

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: <u>3/4 ACRE</u>	AREA: <u>0.285 ACRE</u>	AREA: <u>0.285 ACRE</u>
FRONTAGE: <u>125'</u>	FRONTAGE: <u>93.01'</u>	FRONTAGE: <u>93.01'</u>
FRONT YARD: <u>30'</u>	FRONT YARD: <u>58.27'</u>	FRONT YARD: <u>34.27'</u>
SIDE YARD: <u>15'</u>	SIDE YARD: <u>7.83/17.10'</u>	SIDE YARD: <u>7.83/17.10'</u>
REAR YARD: <u>15'</u>	REAR YARD: <u>36.38'</u>	REAR YARD: <u>36.38'</u>
%COVERAGE: <u>15</u>	%COVERAGE: <u>17.08</u>	%COVERAGE: <u>20.44</u>

SITE IS SERVICED BY MUNICIPAL SEWER AND PRIVATE WELL.

EXISTING LOT COVERAGE COMPUTATIONS

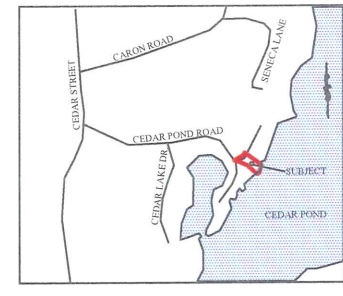
HOUSE	1532 S.F.
DECK	356 S.F.
TRAILER	160 S.F.
SHED	70 S.F.
TOTAL:	2,118 S.F.

$2,118 (100) = 17.08\%$
12,400

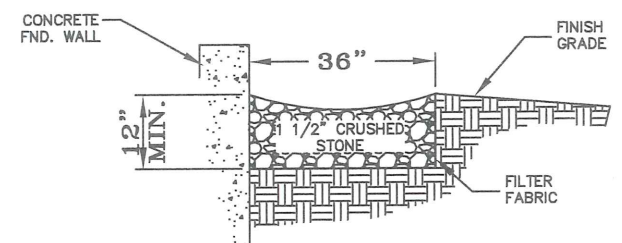
PROPOSED LOT COVERAGE COMPUTATIONS

HOUSE	1532 S.F.
DECK	356 S.F.
SHED	70 S.F.
NEW GARAGE	576 S.F.
TOTAL:	2,534 S.F.

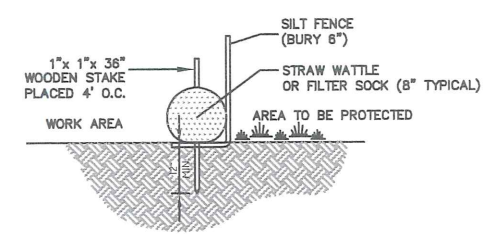
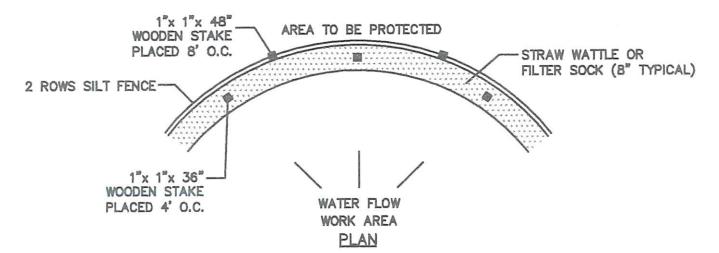
$2,534 (100) = 20.44\%$
12,400



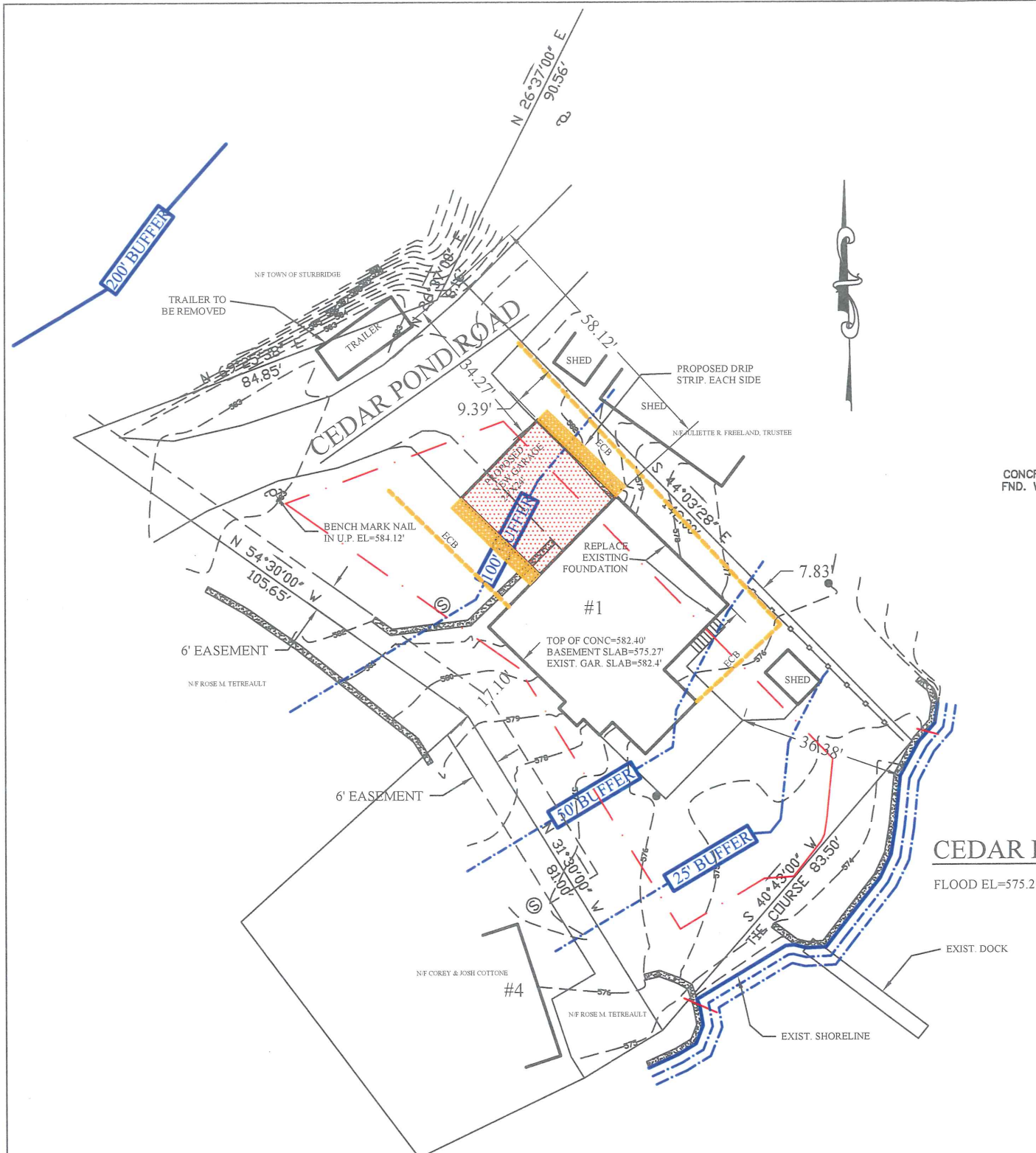
LOCUS
SCALE:NONE



SECTION
STONE DRIP STRIP
SCALE: N.T.S.



SECTION
EROSION CONTROL BARRIER (ECB)
SCALE: N.T.S.



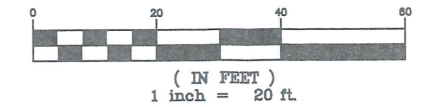
Leonard Jalbert

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
10/17/19	AMT	1	10/29/19	FOUND. NOTE & EXTEND ECB	AMT	LSJ	LSJ
	LSJ	2	6/11/20	REVISE COVERAGE CALCS	AMT	LSJ	LSJ
	LSJ	3	8/4/20	ADD EASEMENT	AMT	LSJ	LSJ
	LSJ						



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PROPOSED SITE PLAN
PREPARED FOR
CORY COTTONE
1 CEDAR POND ROAD, STURBRIDGE, MA



PLAN DATE: 10/17/19

DWG NUMBER
19132
REV. 3