

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL

REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 28,840 s.f.	AREA: NO CHANGE
FRONTAGE: 125'	FRONTAGE: 91.20'	FRONTAGE: NC
FRONT YARD: 30'	FRONT YARD: 162.7'	FRONT YARD: 21.0'
SIDE YARD: 15'	SIDE YARD: 37.0'/17.2'	SIDE YARD: 16'/18'
REAR YARD: 15'	REAR YARD: 10.5'±	REAR YARD: 54'
%COVERAGE: 15	%COVERAGE: 3.34	%COVERAGE: 11.98

PROPOSED LOT COVERAGE COMPUTATIONS  
 PROPOSED HOUSE 3,374 S.F.  
 SHED (RELOCATED) 80 S.F.  
 TOTAL: 3,454 S.F.  
 $\frac{3454 (100)}{28840} = 11.98\%$

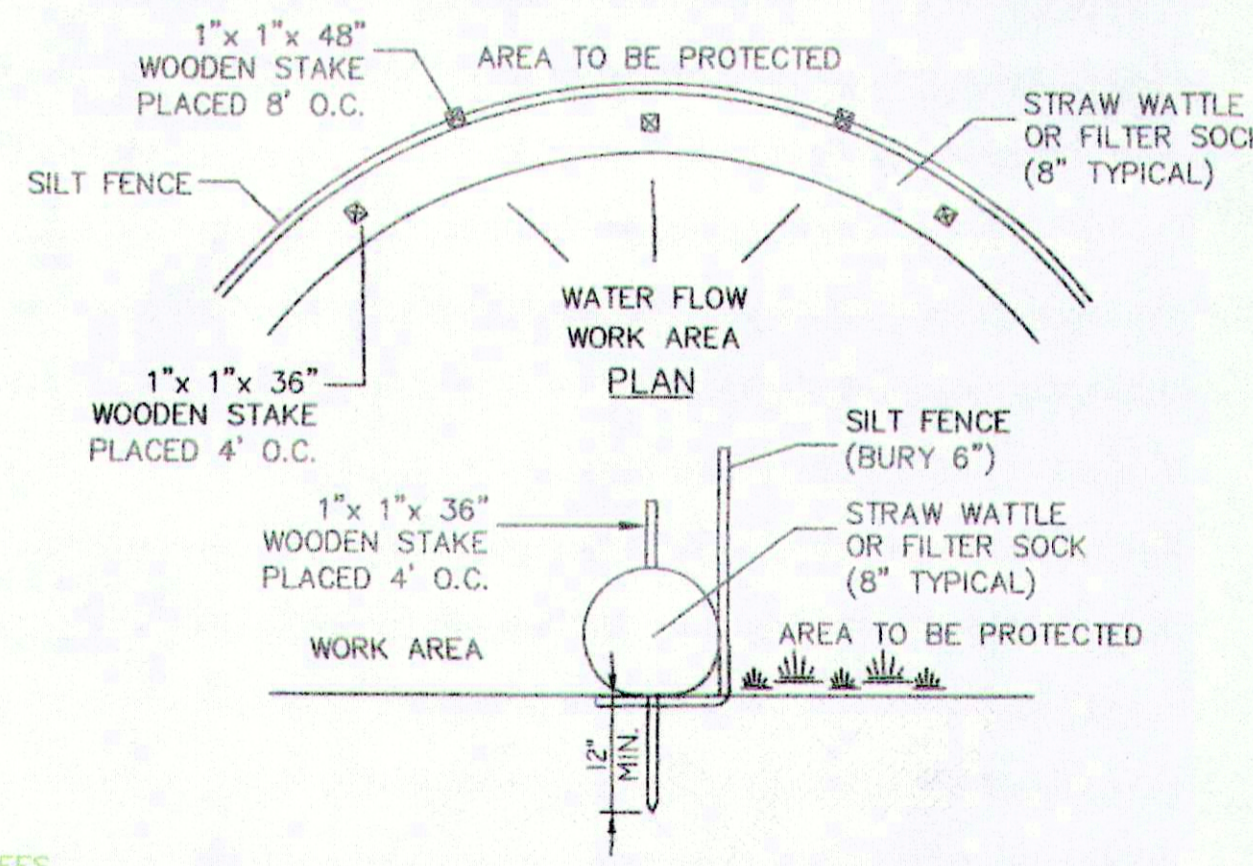
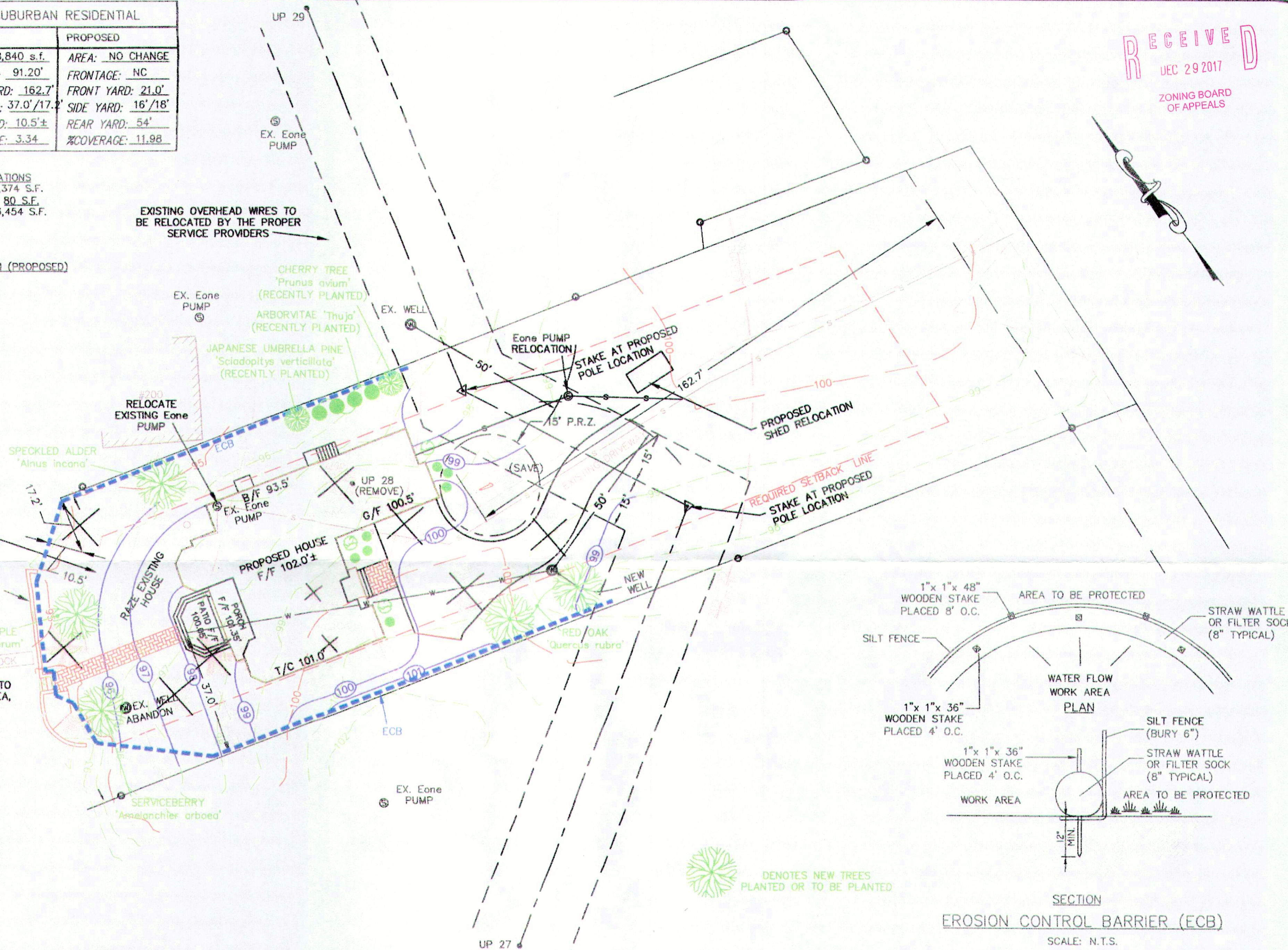
BUFFER ZONE BUILDING OCCUPATION (PROPOSED)  
 0-25' 0 S.F. (-100%)  
 25-50' 331 S.F. (-6.02%)  
 50-100' 2932 S.F. (-11.76%)  
 100'-200' (111 + 80) 191 S.F.

COVERAGE WITHIN SETBACKS:  
 PROPOSED HOUSE 0 S.F.  
 SHED 0 S.F.  
 TOTAL: 0 S.F.

RECEIVED  
 DEC 29 2017  
 ZONING BOARD  
 OF APPEALS

AREA OF EXISTING HOUSE  
 WITHIN THE 25-FOOT BUFFER  
 TO BE RECLAIMED BY PLANTING  
 AN INDIGENOUS SPECIES OF  
 UNDER-STORY VEGETATION  
 SUCH AS LOWBUSH BLUEBERRY.

MAINTAIN A WALKWAY TO  
 SHORELINE SITTING AREA,  
 STEPS AND DOCK



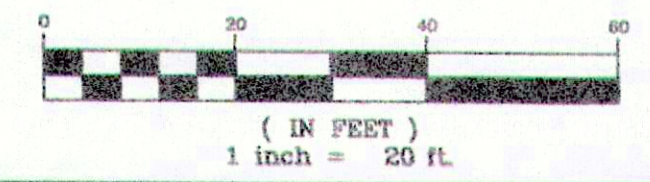
SECTION  
 EROSION CONTROL BARRIER (ECB)  
 SCALE: N.T.S.

ORIGINAL		REVISIONS						
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D	
11/17/15	SMB							
		1.	9/30/16	PROPOSED POLE & HOUSE LOCATIONS	SMB	LSJ	[Signature]	
		2.	08/31/17	ADDED PROPOSED IMPROVEMENTS	SMB	LSJ	[Signature]	
		3.	12/15/17	RENUMBERED—ISSUED FOR PERMITS	SMB	LSJ	[Signature]	



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 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136  
 Fax: (508) 347-7962

SITE PLAN OF PROPERTY OWNED BY  
 WENDY M. STEARNS  
 202 LAKE ROAD  
 STURBRIDGE, MA



PLAN DATE:  
 12/15/17  
 DWG NUMBER  
**17232**  
 SHEET 2 OF 2  
 REVISION 3