

MAIN STREET - ROUTE 20
 133 +52.22
 BEGINNING 1994 STATE HIGHWAY ALTERATION - SECTION 2 (L.O. 7103)
 END 1994 STATE HIGHWAY ALTERATION - SECTION 4 (L.O. 7104)
 LEAD PLUG Fnd. R=794.00' I=151.22'

STURBRIDGE ZONING	
ZONE: COMMERCIAL	ZONE: SUBURBAN RESIDENTIAL
AREA: 1 ACRE	AREA: 3/4* ACRE
FRONTAGE: 150'	FRONTAGE: 125'
FRONT YARD: 25'	FRONT YARD: 30'
SIDE YARD: 10'	SIDE YARD: 15'
REAR YARD: 10'	REAR YARD: 15'
COVERAGE 30%	COVERAGE 15%

*1/2 ACRE LOT IS SERVICED BY TOWN WATER AND SEWER

COVERAGE CALCULATIONS

REMAINING BUILDINGS AND SHEDS=7,671 S.F.
 PROPOSED BUILDING =7,200 S.F.
 TOTAL COVERAGE =14,871 S.F.

TOTAL PERCENT COVERAGE
 14,871 S.F./94,089 S.F. X 100 = 15.8%

SUBURBAN RESIDENTIAL COVERAGE
 5,905 S.F./26,571 S.F. X 100 = 22.2% (EXISTING)

COMMERCIAL COVERAGE
 8,966 S.F./67,518 S.F. X 100 = 13.3%

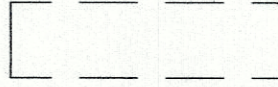
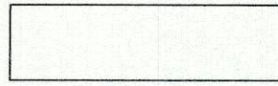
PARKING CALCULATION

BUILDING IS 7200 S.F.
 7200 S.F. X 1 SPACE/200 S.F.=36 SPACES

PARKING PROVIDED

COMPACT 8'X18'= 6 SPACES
 HANDICAPPED=3 SPACES
 STANDARD 10'X20'=52 SPACE
 TOTAL SPACES PROVIDED=61

LEGEND

-  MOBILE HOME SITE TO BE REMOVED
-  MOBILE HOME SITE TO REMAIN

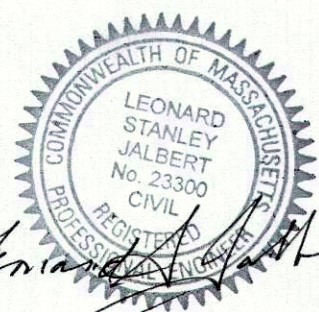
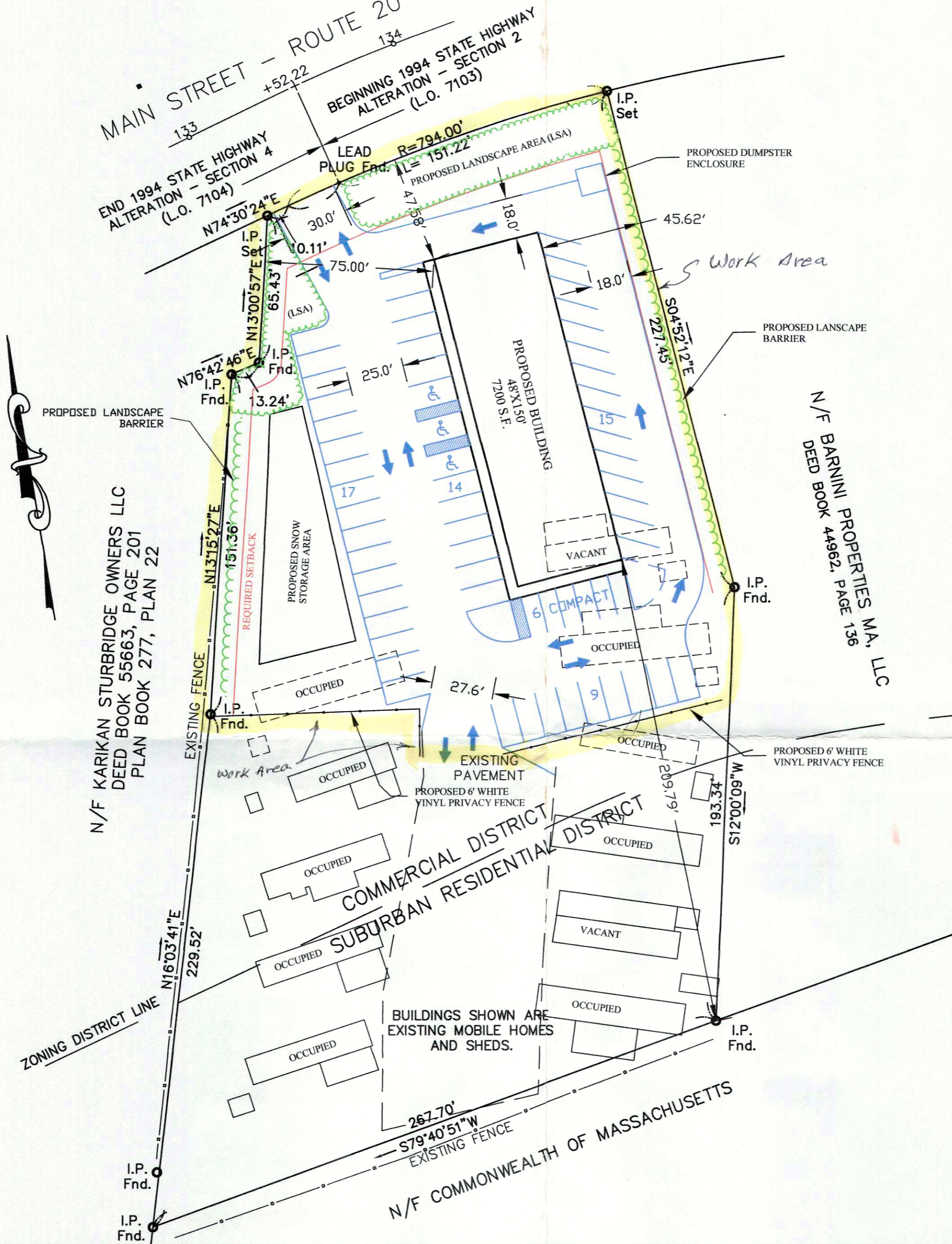
#365 MAIN STREET
 TOTAL LAND AREA 2.16 ACRES
 1.55 ACRES COMMERCIAL
 0.61 ACRES RESIDENTIAL

N/F KARIKAN STURBRIDGE OWNERS LLC
 DEED BOOK 55663, PAGE 201
 PLAN BOOK 277, PLAN 22

N/F BARNINI PROPERTIES MA, LLC
 DEED BOOK 44962, PAGE 136

N/F COMMONWEALTH OF MASSACHUSETTS

ZONING DISTRICT LINE



Leonard Stanley Jalbert

ORIGINAL	REVISIONS						
DATE: 6/4/19	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
DRAFTED BY:	AMT						
CHECKED	LSJ						
SUPERVISOR	LSJ						
REVIEWED	MLJ						
REVIEWED							
REVIEWED	<i>AMT</i>						

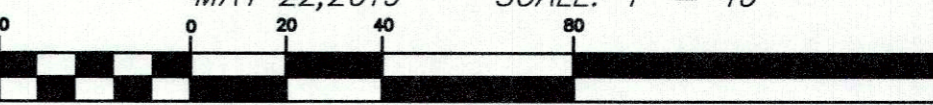


JALBERT ENGINEERING, INC.

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CONCEPTUAL SITE PLAN
 PREPARED FOR: CAREGIVER PATIENT CONNECTION LLC
 DBA LOCAL ROOTS NE
 365 MAIN STREET, U.S. ROUTE 20
 STURBRIDGE, MASSACHUSETTS
 MAY 22, 2019 SCALE: 1" = 40'



(IN FEET)
 1 inch = 40 ft.

PLAN DATE:
6/4/2019

DWG NUMBER

19059