

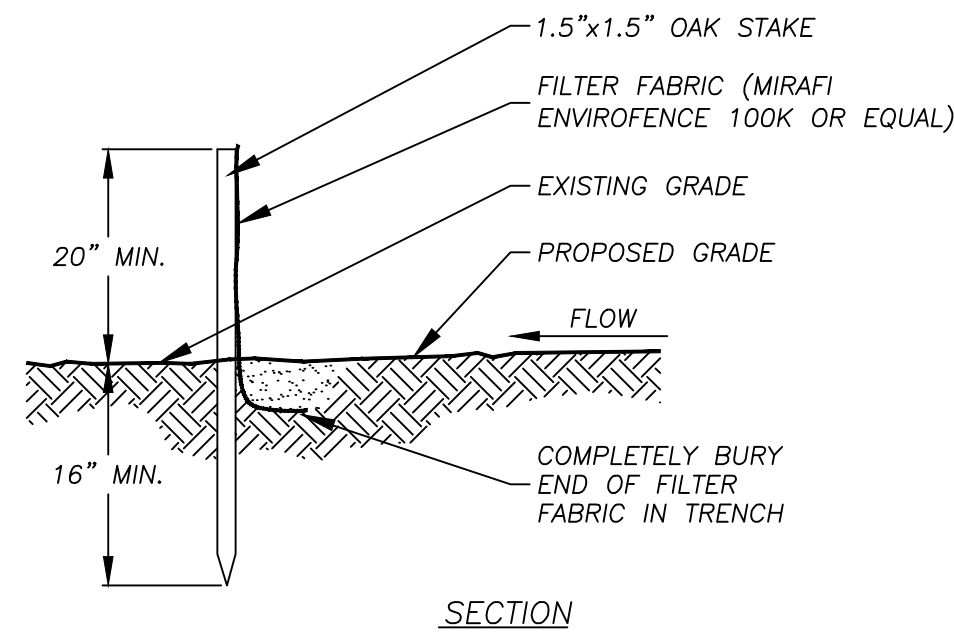
ZONING REVIEW - Suburban Residential (SR)

TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	32,670 FT ²	26,695 FT ²	26,695 FT ²
FRONTAGE	125 FT	- FT	- FT
FRONT YARD	30 FT	*140 ± FT	*138 ± FT
SIDE YARD	15 FT	14.26 ± FT	20.3 ± FT
REAR YARD	15 FT	13 ± FT	18.1 ± FT
HEIGHT (MAX)	35 FT (2 STORIES) (MAX)	1 STORY	2 STORIES
BUILDING COVERAGE (MAX)	15% (MAX)	4%	6%

*PRE-EXISTING NON-CONFORMING BUILDING. SEE § 300-15.2 NONCONFORMING USES AND STRUCTURE IN STURBRIDGE, MA ZONING ORDINANCE.

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS NANETTE DUBIN. SEE WORCESTER COUNTY REGISTRY OF DEEDS BOOK 67435 PAGE 54.
2. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
3. THIS PLAN HAS BEEN PREPARED FOR SINGLE-FAMILY HOME PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCEL CONTAINS 26,695 +/- SQ. FT. ACCORDING TO TOWN OF STURBRIDGE MUNICIPAL GIS.
5. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
6. WETLAND RESOURCE AREAS WERE DELINEATED BY R. LEVESQUE ASSOCIATES ON 09/13/2022.
7. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R. LEVESQUE ASSOCIATES, INC. ON 09/13/2022.
8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF STURBRIDGE MUNICIPAL GIS WEBSITE.
9. SUBJECT PARCEL IS ZONED SUBURBAN RESIDENTIAL ACCORDING TO THE TOWN OF STURBRIDGE ZONING MAP.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25027C0763E - EFFECTIVE DATE 07/04/2011.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.



SILT FENCE DETAIL

NO SCALE

R LEVESQUE ASSOCIATES INC.
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rland.com

PROPOSED SINGLE-FAMILY HOME RECONSTRUCTION

126 Lake Road
Sturbridge, MA.
Parcel ID: 380-00927-126

PREPARED FOR:

Mr. Daniel Howard
Pioneer Builders
17 Laurie Lane
Charlton, MA. 01507

ISSUANCE DATE: November 17, 2022

REVISIONS:	DATE:

DRAFTED BY: I.G.S.

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SCALE: As Noted

RLA PROJ. NUMBER: 220615

DRAWING#	REV.
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