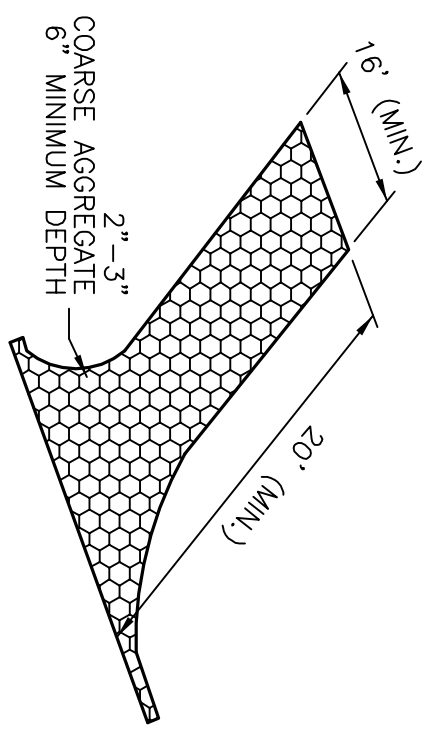


LOT LOCUS  
SCALE: NONE



CRUSHED STONE  
CONSTRUCTION ENTRANCE

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL			
REQUIRED	EXISTING	PROPOSED	AREA: NO CHANGE
AREA: 3/4 ACRE	AREA: 0.12 ACRES	AREA: 0.12 ACRES	
FRONTAGE: 125'	FRONTAGE: 46.8'	FRONTAGE: N/C	
FRONT YARD: 30'	FRONT YARD: 27.1'	FRONT YARD: 27.1'	
SIDE YARD: 15'	SIDE YARD: 5.7/7.7'	SIDE YARD: 5.7/11.2'	
REAR YARD: 15'	REAR YARD: 41.7'	REAR YARD: 34.4'	
%COVERAGE: 15	%COVERAGE: 20.96	%COVERAGE: 24.02	

LOT IS SERVICED WITH TOWN SEWER AND A PRIVATE WELL

EXISTING LOT COVERAGE COMPUTATIONS  
EXISTING HOUSE & PORCH 1038 S.F.  
EXISTING SHEDS 58 S.F.  
TOTAL 1096 S.F.

EXISTING IMPERVIOUS PATIO PAVERS=222 S.F.

EXIST. STRUCTURE IN 25'-50' BUFFER=382 S.F.

PROPOSED STRUCTURE IN 25'-50' BUFFER=360 S.F.

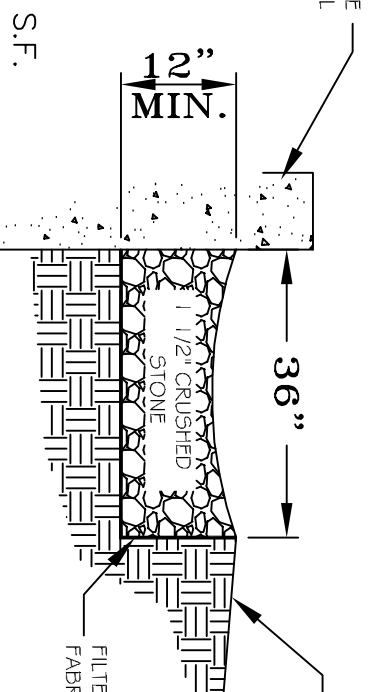
PROPOSED HOUSE & PORCH 1,212 S.F.

SHED 44 S.F.

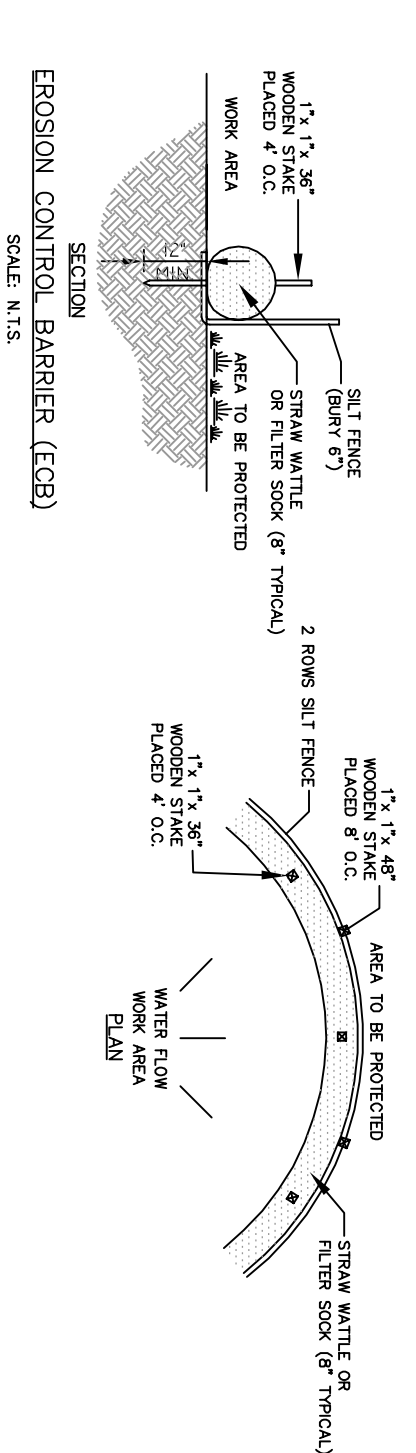
TOTAL 1,256 S.F.

1256 X 100 = 24.02%

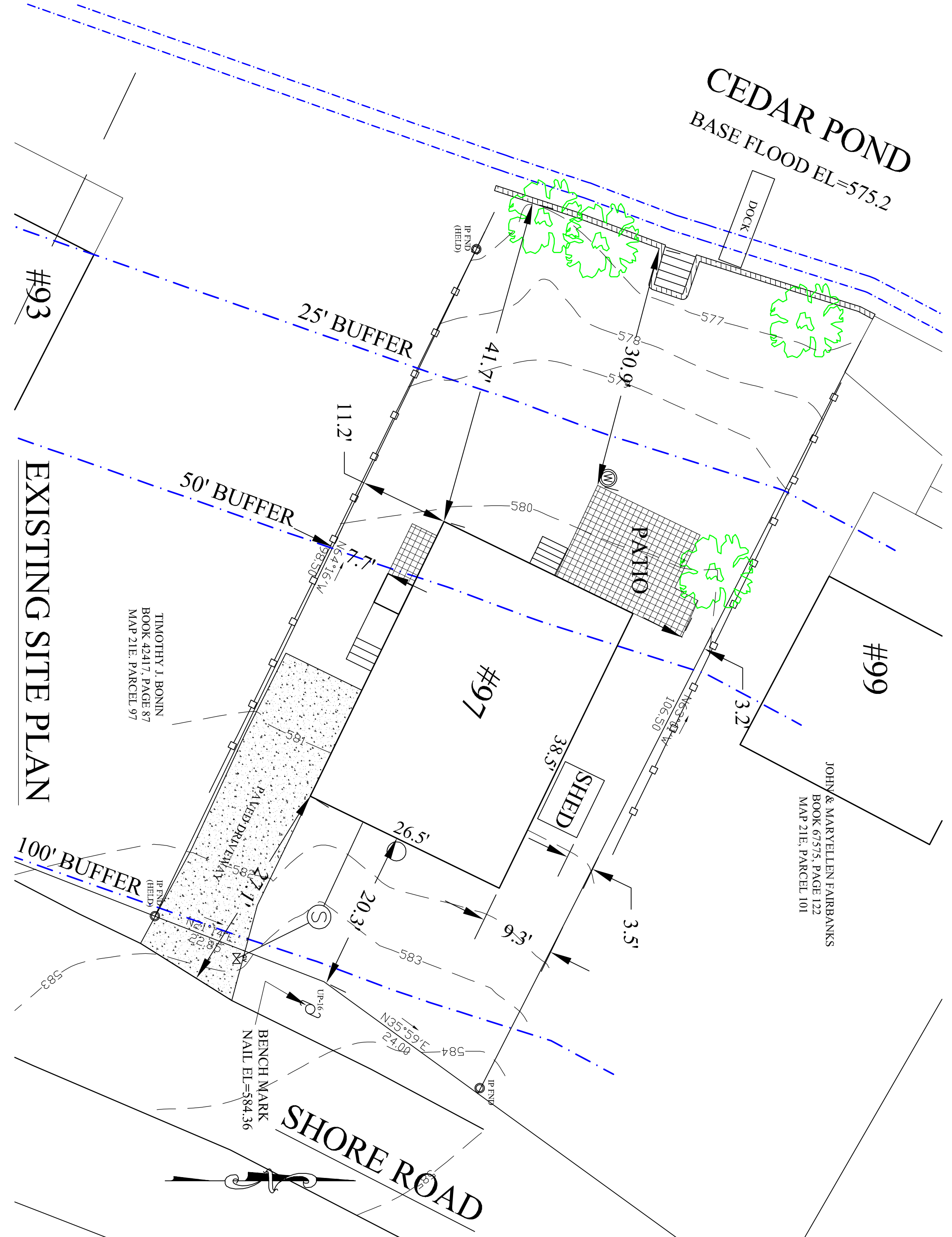
5228



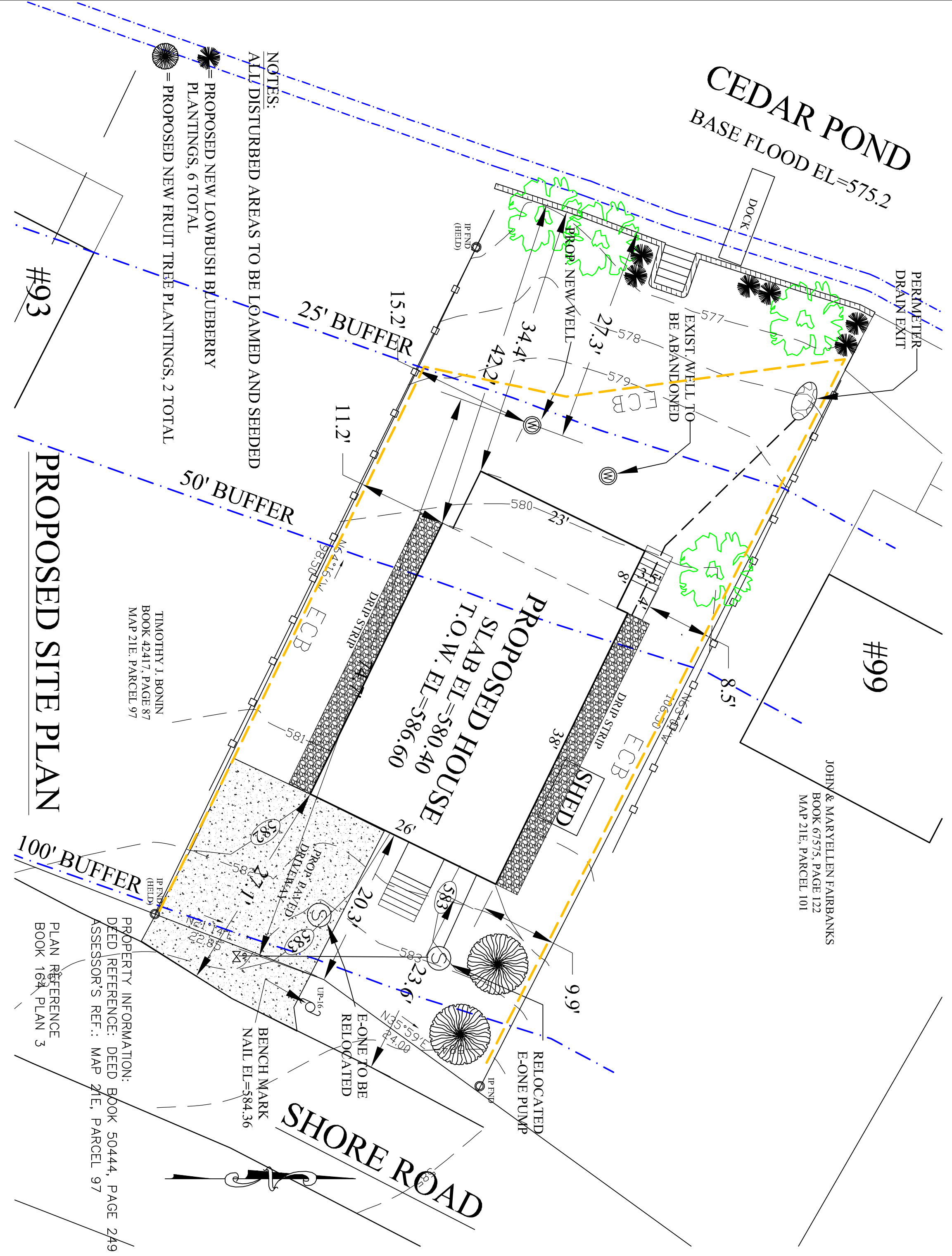
SECTION  
STONE DRIP STRIP  
SCALE: N.T.S.



SECTION  
EROSION CONTROL BARRIER (ECB)  
SCALE: N.T.S.



EXISTING SITE PLAN



PROPOSED SITE PLAN

- NOTES:
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED
  - PROPOSED NEW LOWBUSH BLUEBERRY PLANTINGS, 6 TOTAL
  - PROPOSED NEW FRUIT TREE PLANTINGS, 2 TOTAL

PROPERTY INFORMATION:  
DEED REFERENCE: DEED BOOK 50444, PAGE 249  
ASSESSOR'S REF.: MAP 21E, PARCEL 97  
PLAN REFERENCE  
BOOK 184, PLAN 3

ORIGINAL		REVISIONS	
DATE	BY	REV. DATE	DESCRIPTION
12/12/23	AMT	1. 2/8/24	PROPOSED % COVERAGE
	LSJ	2. 3/20/24	ADD PLANTINGS
	LSJ		
	LSJ		
	LSJ		
	LSJ		

MADE (CHK'D) AP'VD  
AMT LSJ LSJ  
AMT LSJ LSJ

TIMOTHY J. BONIN  
BOOK 42417, PAGE 87  
MAP 21E, PARCEL 97

BENCH MARK  
NAIL EL.=384.36

SHORE ROAD

CELESTINE REGISTERED PROFESSIONAL ENGINEER  
STATE OF MASSACHUSETTS  
LICENSE NO. 10157

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

SITE PLAN FOR:  
JANE E. & TIMOTHY R. SETZ  
97 SHORE ROAD, STURBRIDGE, MA

GRAPHIC SCALE  
0' 10' 20' 30'

SCALE: 1"=10'

PLAN DATE: 12/12/23  
DWG NUMBER: 22063  
REV. 2