

PROJECT ZONING INFORMATION

CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	COMMERCIAL TOURIST	COMMERCIAL TOURIST	COMMERCIAL TOURIST
MINIMUM LOT AREA	10,000 SQ. FT.	16,466 SQ. FT.	16,466 SQ. FT.
FRONTAGE	100 FT.	96.25 FT.	96.25 FT.
FRONT SETBACK	25 FT.	11.7 FT.	11.7 FT.
SIDE SETBACK	10 FT.	2.8 FT.	3.0 FT.
REAR SETBACK	10 FT.	91.2 FT.	90.5 FT.
MAX. LOT COVERAGE	30%	12.7%	16%
MAX. # BUILDING STORIES	3	2	2
IMPERVIOUS AREA COVERAGE	N/A	59.6%	64.5%

ZONING DISTRICT SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE TOWN OF STURBRIDGE ZONING BYLAWS, AS AMENDED THROUGH JUNE 7, 2021.

PARKING SCHEDULE

REQUIRED PARKING
DWELLING UNIT: 2 SPACES/UNIT

8 UNITS TOTAL

TOTAL SPACES REQUIRED = 8 UNITS X 2 SPACES = 16 SPACES

PROPOSED PARKING

16 SPACES (INCLUDES 9 COMPACT SPACES (9' X 16'), AND 7 STANDARD SPACES (9' X 18'))

SNOW STORAGE NOTES

SNOW SHALL BE STORED WITHIN AREAS AS SHOWN ON THIS SHEET DESIGNATED BY THIS HATCHING

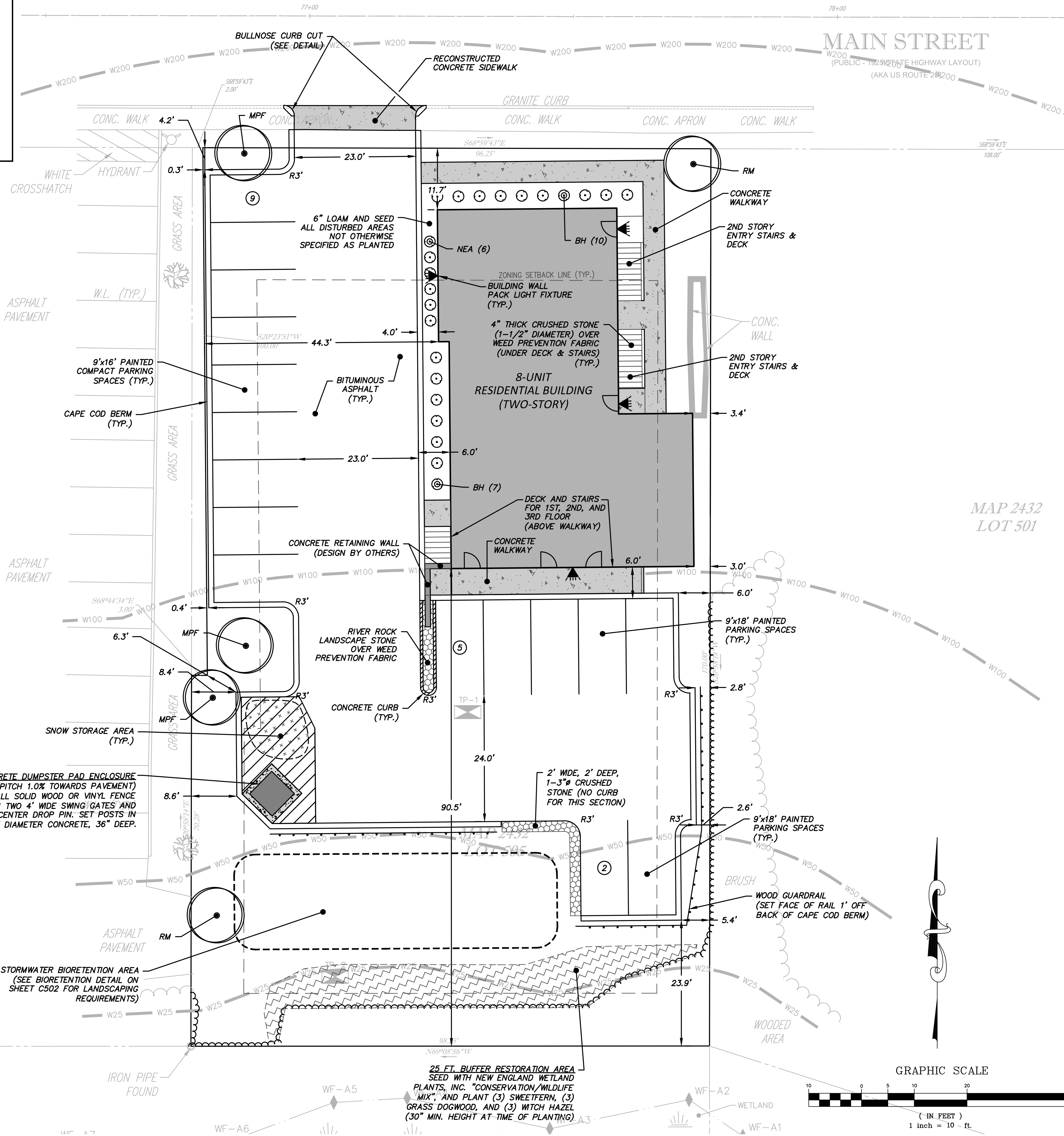
SNOW STORAGE LOCATIONS SHOWN REPRESENT THE MINIMUM NECESSARY AND THE OWNER SHALL EXPAND SUCH AREAS AS NEEDED. SNOW SHALL NOT BE PLACED SO AS TO INHIBIT VEHICLE SIGHT LINES FOR ENTERING AND EXITING THE SITE AND INTERNAL SITE CIRCULATION NOR PLACED TO INHIBIT SITE DRAINAGE.

SHEET NOTES

- ALL DIMENSIONS SHOWN ARE MEASURED FROM TOE OF CURB OR CENTER OF PAINTED LINE.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF LOAM AND SEED OR AS OTHERWISE NOTED ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE WITH PLANS BY OTHERS (ARCHITECTURAL, STRUCTURAL, MEP, ETC.)
- PAVEMENT MARKINGS SHALL BE PAINTED WITH WHITE TRAFFIC PAINT CONFORMING TO SECTION M7.01.08 OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION. LINE WIDTH SHALL BE 4 INCHES.
- PROPOSED LIGHTING SHALL BE BUILDING WALL PACK FIXTURE AS NECESSARY FOR BUILDING AND SITE SECURITY. ALL NEW FIXTURES SHALL BE LED, FULLY SHIELDED TO PREVENT LIGHT SPILLAGE ABOVE THE HORIZONTAL AND ONTO ADJUTING PROPERTIES, AND NIGHT SKY COMPLIANT.

PLANTING LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ORNAMENTAL TREES					
MPF	3	MALUS 'DONALD WYMAN'	'DONALD WYMAN' CRABAPPLE	4'-5' HT.	PLANT WHERE SHOWN
RM	2	ACER RUBRUM	RED MAPLE	4'-5' HT.	PLANT WHERE SHOWN
SHRUBS					
BH	17	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	18"-24" HT.	-
NEA	6	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	#1 POT	-



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NO.	DATE	BY	DESCRIPTION
2	11/03/23	MRA	ISSUED FOR PERMITTING
1	12/22/22	MRA	ISSUED FOR PERMITTING

MAP 2432
LOT 501

LAYOUT PLAN
MULTI-FAMILY RESIDENTIAL PROJECT
505 MAIN STREET, STURBRIDGE, MA 01518
STL GROUP, LLC
P.O. BOX 688, STURBRIDGE, MA 01566
PREPARED FOR:
DATE: 12/22/22
SCALE: 1"=10'
DES. BY: ROM
CHK. BY: MRA
PRJ. NO.: 22152

C102

