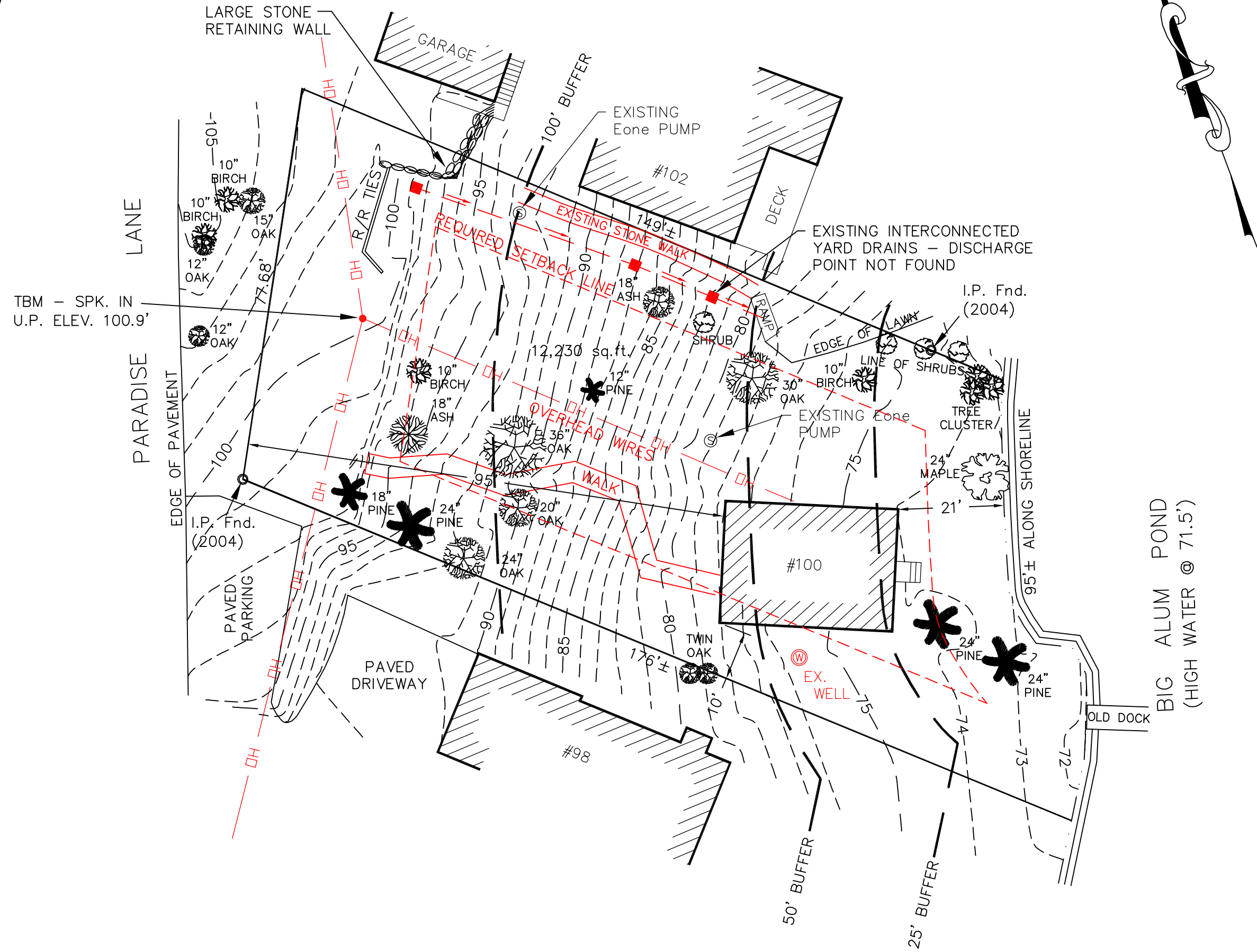


**LOT LOCUS**  
SCALE: NONE



STURBRIDGE ZONING	
REQUIRED	EXISTING
AREA: 32,670 s.f.	AREA: 12,230 s.f.
FRONTAGE: 125'	FRONTAGE: 77.68'
FRONT YARD: 30'	FRONT YARD: 95'
SIDE YARD: 15'	SIDE YARD: 10'
REAR YARD: 15'	REAR YARD: 21'
%COVERAGE: 15	%COVERAGE: 6.84

LOT AND STRUCTURE PREDATE ZONING (CIRCA 1940). LOT SERVICED BY MUNICIPAL SEWER AND PRIVATE WELL.

REGULARITY FACTOR  $R = 16 \frac{16A}{P^2} > 0.40$

$R = \frac{16(12230)}{(497.68)^2} = 0.790$

**LOT COVERAGE COMPUTATIONS**

EXISTING HOUSE	816 S.F.
EXISTING STEPS	20 S.F.
<b>TOTAL:</b>	<b>836 S.F.</b>

$\frac{836}{12,230} = 6.84\%$

APPLICANTS MOST BE AWARE OF THEIR OBLIGATION TO COMPLY WITH THE WETLANDS PROTECTION ACT AND THE TOWN OF STURBRIDGE WETLAND BYLAW FOR ANY WORK PERFORMED WITHIN THE BUFFER ZONE OF A PROTECTED RESOURCE AREA.

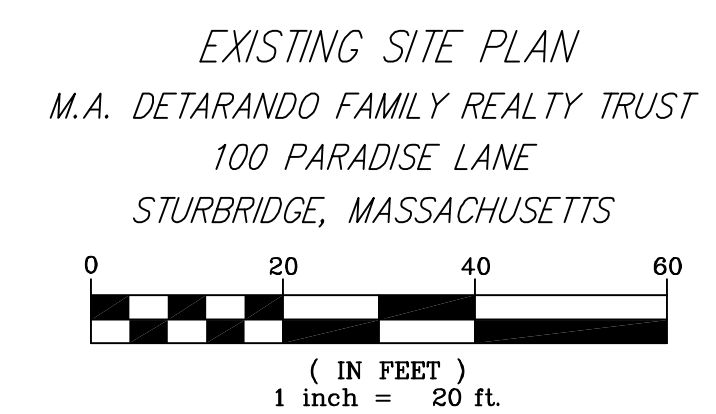
THE ENTIRE SITE IS WITHIN THE 200 FOOT LOCAL BUFFER ZONE OF BIG ALUM POND.

PROPERTY INFORMATION:  
DEED REFERENCE: M.A. DETARANDO FAMILY REALTY TRUST  
DEED BOOK 50301, PAGE 171  
PLAN BOOK 58, PLAN 34  
ASSESSOR'S REF.: MAP 9E, SC 505, PARCEL 100

ORIGINAL		REVISIONS					
DATE	BY	REV.	DATE	DESCRIPTION	MADE	CHK'D	APV'D
06/14/13	SMB						
	LSJ						
	MLJ						



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Sturbridge, Massachusetts 01566-1244  
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Fax: (508) 347-7962



PLAN DATE:  
06/14/13  
DWG NUMBER  
**13120**