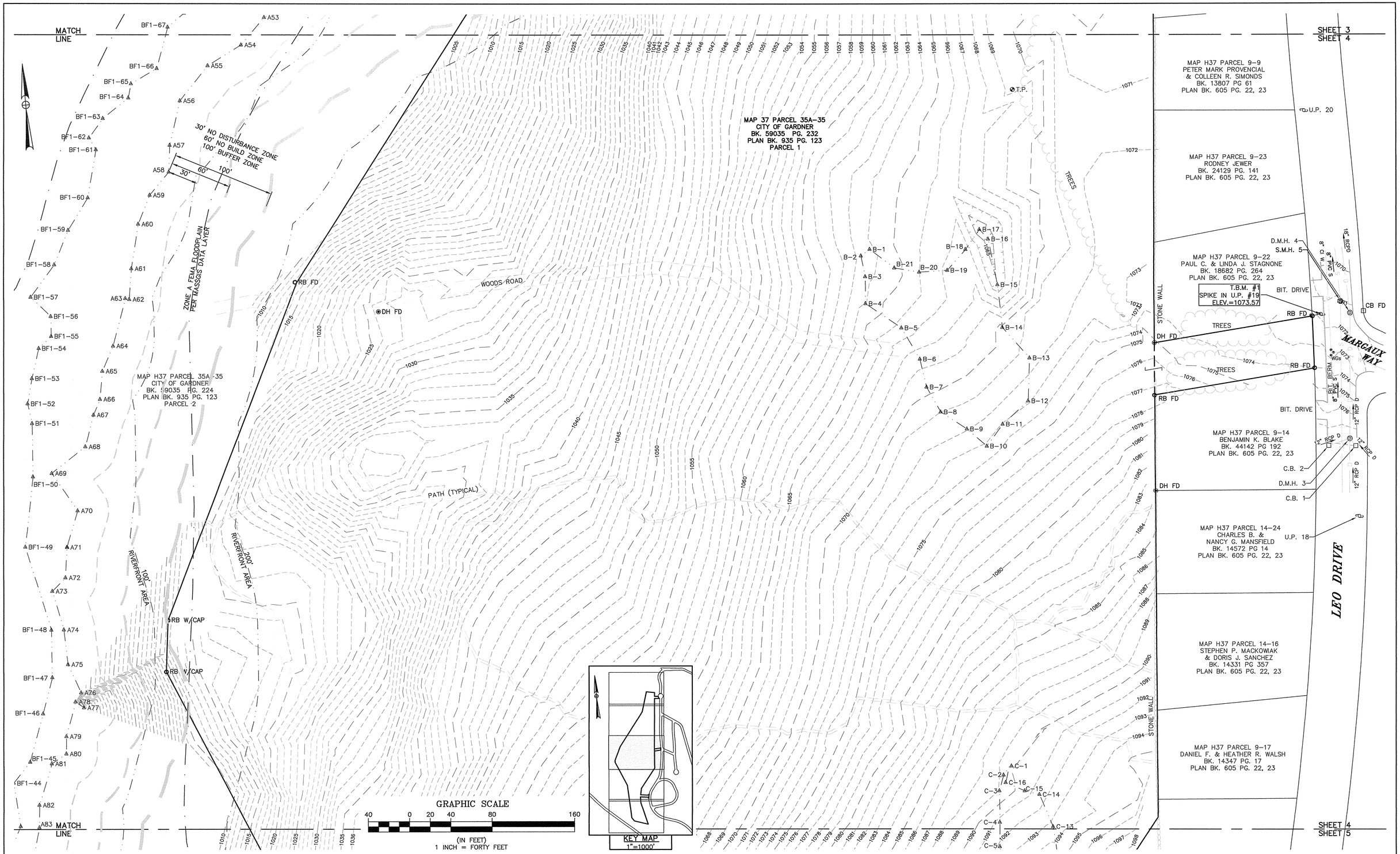
PLAN OF LAND IN
GARDNER, MA
PREPARED FOR
FUSS & O'NEILL

PROJECT NUMBER
20031

SHEET NUMBER
3 OF 6

20031.DWG
5-4797C

5-4797D



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3 Converse Street, Suite 203
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COMPS: SBW
DRAFTING: SBW
CHECKED: DJF
APPROVED: DJF

COMMONWEALTH OF MASSACHUSETTS
DONALD J. FRYDRYK
41606
PROFESSIONAL LAND SURVEYOR

SCALE:
HORZ: 1"=40'
VERT: N/A
DATE: 05/01/2020

EXISTING CONDITIONS PLAN

LEO DRIVE RECREATIONAL FIELDS

PLAN OF LAND IN
GARDNER, MA
PREPARED FOR
FUSS & O'NEILL

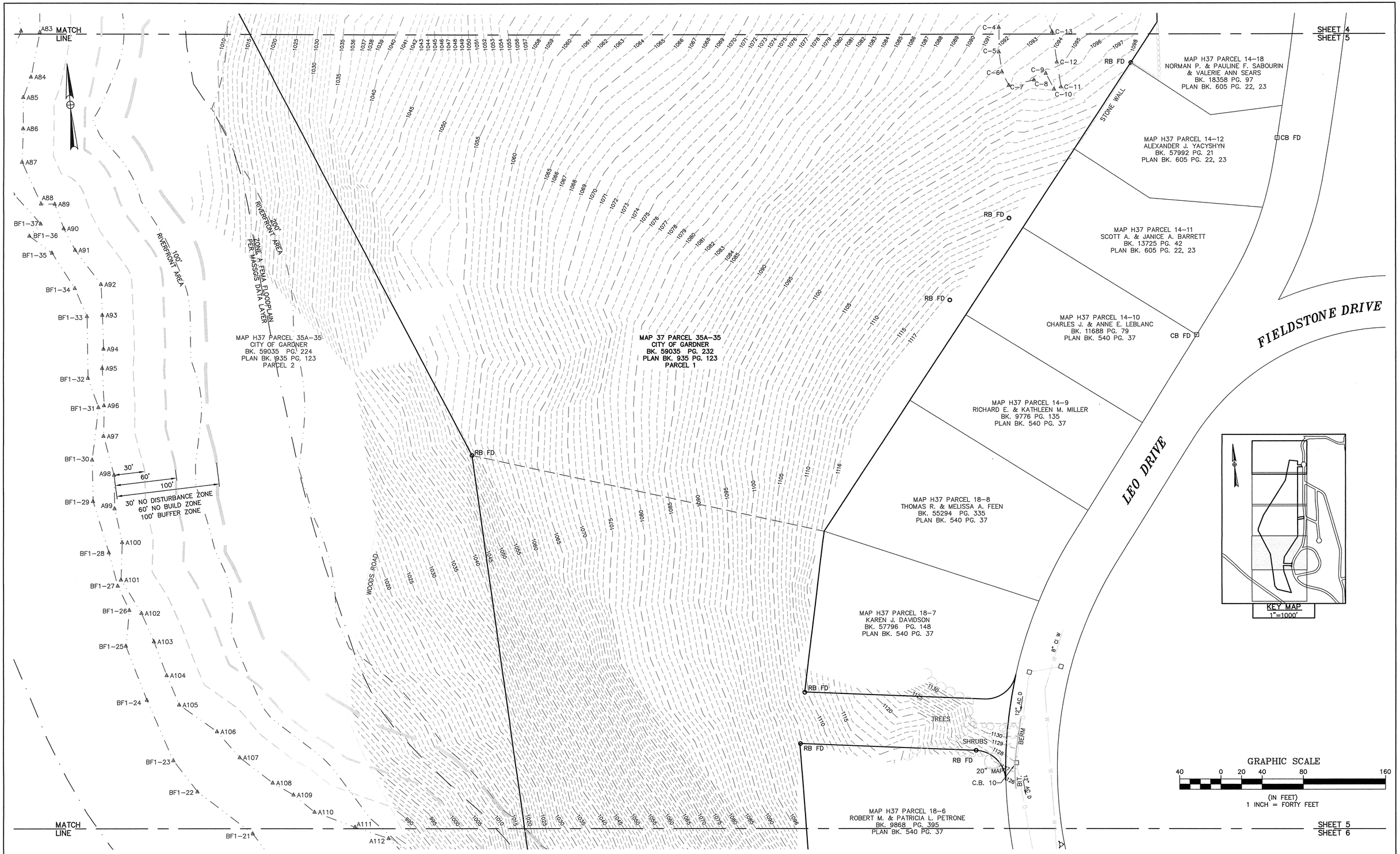
PROJECT NUMBER
20031

SHEET NUMBER
4 OF 6

20031.DWG

5-4797D

5-4797E



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3 Converse Street, Suite 203
Palmer, MA 01069

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APPROVED: DJF

COMMONWEALTH OF MASSACHUSETTS
DONALD J. FRYDRYK
41606
PROFESSIONAL LAND SURVEYOR

SCALE:
HORZ: 1"=40'
VERT: N/A
DATE: 05/01/2020

EXISTING CONDITIONS PLAN

LEO DRIVE RECREATIONAL FIELDS

PLAN OF LAND IN
GARDNER, MA
PREPARED FOR
FUSS & O'NEILL

PROJECT NUMBER
20031

SHEET NUMBER
5 OF 6

20031.DWG

5-4797E

MATCH LINE

SHEET 5
SHEET 6

MAP H37 PARCEL 18-6
ROBERT M. & PATRICIA L. PETRONE
BK. 9868 PG. 395
PLAN BK. 540 PG. 37

T.B.M. #3
TOP SPINDLE OF HYDRANT
ELEV.=1122.59

MAP H37 PARCEL 35A-35
CITY OF GARDNER
BK. 59035 PG. 224
PLAN BK. 935 PG. 123
PARCEL 2

WOODS ROAD

MAP H37 PARCEL 19-10
WILLIAM & SUSAN E. MOORE
BK. 11058 PG. 28
PLAN BK. 300 PG. 74

FIELDSTONE DRIVE

MAP 37 PARCEL 39-40
CITY OF GARDNER
BK. 59040 PG. 70
PLAN BK. 935 PG. 122
PARCEL 3

MAP H37 PARCEL 19-9
CHRISTOPHER J. HANCOCK,
TRUSTEE OF HANCOCK FAMILY TRUST
BK. 56028 PG. 324
PLAN BK. 300 PG. 74

ZONE A FEMA FLOODPLAIN
PER MASSGIS DATA LAYER

100' RIVERFRONT AREA

200' RIVERFRONT AREA

MAP H37 PARCEL 24-9
MATTHEW R. FARLEY
BK. 52735 PG. 28
PLAN BK. 300 PG. 74

LEO DRIVE

MAP H37 PARCEL 23-36
GARDNER FISH & GUN CLUB, INC.
BK. 2642 PG. 362

IB FD

IP FD

30' NO DISTURBANCE ZONE
60' NO BUILD ZONE
100' BUFFER ZONE

MAP H37 PARCEL 24-7
LAURENCE E. & CAROLYN M. KATTELLE
BK. 14480 PG. 323
PLAN BK. 300 PG. 74

CLARK STREET

MAP H37-23-37
JONATHAN M. & SHERRI L. MILLS
BK. 24092 PG. 361
PLAN BK. 230 PLAN 84

MAP H37-23-38
RAYMOND W SIMULA II
BK. 59921 PG. 235
PLAN BK. 465 PLAN 14

DH FD

APPROXIMATE LOCATION OF
8" DI WATER MAIN

POSSIBLE LOCATION OF
U/G TELEPHONE?

BIT. CONC. BERM

KEY MAP
1"=1000'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 INCH = FORTY FEET

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5-4797F

20031.DWG