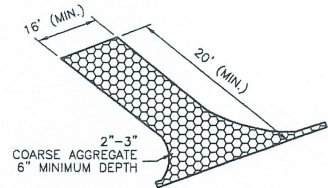
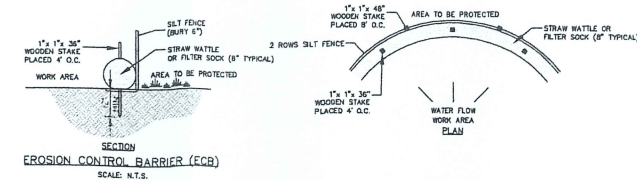


LOT LOCUS
SCALE: NONE



CRUSHED STONE
CONSTRUCTION ENTRANCE

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: 3/4 ACRE	AREA: 0.12 ACRES	AREA: NO CHANGE
FRONTAGE: 125'	FRONTAGE: 46.8'	FRONTAGE: N/C
FRONT YARD: 30'	FRONT YARD: 27.1'	FRONT YARD: 27.1'
SIDE YARD: 15'	SIDE YARD: 3.5/7.7'	SIDE YARD: 8.5/11.2'
REAR YARD: 15'	REAR YARD: 41.7'	REAR YARD: 34.4'
%COVERAGE: 15%	%COVERAGE: 20.96%	%COVERAGE: 24.02%



LOT IS SERVICED WITH TOWN SEWER AND A PRIVATE WELL

EXISTING LOT COVERAGE COMPUTATIONS
EXISTING HOUSE & PORCH 1038 S.F.
EXISTING SHEDS 58 S.F.
TOTAL 1096 S.F.

1096 X 100 = 20.96%
5228

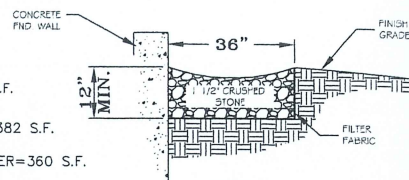
EXISTING IMPERVIOUS PATIO PAVERS=222 S.F.

EXIST. STRUCTURE IN 25'-50' BUFFER=382 S.F.

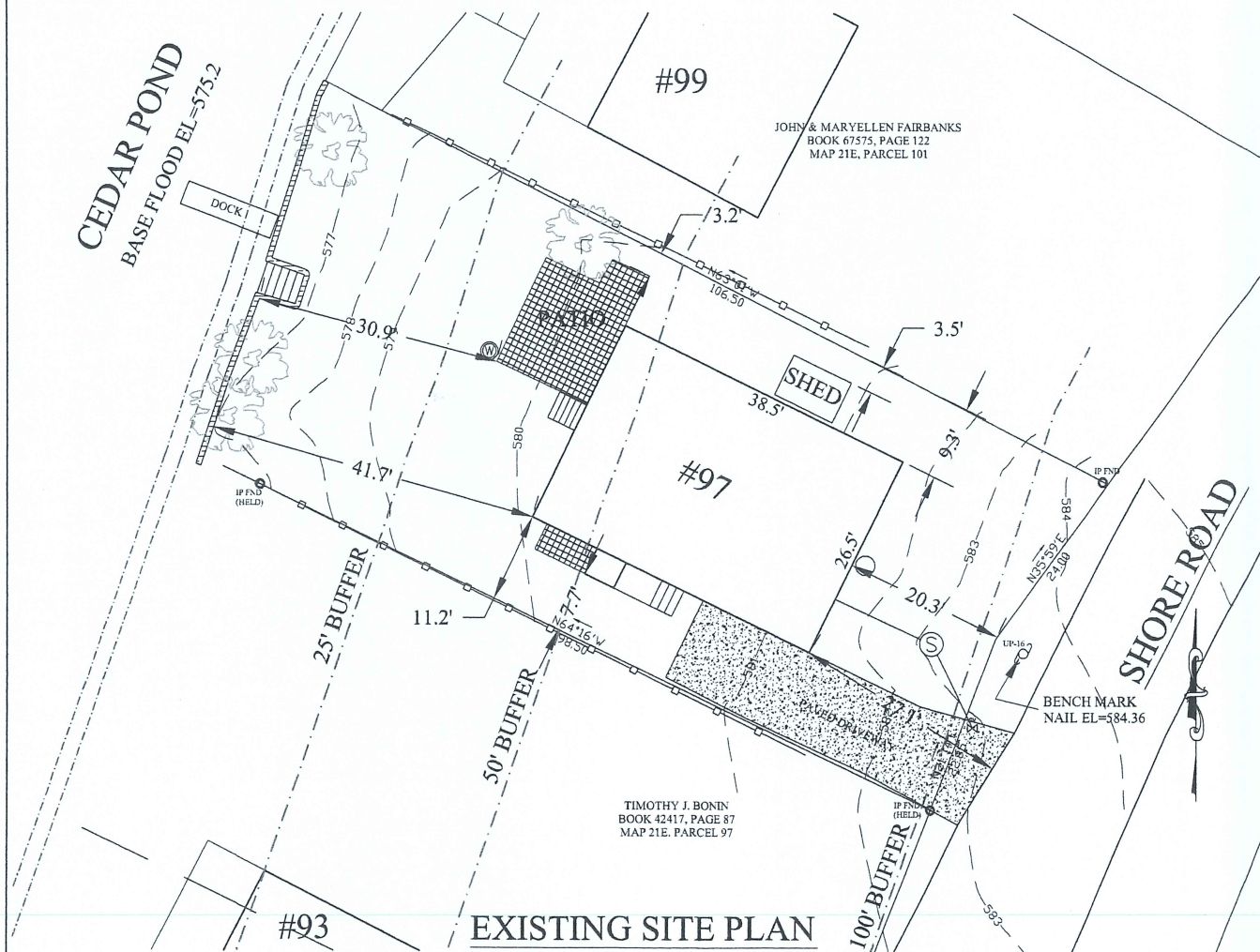
PROPOSED STRUCTURE IN 25'-50' BUFFER=360 S.F.

PROPOSED COVERAGE COMPUTATIONS
PROPOSED HOUSE & PORCH 1,212 S.F.
SHED 44 S.F.
TOTAL 1,256 S.F.

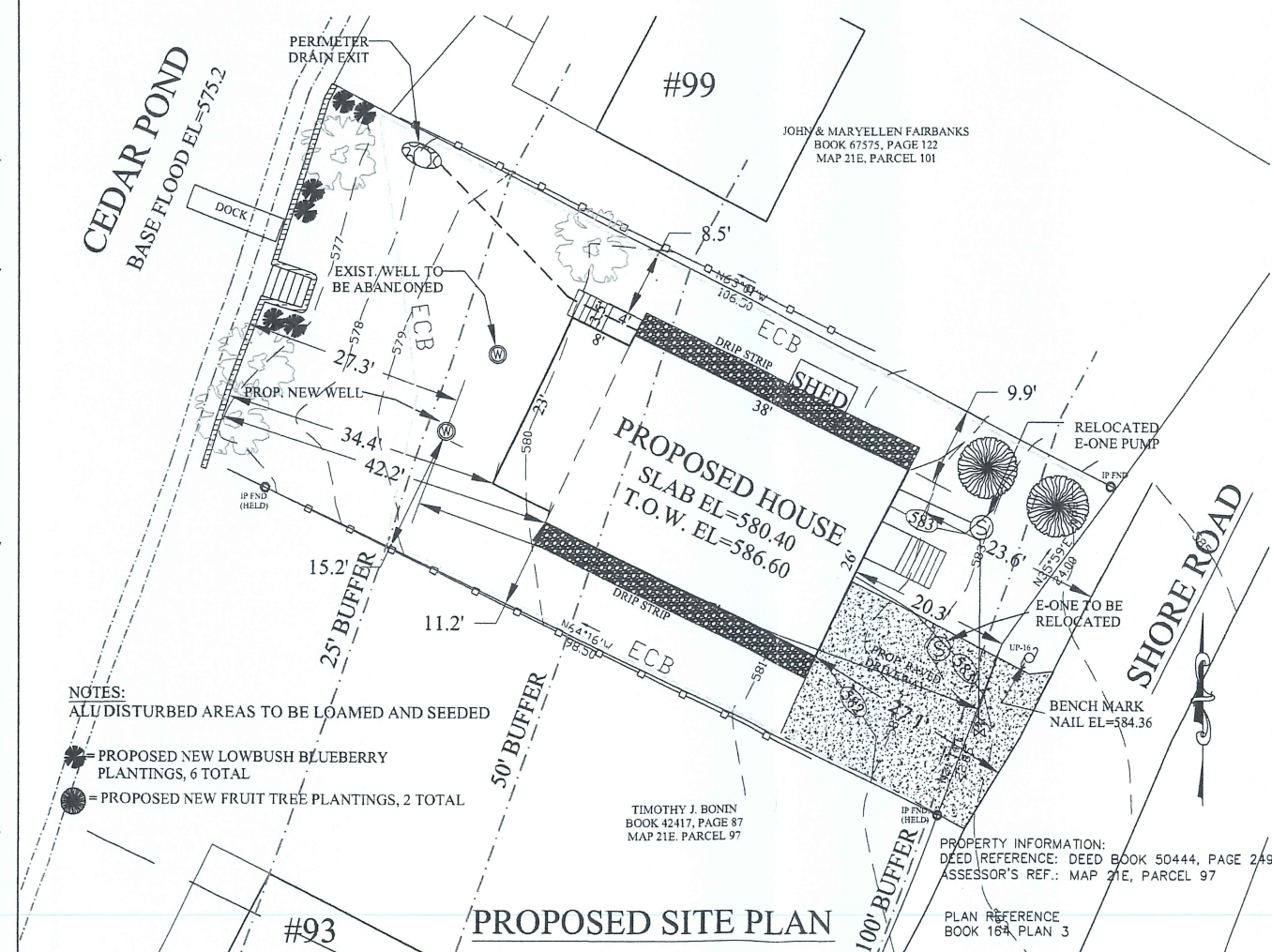
1256 X 100 = 24.02%
5228



SECTION
STONE DRIP STRIP
SCALE: N.T.S.



EXISTING SITE PLAN



PROPOSED SITE PLAN

NOTES:
ALL DISTURBED AREAS TO BE LOAMED AND SEEDING

- PROPOSED NEW LOWBUSH BLUEBERRY PLANTINGS, 6 TOTAL
- PROPOSED NEW FRUIT TREE PLANTINGS, 2 TOTAL

PROPERTY INFORMATION:
DEED REFERENCE: DEED BOOK 50444, PAGE 249
ASSESSOR'S REF.: MAP 21E, PARCEL 97

PLAN REFERENCE
BOOK 164, PLAN 3

ORIGINAL	REVISIONS						
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
12/12/23	AMT	1.	2/8/24	PROPOSED % COVERAGE	AMT	LSJ	LSJ
	LSJ	2.	3/20/24	ADD PLANTINGS	AMT	LSJ	LSJ
	LSJ						
	LSJ						



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SITE PLAN FOR:
JANE E. & TIMOTHY R. SEITZ
97 SHORE ROAD, STURBRIDGE, MA
GRAPHIC SCALE
0' 10' 20' 30'
SCALE: 1" = 10'

PLAN DATE: 12/12/23
DWG NUMBER
22063
REV. 2