

EXISTING CONDITIONS:

14 CEDAR LAKE DR. (1955 YEAR HOUSE BUILT) - ZONE SR
 PARCEL ID: 198-02427-014
 LOCUS: DEED BOOK 64374, PAGES 133-136
 PLAN BOOK 646, PLAN 110
 FIRM PANEL: 25027C0926E, EFFECTIVE 7/4/2011

ZONING DISTRICT - SR
 EXISTING HOUSE 1955 BUILD

YARD	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	30'	68.2'
LEFT SIDE	15'	13.7'
RIGHT SIDE	15'	36.1'
REAR	15'	12.5'
LOT COVERAGE	MAXIMUM 15%	14%

ZONING DISTRICT - SR
 PROPOSED GARAGE

YARD	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	30'	60.3'
LEFT SIDE	15'	53.1'
RIGHT SIDE	15'	8.7'
REAR	15'	43.2'
LOT COVERAGE	MAXIMUM 15%	17.56%

14 CEDAR POND ROAD
 MAP 200-02427-014
 McLEAN, ALINE R
 & JULIEANN

FLOOD ELEVATION = 575.2'
 NAVD OF 1988.

PROPOSED LOT COVERAGE:

HOUSE = 1,131 S.F.
 GARAGE = 651 S.F.
 SUB TOTAL=1,782 S.F.
 REAR DECK =125 S.F.
 FRONT DECK= 36 S.F.
 TOTAL = 1,943 S.F.
 LOT AREA =10,350 S.F.

WETLAND NOTES AND CONSTRUCTION SCHEDULE

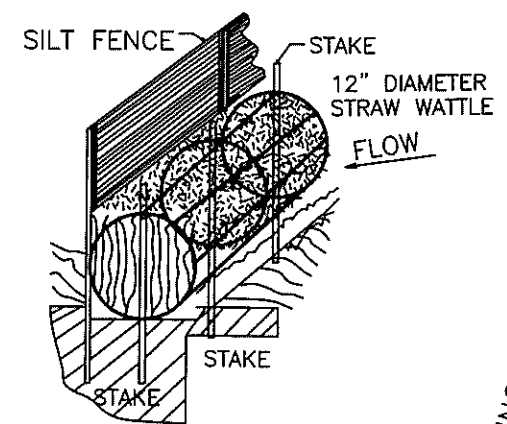
1. WORK WILL NOT COMMENCE ON THE SITE UNTIL ALL THE EROSION CONTROLS ARE INSTALLED AND INSPECTED BY AN AGENT FOR THE STURBRIDGE CONSERVATION COMMISSION.
2. EROSION CONTROLS ARE TO CONSIST OF 12" DIAMETER STRAW WATTLE WITH SILT FENCING SAFELY EMBEDDED INTO THE GROUND & SECURED.
3. NO TREES WILL BE REMOVED IN ORDER FOR THE PROPOSED GARAGE TO BE CONSTRUCTED AT ITS DESIGNATED LOCATION.
4. LIMITS OF WORK WILL BE THE EROSION CONTROL LINE. THE EXISTING TREE CANOPY WILL NOT BE ALTERED AS A RESULT OF CONSTRUCTION.

CONSTRUCTION ACTIVITIES

1. ONCE THE SITE HAS BEEN APPROVED BY BOTH CONSERVATION, AND ZONING, THE EXISTING LARGE SHED NEEDS TO BE DEMOLISHED, LOADED INTO DUMP TRUCKS AND/OR DUMPSTERS, AND AS SOON AS PRACTICAL, TAKEN OFF SITE TO A SUITABLE LOCATION.
2. IF THE SHED IS REMOVED, THE LAND AREA UNDER THAT EXISTING SHED WILL BE ALLOWED TO RETURN TO ORIGINAL CONDITION.
3. ANY MATERIALS WHICH MAY BE TEMPORARILY STOCKPILED, MUST BE COVERED AND STORED AT THE DESIGNATED AREA ON THE PLAN.
4. MECHANICAL EQUIPMENT AND/OR FUEL CAN NOT BE LEFT OVERNIGHT INSIDE THE 100 FOOT BUFFER ZONE.
5. FOOTINGS & A FROST WALL ARE TO BE POURED IN PLACE TO SUPPORT THE PROPOSED GARAGE. EARTH EXCAVATION WILL BE REQUIRED.
6. THE PROPOSED GARAGE LOCATION IS SHOWN ON THIS PLAN.
7. EXCESS BUILDING MATERIALS ARE TO BE STORED AT THE INDICATED LAYDOWN AREA.
8. THE PROPOSED ELECTRIC UTILITY FOR THE GARAGE WILL BE TIED INTO THE EXISTING SERVICE AT 14 CEDAR LAKE DRIVE.
9. WHEN THE CONSTRUCTION IS COMPLETED, & THE YARD HAS BEEN CLEANED OF DELETERIOS MATERIALS, A FIVE INCH THICK LAYER OF LOAM & SEED IS TO BE SPREAD ON DISTURBED AREAS TO STABILIZE THAT AREA AS SOON AS PRACTICAL.
10. THE PROPOSED GARAGE WILL HAVE A GUTTER SYSTEM W/DOWNSPOUTS. CONCRETE (2'x2'x4" THICK) SPLASH PADS BELOW EACH DOWNSPOUT. 50 GALLON RAIN BARRELS WILL BE ON THE PADS, COLLECTING THE DOWNSPOUT STORMWATER RUNOFF. USING A FAUCET & HOSE, THE COLLECTED WATER WILL BE USED FOR PLANTS, SHRUBS, & LAWN.
11. ALL ELEVATIONS ARE BASED ON NAVD OF 1988.

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE. ANY CURRENT EASEMENTS, WHICH ARE NOT SHOWN, OR ANY POSSIBLE EASEMENTS WHICH EXISTED IN THE PAST ARE STILL VALID & IN EFFECT.

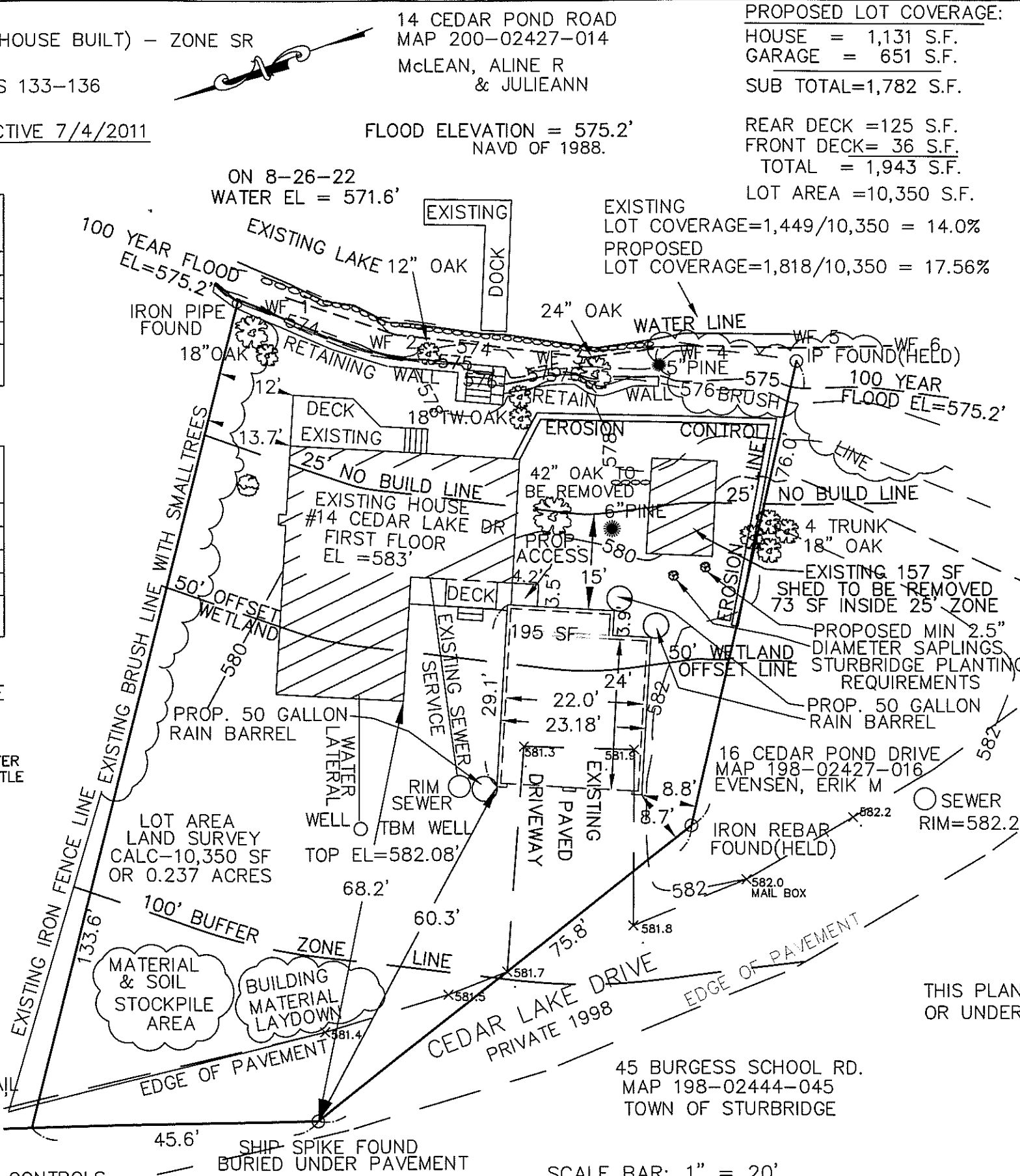
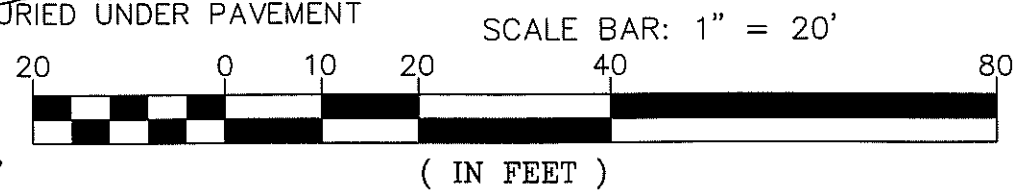
EROSION CONTROL DEVICE



12 CEDAR POND DRIVE
 MAP 198-02427-012
 JEZNACH, GARY F

WAIVERS REQUIRED: DIMENSIONAL CONTROLS
 PROPOSED GARAGE - 22' x 24'

1. LOT COVERAGE - ALLOW 17.22%; REQUIRED 15%
2. LEFT SIDE YARD SETBACK-ALLOW 13.7'; REQUIRED 15'
3. RIGHT SIDE YARD SETBACK-ALLOW 11.1'; REQUIRED 15'



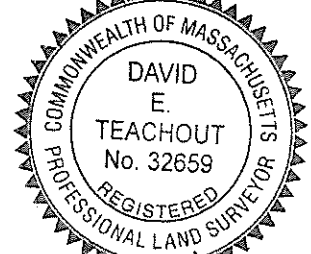
DESIRED PLAN
 STURBRIDGE CONSERVATION COMMISSION

PROPOSED GARAGE PLAN
 14 CEDAR LAKE DRIVE
 STURBRIDGE, MASSACHUSETTS

PREPARED FOR: TAYLOR STEDMAN
 AND OWNER OF: 14 CEDAR LAKE DRIVE
 STURBRIDGE, MA

D.J. & ASSOCIATES
 7 CEDAR STREET
 CLINTON, MA 01510
 978-875-0741

THIS PLAN HAS BEEN PREPARED BY ME
 OR UNDER MY DIRECT SUPERVISION.



David Teachout 2/14/23
 DAVID TEACHOUT P.L.S. # 32659
 ASSISTED BY DAVID SADOWSKI S.I.T., C.E.

REV 1: 2/11/23 PER CONS. REVIEW
 DATE: 12/27/2022 SCALE: 1"=20'