

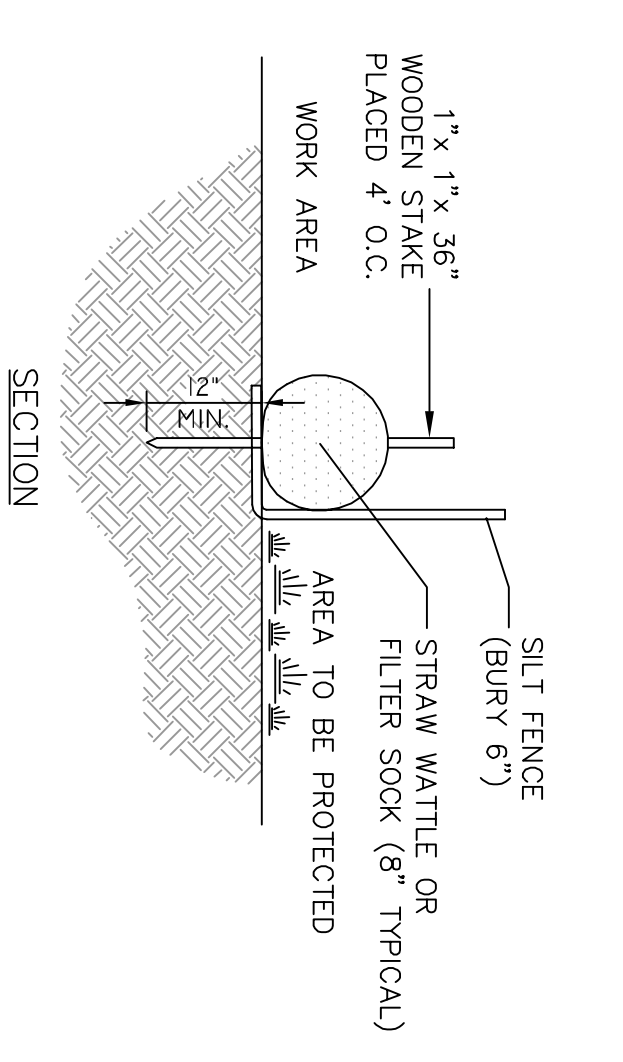
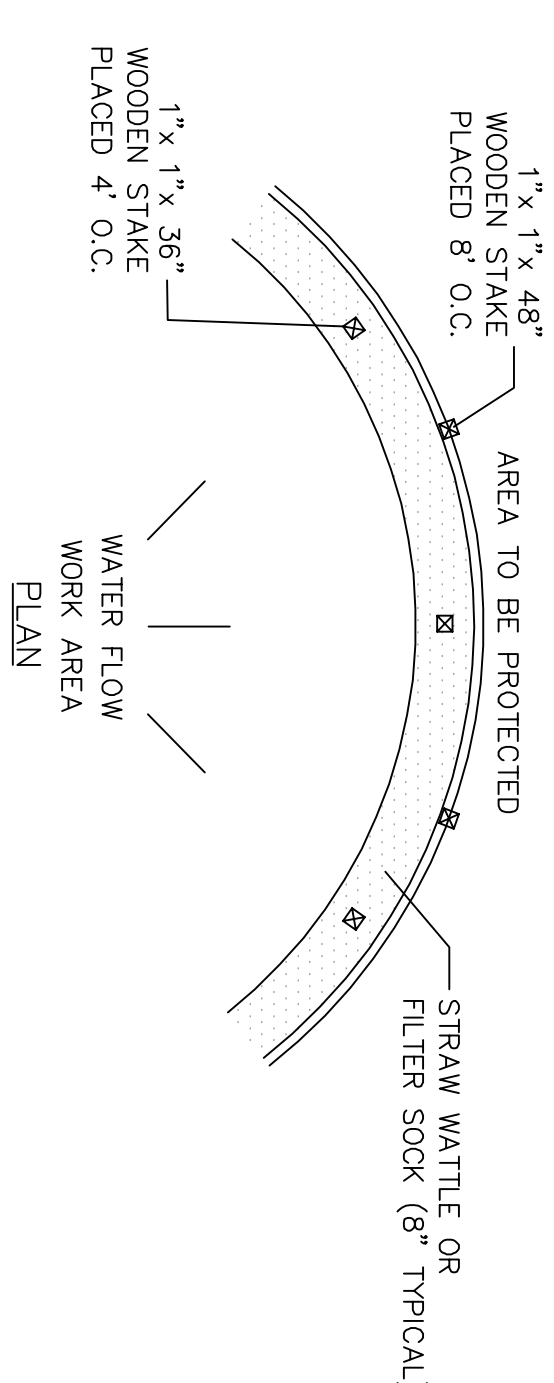
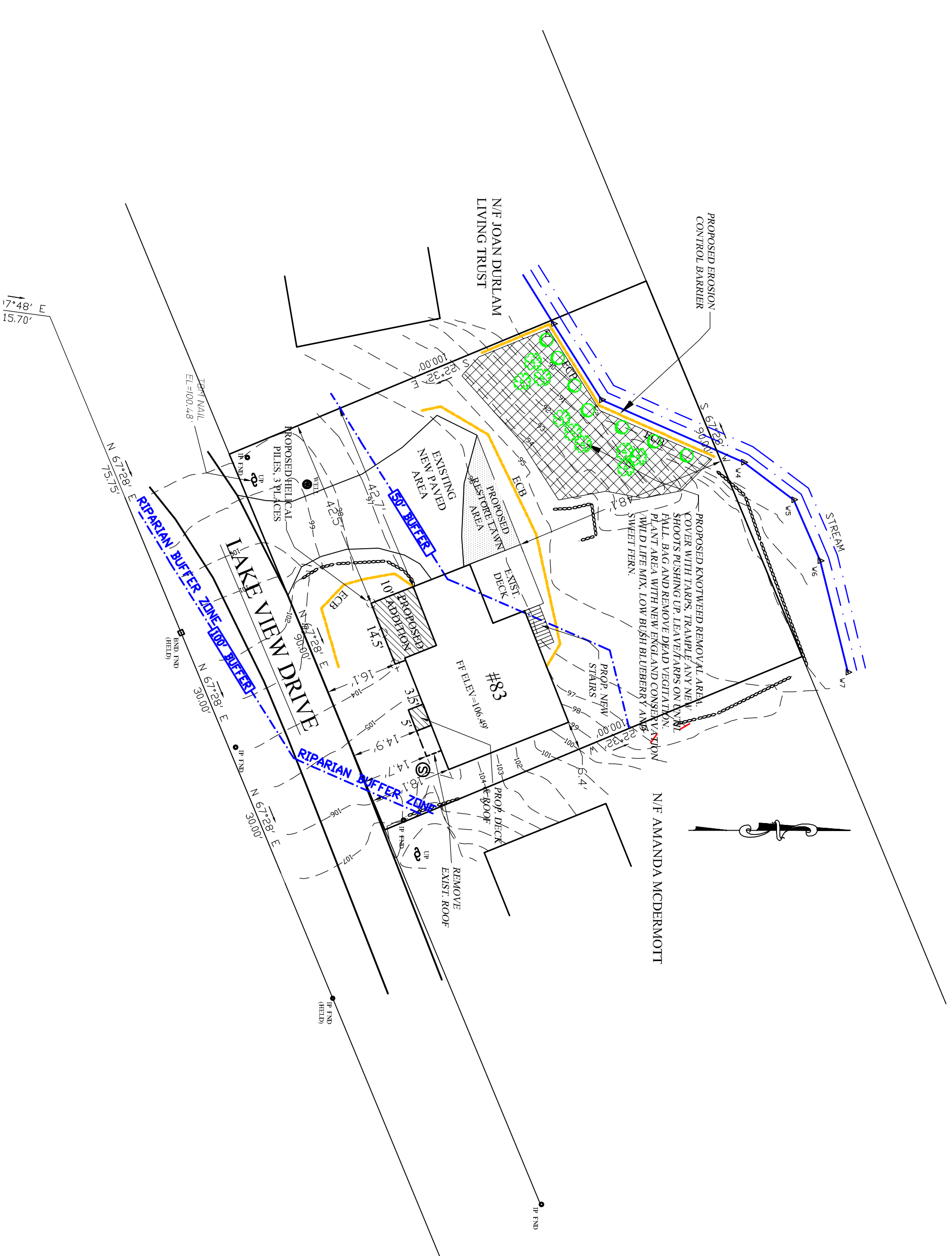
CHARLTON ZONING: R-40		
REQUIRED	EXISTING	PROPOSED
AREA: 40,000 S.F.	AREA: 9,000 S.F.	AREA: 9,000 S.F.
FRONTAGE: 150'	FRONTAGE: 90'±	FRONTAGE: 90'±
FRONT YARD: 30'	FRONT YARD: 14.7'	FRONT YARD: 14.9'
SIDE YARD: 15'	SIDE YARD: 6.4'/42.7'	SIDE YARD: 6.4'/42.5'
REAR YARD: 15'	REAR YARD: 48.1'	REAR YARD: 48.1'
%COVERAGE: 33	%COVERAGE: 12.82	%COVERAGE: 14.36

SITE IS SERVICED BY MUNICIPAL SEWER.

EXISTING LOT COVERAGE COMPUTATIONS
 EXISTING HOUSE 965 S.F.
 EXISTING DECK 168 S.F.
 EXISTING ROOF 21 S.F.
 TOTAL: 1,154 S.F.

1,154 (100) = 12.82%
 9000

PROPOSED LOT COVERAGE COMPUTATIONS
 EXISTING HOUSE 965 S.F.
 EXISTING DECK 168 S.F.
 PROPOSED ADDITION 142 S.F.
 PROPOSED DECK&ROOF 17.5 S.F.
 TOTAL: 1,292.5 S.F.
 1,292.5 (100) = 14.36%
 9000



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

LEGEND

- = EROSION CONTROL BARRIER (ECB)
- = LOW BUSH BLUEBERRY, 7 EACH
- ☘ = SWEET FERN, 9 EACH

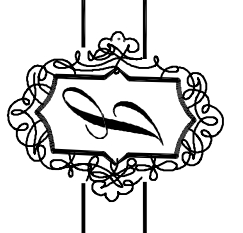
MAP 17A BLOCK A PARCEL 4

PROPOSED SITE PLAN
 ELIZABETH MORTON
 83 LAKE VIEW DRIVE
 CHARLTON, MASSACHUSETTS

PLAN DATE: 5/28/20
 DWG NUMBER: 20058
 REV. 3



ORIGINAL	REVISIONS
DATE 5/28/20	BY REV. DATE DESCRIPTION MADE CHK'D APVD
DRAFTED BY: AMT	1 6/30/20 CONCOMM EMAIL AMT LSU
CHECKED LSJ	2 7/14/20 Knotweed Restoration area AMT LSU
SUPERVISOR LSJ	3 7/21/20 ADD NATIVE SPECIES AMT LSU
REVIEWED MIJ	
REVIEWED	
REVIEWED	



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

