

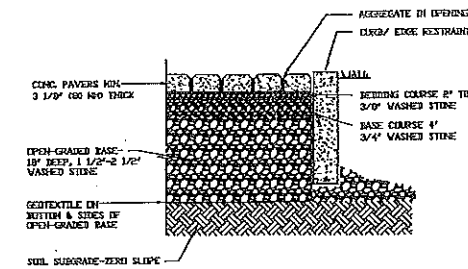
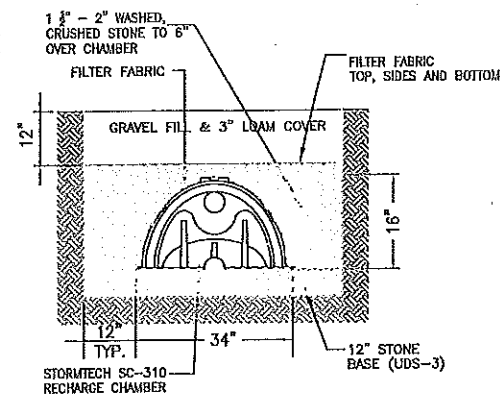
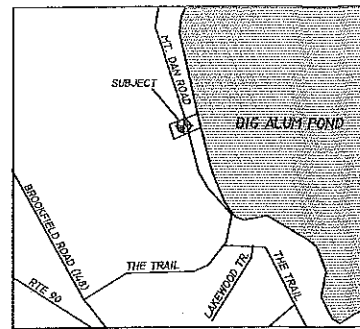
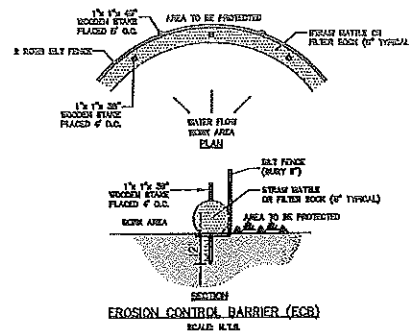
STURBRIDGE ZONING: SUBURBAN RESIDENTIAL

REQUIRED	EXISTING
AREA: 3/4 ACRE	AREA: 0.47 ACRES
FRONTAGE: 125'	FRONTAGE: 127.5'±
FRONT YARD: 30'	FRONT YARD: 23.3'±
SIDE YARD: 15'	SIDE YARD: 3.5/65.2'
REAR YARD: 15'	REAR YARD: 24.2'
%COVERAGE: 15	%COVERAGE: 6.08

LOT IS SERVICED BY TOWN SEWER AND PRIVATE WELL.

EXISTING LOT COVERAGE COMPUTATIONS
 EXISTING HOUSE 1,043 S.F.
 EXIST. DECKS & STAIRS 197 S.F.
 TOTAL 1,240 S.F.
 1230 X 100 = 6.06%
 20,473

HOUSE IN 50' ZONE = 804 S.F.
 DECK IN 50' ZONE = 164 S.F.



STURBRIDGE ZONING: SUBURBAN RESIDENTIAL

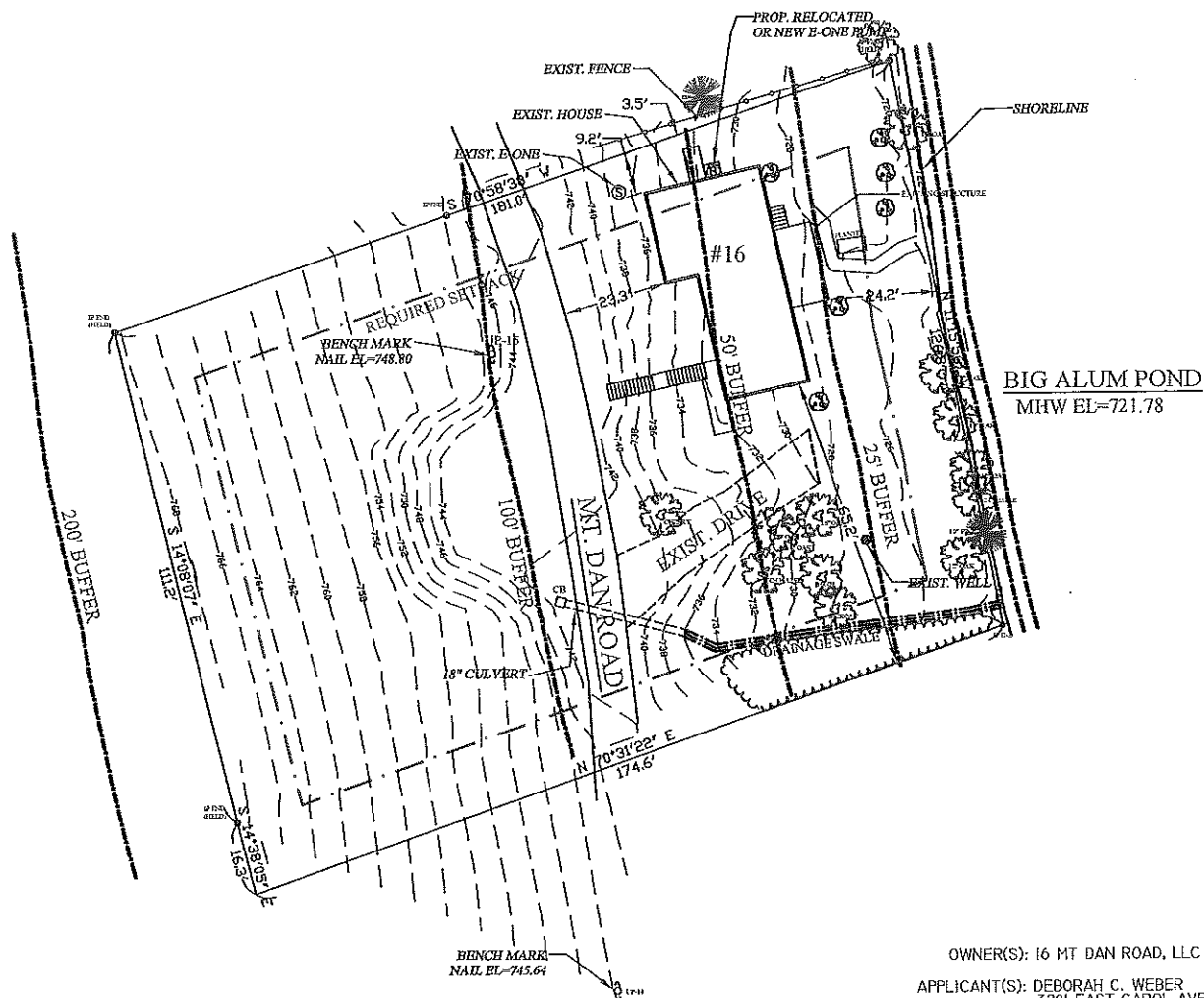
REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 0.47 ACRES	AREA: 0.47 ACRES
FRONTAGE: 125'	FRONTAGE: 127.5'±	FRONTAGE: 127.5'±
FRONT YARD: 30'	FRONT YARD: 23.3'±	FRONT YARD: 14.2'
SIDE YARD: 15'	SIDE YARD: 3.5/65.2'	SIDE YARD: 56.4/16.2'
REAR YARD: 15'	REAR YARD: 24.2'	REAR YARD: 25.7'
%COVERAGE: 15	%COVERAGE: 6.08	%COVERAGE: 7.41

LOT IS SERVICED BY TOWN SEWER AND PRIVATE WELL.

PROPOSED LOT COVERAGE COMPUTATIONS
 PROPOSED HOUSE 1274 S.F.
 PROP. DECK AND STAIRS 192 S.F.
 PROP. FRONT ENTRY 52 S.F.
 TOTAL: 1518 S.F.

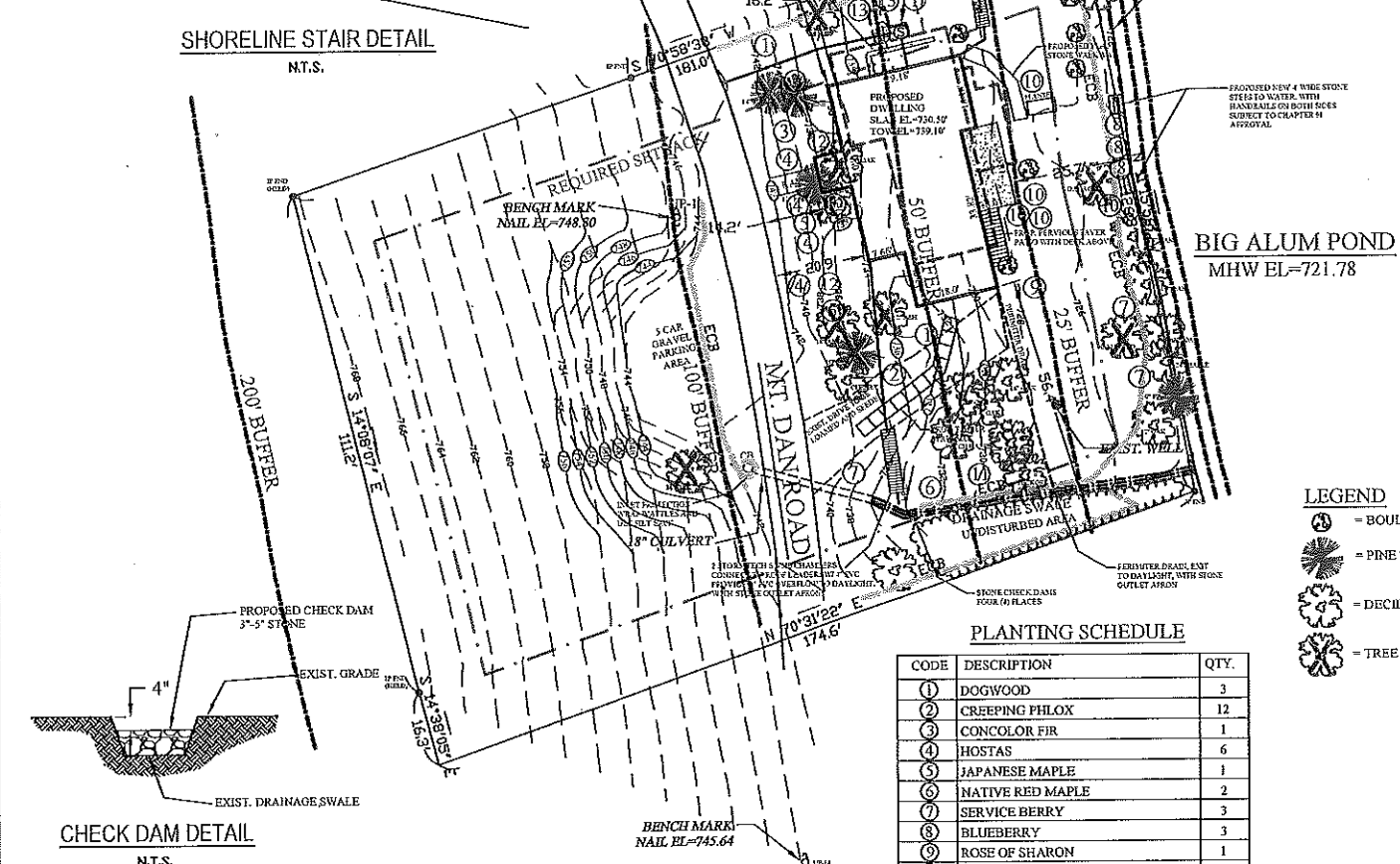
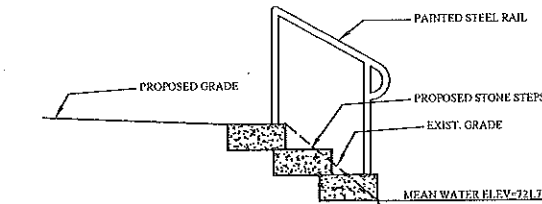
1518(100) = 7.41%
 20,473

HOUSE IN 50' ZONE = 716 S.F.
 DECK IN 50' ZONE = 220 S.F.



OWNER(S): 16 MT DAN ROAD, LLC
 APPLICANT(S): DEBORAH C. WEBER
 3201 EAST CAROL AVE.
 PHEONIX, AZ 85028
 SUSAN C. GROSS
 8 EAST RIDGE DRIVE
 PETERBOROUGH, NH 03458
 HEATHER C. BENNETT
 5339 EAST CORTEZ STREET
 SCOTTSDALE, AZ 85254

RECORDING: DEED BOOK 68086, PAGES 373
 ASSESSORS REF: TAX MAP 14, PARCELS 16



PLANTING SCHEDULE

CODE	DESCRIPTION	QTY.
1	DOGWOOD	3
2	CREeping PHLOX	12
3	CONCOLOR FIR	1
4	HOSTAS	6
5	JAPANESE MAPLE	1
6	NATIVE RED MAPLE	2
7	SERVICE BERRY	3
8	BLUEBERRY	3
9	ROSE OF SHARON	1
10	SAVE/REESTABLISH MTN. LAUREL	5
11	RIVER BIRCH	1
12	BEAR BERRY	3
13	LILAC BUSH	2

- LEGEND**
- ⊙ = BOULDER/ROCKS
 - 🌲 = PINE TREE
 - 🌳 = DECIDUOUS TREE
 - ✂ = TREE TO BE REMOVED

NOTE: ALL DISTURBED AREAS TO BE COVERED WITH 4" OF MULCH

DEP FILE NO. 300-1135

ORIGINAL	REVISIONS	
DATE	BY	DESCRIPTION
6/23/22	AMT	1 8/9/22 STEP DETAIL, SILT SACK
	LSJ	2 8/18/22 FIELD CHANGES PER SITE VISIT
	LSJ	3 9/20/22 ADD LANDSCAPING PLANTINGS
	MLJ	4 10/4/22 BUILDING CALCULATIONS
	AMT	5 12/29/22 ADD RET. WALL, MOVE STAIRS
	AMT	6 2/2/23 NEW DEED TRANSFER

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:
 WEBER, GROSS & BENNETT
 16 MT. DAN ROAD, STURBRIDGE, MA
 GRAPHIC SCALE

(IN FEET)
 1 inch = 80 ft.

PLAN DATE: 6/23/22
DWG NUMBER 21129
REV. 6