



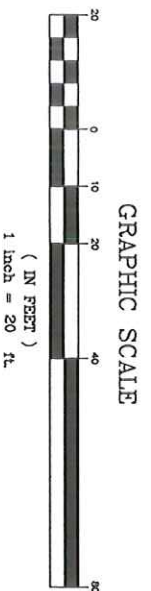
PURPOSE:
 APPLICANT SEEKS A ZONING VARIANCE IN ORDER TO CONSTRUCT AN ADDITION TO THE EXISTING HOUSE WITHIN THE 20' SIDE YARD SETBACK AS SHOWN. ALL PROPOSED SETBACK DISTANCES ARE TO THE PROPOSED FOUNDATION.

REFERENCES
 ASSESSORS MAP 06 PARCEL 114
 DEED: BK 44191 PG 298
 DEED: BK 4270 PG 328
 DEED: BK 1365 PG 238
 RIGHT OF WAY BK 42589 PG 17
 PLAN: BK 291 PL 19
 PLAN BY JOHN MILLER, RLS 5-7-1964

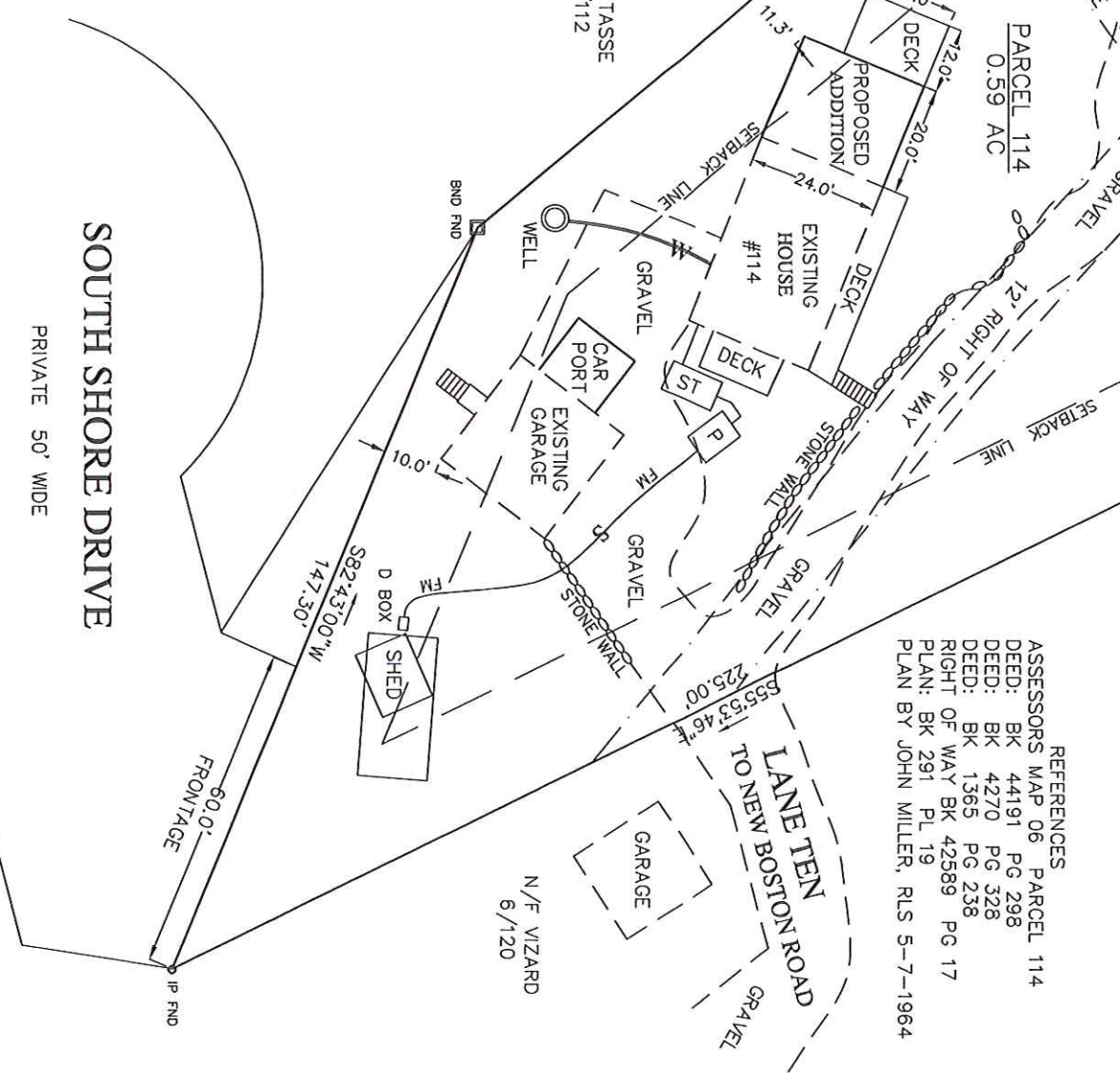
RR ZONING INTENSITY CHART

| AREA PROVIDED | REQUIRED |
|-------------------------|----------|
| 0.59 ACRE | 1.0 ACRE |
| FRONTAGE 60.0' | 150.0' |
| SETBACKS { STREET 10.0' | 30.0' |
| { OTHER 11.3' | 20.0' |
| COVERAGE % 10.0% | MAX 15% |
| BLDG. HEIGHT 25' | MAX 35' |

OWNER:
JULIE & WAYNE ZUIDEMA
 114 LANE TEN, P.O. BOX 1016
 STURBRIDGE, MA 01566



The structure is not located within a Federal Flood Zone per FEMA Map #25027C0762E dated 7-04-2011



- LEGEND**
- IPF IRON PIN FOUND
 - CONC. BOUND FOUND
 - SETBACK LINE
 - W WATER SERVICE
 - G GAS SERVICE
 - SS SEWER SERVICE
 - E ELECT. SERVICE

6 / 04 / 2018
 MICHAEL J. BURKE, PE DATE
 #23374

CONTRACTOR TO NOTIFY DIG SAFE
 72 HOURS PRIOR TO ANY EXCAVATION
 TELEPHONE NUMBER 1-888-344-7233
 WWW.DIGSAFE.COM

| | | |
|---------------------------|------------------------|-----------------|
| DESIGNED BY: R. G. Murphy | DRAWN BY: R. G. Murphy | DATE: 6-04-2018 |
| SCALE: 1" = 20' | PLAN NO.: C-18-16 | SHEET: 1 OF 1 |

ROBERT G. MURPHY & ASSOC., INC.
 ENVIRONMENTAL CONSULTANTS
 214 Worcester Street
 No. Grafton, Massachusetts 01536
 Fax: (508) 839-5914

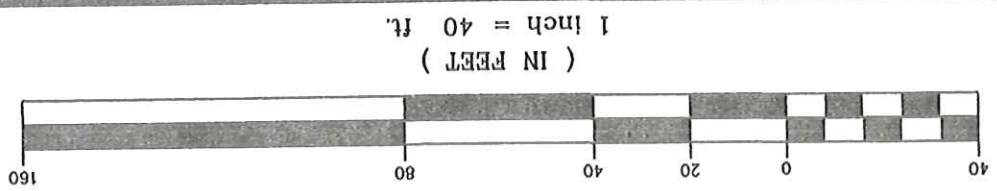
RGMENVI@VERIZON.NET
 RGMENVIRONMENTAL.COM

SITE PLAN FOR:
JULIE & WAYNE ZUIDEMA
 LANE TEN
 STURBRIDGE, MASSACHUSETTS

REVISIONS:

RECEIVED
 JUN 12 2018
 ZONING BOARD
 OF APPEALS

RECEIVED
JUN 12 2018
ZONING BOARD
OF APPEALS



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

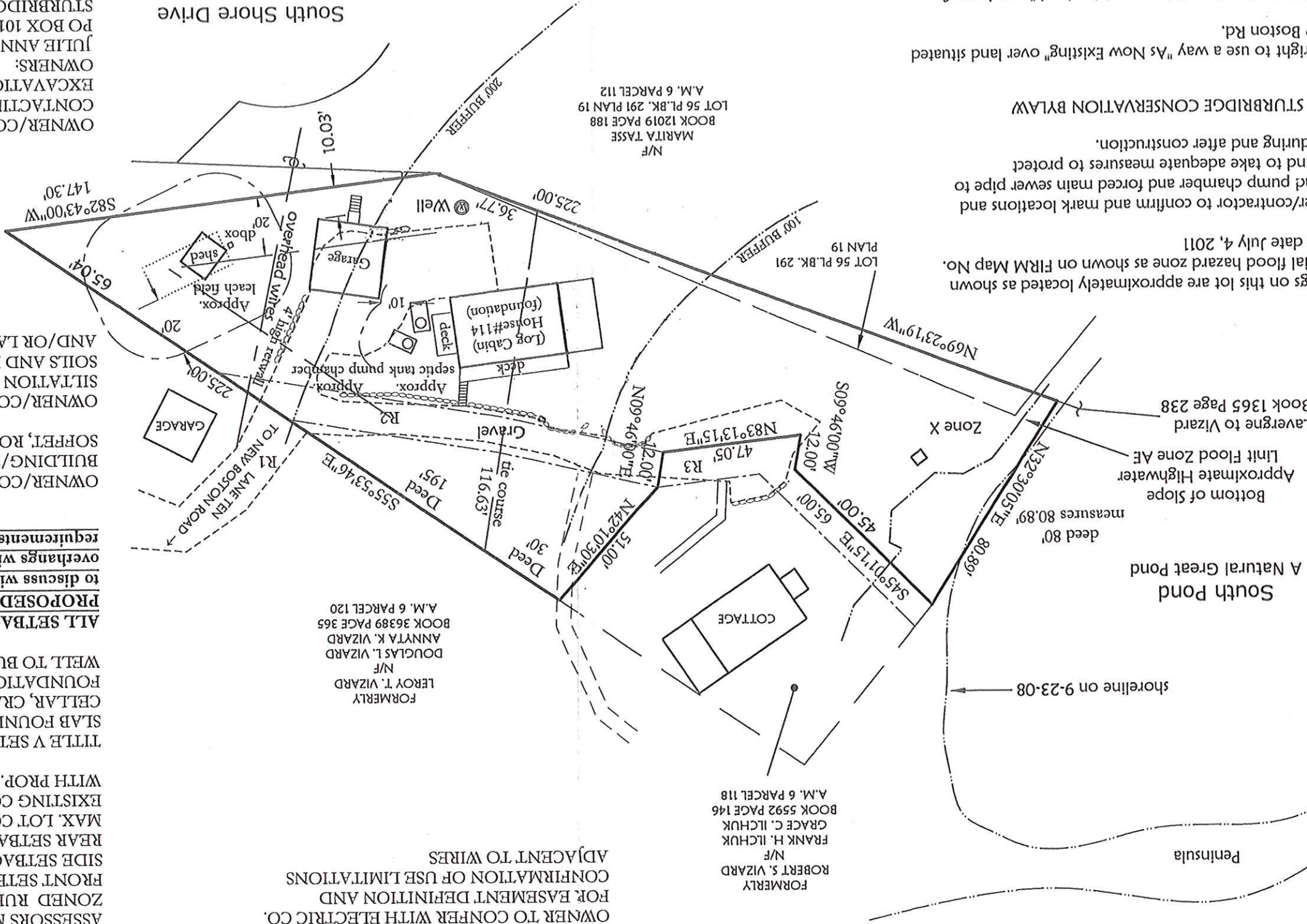
R1 - Together with the right to use a way "As Now Existing" over land situated on the north ... to New Boston Rd.
R2 - Subject to 12' R.O.W. (right of way) for remaining land "now locus & Ilchuk and over above mentioned to New Boston Rd."
R3 - Together with a 12' R.O.W over "ILCHUK" to South Pond

I certify that the buildings on this lot are approximately located as shown and do not lie in a special flood hazard zone as shown on FIRM Map No. 25027C0762E effective date July 4, 2011

Prior to any work owner/contractor to confirm and mark locations and depths of septic tank and pump chamber and forced main sewer pipe to soil absorption system and to take adequate measures to protect components and pipes during and after construction.

WORK IS SUBJECT TO STURBRIDGE CONSERVATION BYLAW

OWNER TO CONFER WITH ELECTRIC CO. FOR EASEMENT DEFINITION AND CONFIRMATION OF USE LIMITATIONS ADJACENT TO WIRES



DEED REF: BOOK 44191 PAGE 298
SEE ALSO BOOK 4270 PAGE 328 & BOOK 1365 PAGE 238

PLOTPAN OF PROPER SUBDIVISION OF LOT FOR ROBERT S. VIZARD DATED MAY 7, 1964 BY JOHN C. MILLER, RLS, NOT OF RECORD - IN POSSESSION OF OWNER.

SUBJECT TO RIGHTS OF WAY AS RECITED IN BOOK 42589 PAGE 17 AND TELEGRAPH COMPANY AS RECITED IN BOOK 3450 PAGE 526

PROPOSED SITEPLAN FOR ADDITIONS IN STURBRIDGE, MASS. FOR **JULIE ANN ZUIDEMA WAYNE ZUIDEMA**

SEPT. 22, 2015
SCALE 1"=40'
PARA LAND SURVEYING, INC.
349 ASHLAND AVENUE
SOUTHBRIDGE, MASS.



OWNERS:
JULIE ANN ZUIDEMA AND WAYNE ZUIDEMA
PO BOX 1016
STURBRIDGE, MA. 01566

OWNER/CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGSAFE PRIOR TO ANY EXCAVATION WORK @ 1-888-344-7233



OWNER/CONTRACTOR TO CONFIRM WITH BUILDING/ZONING OFFICIAL GUTTER, SOFFIT, ROOF OVERHANG, SIDING, ETC..

OWNER/CONTRACTOR IS RESPONSIBLE FOR SITUATION CONTAINMENT (CONSTRUCTION SOILS AND DEBRIS NOT TO ENTER POND AND/OR LAND OF OTHERS)

ALL SETBACK DISTANCES ARE TO PROPOSED FOUNDATION (Architect / Builder to discuss with Building Official wall, roof, overhangs with structure / building setback requirements and adjust as needed.)

| | | | |
|------------------------------------|----------------------------------|--------|------------------|
| ASSESSORS MAP NO. 6 PARCEL NO. 114 | ZONED RURAL RESIDENTIAL DISTRICT | 30 FT. | FRONT SETBACK |
| | | 20 FT. | SIDE SETBACK |
| | | 20 FT. | REAR SETBACK |
| | MAX. LOT COVERAGE | 15% | |
| | EXISTING COVERAGE | 9% | |
| | WITH PROP. ADDITIONS | 10% | |
| TANK | TITLE V SETBACKS | 10 FT. | |
| 10 FT. | SLAB FOUNDATION | 10 FT. | |
| 20 FT. | CELLAR, CRAWL SPACE, | 10 FT. | |
| | FOUNDATION DRAIN | 5 FT. | WELL TO BUILDING |