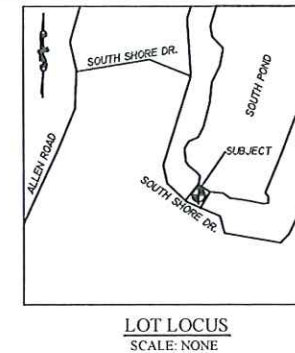
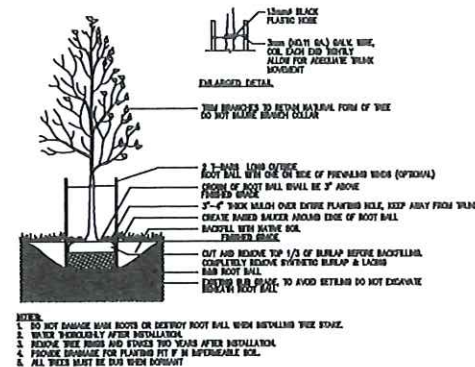
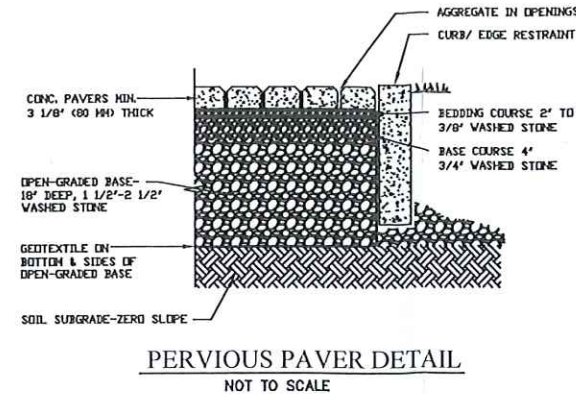
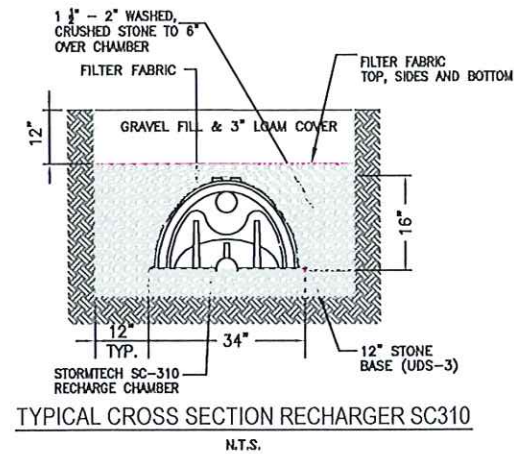
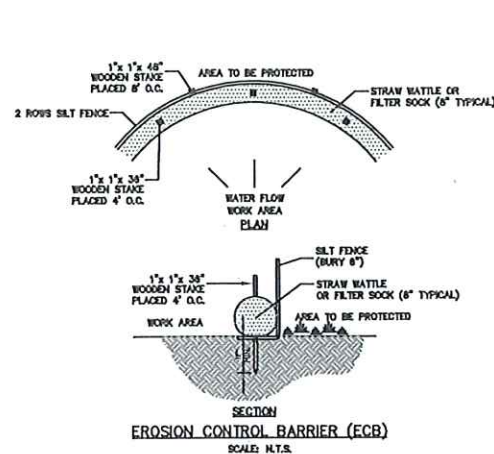


REED REVISED PLAN - DEP 300-1127

BUILDING COVERAGE WAS REDUCED TO 2,061 SQ.FT FROM 2,497 SQ.FT. A REDUCTION OF 436 SQ.FT FROM THE PROPOSED LAYOUT ON 4/21/22. THE REDUCTION IS 17.46% OFF THE ORIGINAL PROPOSAL. THE PROPOSED BUILDING WAS RELOCATED 12.15' WESTERLY ONTO THE EXISTING SETBACK LINE OF THE EXISTING STRUCTURE. THIS ALLOWED FOR A REDUCTION OF 508 SQ.FT OUT OF THE OUTER LIMITS OF THE RIPARIAN BUFFER ZONE. THE ALTERATION NOW IS 132 SQ.FT BETWEEN THE 100 FT AND 200 FT LIMIT. THIS IS A REDUCTION OF 85% WITHIN THE RIPARIAN ZONE. THE EXISTING HOUSE HAS 186 SQ.FT WITHIN THE 50'-25' ZONE. THE PROPOSED ADDITION HAS 218 SQ.FT ADDITIONAL AREA WITHIN THE 50'-25' BUFFER.

RIVERFRONT ALTERNATIVE ANALYSIS

THE WETLANDS PROTECTION ACT REGULATIONS 310 CMR 10.58 (4) LISTS THE PERFORMANCE STANDARDS REQUIRED TO BE MET BY WORK PROPOSED WITHIN THE 200' RIVERFRONT AREA (RFA). THE PERFORMANCE STANDARDS INDICATE THE NEED FOR AN ALTERNATIVE ANALYSIS FOR LOTS CREATED AFTER 1996. THIS PARCEL WAS CREATED IN 1960 AND RECORDED IN DEED BOOK 249 PLAN 70 ON 8/18/60. ANY ADDITION WORK ON THE SITE WILL OCCUR WITHIN THE EXISTING DEVELOPED SITE UNDER REGULATIONS 310 CMR 10.58 (5) WHICH ALLOW FOR THE REDEVELOPMENT. THE ENTIRE AREA OF CONSTRUCTION WITHIN THE RFA AMOUNTS TO 3.15% OF THE TOTAL RIVERFRONT ON THE PARCEL. THIS CONFORMS TO THE PERFORMANCE STANDARD OF LIMITING ALTERATIONS OF 10% OF THE RFA. ALL OF THE REMAINING PROPOSED ACTIVITY INCLUDING THE NEW HOUSE, SEPTIC SYSTEM AND DRIVEWAY WILL OCCUR OUTSIDE ANY AREAS SUBJECT TO JURISDICTION UNDER THE WETLANDS PROTECTION ACT.



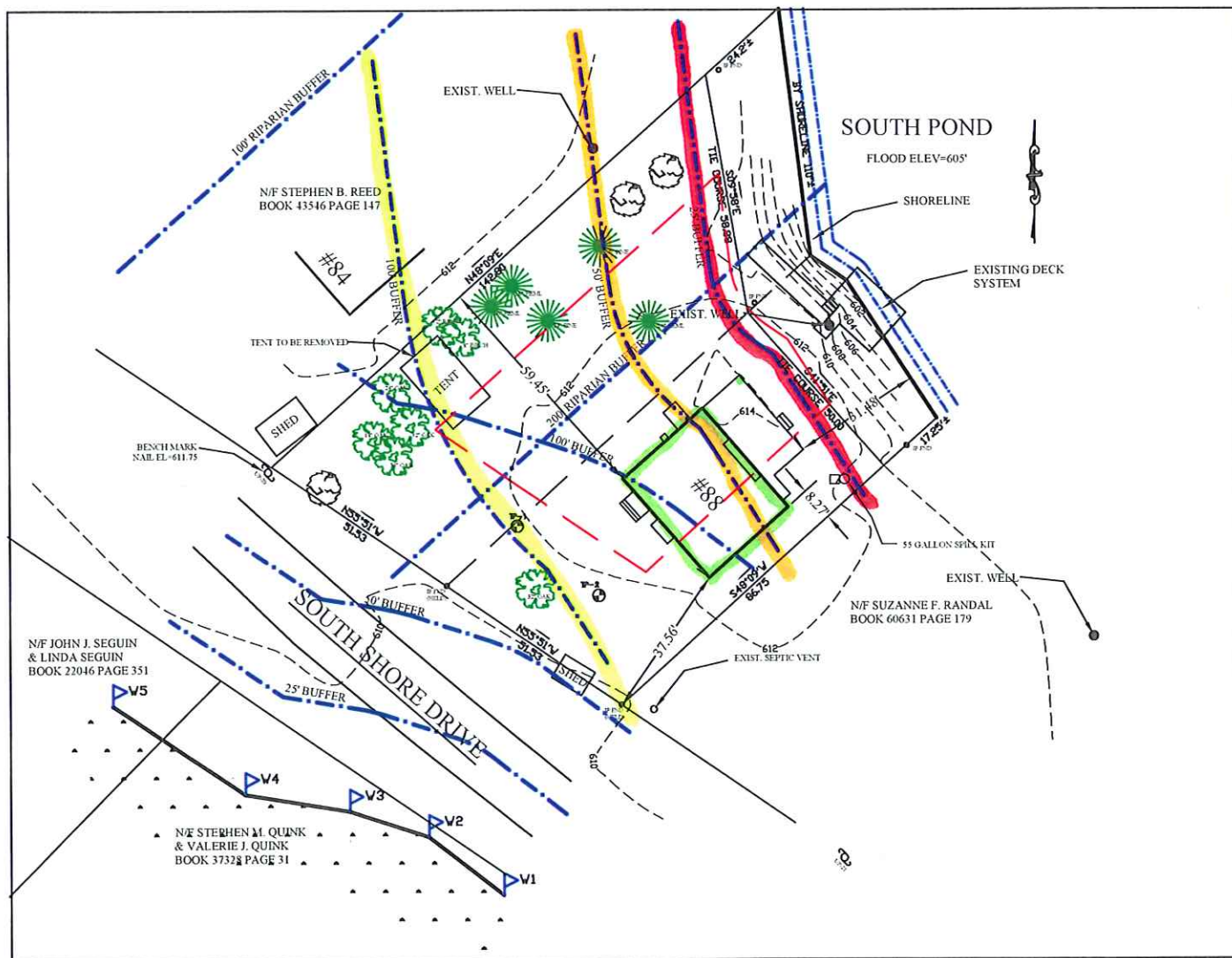
STURBRIDGE ZONING: RURAL RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 1 ACRE	AREA: 0.31 ACRES	AREA: 0.31 ACRES
FRONTAGE: 150'	FRONTAGE: 103.06'	FRONTAGE: 103.06'
FRONT YARD: 30'	FRONT YARD: 37.56'	FRONT YARD: 48.14'
SIDE YARD: 20'	SIDE YARD: 8.27/59.45'	SIDE YARD: 33.39/9.11'
REAR YARD: 20'	REAR YARD: 31.48'	REAR YARD: 39.01'
%COVERAGE: 15	%COVERAGE: 11.72	%COVERAGE: 16.56

EXISTING LOT COVERAGE COMPUTATIONS
EXISTING HOUSE & DECK 1184 S.F.
EXISTING DECK SYSTEM 344 S.F.
EXISTING SHED 55 S.F.

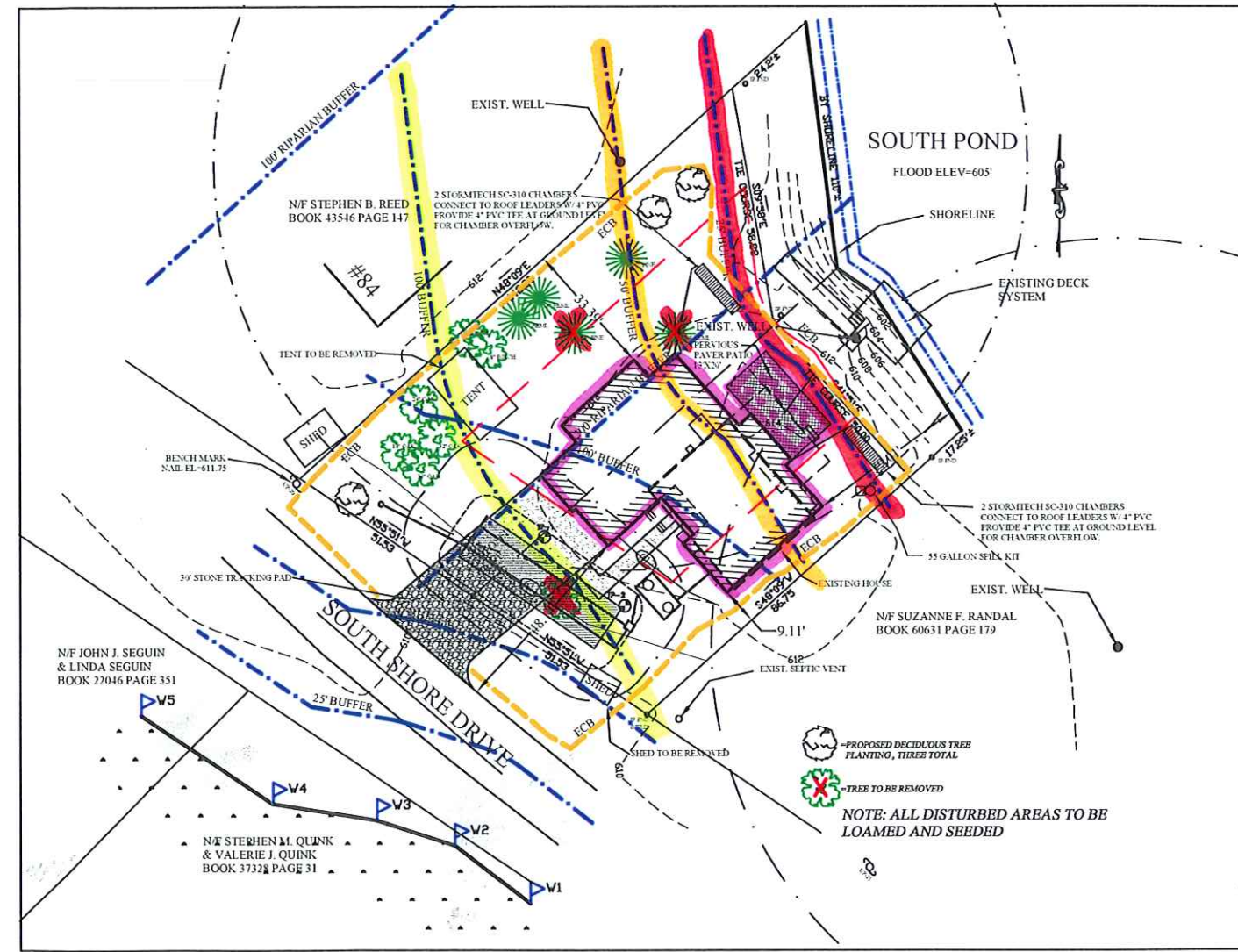
1583 X 100 = 11.72%
TOTAL 1583 S.F.
13,503

PROPOSED LOT COVERAGE COMPUTATIONS
PROPOSED HOUSE & PORCH 2081 S.F.
TOTAL 2061 S.F.

2081 X 100 = 15.26%
TOTAL 2061 S.F.
13,503



EXISTING SITE PLAN



PROPOSED SITE PLAN

PLAN REFERENCE
BOOK 249 PLAN 70
DEED REFERENCE
BOOK 43635 PAGE 26

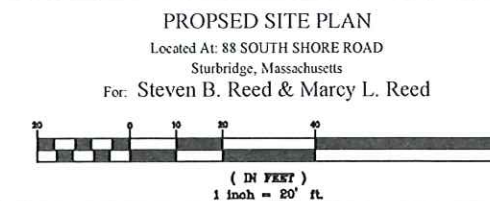
ORIGINAL	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APVD
DATE 2/17/22	AMT	1	4/28/22	CONCOMM. COMMENTS, MOVE HSE. E'LY	AMT	LSJ	LSJ
DRAFTED BY:	LSJ	2	5/10/22	REDUCE HOUSE FOOTPRINT	AMT	LSJ	LSJ
CHECKED	LSJ	3	6/21/22	REDUCE HOUSE FOOTPRINT, ADD PATIO	AMT	LSJ	LSJ
SUPERVISOR	MLJ						
REVIEWED							
REVIEWED							
REVIEWED							



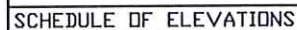
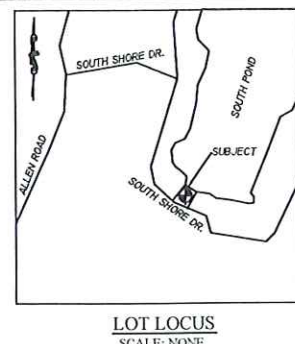
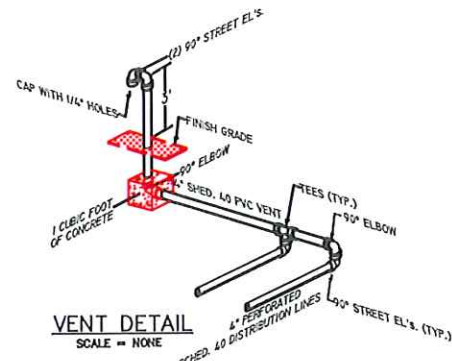
Leonard J. Albert



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



PLAN DATE: 2/17/22	
DWG NUMBER 21046	
REV. 3	
SHEET 1 OF 2	



DESIGN CRITERIA:

LEACHFIELD CALCULATIONS

SOIL CLASSIFICATION:	<u>CLASS 1</u>
LTAR:	<u>0.75</u>

X 610.70 DENOTES SPOT FINISH GRADE
----- 100 ----- DENOTES EXISTING CONTOUR
----- 100 ----- DENOTES PROPOSED CONTOUR

PERCOLATION TEST AND DEEP HOLE OBSERVATIONS

GENERAL NOTES

- ## OBSERVATION PITS

Leonard Albert

ZONING: RURAL RESIDENTIAL

F.I.R.M. REFERENCE

SCOPE OF WORK

	REQ'D.	PLAN
LOT SIZE		
AREA:	1 AC	0.31 AC
FRONTAGE:	150'	103.06'
SETBACKS		
STREET:	30'	48.45'
SIDE LINE:	20'	20.42'
REAR:	20'	28.30'

COMMUNITY NO: 25027C
PANEL NO.: 0762E
DATE: 7/4/2011

THE DESIGN SHOWN HEREON DOES NOT
LIE WITHIN A SPECIAL FLOOD HAZARD
ZONE.

THE CONTRACTORS SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO:

1. ALL LABORS AND MATERIALS TO INSTALL THE SEWAGE DISPOSAL SHOWN, COMPLETE AND PLACED IN SERVICE.
2. INSURING ALL PERMITS HAVE BEEN OBTAINED.
3. PERFORMING ALL WORK IN ACCORDANCE WITH TITLE 5.
4. ANY MEASURES TO PROTECT THE WETLAND, IF ANY.
5. TIMELY EXECUTION OF THE WORK.

ORIGINAL		REVISIONS						MAINTENANCE NOTE
Date: 2/17/22		Rev	Date	Description	Made	Check	App.	THE STATE ENVIRONMENTAL CODE, STATES: "SEPTIC TANKS SHOULD BE INSPECTED AND CLEANED AT LEAST ANNUALLY." NO PERMANENT STRUCTURES ARE TO BE ERECTED IN THE RESERVE AREA. DO NOT PLANT TREES OVER OR NEAR THE FIELD. AVOID VEHICULAR TRAFFIC OVER SYSTEM.
Designed	AMT	1	4/28/22	CONCOMM. COMMENTS	AMT	LSJ	LSJ	
Checked	LSJ	2	5/10/22	REDUCE HOUSE FOOTPRINT	AMT	LSJ	LSJ	
Drawn	AMT	3	6/21/22	REDUCE HOUSE FOOTPRINT	AMT	LSJ	LSJ	
Reviewed								
Reviewed								
Approved								

LOCAL UPGRADE APPROVAL REQUIRED.

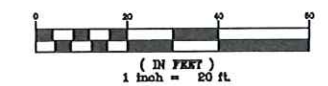
1) REDUCE SYSTEM DISTANCE TO A PRIVATE WELL FROM 100' TO 86.6' AND 92.5' AS ALLOWED UNDER 310 CMR 15.405(1)G.

2) REDUCE SETBACK DISTANCE OF THE SAS TO THE PROPERTY LINE FROM 10' TO 6.2' AS ALLOWED UNDER 310 CMR 15.405(1)A.



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Soil Absorption System - "Upgrade"
 Located At: 88 SOUTH SHORE ROAD
 Sturbridge, Massachusetts
 For: Steven B. Reed & Marcy L. Reed



2/17/22
PLAN NUMBER
21046
REV. 3
SHEET 2 OF 2