

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'))

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.

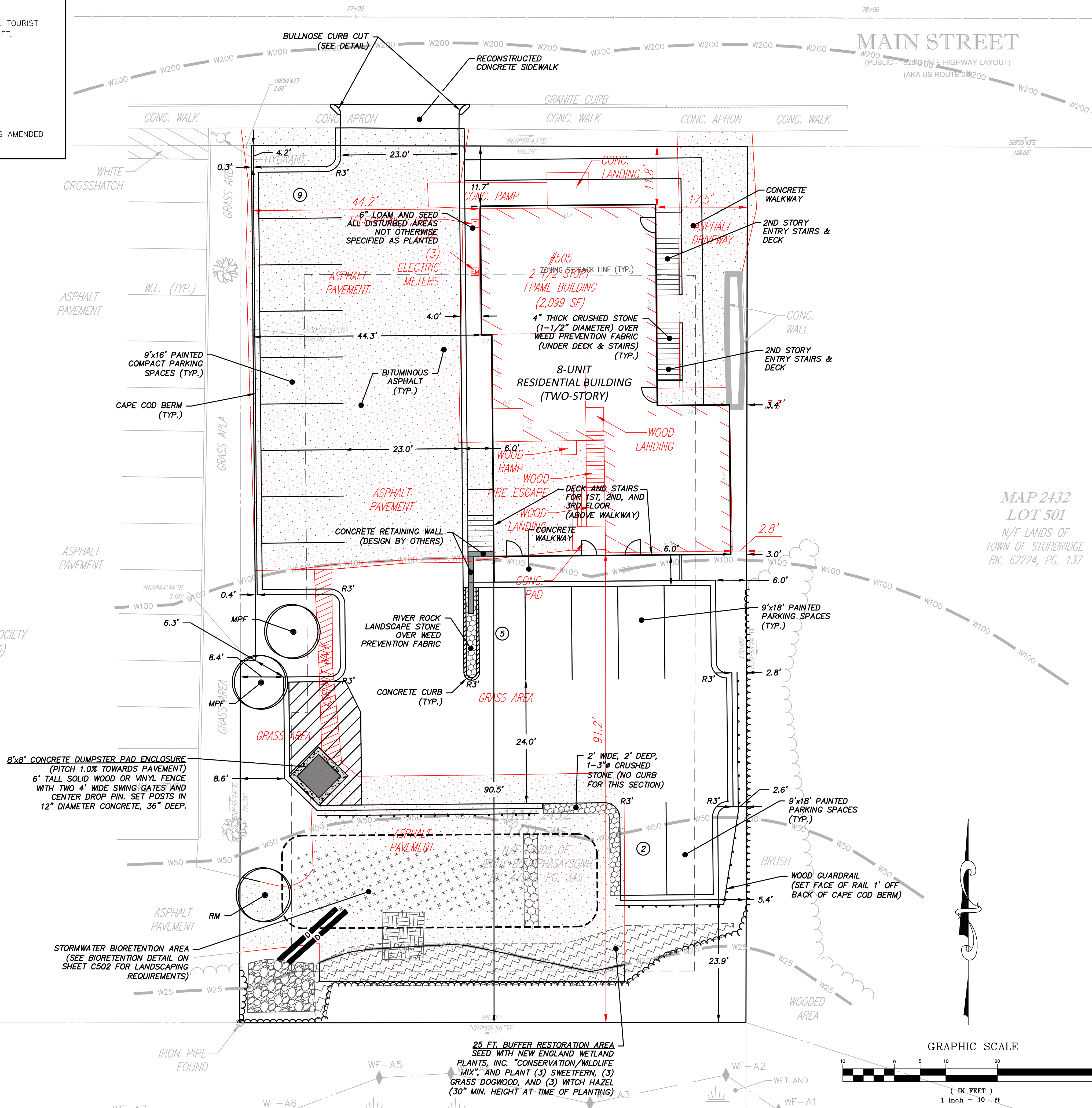
IMPERVIOUS AREAS WITHIN BUFFER ZONES

25-FOOT BUFFER ZONE:
PRE-DEVELOPMENT: 310 SQ. FT.
POST-DEVELOPMENT: 0 SQ. FT.
REDUCTION OF 310 SQ. FT.

50-FOOT BUFFER ZONE:
PRE-DEVELOPMENT: 2,015 SQ. FT.
POST-DEVELOPMENT: 280 SQ. FT.
REDUCTION OF 1,735 SQ. FT.

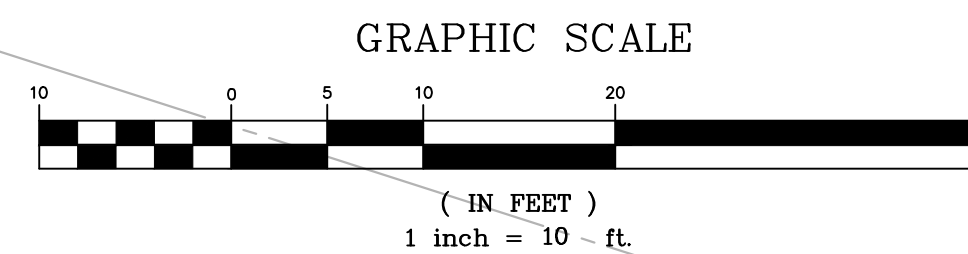
100-FOOT BUFFER ZONE:
PRE-DEVELOPMENT: 2,756 SQ. FT.
POST-DEVELOPMENT: 4,137 SQ. FT.
INCREASE OF 1,381 SQ. FT.

RED = PRE-DEVELOPMENT



MAP 2432
LOT 507
N/F LANDS OF
ADVANT & BAPTISTE SOCIETY
(DEED NOT FOUND)

MAP 2432
LOT 501
N/F LANDS OF
TOWN OF STURBRIDGE
BK. 62224, PG. 137



NO.	DATE	BY	DESCRIPTION

OVERLAY: PRE-DEVELOPMENT VS. POST-DEVELOPMENT
MULTI-FAMILY RESIDENTIAL PROJECT
505 MAIN STREET, STURBRIDGE, MA 01518

STL GROUP LLC
P.O. BOX 688, STURBRIDGE, MA 01566

PREPARED FOR:
DATE: 12/19/23
SCALE: 1"=10'

DES. BY: ROM
CHK. BY: MRA
PRJ. NO.: 22152