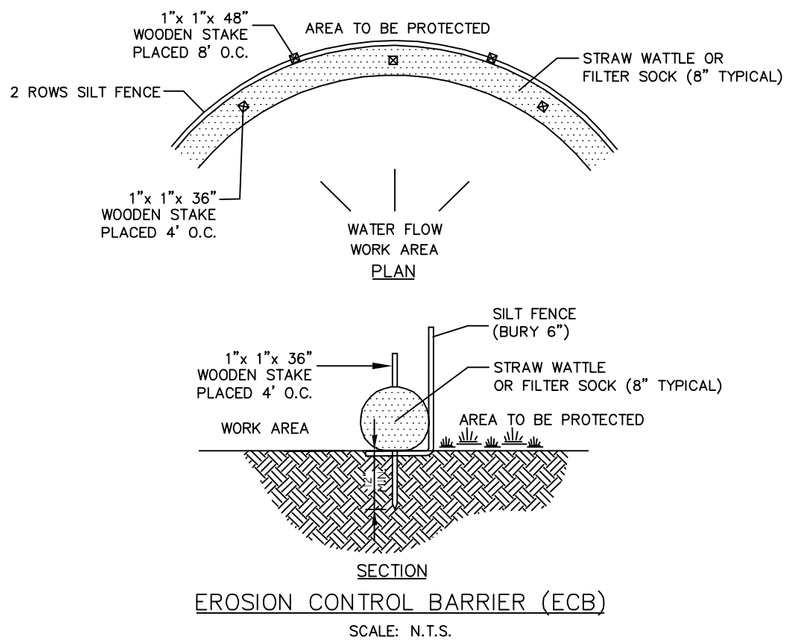
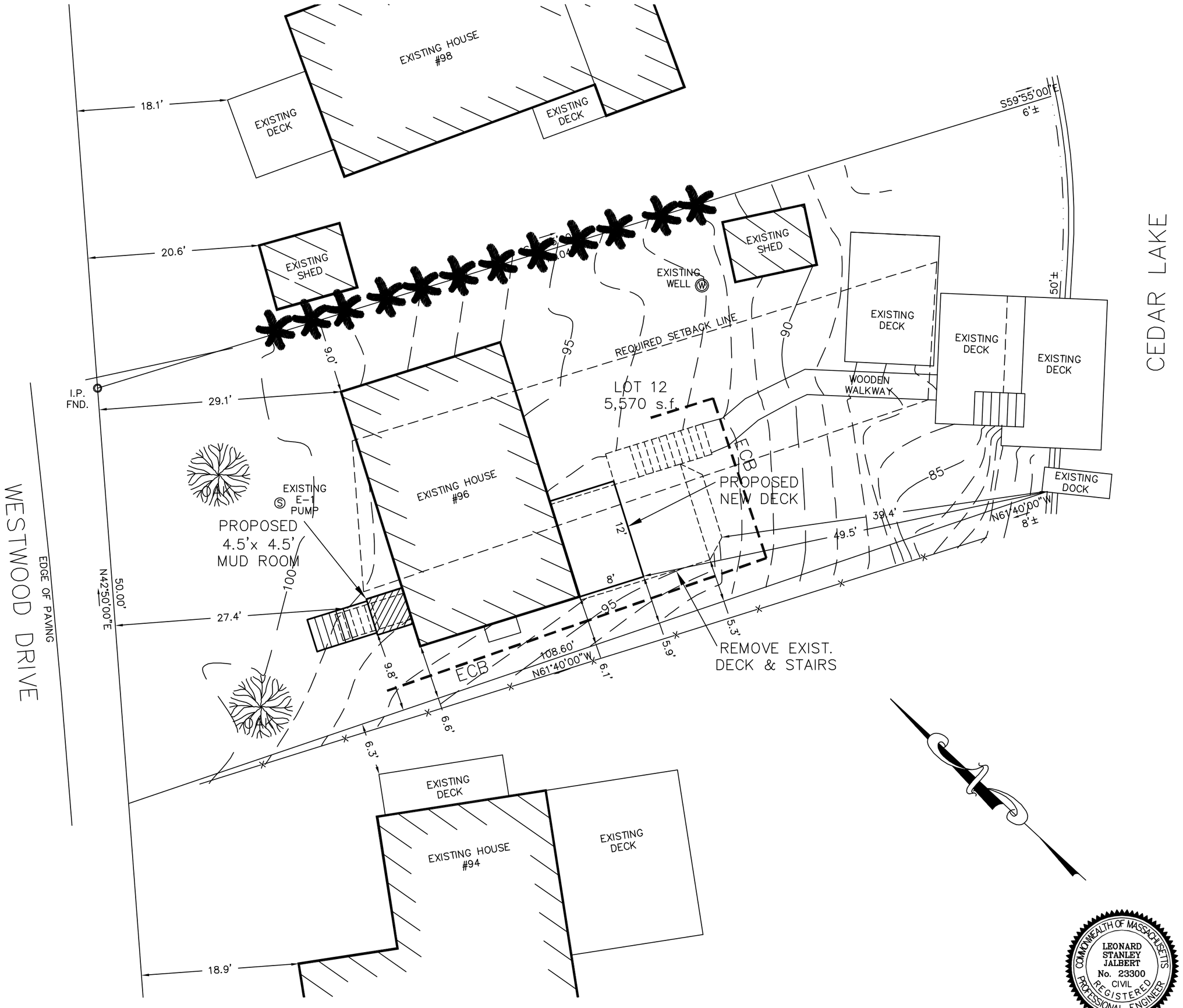
STURBRIDGE ZONING	EXISTING	PROPOSED
ZONE: SUBURBAN RESIDENTIAL		
AREA: 3/4 Acre	5,570 S.F.	NO CHANGE
FRONTAGE: 125'	50.00'	NO CHANGE
FRONT YARD: 30'	26.4'	27.4'
SIDE YARD: 15'	5.3'	5.9'
REAR YARD: 15'	39.4'	49.5'
LOT COVERAGE: 15%	25.49%	23.0%

NOTE: LOT AND STRUCTURE IN EXISTENCE PRIOR TO ZONING.



EROSION CONTROL BARRIER (ECB)

SCALE: N.T.S.



EXISTING LOT COVERAGE

EX. HOUSE w/ATTACHED DECKS & STEPS - 940 S.F.
EXISTING SHED - 80 S.F.
WATERFRONT DECKS - 400 S.F.

TOTAL AREA: - 1,420 S.F.
LOT AREA: - 5,570 S.F.
LOT COVERAGE: - 25.49 %

PROPOSED LOT COVERAGE

EX. HOUSE (AS ABOVE) w/PROPOSED MUDROOM & NEW STEPS - 705 S.F.
PROPOSED NEW DECK - 96 S.F.
EXISTING SHED - 80 S.F.
WATERFRONT DECKS - 400 S.F.

TOTAL AREA: - 1,281 S.F.
LOT AREA: - 5,570 S.F.
LOT COVERAGE: - 23.0 %

ASSESSOR MAP 16 PARCEL 96

COMMONWEALTH OF MASSACHUSETTS
LEONARD STANLEY JALBERT
No. 23300
REGISTERED CIVIL PROFESSIONAL ENGINEER

Leonard S. Jalbert

ORIGINAL

DATE 11/20/09	BY
DRAFTED BY:	SMB
CHECKED	LSJ
SUPERVISOR	LSJ
REVIEWED	MLJ
REVIEWED	
REVIEWED	

REVISIONS

REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
1	12/02/09	RESIZED MUDROOM	SMB		
2	12/08/09	REMOVED PORTION OF DECK	SMB		
3	1/21/20	REMOVE DECK AND STAIRS, ADD NEW MUD ROOM	AMT	LSJ	LSJ

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PLOT PLAN FOR
ROSALIE MINARDI
96 WESTWOOD DRIVE
STURBRIDGE, MASSACHUSETTS

0 10' 20' 30'
(IN FEET)
1 inch = 10' ft.

PLAN DATE: 12/08/09

DWG NUMBER
09368
REVISION 3