

NOTICE OF INTENT
BYLAW SECTION 3.50

PREPARED FOR:
PAUL H. & SUZANNE T. JOHNSON

FOR PROPERTY LOCATED ON:
73 PARADISE LANE
STURBRIDGE, MA 01518

PREPARED BY:
JALBERT ENGINEERING
54 MAIN STREET
STURBRIDGE, MA 01566

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HOUSE

PROPOSED SITE PLAN 23003

NARRATIVE

THE APPLICANT IS PROPOSING TO REPLACE THE EXISTING STRUCTURE WITH AN ENERGY SAVING AND IMPROVED STRUCTURE THAT WILL HAVE A FULL FOUNDATION BASEMENT WITH A SINGLE STALL GARAGE IN THE BASEMENT. THE NEW HOME WILL BE LOCATED IN THE CENTER OF LOT WITH A DRIVEWAY ACCESS TO THE HOUSE.

THE EXISTING HOUSE IS NON-CONFORMING AS THE HOUSE VIOLATES THE EASTERLY SIDE SETBACK LIMIT LINE. THE NEW HOUSE WILL HAVE ALL SETBACKS THAT CONFORM TO ZONING.

THE LOT FRONTAGE AND AREA ARE IN VIOLATION AND ARE CONFORMING WITH CHAPTER 40A. A SPECIAL PERMIT WILL BE REQUIRED BY THE ZONING BOARD OF APPEALS AFTER THE SITE IS APPROVED BY THE CONSERVATION COMMISSION.

SPECIAL MEASURES HAVE BEEN TAKEN TO PROTECT THE INTEREST OF THE TOWN WETLAND BYLAWS. ALL DEMO MATERIALS WILL BE LOADED DIRECTLY INTO A TRUCK AND REMOVED FROM THE SITE. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED. NEW CULTECT RECHARGERS WILL BE INSTALLED FOR THE DRIVEWAY DRAINAGE. THE HOUSE DRAINAGE WILL BE CONNECTED TO A DRAINAGE SWALE AROUND THE FOUNDATION. STRAW WADDLES AND SILT FENCE WILL BE USED TO DEPICT THE LIMIT OF WORK ON THE SITE.

SITE CONDITIONS ALLOW FOR INSTALLATION OF A PRIVATE WELL AND TOWN SEWER. THREE TREES WILL BE REMOVED BECAUSE OF THE BUILDING RELOCATION. THREE INDIGENOUS TREES WILL BE PLANTED ALONG WITH ORNAMENTAL PLANTINGS.

THE ONLY GRADE CHANGES ON THE SITE WILL BE THE INSTALLATION OF THE DRIVEWAY TO THE NEW HOME. THE DRIVEWAY WILL BE PAVED AND NEW DRAINAGE WILL BE INSTALLED.

Please refer to the Jalbert Engineering, Inc. Design plan Drawing No. 23003



**Town of Sturbridge
Conservation Commission**
Notice of Intent Application Coversheet/Checklist

Date

in all white cells completely

Parcel	Lots 52 & 53	Applicant name	Paul H. Johnson
Address	73 Paradise Lane	Address	27 Trowbridge Lane
Assessors	9E-073	Email	shrewsbury4@icloud.com
Map/Plat	Map 9E/Plat 73	Phone	1-508-981-5332
Book & Page	68708 & 397		
Owner name	SAME	Representative	Leonard S. Jalbert, P.E.
Address		Address	54 Main Street
Email		Email	Sturbridge, MA 01566
Phone	1-508-981-5332	Phone	lsjalbert@jalbertengineering.com 1-508-347-5136

FI

Wetland type	100' plus	sf/cf affected		Relevant Perf. Standards	10. _____
Wetland type	from lake	sf/cf affected		Relevant Perf. Standards	10. _____
Wetland type		sf/cf affected		Relevant Perf. Standards	10. _____

Components of a Complete NOI Application

State Form: NOI Form 3	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Engineered Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Mailing to DEP	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Narrative	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proof that all relevant perf. standards are met	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
TOPO Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FIRM Map identifying locus with scale	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Natural Heritage Map with WH, PH, & VP data	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Included? <input type="checkbox"/>
Delineation lines (backup material)	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Tax Form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fees	
★ Fee Transmittal form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Filing Fee Worksheet	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Town portion of state filing fee	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
★ Sturbridge local filing fee \$ _____	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Abutter Information	
★ Certified abutters list (within 200')	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Abutter notification form	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
★ Affidavit & proof -- bring to hearing	<i>Present them at the hearing</i>
Other Attachments, e.g.	
Confirmation of submission to NHESP	Included? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable
Planting Plan	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Floodplain analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Stormwater analysis	Included? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable

Components of a Complete NOI Application



Sturbridge Conservation Commission

Notice of Intent

Sturbridge Wetland Bylaw Section 3.50

SCC File Number

A. General Information

1. Project Location:

73 Paradise Lane Fiskdale 01518
a. Street Address b. City/Town c. Zip Code

505-0 9E43/-073 73
d. Assessors Map/Plat Number e. Parcel /Lot Number

2. Applicant:

Paul H. & Susanne T. Johnson Johnson
a. First Name b. Last Name

Owners
c. Organization

27 Trowbridge Lane
d. Street Address

Shrewsbury MA 01545
e. City/Town f. State g. Zip Code

1-508-981-5332 teamjohnson4@icloud.com
h. Phone Number i. Fax Number j. Email Address

3. Property owner (required if different from applicant): [] Check if more than one owner

a. First Name b. Last Name

c. Organization

d. Street Address

e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Leonard Jalbert
a. First Name b. Last Name

Jalbert Engineering, Inc.
c. Company

54 Main Street
d. Street Address

Sturbridge MA 01566
e. f. State g. Zip Code

508-347-5136 508-34707962 lsjalbert@jalbertengineering.com
h. Phone Number i. Fax Number j. Email address

5. Total Fee Paid (Attach with submittal from Filing Fee Worksheet):

\$350.00
Fee Paid



Notice of Intent

SCC File Number _____

Sturbridge Wetland Bylaw Section 3.50

6. General Project Description:

~~Raze the existing house and replace as shown on plan Number 23003 along with a new driveway.~~

7. Project Type Checklist:

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other:

8. Property recorded at the Registry of Deeds for:

Worcester South
 a. County
68708
 c. Book

397
 b. Certificate # (if registered land)
 d. Page Number

D. Signatures and Submittal Requirements

1. Attach a narrative and any supporting documentation describing how the project will protect the jurisdictional resource areas during construction and what Best Management Practices have been incorporated to ensure there will be no long-term impacts to the Resource Areas. Indicate distance to Resource Areas.
2. On a separate sheet, list the titles and dates for all plans and other materials submitted with this NOI.
3. If there is more than one property owner, please attach a list of these property owners not listed on this form.
4. Include the Town of Sturbridge Notice of Intent Application Checklist Signatures and Submittal Requirements
5. I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. The Commission will provide legal advertisement to the applicant and it is the applicants requirement to post in accordance to the applicable Sturbridge Bylaw and/or supporting regulations. I further certify under penalties of perjury that all abutters were notified of this application. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 200 feet of the property line of the project location.

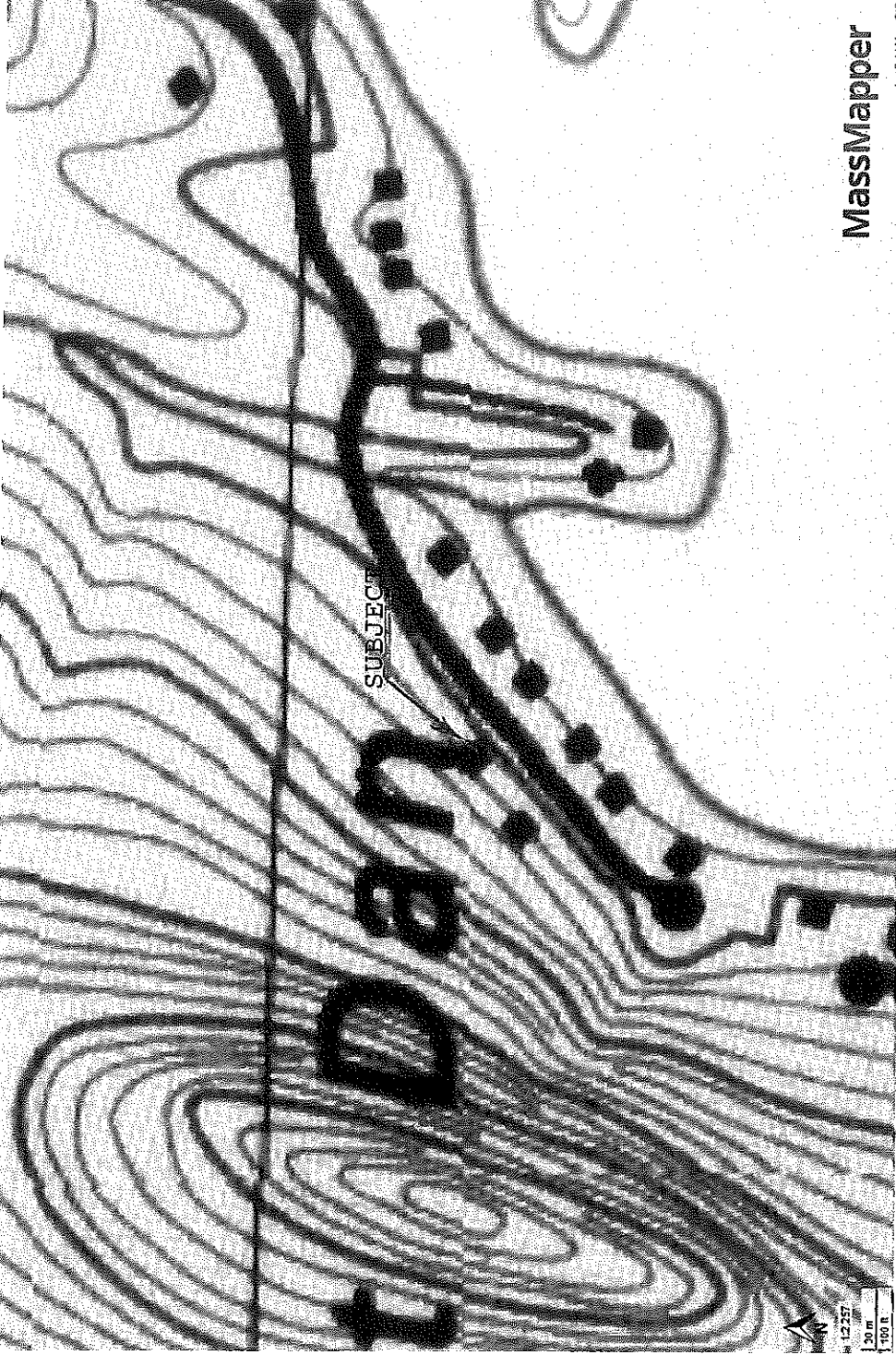
1. Signature of Applicant

date

2. Signature of Property Owner (if different)
Paul H. Johnson 3/28/2023
date

3. Signature of Representative (if any)
Leonard A. Gullett 03/23/2023
date

73 PARADISE LANE



USGS Topographic Maps
Property Tax Parcels

MassMapper
Lehman | MassGIS

National Flood Hazard Layer FIRMette

72°7'45"W 42°59'4"N

73 PARADISE LANE



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway <p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> No Screen Area of Minimal Flood Hazard Zone X Effective LOMRS Area of Undetermined Flood Hazard Zone D <p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped <p>73 Paradise Lane</p> <p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>
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This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/24/2023 at 1:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

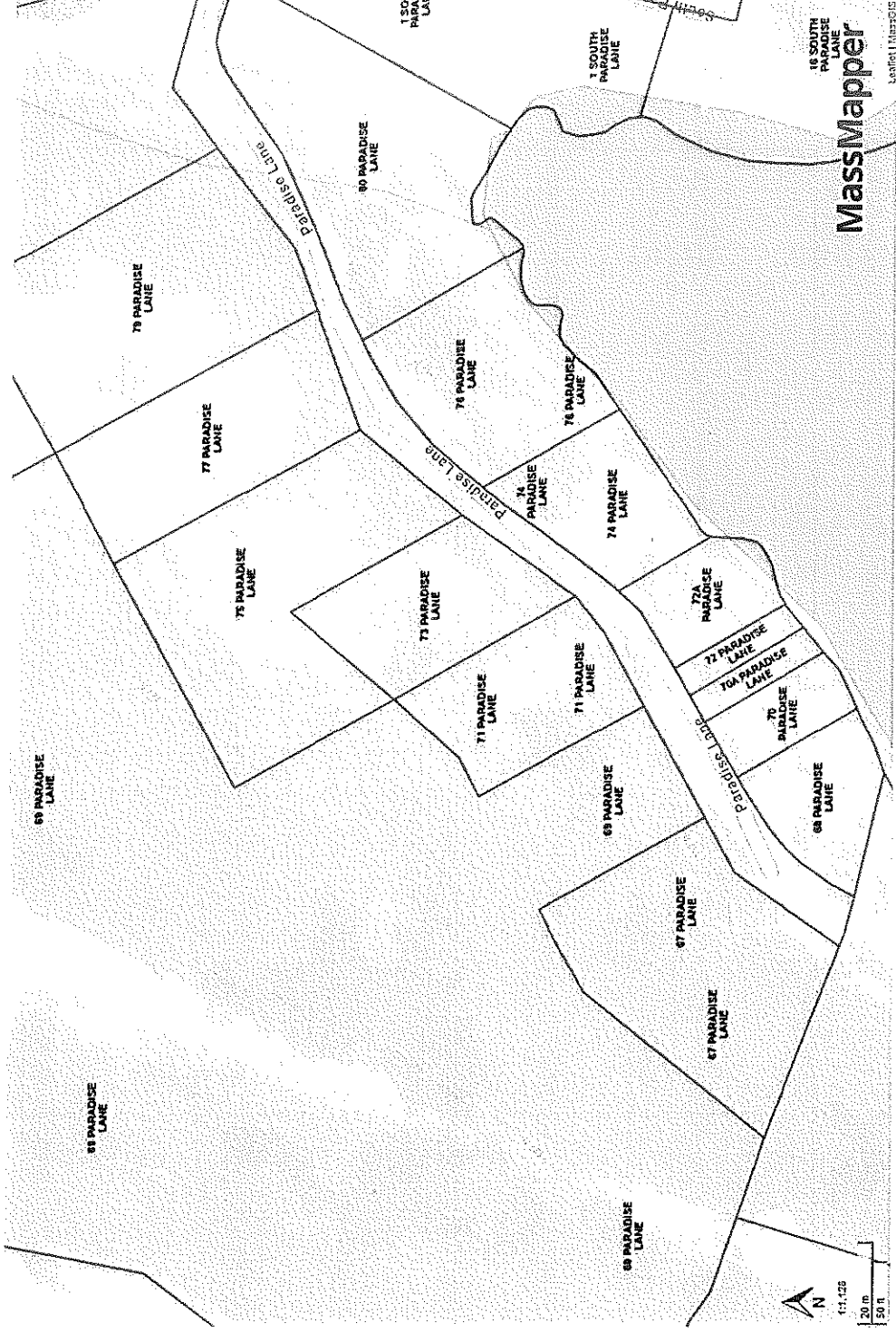
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

73 PARADISE LANE



Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number : 2787
Document Type : DEED
Recorded Date : January 11, 2023
Recorded Time : 12:22:21 PM

Recorded Book and Page : 68708 / 397
Number of Pages(including cover sheet) : 3
Receipt Number : 1492446
Recording Fee (including excise) : \$155.00

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/11/2023 12:22 PM
Ctrl# Doc# 00002787
Fee: \$.00 Cons: \$100.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, THEODORE M. JOHNSON, Trustee of the Patricia A. Johnson Irrevocable Trust, under Declaration of Trust dated January 9, 1995, an unrecorded Trust, see Trustee Certificate recorded herewith, GRANTOR

FOR CONSIDERATION PAID OF LESS THAN ONE HUNDRED AND 00/100 Dollars (\$100.00)

GRANT to PAUL H. JOHNSON AND SUZANNE T. JOHNSON, as Husband and Wife, Tenants by the Entirety, of Shrewsbury, Worcester County, Massachusetts, GRANTEEES

WITH QUITCLAIM COVENANTS

The land in Sturbridge, with the buildings thereon, bounded and described as follows:

Lots #52 (fifty-two) and #53 (fifty-three) in that part of Sturbridge, Massachusetts, called Glendale by the Lake, as shown on Plan recorded with the Worcester District Registry of Deeds in Plan Book 58, Plan 34.

The Grantor states that he has never occupied the property described herein as his principal residence and he is not entitled to claim the benefit of an existing estate of homestead in the property by court order or otherwise.

Meaning and intending to convey the premises conveyed from Frederick E. Guyette and Barbara D. Guyette to Patricia A. Johnson by deed dated February 24, 1994 and recorded with the Worcester County Registry of Deeds at Book 16101, Page 263.

73-99 Paradise Lane, Sturbridge, Massachusetts

Witness my hand and seal this 28th day of October, 2022.

Theodore M. Johnson
Theodore M. Johnson, Trustee of the Patricia A. Johnson Irrevocable Trust

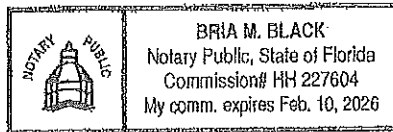
STATE OF FLORIDA

County Lee

October 28th, 2022

On this day, before me, a Notary Public, personally appeared Theodore M. Johnson, Trustee of the Patricia A. Johnson Irrevocable Trust, proved to me through satisfactory identification, a Driver's License, to be the person whose name is signed on this document and acknowledged to me that he signed it voluntarily for its stated purpose and his free act and deed as Trustee of said Trust.

Bria M. Black
NOTARY PUBLIC
MCE: February 10th, 2026



STURBRIDGE WETLANDS PROTECTION BY-LAW AND REGULATIONS

WETLANDS FILING FEE CALCULATION WORKSHEET

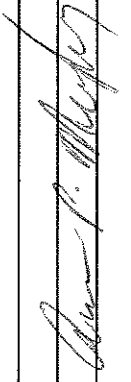
Application Type	Qty	Town Filing Fee	TOTAL
Notice of Intent (NOI):			
Residential – Single Family:			
Accessory (Deck, Shed, Pool Septic)	_____	\$150	_____
Shoreline Work	_____	\$150	_____
New Construction (Local N.O.I.)	_____	\$300	<u>\$300.00</u>
Residential – Other:			
Subdivision/Multi-Unit	_____	\$750	_____
Commercial/Industrial:			
New	_____	\$1500	_____
Redevelopment	_____	\$1000	_____
Limited Project (as defined in SWB & WPA)	_____	Equal to full WPA fee	_____
Alterations – located within Riverfront Area	_____	Additional 50% of Fee	_____
Application filed after Enforcement Order		Double the Municipal fee	_____
Request for Amended Order of Conditions	_____	50% of initial fee	_____
Request for Determination of Applicability (RDA):			
No Wetland Boundary Confirmation Residential:	_____	\$100	_____
No Wetland Boundary Confirmation All Other:	_____	\$200	_____
For Wetland Boundary Confirmation File ANRAD or NOI			
Abbreviated Notice of Resource Area Delineation (ANRAD):			
Residential – Single Family:	_____	\$100	_____
All Other: Base Review	_____	\$300	_____
Resource Area Boundary			

Certificate of Compliance (COC):			
Residential:			
Single Family	_____	\$50	<u>\$50.00</u>
Subdivision or Multi-Unit	_____	\$150	_____
Commercial or Industrial:			
	_____	\$150	_____
If Order of Conditions has Expired	_____	Add an additional \$150	_____
OOO Extension Request	_____	\$50	_____
Emergency Certification (NOI may be required to be filed following issuance of Emergency Cert)	_____	\$50	_____

Local Bylaw Fee (includes Town Filing Fee)	\$ <u>350.00</u>
State Filing Fee (from DEP Wetland Transmittal Form)	\$ <u>-0-</u>
<u>Total Payable to "Town of STURBRIDGE"</u>	\$ <u>350.00</u>

*Additional Consultant Fee may be required for reasons which may include:

- Significant amount of wetland impact;
- Extensive resource areas on a site;
- Lack of information supplied;
- Incomplete plans, reports, forms submitted;
- Supplemental information submitted.

Parcel ID	Owner	Owner Address	Owner City	State	Zip	Property Address
505-09E43-080	HARRINGTON PATRICIA C	634 RIVER ROAD	STOCKBRIDGE	VT	05772	80 PARADISE LANE
505-09E33-079	HARRINGTON PATRICIA C	634 RIVER ROAD	STOCKBRIDGE	VT	05772	79 PARADISE LANE
505-09E43-076	JOHNSON D ALDEN	PO BOX 225	STURBRIDGE	MA	01566	76 PARADISE LANE
505-09E42-068	BUCHANAN JEFFREY D TR	66 MT DAN ROAD	FISKDLE	MA	01518	68 PARADISE LANE
505-09E42-077	MIZIKAR KEVIN J	77 PARADISE LANE	FISKDALE	MA	01518	77 PARADISE LANE
505-09E42-72A	MUSCARO ROBERT M	7 MONROE ROAD	WELLESLEY	MA	02481	72A PARADISE LANE
505-09E42-072	MUSCARO ROBERT M & LISA A	7 MONROE ROAD	WELLESLEY	MA	02481	72 PARADISE LANE
505-09E42-071	OUTLAND KEVIN C	63 BREAKNECK ROAD	STURBRIDGE	MA	01566	71 PARADISE LANE
505-09E24-069	REARDON TIMOTHY	70 PARADISE LANE	FISKDALE	MA	01518	69 PARADISE LANE
505-09E42-70A	REARDON TIMOTHY F	70 PARADISE LANE	FISKDALE	MA	01518	70A PARADISE LANE
505-09E42-070	REARDON TIMOTHY F	70 PARADISE LANE	FISKDALE	MA	01518	70 PARADISE LANE
505-09E33-075	ROY PAUL	75 PARADISE LANE	FISKDALE	MA	01518	75 PARADISE LANE
505-09E43-074	SANDERSON SCOTT M	74 PARADISE LANE	FISKDALE	MA	01518	74 PARADISE LANE
	BOARD OF ASSESSORS					
Above persons listed are record owners as they appear on the most recent applicable tax list.						
Assessors are not responsible for errors or omissions. RE: M.G.L. - Chapter 40A, Section 11						
Abutters List -	Conservation Commission - 200'					
RE: 73 PARADISE LANE						
Certified Copy						
Assessor:						
Date:	3/8/2023					



Town of Sturbridge

Barbara A. Barry, Finance Director

Department/Board/Committee: CONSERVATION & ZONING BOARD OF APPEALS

Please verify outstanding tax/fee status for the following property owner:

Property Owner: Estate of Patricia A. Johnson

Property Location: 73 Paradise Lane

The license/permit may be released.

The license/permit may not be released.

Wendy Mac Anege
Finance Director

03/21/23
Date



Town of Sturbridge

Conservation Commission

Notification to Abutters

under the MA Wetlands Protection Act and the Town of Sturbridge Wetland Bylaw Regulations

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, § 40, as well as the Town of Sturbridge Wetland Bylaw, you are hereby notified of the following permit application for work within a wetland resource area and/or within the 200-foot buffer zone to a resource area:

- A. The name of the applicant is: Paul H. & Suzanne T. Johnson
- B. The address of the lot(s) where the activity is proposed is: 73 Paradise Lane
- C. The nature of the activity proposed includes: Raze & rebuild a New Home
- D. The applicant has filed the following in accordance with the Wetlands Protection Act (MGL c. 131, § 40), and/or the Town of Sturbridge Wetland Bylaws.
- Notice of Intent seeking permission to conduct work within a wetland, water body or resource area
(Local Notice of Intent)
- Request for Determination seeking permission to conduct work within a buffer zone to a wetland, waterbody or resource area
- Abbreviated Notice of Resource Area Delineation seeking to confirm the wetland resource area boundaries.
- Request to amend an existing Order of Conditions for DEP File #300-_____

The Public Hearing for this application will be held in person and remotely via GoTo Meeting
at the Center Office Building, 301 Main Street, 2nd Floor

Date and Time of Hearing: _____

Public Hearing can be accessed remotely:

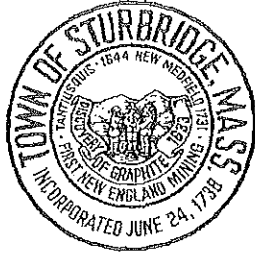
- From your computer using: _____ or
- From your phone: +1 872 240 3212, followed by the access code _____

Please note that while an option for remote attendance and/or participation is being provided to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. Please note that meetings can also be watched either online via the Town's on demand video broadcast or on cable television on channel 191, however, there is no public participation through these options.

PLEASE NOTE: Copies of the application and related materials including agendas and staff notes can be found here:

- <https://www.sturbridge.gov/conservation-commission/pages/meeting-calendar-and-documents>

You may contact the Sturbridge Conservation Commission Office (508) 347-2506 or the Department of Environmental Protection Central Regional Office at 508-792-7650 with questions in regards to the application process or the Wetlands Protection Act.



Town of Sturbridge

Conservation Commission

STURBRIDGE CONSERVATION COMMISSION AFFIDAVIT OF SERVICE

Under the Town of Sturbridge Wetland Bylaw, I Leonard S. Jalbert, P.E., hereby certify under the pains and penalties of perjury that on (date) _____, I gave notification to abutters, in compliance with this Bylaw and Regulations, in connection with a Notice of Intent filed under this Bylaw. This Notice of Intent was filed with the Sturbridge Conservation Commission on (date) _____ for the property located at

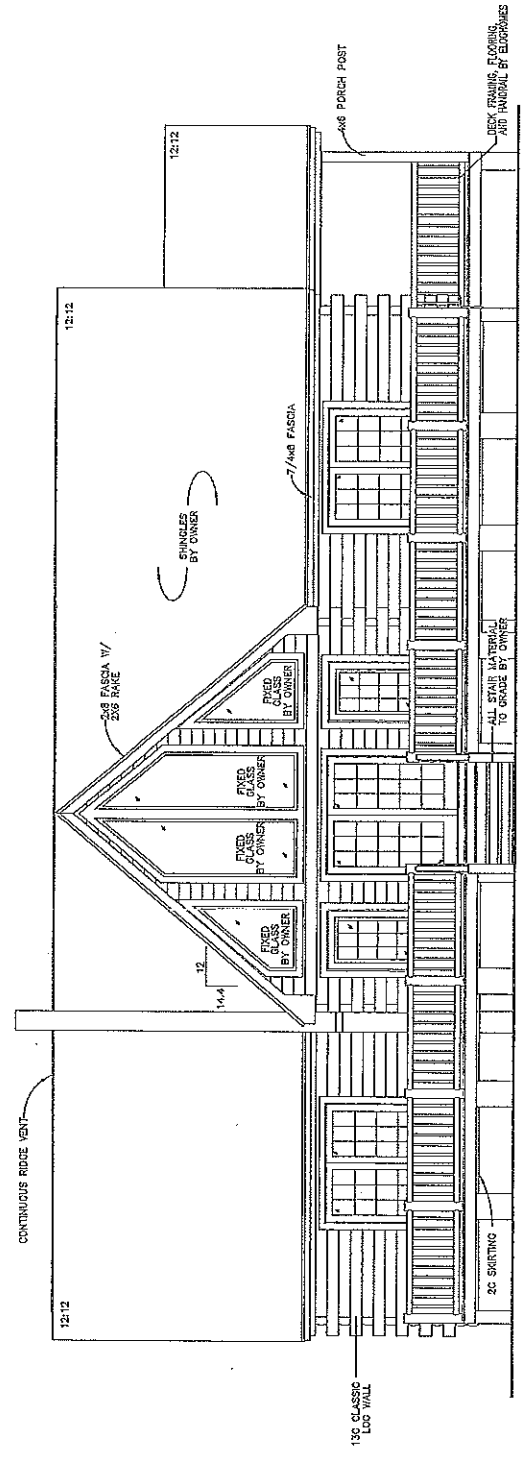
73 Paradise Lane

The form of the Notification and a list of abutters to whom it was given and their addresses are included in the application file.

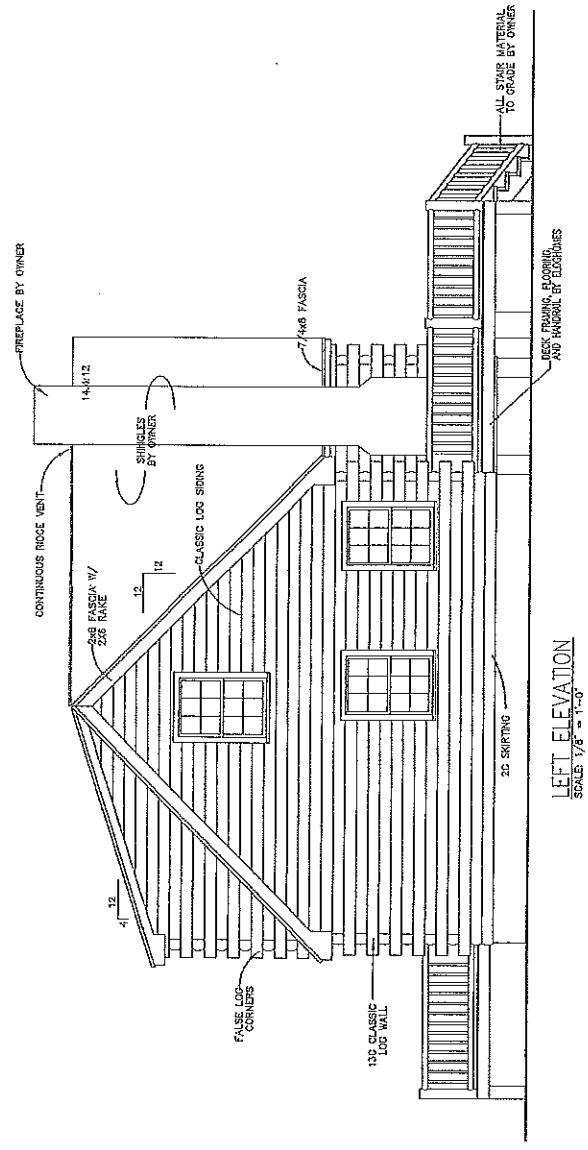
(Signature of applicant) (Date)

Leonard S. Jalbert, P.E.

(Name of applicant-printed or typed)



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

PREPLACE BY OWNER

CONTINUOUS ROOF VENT

14" x 12"

SHINGLES BY OWNER

2x8 FASCIA w/ 2x6 RAKE

12"

CLASSIC LOG SIDING

7" x 8" FASCIA

2x2 SKIRTING

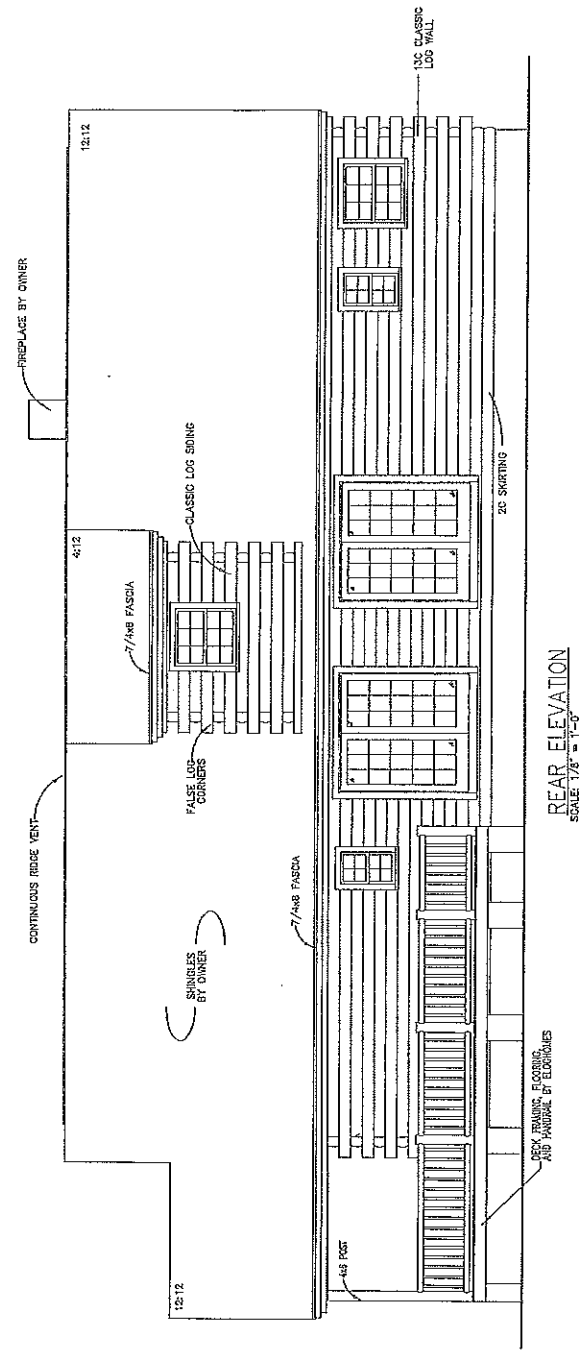
DECK FRAMING, FLOORING AND HANDRAIL BY OWNER

ALL SIZES MATERIAL TO GRADE BY OWNER

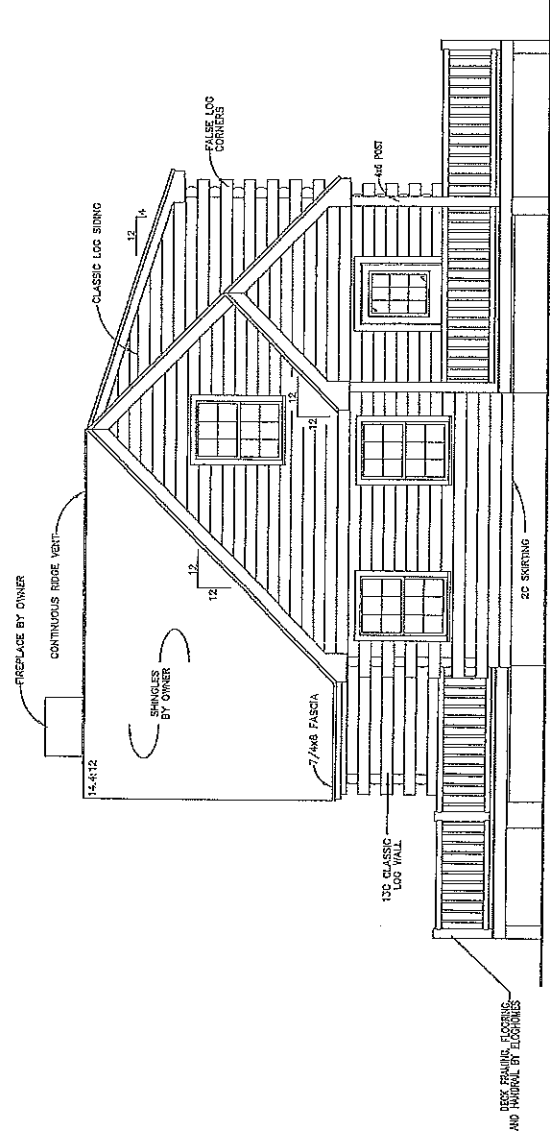
4" x 12"

FALSE LOG CORNERS

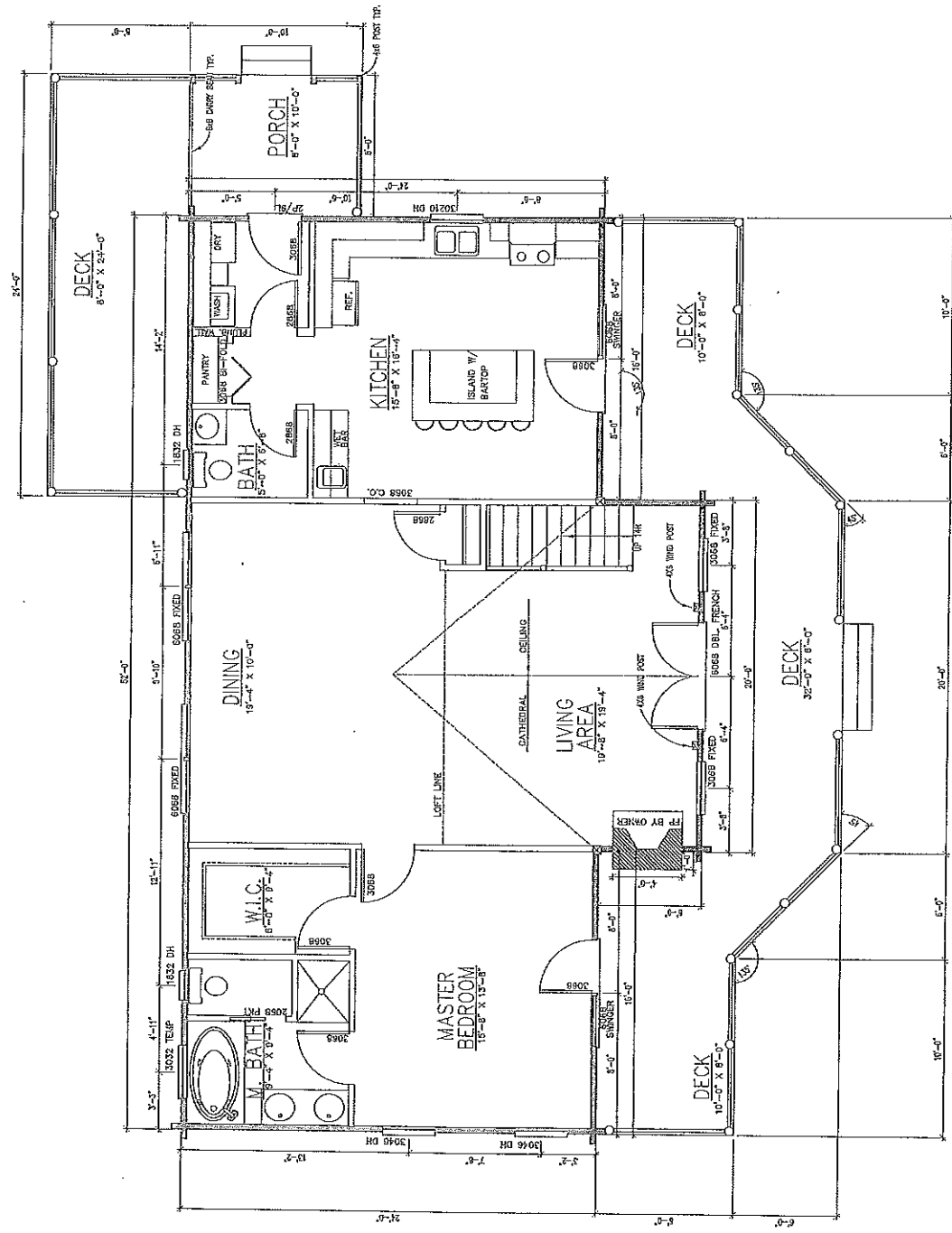
13" x 13" CLASSIC LOG WALL



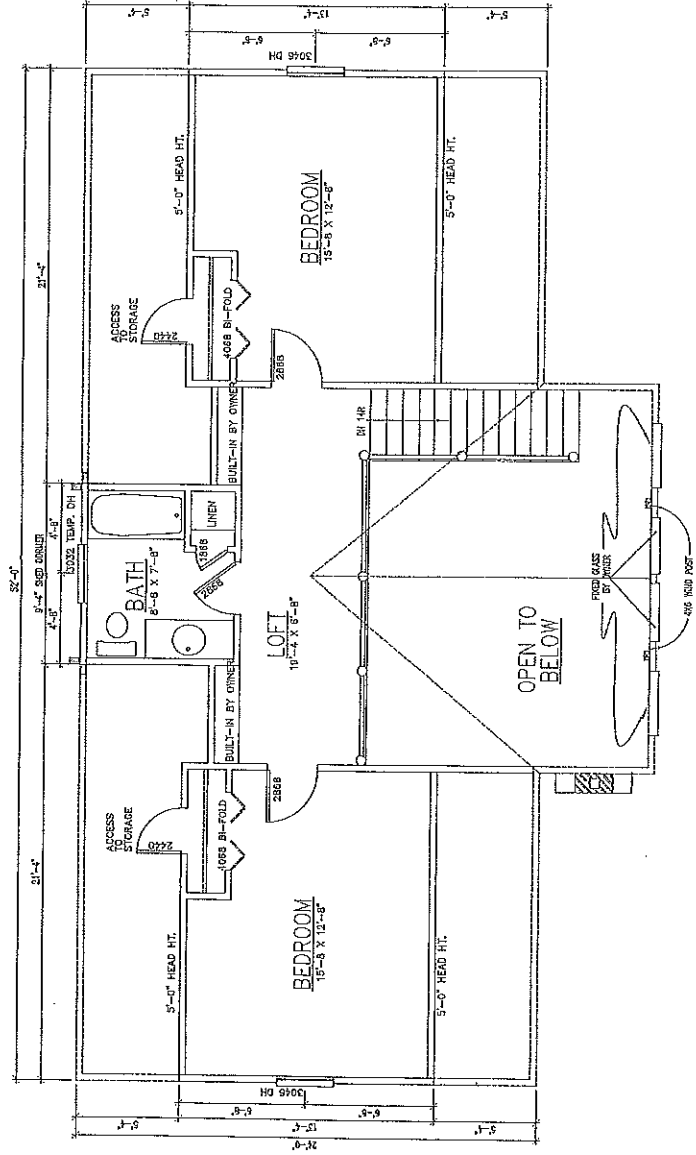
REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

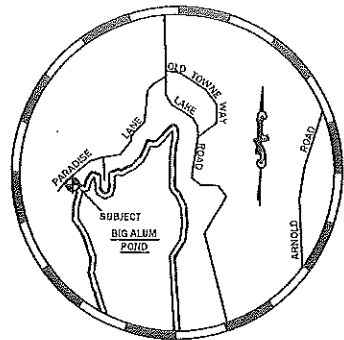


FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

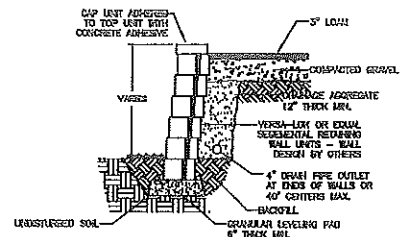


SECOND FLOOR PLAN

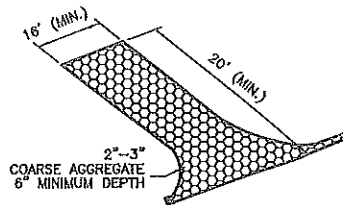
SCALE: 1/8" = 1'-0"



LOT LOCUS
SCALE: NONE



TYPICAL SEGMENTAL RETAINING WALL DETAIL
NOT TO SCALE



CRUSHED STONE
CONSTRUCTION ENTRANCE

NOT TO SCALE

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL

REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 0.45 ACRES	AREA: NO CHANGE
FRONTAGE: 125'	FRONTAGE: 107.24'	FRONTAGE: N/C
FRONT YARD: 30'	FRONT YARD: 55.55'	FRONT YARD: 80.1'
SIDE YARD: 15'	SIDE YARD: 2.09/58.23'	SIDE YARD: 19.3/20.7'
REAR YARD: 15'	REAR YARD: 47.28'	REAR YARD: 40.8'
%COVERAGE: 15	%COVERAGE: 7.78	%COVERAGE: 10.67

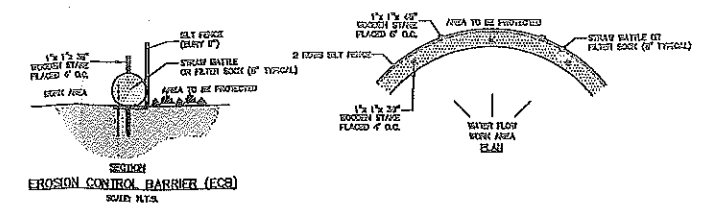
LOT IS SERVICED WITH TOWN SEWER AND A PRIVATE WELL.

PROPOSED LOT COVERAGE COMPUTATIONS
PROPOSED HOUSE AND PORCH 1,448 S.F.
PROPOSED DECKS 844 S.F.
TOTAL: 2,092 S.F.

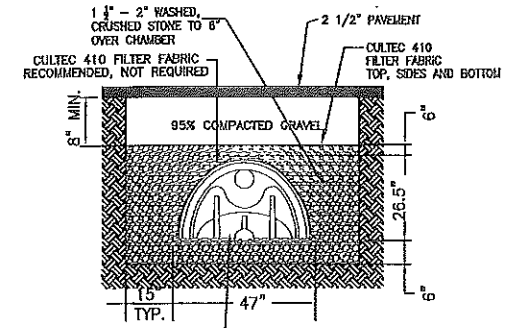
2,092 (100) = 10.67%
19,602

EXISTING LOT COVERAGE COMPUTATIONS
EXISTING HOUSE AND DECK 1,525 S.F.
TOTAL: 1,525 S.F.

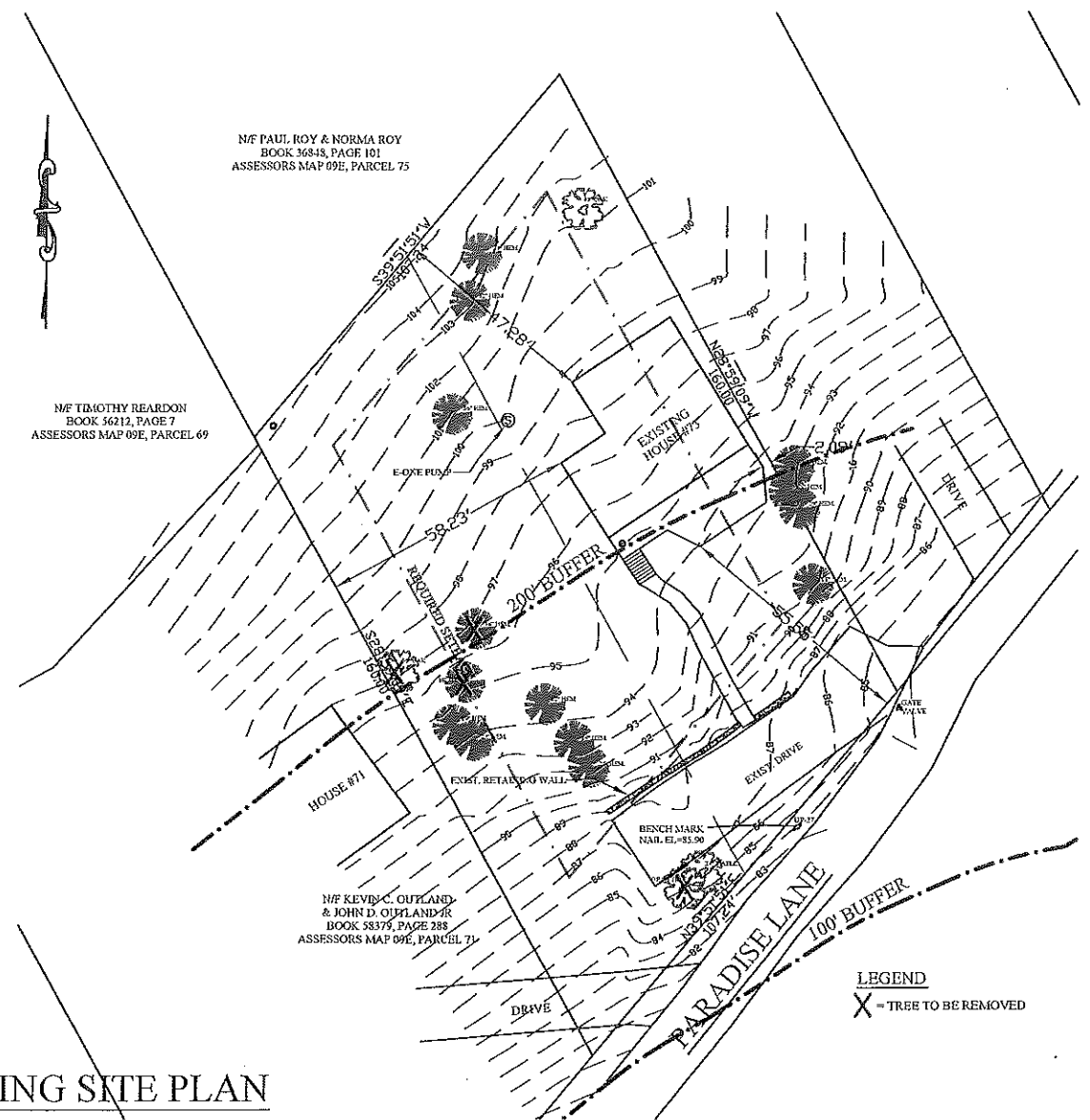
1,525 (100) = 7.78%
19,602



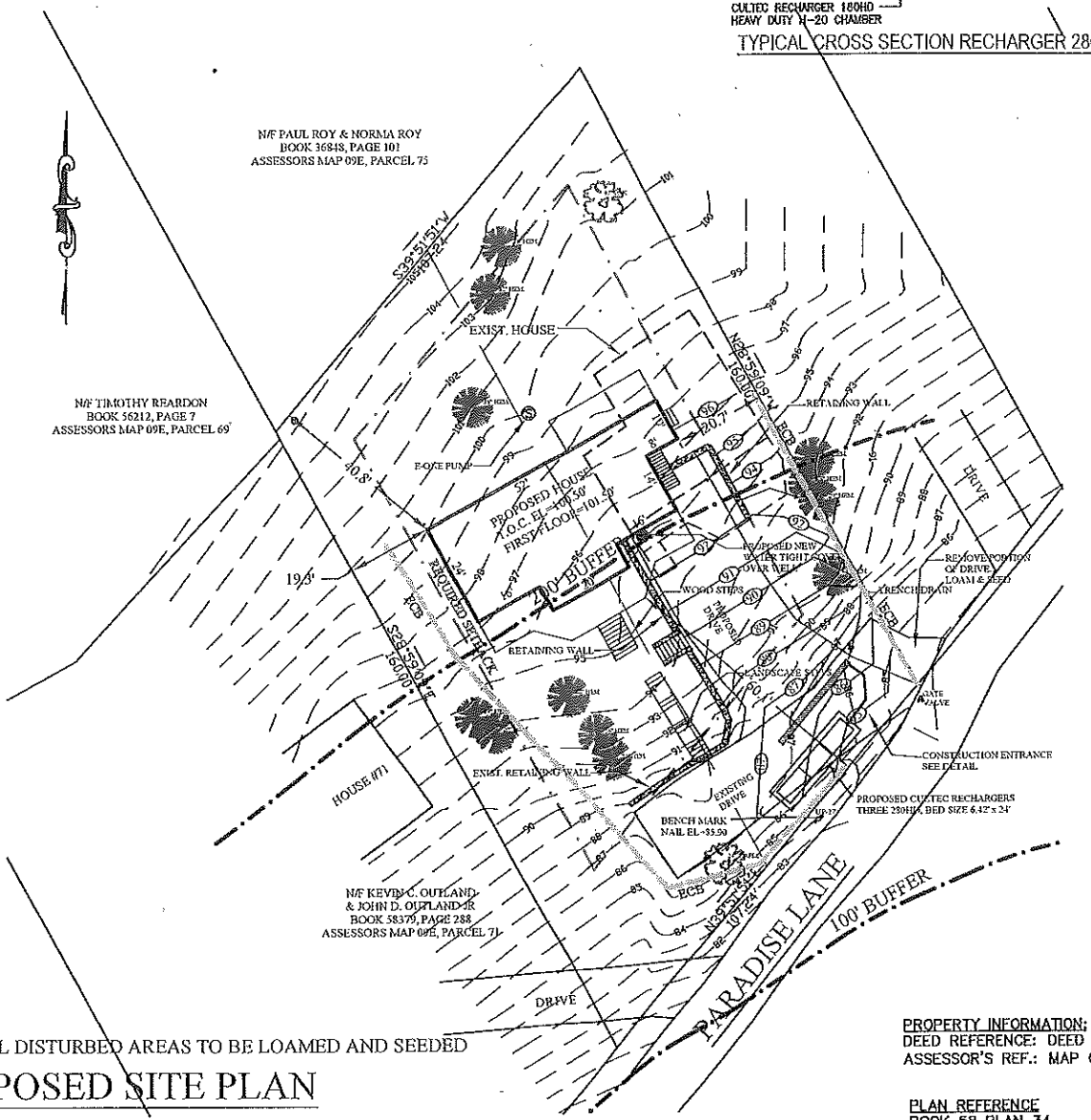
EROSION CONTROL BARRIER (ECB)
SOIL N.T.S.



TYPICAL CROSS SECTION RECHARGER 280HD



EXISTING SITE PLAN



NOTE: ALL DISTURBED AREAS TO BE LOAMED AND SEEDED
PROPOSED SITE PLAN

PROPERTY INFORMATION:
DEED REFERENCE: DEED BOOK 68708, PAGE 397
ASSESSOR'S REF.: MAP 09E, PARCEL 73

PLAN REFERENCE
BOOK 58 PLAN 34
BOOK 828 PLAN 109
BOOK 840 PLAN 79

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	AP'VD
3/21/23	AMT						
	LSJ						
	LSJ						
	LSJ						



Edward J. Talbot



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Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
Fax: (508) 347-7962

SITE PLAN FOR:
PAUL AND SUZANNE JOHNSON
73 PARADISE LANE, STURBRIDGE, MA
GRAPHIC SCALE
0' 20' 40' 60'
SCALE: 1" = 20'

PLAN DATE: 3/21/23
DWG NUMBER
23003