

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

REQUIRED	EXISTING
AREA = 0.75 AC	0.237 AC
FRONTAGE = 125'	45.6'

EXISTING HOUSE 1955 BUILD

YARD	SETBACK REQUIRED	SETBACK PROVIDED
FRONT	30'	68.2'
RIGHT SIDE	15'	36.1'
LEFT SIDE	15'	12'
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%	18.77%

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

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.

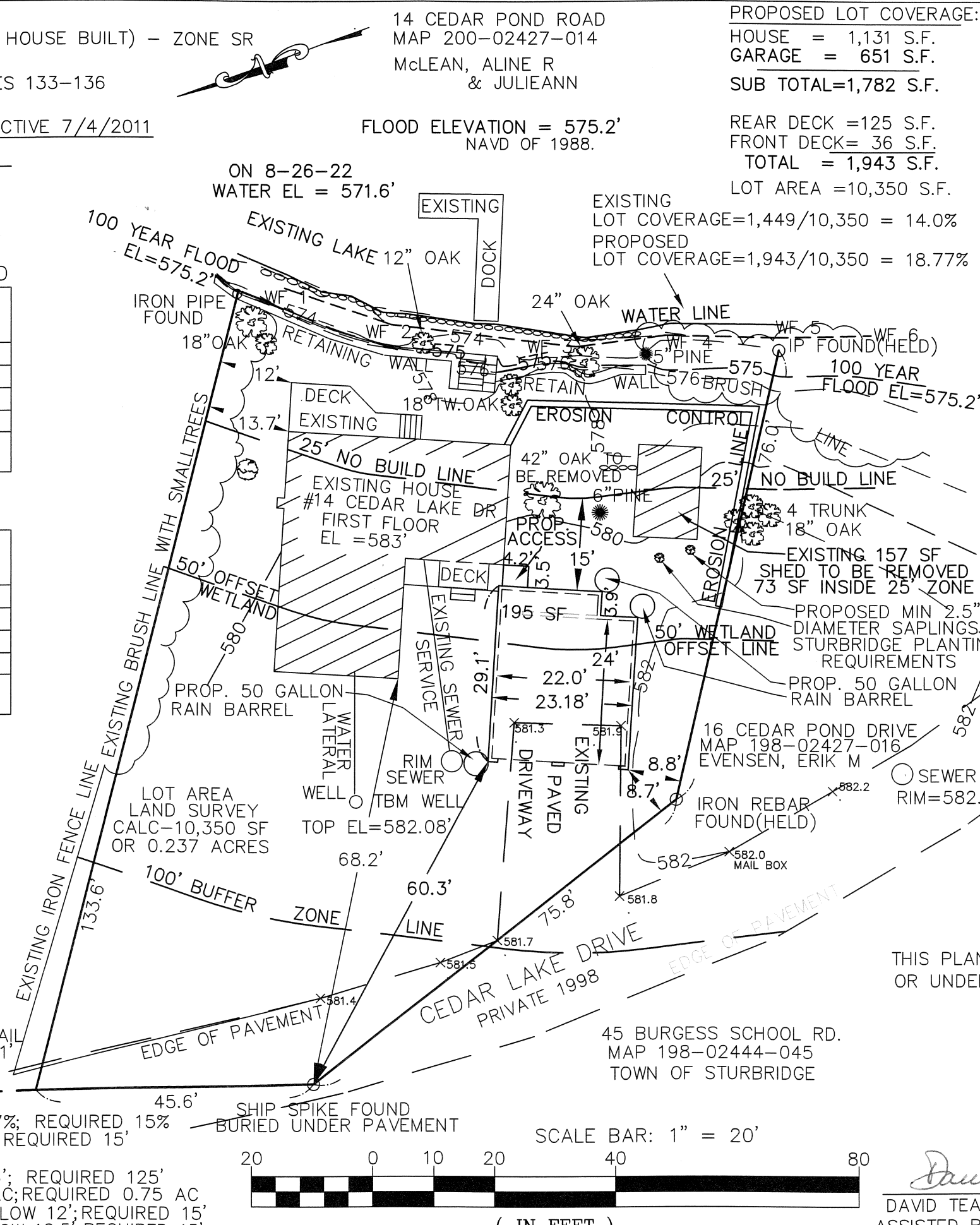
SITE SPECIFIC NOTES:

1. THE LOT, AND THE EXISTING HOUSE WITH DECK ARE PRE-EXISTING, NON-CONFORMING AS FAR AS CURRENT ZONING ALLOWS OR REQUIRES.
2. THE PROPOSED GARAGE COULD BE CONSIDERED AN ACCESSORY BUILDING TO BE CONSTRUCTED ON THE PRE-EXISTING LOT.
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

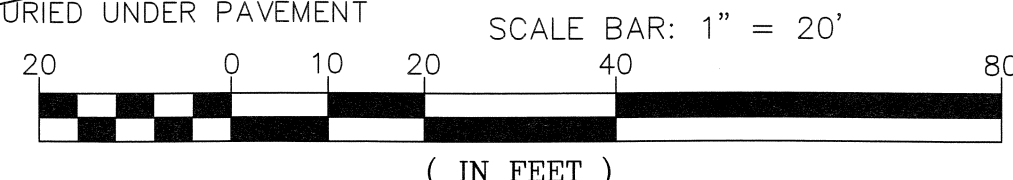
1. ONCE THE SITE HAS BEEN APPROVED BY BOTH CONSERVATION, AND ZONING, THE EXISTING LARGE SHED NEEDS TO BE DEMOLISHED, LOADED INTO DUMP TRUCKS AND/OR DUMPSTERS, AND AS SOON AS PRACTICAL, TAKEN OFF SITE TO A SUITABLE LOCATION.
2. IF THE SHED IS REMOVED, THE LAND AREA UNDER THAT EXISTING SHED WILL BE ALLOWED 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.

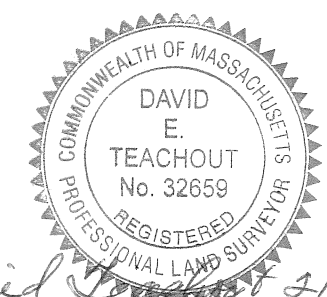


SPECIAL PERMIT WAIVERS REQUIRED:

- DIMENSIONAL CONTROLS**
 PROPOSED GARAGE - 23' x 25'
1. LOT COVERAGE - ALLOW 18.77%; REQUIRED 15%
 2. RIGHT SETBACK - ALLOW 8.7'; REQUIRED 15'
 3. LOT FRONTAGE - EXISTING 45.6'; REQUIRED 125'
 4. LOT AREA - EXISTING 0.237 AC; REQUIRED 0.75 AC
 5. DECK LEFT YARD SETBACK - ALLOW 12'; REQUIRED 15'
 6. DECK REAR YARD SETBACK - ALLOW 12.5'; REQUIRED 15'



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



DAVID TEACHOUT P.L.S. # 32659
 ASSISTED BY DAVID SADOWSKI S.I.T., C.E.

ZONING BOARD OF APPEALS PLAN

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

REV 2: 2-26-23 ADD ZONING BYLAWS
 REV 1: 2/11/23 PER CONS. REVIEW
 DATE: 12/27/2022 SCALE: 1"=20'