

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

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

PROPOSED LOT COVERAGE:  
 HOUSE = 1,131 S.F.  
 GARAGE = 528 S.F.  
 SUB TOTAL = 1,659 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.

ON 8-26-22  
 WATER EL = 571.6'

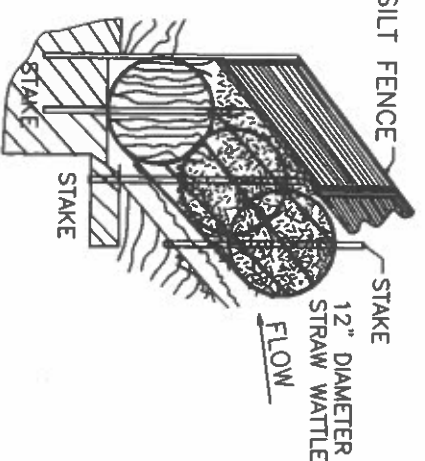
REAR DECK = 125 S.F.  
 FRONT DECK = 36 S.F.  
 TOTAL = 1,820 S.F.  
 LOT AREA = 10,350 S.F.

| 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%              |

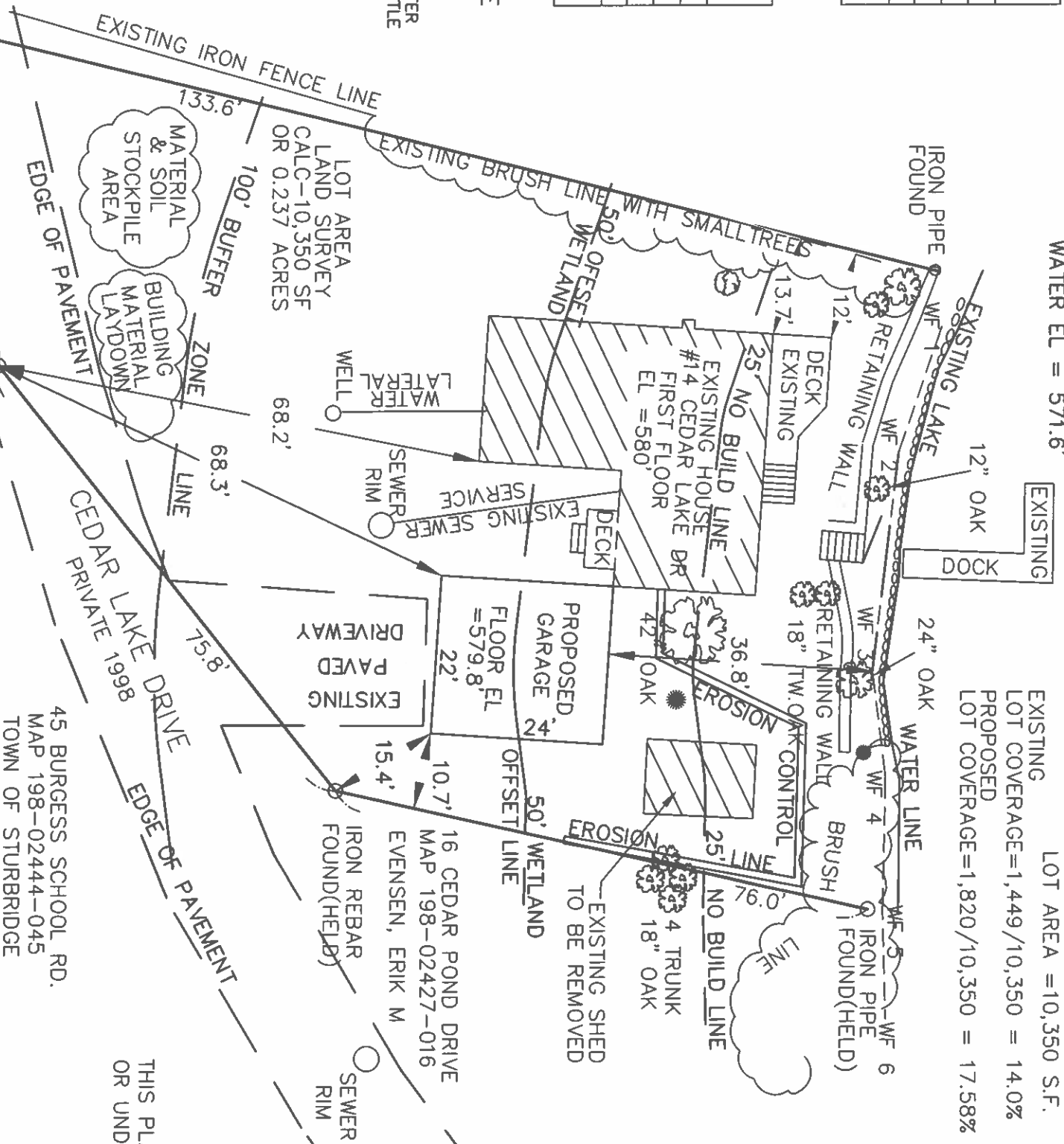
| YARD         | SETBACK REQUIRED | SETBACK PROVIDED |
|--------------|------------------|------------------|
| FRONT        | 30'              | 68.3'            |
| LEFT SIDE    | 15'              | 53.5'            |
| RIGHT SIDE   | 15'              | 10.7'            |
| REAR         | 15'              | 37.2'            |
| LOT COVERAGE | MAXIMUM 15%      | 17.58%           |

ZONING DISTRICT - SR  
 PROPOSED GARAGE

EROSION CONTROL DEVICE



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



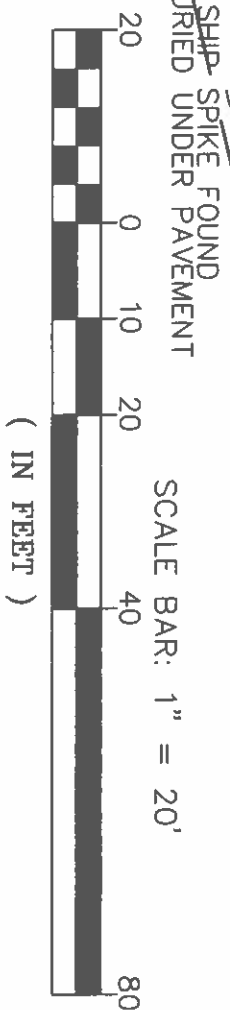
LOT AREA LAND SURVEY CALC-10,350 SF OR 0.237 ACRES

MATERIAL & SOIL STOCKPILE AREA  
 BUILDING MATERIAL LAYDOWN

45 BURGESS SCHOOL RD.  
 MAP 198-02444-045  
 TOWN OF STURBRIDGE

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

- WAIVERS REQUIRED: DIMENSIONAL CONTROLS  
 PROPOSED GARAGE - 22' x 24'
1. LOT COVERAGE - ALLOW 17.58%; REQUIRED 15%
  2. SIDE YARD SETBACK - ALLOW 10.7'; REQUIRED 15'
  3. FRONT YARD SETBACK - ALLOW 15.4'; REQUIRED 30'



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



CONSERVATION COMMISSION 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

DATE: 12/27/2022 SCALE: 1"=20'

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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%              |



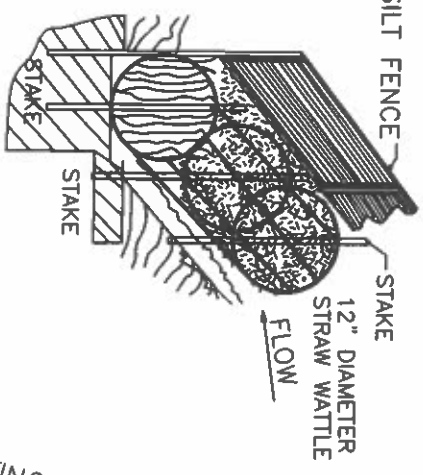
14 CEDAR POND ROAD  
 MAP 200-02427-014  
 McLEAN, ALINE R  
 & JULIEANN

**EXISTING LOT COVERAGE:**  
 HOUSE = 1,131 S.F.  
 SHED = 157 S.F.  
 TOTAL = 1,288 S.F.

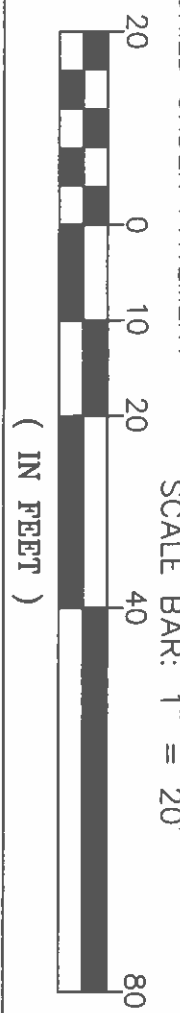
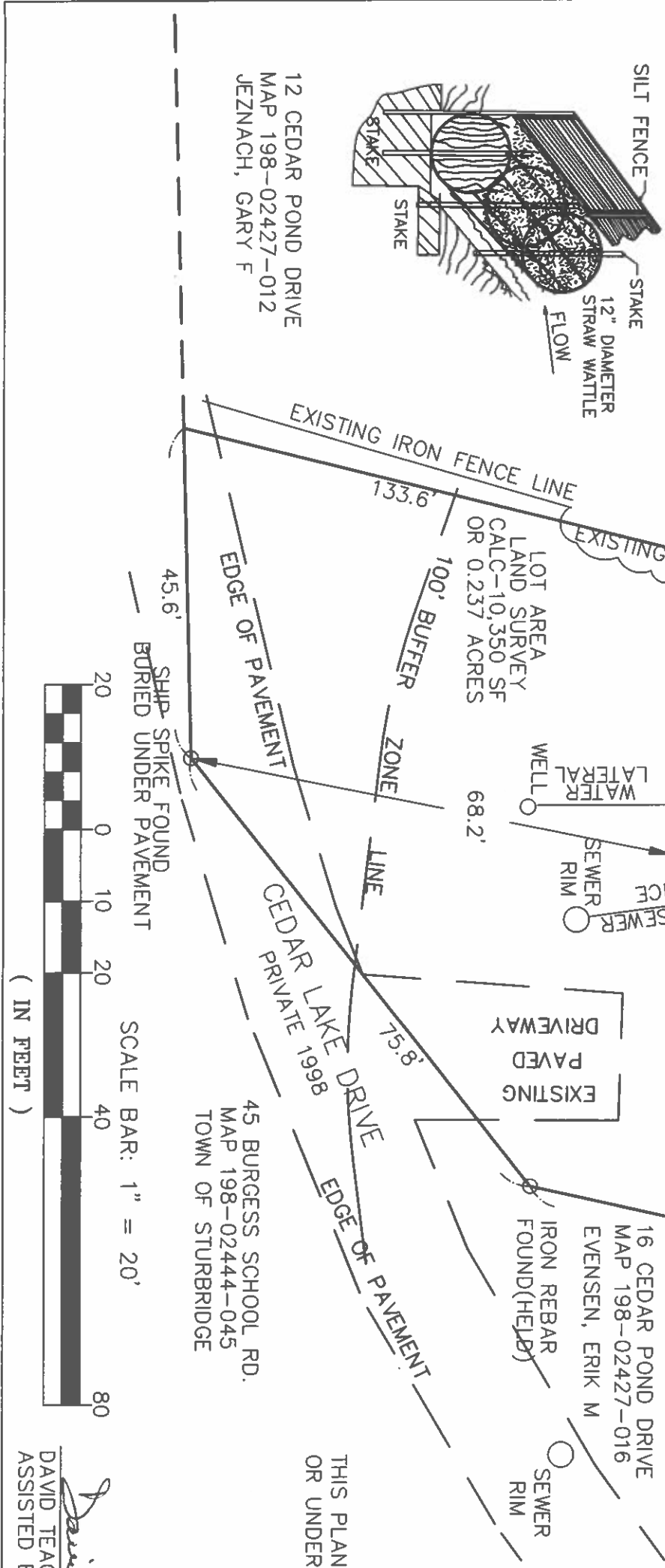
REAR DECK = 125 S.F.  
 FRONT DECK = 36 S.F.  
 TOTAL = 1,449 S.F.  
 LOT AREA = 10,350 S.F.  
 LOT COVERAGE = 1,449 / 10,350 = 14.0%

- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH THE CONDITIONS AS THEY EXIST FOR THE PROPERTY AT 14 CEDAR LAKE DRIVE (ASSESSORS PARCEL ID: 198-02427-014)
  2. THE RESOURCE AREA WAS DELINEATED ON 8-24-22 BY MARGARET BACON, PE, PWS FROM CIVIL SITE ENGINEER LLC. THAT DELINEATION IS DEMARCATED AS WET FLAGS (WF).
  3. ALL ELEVATION ARE BASED ON USGS DATUM.
  4. THE FEMA 100 YEAR FLOOD PLAIN ELEVATION LINE IS SHOWN ON THE PLAN.
  5. THE PROPERTY HAS ITS OWN WELL FOR POTABLE WATER SUPPLY, THE SEWER IS CONNECTED INTO THE PUBLIC SEWER.
  6. THE 100 FOOT BUFFER ZONE LINE IS SHOWN ON THE PLAN.

**EROSION CONTROL DEVICE**

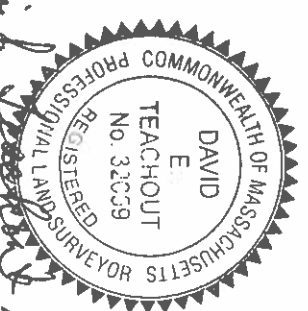


12 CEDAR POND DRIVE  
 MAP 198-02427-012  
 JEZNACH, GARY F



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.

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.

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| <p>EXISTING CONDITIONS PLAN<br/>                 14 CEDAR LAKE DRIVE<br/>                 STURBRIDGE, MASSACHUSETTS</p>                          | <p>PREPARED FOR:<br/>                 TAYLOR STEDMAN<br/>                 AND OWNER OF:<br/>                 14 CEDAR LAKE DRIVE<br/>                 STURBRIDGE, MA</p> |
| <p><b>D.J. &amp; ASSOCIATES</b><br/>                 7 CEDAR STREET<br/>                 CLINTON, MA 01510<br/>                 978-875-0741</p> | <p>DATE: 8/29/2022 SCALE: 1"=20'</p>   |