

DRAFT PLAN 9-4-20

LOCUS PLAN
N.T.S.

DISTRICT DIMENSIONAL REGULATIONS			
DISTRICT	SUBURBAN RESIDENTIAL DISTRICT (SR)		
USE	TOWN PARK - RECREATIONAL AREA	REQUIRED	PROPOSED
MIN. LOT SIZE	0.75 ACRES	26.78 ACRES	26.78 ACRES
MIN. FRONTAGE	125'	118.20'	118.20'
MIN. FRONT YARD DEPTH	30'	716'±	716'±
MIN. SIDE YARD DEPTH	15'	41.5'±	41.5'±
MIN. REAR YARD DEPTH	15'	172'±	172'±
MAX. # BUILDING STORIES	2	1	1
MAX. BUILDING HEIGHT	35'	12'±	12'±
MAX. LOT COVERAGE	15%	<1%	<1%
MAX. IMPERVIOUS SURF.	N/A	N/A	N/A
MIN. HABITABLE AREA	750 SF	N/A	N/A

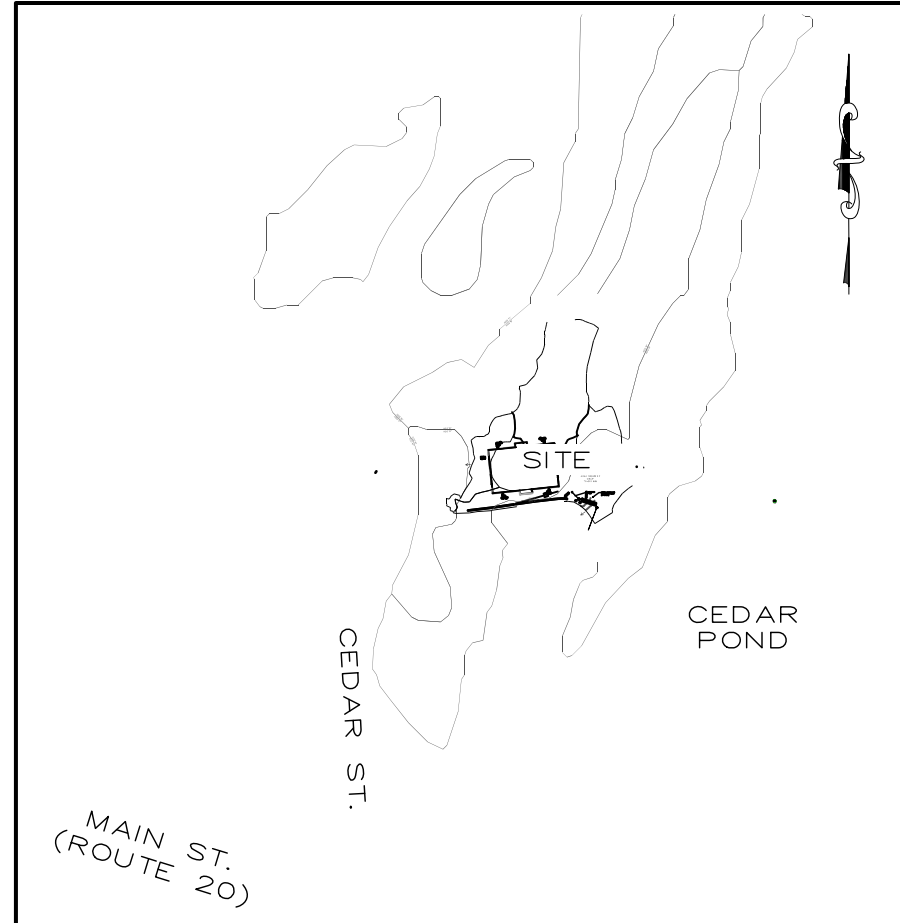
* SITE LIES WITHIN THE GROUND WATER PROTECTION DISTRICT

DH1				DH2				DH3				DH4				DH5				DH6				DH7				DH8				DH9			
DEPTH	HORIZON	TEXTURE	COLOR	DEPTH	HORIZON	TEXTURE	COLOR	DEPTH	HORIZON	TEXTURE	COLOR	DEPTH	HORIZON	TEXTURE	COLOR	DEPTH	HORIZON	TEXTURE	COLOR	DEPTH	HORIZON	TEXTURE	COLOR	DEPTH	HORIZON	TEXTURE	COLOR	DEPTH	HORIZON	TEXTURE	COLOR				
0-36"	FILL			0-36"	FILL			0-3"	Ao	SL		0-3"	Ao	SL		0-3"	Ao	SL		0-3"	Ao	SL		0-3"	Ao	SL		0-3"	Ao	SL		0-3"	Ao	SL	
36-102"	C	GS	7.5YR	36-96"	C	GS	10YR 5/6	3-12"	Bw	LS		3-12"	Bw	LS		3-12"	Bw	LS		3-12"	Bw	LS		3-12"	Bw	LS		3-12"	Bw	LS		3-12"	Bw	LS	
NO REDOX, 10% GRAVEL, SOME COBBLES				NO REDOX, 15% GRAVEL, SOME COBBLES				NO REDOX, >20% GRAVEL, SOME COBBLES				NO REDOX, >20% GRAVEL, SOME COBBLES				NO REDOX, >20% GRAVEL, SOME COBBLES				NO REDOX, >20% GRAVEL, SOME COBBLES				NO REDOX, >20% GRAVEL, SOME COBBLES				NO REDOX, >20% GRAVEL, SOME COBBLES				NO REDOX, >20% GRAVEL, SOME COBBLES			
NO REFUSAL				NO REFUSAL				NO REDOX, >20% GRAVEL, MANY COBBLES				NO REDOX, >20% GRAVEL, MANY COBBLES				NO REDOX, >20% GRAVEL, MANY COBBLES				NO REDOX, >20% GRAVEL, MANY COBBLES				NO REDOX, >20% GRAVEL, MANY COBBLES				NO REDOX, >20% GRAVEL, MANY COBBLES				NO REDOX, >20% GRAVEL, MANY COBBLES			
								REFUSAL @ 66" (LARGE BOULDER)				REFUSAL @ 60"																							

STURBRIDGE PLANNING BOARD
SITE PLAN APPROVAL

DATE: _____

LEGEND	
---	EXISTING CONTOUR
•	EXISTING SPOT ELEVATION
x	PROPOSED SPOT ELEVATION
- - -	EXISTING EDGE OF WOODS
OH	OVERHEAD WIRES
W	APPROX. LOC. UNDERGROUND WATER LINE
UP#	UTILITY POLE
WV	WATER VALVE
S	SIGN
CLF	CHAIN LINK FENCE
T	TREE & TRUNK SIZE
PT	CONIFEROUS TREE & TRUNK SIZE
△	DELINEATION FLAG
□	AREA LIGHT
CB	CATCH BASIN OR INLET
SMH	SANITARY/SEWER MANHOLE
---	EROSION CONTROL BARRIER
---	PROPOSED CLEARING LIMIT



REV	DATE	DESCRIPTION	MADE	APVD

PETER C. ENGLE P.E.
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MA LIC. NO. 53736

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SITE PLAN
CEDAR LAKE RECREATION AREA
IMPROVEMENTS
STURBRIDGE, MA 01566
PREPARED FOR
TOWN OF STURBRIDGE
308 MAIN STREET
STURBRIDGE, MA 01566

DRAWN BY: WCN
DATE: 8/28/2020
CHK BY: PE
SCALE: 1" = 40'
PROJ. NO. 287-2116-L
GRADING & DRAINAGE PLAN
C-3