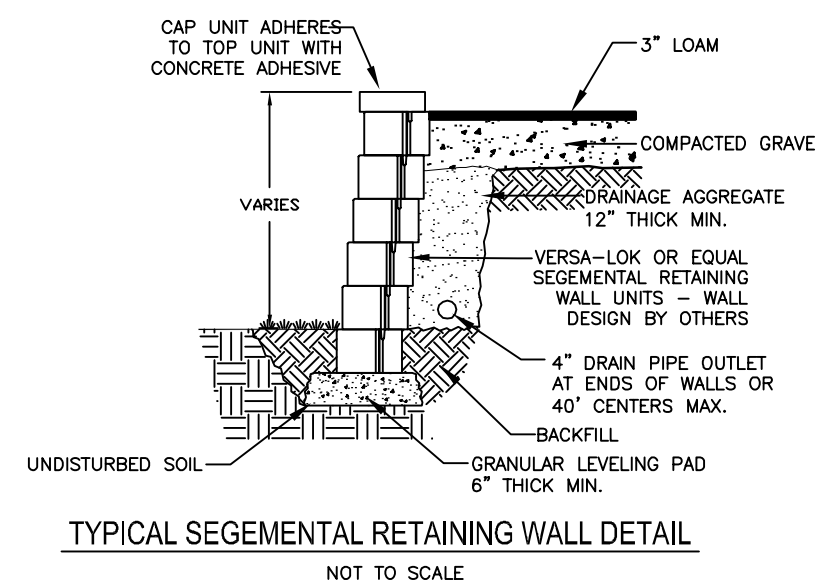
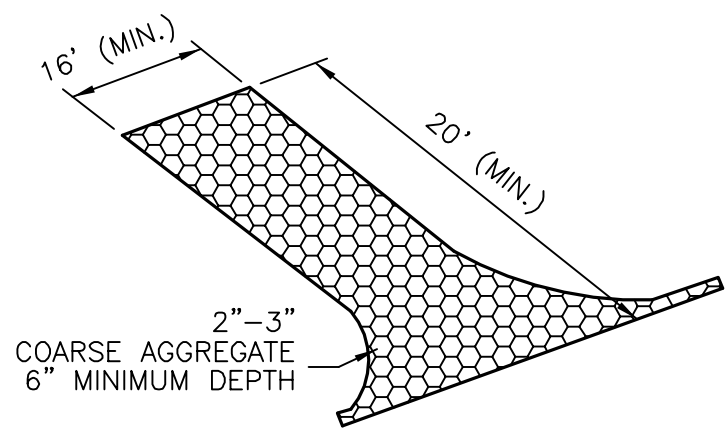


LOT LOCUS
SCALE: NONE



TYPICAL SEGEMENTAL RETAINING WALL DETAIL
NOT TO SCALE



CRUSHED STONE CONSTRUCTION ENTRANCE

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL		
REQUIRED	EXISTING	PROPOSED
AREA: .3/4 ACRE	AREA: 0.16 ACRES	AREA: NO CHANGE
FRONTAGE: 125'	FRONTAGE: 55.68'	FRONTAGE: N/C
FRONT YARD: 30'	FRONT YARD: 67.3'	FRONT YARD: 34.85'
SIDE YARD: 15'	SIDE YARD: 4.4/6.8'	SIDE YARD: 8.84/10.18'
REAR YARD: 15'	REAR YARD: 6.3'	REAR YARD: 50.67'
%COVERAGE: 15	%COVERAGE: 23	%COVERAGE: 22

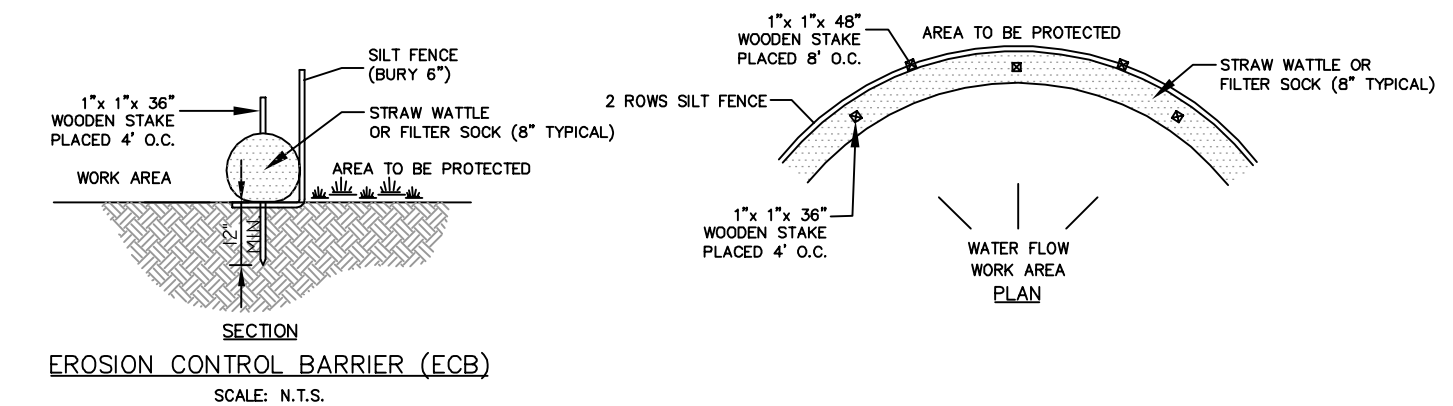
LOT IS SERVICED WITH TOWN SEWER AND A PRIVATE WELL.

EXISTING LOT COVERAGE COMPUTATIONS	
EXISTING HOUSE & PORCH	1155 S.F.
EXISTING DECK	368 S.F.
EXISTING SHED	80 S.F.
TOTAL	1603 S.F.
1,603 X 100 =	23.0%
6,970	

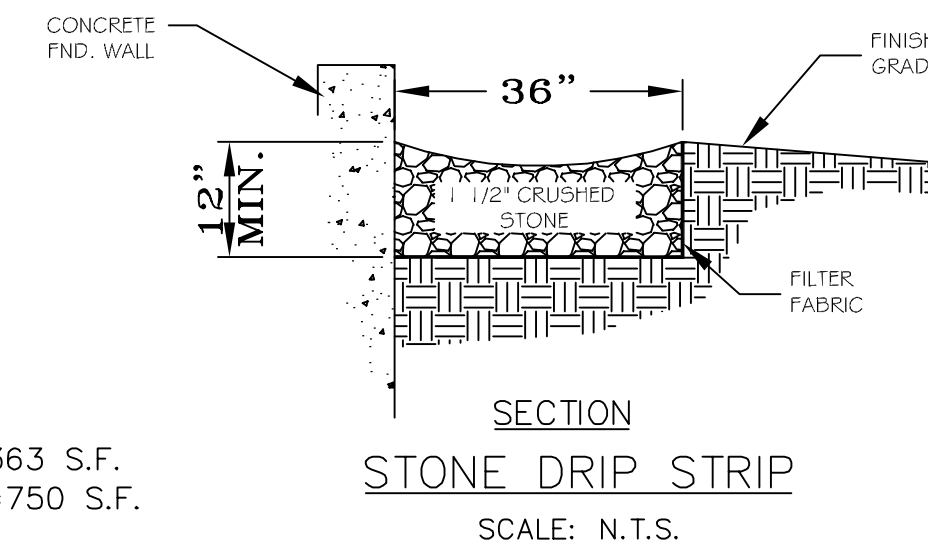
PROPOSED COVERAGE COMPUTATIONS	
PROPOSED HOUSE	1,375 S.F.
PROPOSED DECK	147 S.F.
TOTAL	1,522 S.F.
1,522 X 100 =	22.0%
6,970	

EXIST. STRUCTURE IN 0'-25' BUFFER=363 S.F.
EXIST. STRUCTURE IN 25'-50' BUFFER=750 S.F.

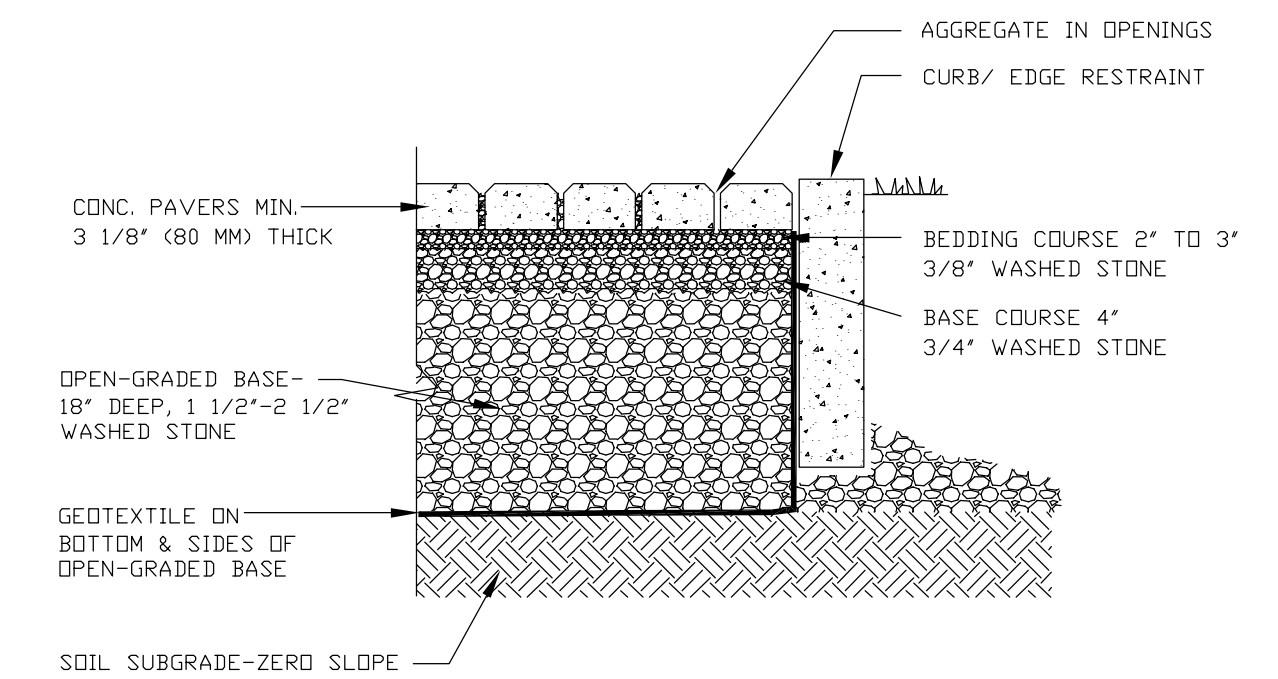
PROPOSED STRUCTURE IN 25'-50' BUFFER=56 S.F.



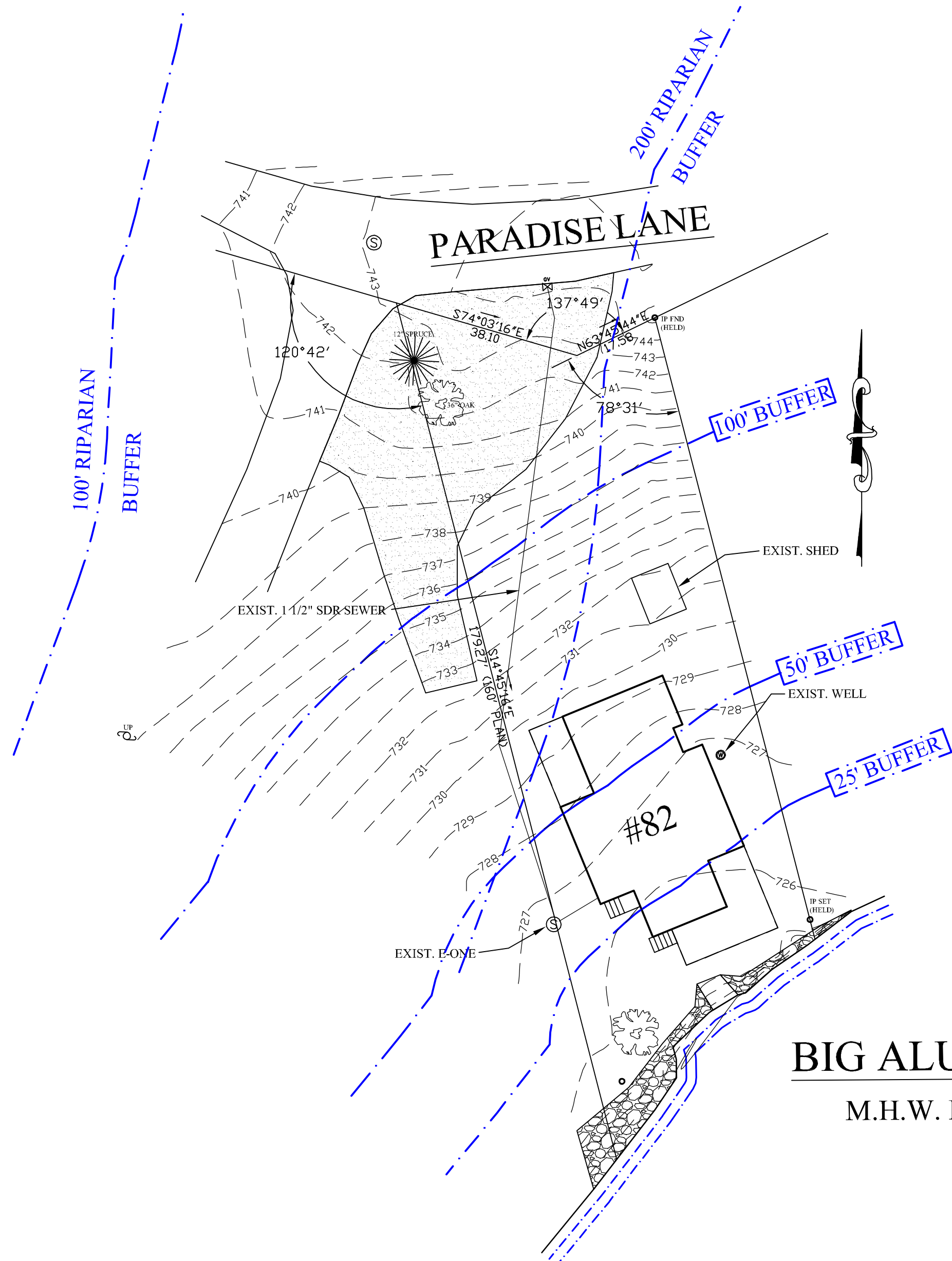
EROSION CONTROL BARRIER (ECB)
SCALE: N.T.S.



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

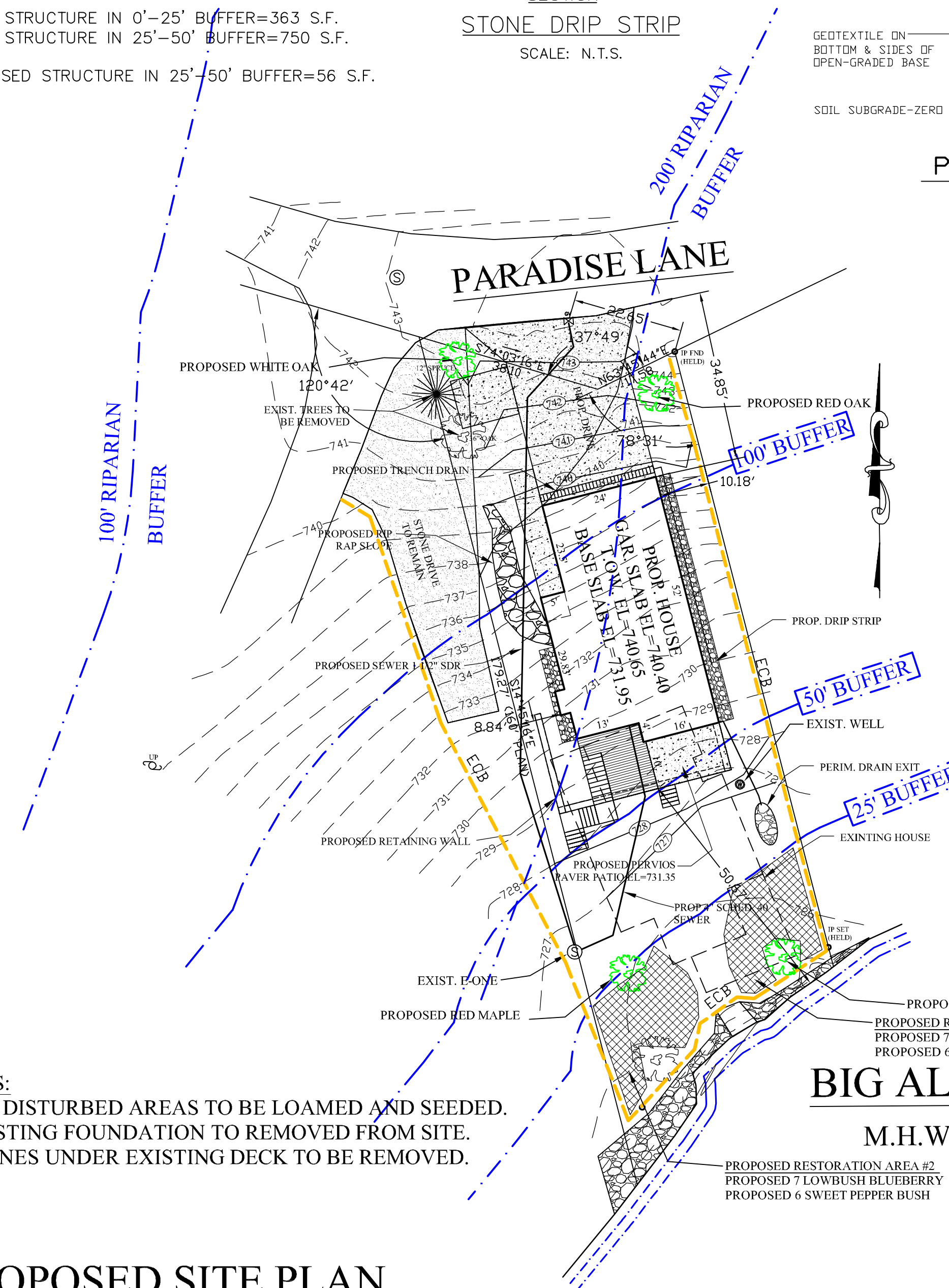


PERVIOUS PAVER DETAIL
SCALE=NONE



EXISTING SITE PLAN

BIG ALUM LAKE
M.H.W. EL=721.78



- NOTES:
1) ALL DISTURBED AREAS TO BE LOAMED AND SEEDED.
2) EXISTING FOUNDATION TO BE REMOVED FROM SITE.
3) STONES UNDER EXISTING DECK TO BE REMOVED.

PROPOSED SITE PLAN

BIG ALUM LAKE
M.H.W. EL=721.78

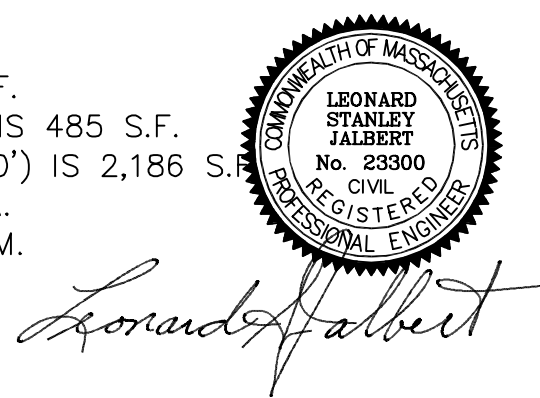
DEP FILE NO. 300-1170

PROPERTY INFORMATION:
DEED REFERENCE: DEED BOOK 23477, PAGE 353
ASSESSOR'S REF.: MAP 09E, PARCEL 82

PLAN REFERENCE
BOOK 58 PLAN 34
BOOK 618 PLAN 3

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
6/29/23	AMT	1	8/22/23	SITE VISIT COMMENTS	AMT	LSJ	LSJ
		2	9/12/23	ADD RIPARIAN ZONE	AMT	LSJ	LSJ
		3	9/26/23	RESTORATION AREAS	AMT	LSJ	LSJ
		4	10/3/23	RIVER FRONT NOTES	AMT	LSJ	LSJ
		5	11/14/23	DPW COMMENTS	AMT	LSJ	LSJ

- NOTES:
1) EXISTING STRUCTURE WITHIN THE 50' BUFFER IS 1,113 S.F.
2) PROPOSED NEW STRUCTURE WITHIN THE RIPARIAN ZONE IS 485 S.F.
3) PROPOSED ALTERATION OF RIVER FRONT AREA (100'-200') IS 2,186 S.F.
4) ALL PROPOSED WORK IS IN A EXISTING DEVELOPED AREA.
5) ALL PROPOSED WORK IS DOWN GRADIENT OF THE STREAM.



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SITE PLAN FOR:
GLENN G. ELLIS
82 PARADISE LANE, STURBRIDGE, MA
GRAPHIC SCALE
0' 20' 40' 60'
SCALE: 1" = 20'

PLAN DATE: 6/29/23
DWG NUMBER
22108
REV. 5