

## ZONING REVIEW - Suburban Residential (SR)

TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	32,670 FT <sup>2</sup>	26,695 FT <sup>2</sup>	26,695 FT <sup>2</sup>
FRONTAGE	125 FT	N/A	N/A
FRONT YARD	30 FT	140 ± FT	136 ± FT
SIDE YARD	15 FT	*14.3 ± FT	20.3 ± FT
REAR YARD	15 FT	*12.7 ± FT	26.3 ± 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.

## <u>NOTES</u>

GEOTEXTILE FABRIC, AS MADE BY MIRAFI 140 NL. OR APPROVED EQUAL.

TOP AND SIDES ONLY.

-1.5"x1.5" OAK STAKE

- EXISTING GRADE

-PROPOSED GRADE

COMPLETELY BURY

FABRIC IN TRENCH

— END OF FILTER

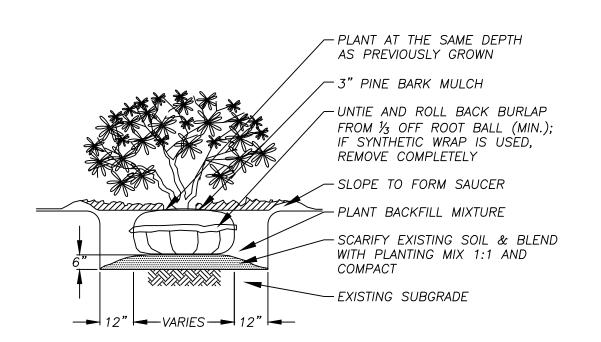
<u>SECTION</u>

FILTER FABRIC (MIRAFI

ENVIROFENCE 100K OR EQUAL)

OVERLAP 1'-0" MIN. ON TOP OF STRUCTURE.

- 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 ÀSSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN
- 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)



SHRUB PLANTING DETAIL NO SCALE

## - BLACK REINFORCED RUBBER HOSE (ABOVE FIRST BRANCH) — 2"X2" UNPAINTED CEDAR STAKE (3 STAKES PER TREE) TIGHTEN AS SHOWN - TREE WRAPPING PAPER TO SECOND BRANCH TREE SHALL BE SET AT OR 1" ABOVE THE ESTABLISHED FINISHED GRADE — 3" PINE BARK MULCH - SLOPE TO FORM SAUCER UNTIE AND ROLL BACK BURLAP IF SYNTHETIC WRAP IS USED, REMOVE COMPLETELY — PLANT BACKFILL MIXTURE

TREE PLANTING DETAIL NO SCALE

THREE STRANDS OF #10 GAUGE TWISTED GALVANIZED "STEEL WIRE - GALVANIZED EYE AND TURNBUCKLE FROM 1/3 OF ROOT BALL (MIN); SCARIFY EXISTING SOIL & BLEND WITH PLANTING MIX 1:1 & COMPACT



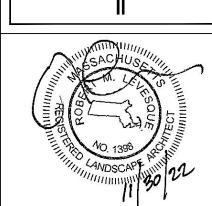
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PREPARED FOR:

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**ISSUANCE DATE:** November 17, 2022 **REVISIONS:** DATE: ConCom Site Visit Comments II/30/22

**DRAFTED BY:** I.G.S.

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RLA PROJ. NUMBER: 220615

**SCALE**: As Noted

