

# Site Plans

for

## Bittersweet Meadows

at

### 0 Main Street Map 10, Lot 115 Blackstone, Massachusetts

PLAN INDEX	
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
LAYOUT & MATERIALS PLAN	3
GRADING, DRAINAGE & EROSION CONTROL PLAN	4
LANDSCAPE, LIGHTING & UTILITY PLAN	5
CONSTRUCTION DETAILS	6
CONSTRUCTION DETAILS	7
CONSTRUCTION DETAILS	8



**LOCUS MAP**  
1"=300'

PREPARED BY:



**ALLEN ENGINEERING  
& ASSOCIATES, INC.**  
Civil Engineers • Surveyors  
Land Development Consultants  
One Charlesview Road  
Suite 2  
Hopkinton, MA 01747  
(508) 381-3212 • Phone  
www.allen-es.com

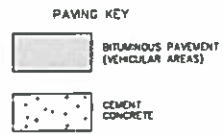
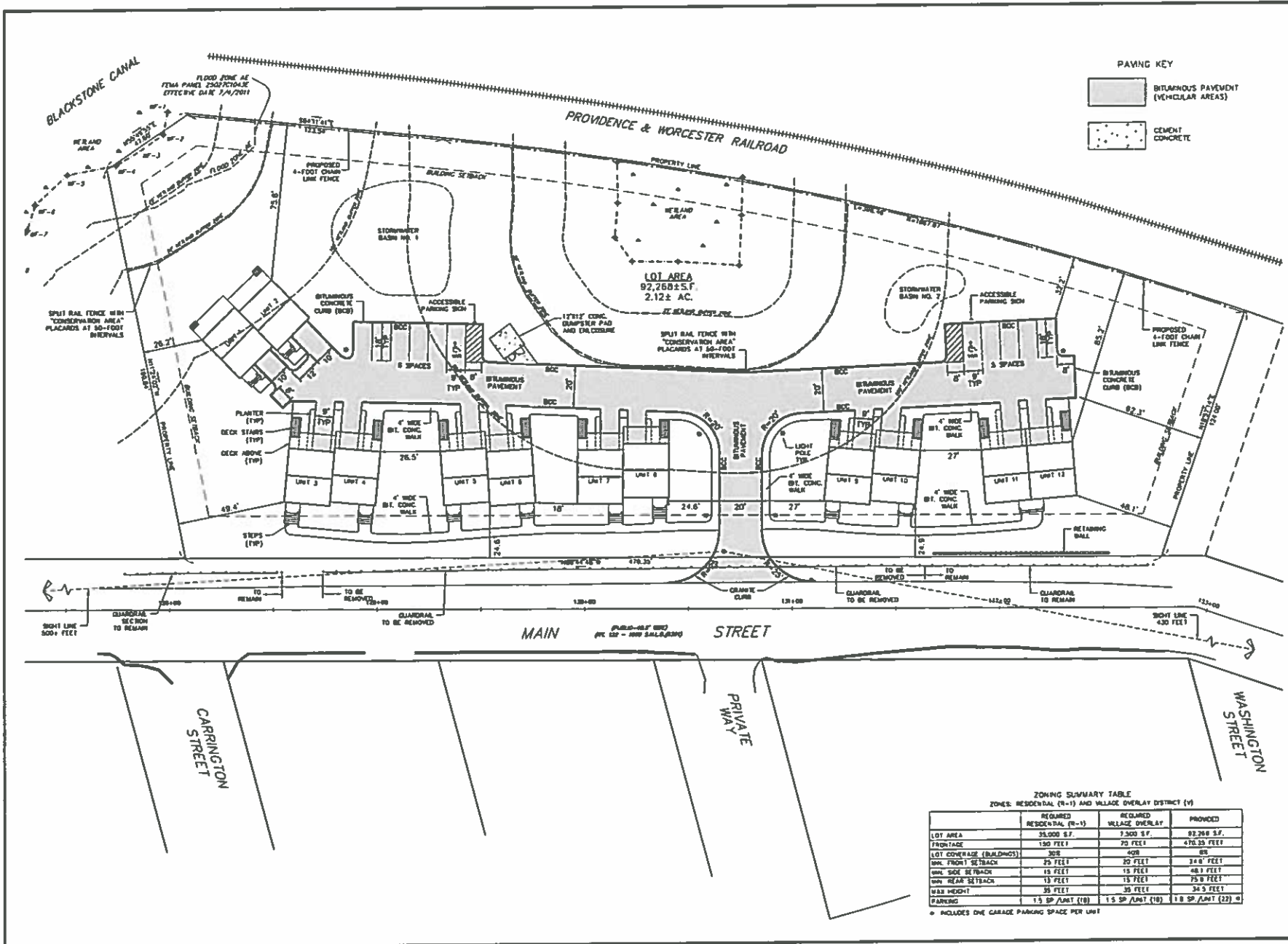
January 21, 2021

Revisions			
NO.	DATE	DESCRIPTION	BY
1	5-17-21	PER FEED REVIEW COMMENTS	MJD

**Owner/Applicant:**  
Timothy M. Thibault  
Elaine V. Thibault  
259 Main Street  
Blackstone, Massachusetts 01504

**Architect:**  
R.C. Searles Associates  
17 Glenwood Street  
Holden, MA 01520

**Traffic Consultant:**  
Ron Muller & Associates  
56 Teresa Road  
Hopkinton, MA 01748



OWNER/APPLICANT:  
 Timothy M. Thibault  
 Elaine V. Thibault  
 259 Main Street  
 Blackstone, MA 01504

TITLE:  
**LAYOUT & MATERIALS PLAN**  
 For  
**Bittersweet Meadows**  
 Blackstone, Massachusetts

PREPARED BY:  
  
**ALLEN ENGINEERING & ASSOCIATES, INC.**  
 Civil Engineers - Surveyors  
 Land Development Consultants  
 One Charlestown Road  
 Suite 2  
 Hopkinton, MA 01747  
 (508) 361-2212 • Phone  
 www.aec3-us.com

SCALE: 1" = 20 FEET  
 DATE: **January 21, 2021**  
 REVISIONS:  
 1. DATE: REVISION: SHEET:  
 1. 1-17-21 PER PERM REVIEW 3/2  
 JOB NO. 00236 SHEET: **3 of 8**

**ZONING SUMMARY TABLE**  
 ZONES: RESIDENTIAL (R-1) AND VILLAGE OVERLAY DISTRICT (V)

	REQUIRED RESIDENTIAL (R-1)	REQUIRED VILLAGE OVERLAY	PROVIDED
LOT AREA	35,000 S.F.	7,500 S.F.	92,268 S.F.
FRONTAGE	150 FEET	70 FEET	470.55 FEET
LOT COVERAGE (BALDWIN)	30%	40%	6%
MIN. FRONT SETBACK	25 FEET	20 FEET	34.8 FEET
MIN. SIDE SETBACK	15 FEET	15 FEET	48.1 FEET
MIN. REAR SETBACK	13 FEET	15 FEET	25.9 FEET
MAX. HEIGHT	35 FEET	35 FEET	34.5 FEET
PARKING	1.5 SP/UNIT (10)	1.5 SP/UNIT (10)	1.8 SP/UNIT (22) *

\* INCLUDES ONE GARAGE PARKING SPACE PER UNIT