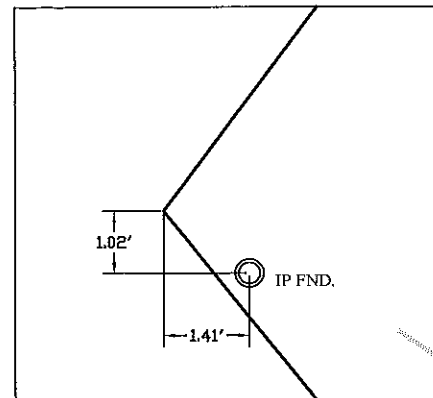
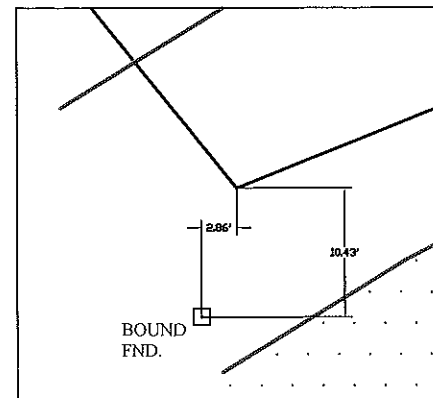
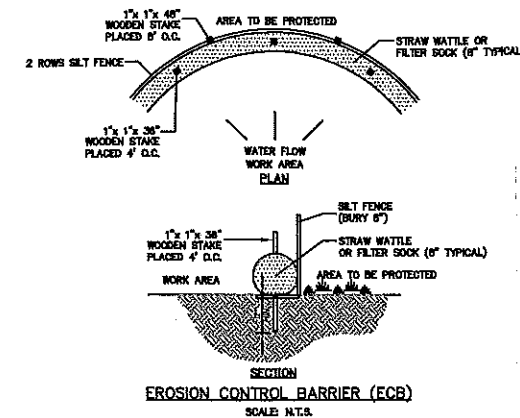
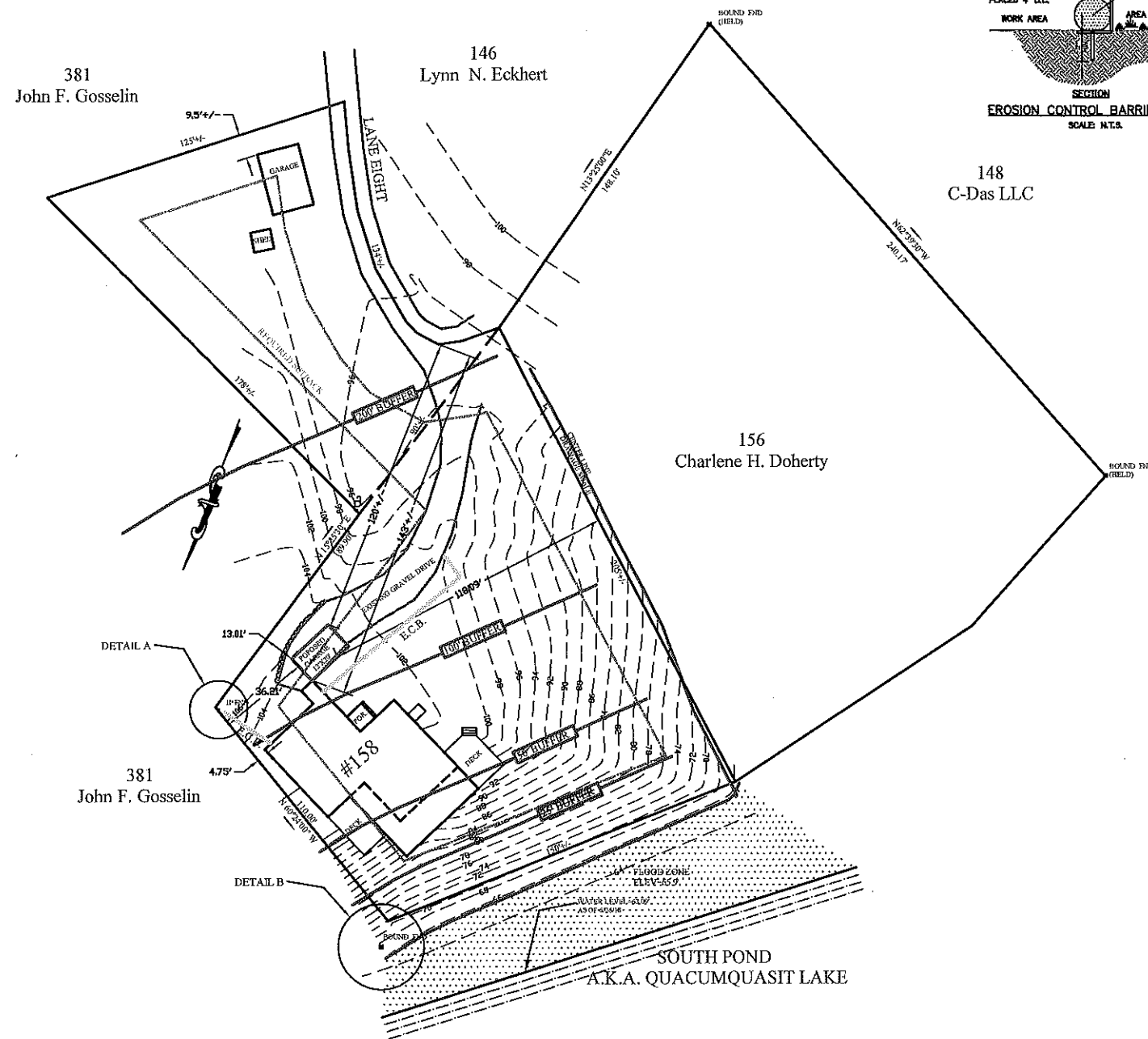




DETAIL A
SCALE=NONE

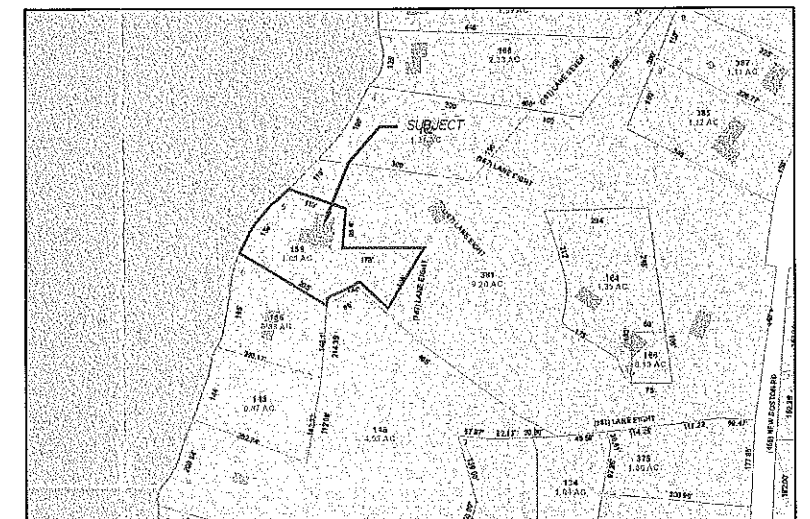


DETAIL B
SCALE=NONE



STURBRIDGE ZONING: RURAL RESIDENTIAL	
REQUIRED	EXISTING
AREA: 1 ACRE	AREA: 45,738 ±/-
FRONTAGE: 150'	FRONTAGE: 134' ±/-
FRONT YARD: 30'	FRONT YARD: 143' ±/-
SIDE YARD: 20'	SIDE YARD: 9.5' ±/-
REAR YARD: 20'	REAR YARD: 4.75 ±
%COVERAGE: 15	%COVERAGE: 8.6

EXISTING LOT COVERAGE COMPUTATIONS	
EXISTING HOUSE&PORCH	2928 S.F.
EXISTING DECKS	524 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	425 S.F.
TOTAL:	3939 S.F.
3939 (100)	= 8.6%
45738 ±/-	
PROPOSED LOT COVERAGE COMPUTATIONS	
EXISTING HOUSE&PORCH	2928 S.F.
EXISTING DECKS	524 S.F.
EXISTING SHED	64 S.F.
EXISTING GARAGE	425 S.F.
PROPOSED GARAGE	240 S.F.
TOTAL:	4179 S.F.
4179 (100)	= 9.13%
45738 ±/-	



LOCUS
SCALE=NONE

LIST OF ABUTTERS OWNERS

C-DASS LLC	148 LANE EIGHT
DIVERDI BUILDERS INC	136 LANE EIGHT
DOHERTY, CHARLENE L.	156 LANE EIGHT
ECKHERT, LYNN N.	146 LANE EIGHT
GOSSSELIN, JOHN F.	381 NEW BOSTON RD.
QUINK, STEPHEN M.	168 LANE SEVEN
TREMBLAY, BRIAN M.	164 LANE SEVEN
ZUKAS, PETER W. & LYNN A.	162 LANE SEVEN



Ronald J. Halbert

ASSESSOR MAP 1 PARCEL 158

ORIGINAL		REVISIONS				
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D
06/26/18	AMT					
DRAFTED BY:	AMT					
CHECKED	LSJ					
SUPERVISOR	LSJ					
REVIEWED	LSJ					
REVIEWED						
REVIEWED						



JALBERT ENGINEERING, INC.
CIVIL ENGINEERS & SURVEYORS
54 Main Street
Sturbridge, Massachusetts 01566-1244
Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

EXISTING CONDITION PLAN
PREPARED FOR
CARL F. JR & JUDITH L. NIELSEN
158 LANE EIGHT, STURBRIDGE, MA



SCALE: 1" = 30'

PLAN DATE: JUNE 26, 2018
DWG NUMBER
18111