

ZONING: RURAL RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1 Acre	AREA: 20,990± S.F.	AREA: NO CHANGE
FRONTAGE: 150'	FRONTAGE: 90'	FRONTAGE: N.C.
FRONT YARD: 30'	FRONT YARD: 32.8'	FRONT YARD: N.C.
SIDE YARD: 20'	SIDE YARD: 11.6'	SIDE YARD: N.C.
REAR YARD: 20'	REAR YARD: 21.7'	REAR YARD: N.C.
%COVERAGE: 15	%COVERAGE: 11.78	%COVERAGE: 10.24

**LOT COVERAGE CALCULATIONS**

EXISTING  
 GARAGE 528 S.F.  
 HOUSE 768 S.F.  
 LOWER DECK 900 S.F.  
 STEPS & LANDINGS (TOTAL) 277 S.F.  
 2,473 S.F.

$\frac{2473 (100)}{20990} = 11.78\%$

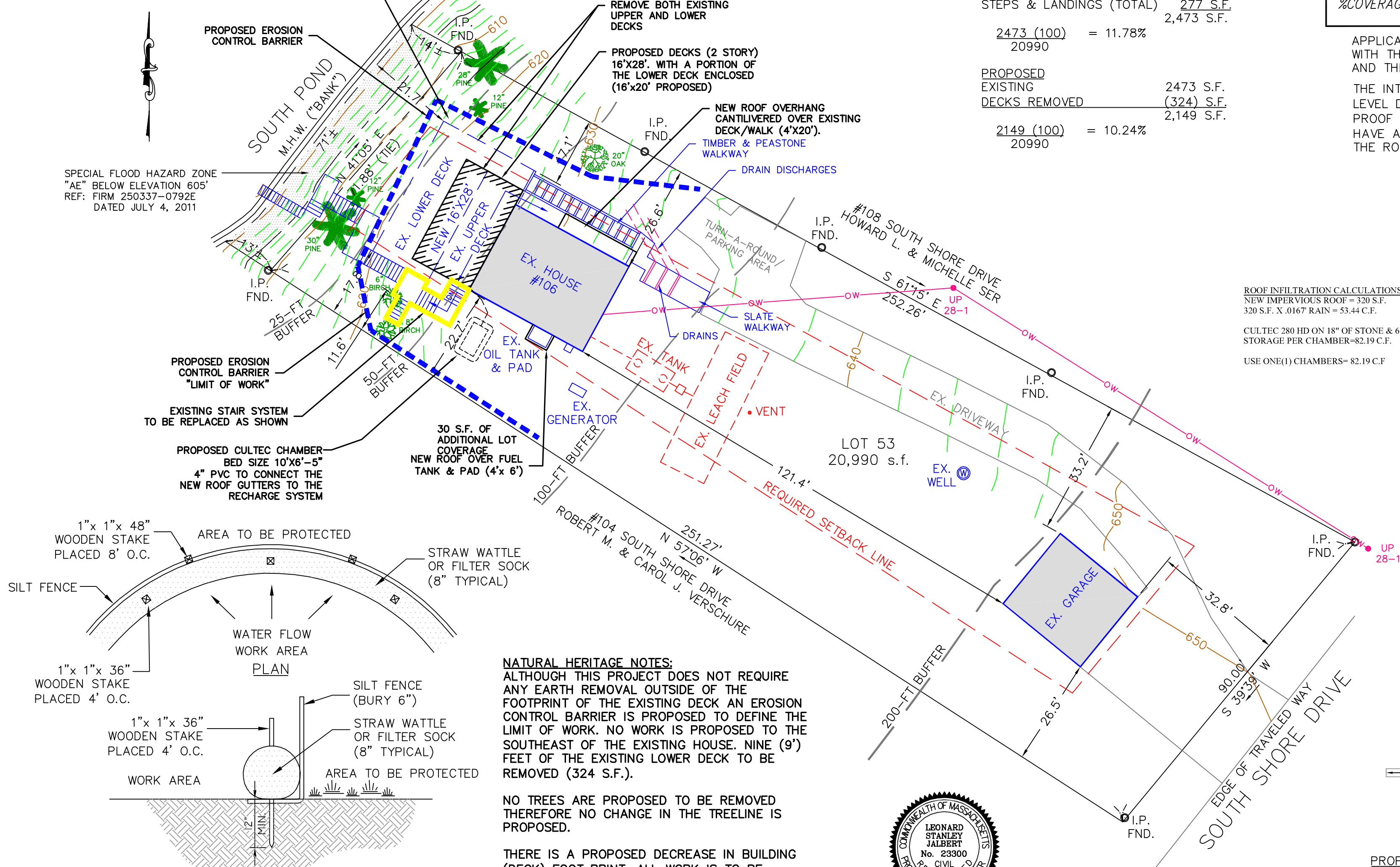
PROPOSED  
 EXISTING 2473 S.F.  
 DECKS REMOVED (324) S.F.  
 2,149 S.F.

$\frac{2149 (100)}{20990} = 10.24\%$

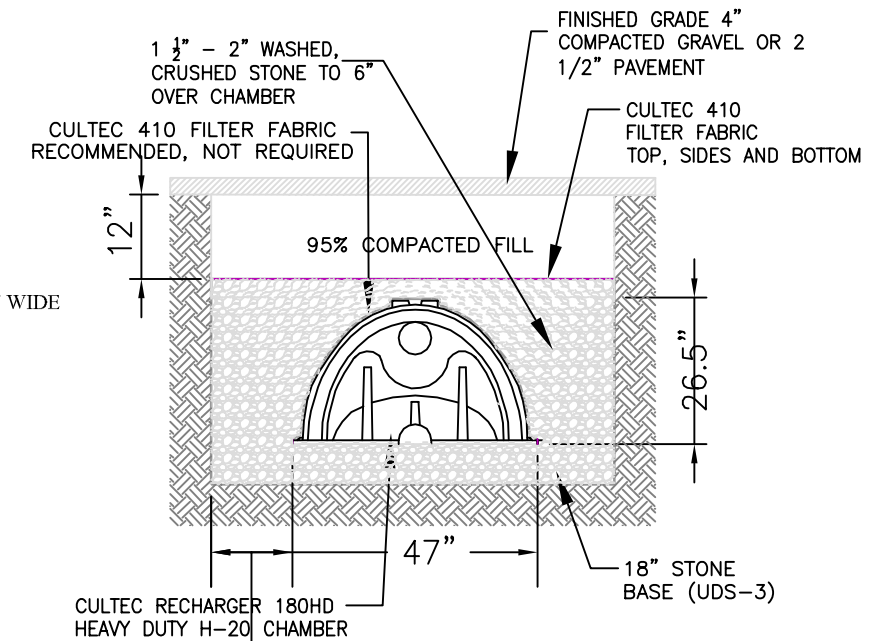
APPLICANTS MUST BE AWARE OF THEIR OBLIGATION TO COMPLY WITH THE REQUIREMENTS OF THE WETLANDS PROTECTION ACT AND THE TOWN OF STURBRIDGE WETLAND BYLAW.

THE INTENT OF THIS PROPOSAL IS TO CONSTRUCT A TWO LEVEL DECK WITH UPPER DECK BEING (448 S.F.) WITH A LEAK PROOF RAIN ESCAPE SYSTEM THE LOWER DECK (900 S.F.) TO HAVE A 20'X16' ENCLOSURE. AN ADDED 4'X20' EXTENSION ON THE ROOF FOR PROTECTION OF THE ENTRANCE TO THE HOME.

EXISTING DISTURBED AREA WITHIN THE 25-FOOT BUFFER ZONE TO BE REVEGETATED WITH INDIGENOUS PLANT SPECIES. LOAM AND SEED REMAINDER OF DISTURBANCE UNDER REMOVED DECK.



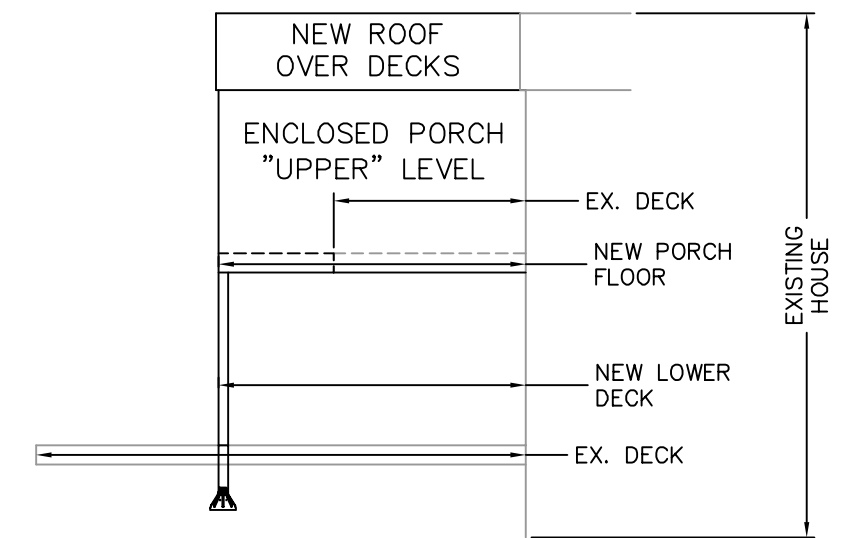
**ROOF INFILTRATION CALCULATIONS:**  
 NEW IMPERVIOUS ROOF = 320 S.F.  
 320 S.F. X .0167 RAIN = 5.34 C.F.  
 CULTEC 280 HD ON 18" OF STONE & 6.42" WIDE STORAGE PER CHAMBER=82.19 C.F.  
 USE ONE(1) CHAMBERS= 82.19 C.F



TYPICAL CROSS SECTION RECHARGER 280HD

15" N.T.S.

NEW ROOF TO BE A METAL ROOFING PROJECT TO INCLUDE THE REROOFING OF THE EXISTING RESIDENCE.



BUILDING SCHEMATIC

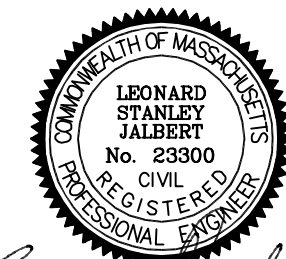
**PROPERTY INFORMATION**

OWNER(S): JAMES R. & KATHLEEN RUDE  
 25 HIGHRIDGE ROAD, CROMWELL, CT 06416  
 ASSESSORS: MAP 6, SC 598, BLOCK B6, PARCEL 106  
 W.D.R.D. : DEED BOOK 53213, PAGE 47  
 PLAN BOOK 291, PLAN 19

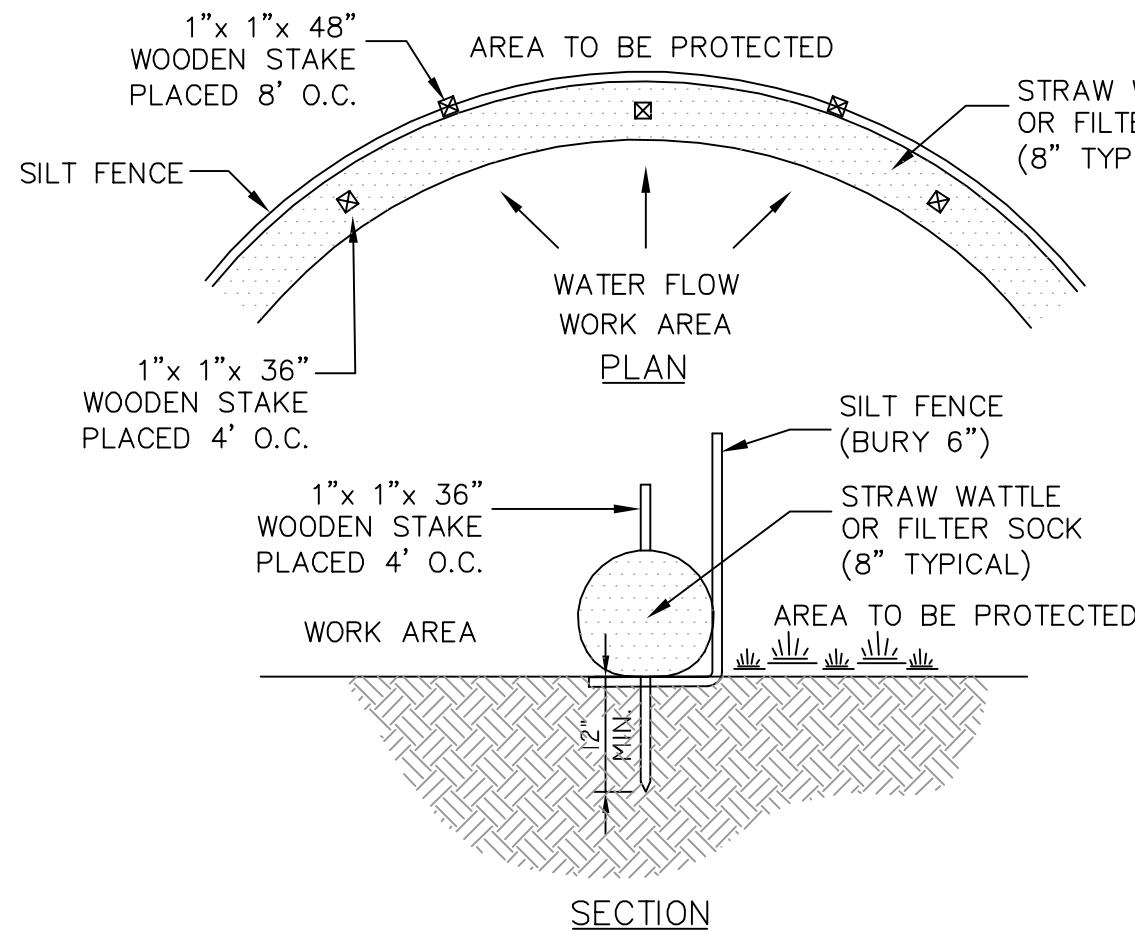
**NATURAL HERITAGE NOTES:**  
 ALTHOUGH THIS PROJECT DOES NOT REQUIRE ANY EARTH REMOVAL OUTSIDE OF THE FOOTPRINT OF THE EXISTING DECK AN EROSION CONTROL BARRIER IS PROPOSED TO DEFINE THE LIMIT OF WORK. NO WORK IS PROPOSED TO THE SOUTHEAST OF THE EXISTING HOUSE. NINE (9') FEET OF THE EXISTING LOWER DECK TO BE REMOVED (324 S.F.).

NO TREES ARE PROPOSED TO BE REMOVED THEREFORE NO CHANGE IN THE TREELINE IS PROPOSED.

THERE IS A PROPOSED DECREASE IN BUILDING (DECK) FOOT PRINT. ALL WORK IS TO BE PERFORMED IN AREAS OF EXISTING BUILDING, LAWN OR LANDSCAPE AND IS THEREFORE EXEMPT FROM MESA REVIEW PURSUANT TO 321 CMR 10.14(4) AND 10.14(5).



*Leonard Jalbert*



EROSION CONTROL BARRIER (ECB)

SCALE: N.T.S.

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
12/12/16	SMB	1.	05/08/17	REVISED PROPOSAL PER CLIENT	SMB	LSJ	
	LSJ	2.	08/13/20	REVISED PROPOSAL PER CLIENT	AMT	LSJ	LSJ
	LSJ	3.	09/08/20	ADD CULTEC CHAMBER	AMT	LSJ	LSJ
	MLJ						



**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



( IN FEET )  
 1 inch = 20 ft.

SITE PLAN FOR  
 JAMES R. & KATHLEEN RUDE  
 106 SOUTH SHORE DRIVE  
 STURBRIDGE, MASSACHUSETTS

PLAN DATE:  
 05/08/16

DWG NUMBER

**16260**

REVISION 3