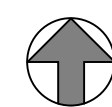




LOCUS - AERIAL

SCALE: 1"=500'

SOURCE: GOOGLE EARTH



PROJECT ZONING INFORMATION

CRITERIA	REQUIRED	EXISTING
ZONING DISTRICT	COMMERCIAL TOURIST	COMMERCIAL TOURIST
MINIMUM LOT AREA	10,000 SQ.FT.	11,761 SQ.FT.
MINIMUM FRONTAGE	100 FT.	XX FT.
FRONT SETBACK	25 FT.	XX FT.
SIDE SETBACK	10 FT.	XX FT.
REAR SETBACK	10 FT.	XX FT.

ZONING DISTRICT SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE TOWN OF STURBRIDGE ZONING BYLAWS AS AMENDED THROUGH SPECIAL TOWN MEETING OCTOBER 29, 2018.

GENERAL NOTES

PARCEL DATA:
AREA: 11,761 SQ.FT. (0.27 AC.)

- NOTES:
- PROPERTY LINE AND SITE FEATURES SHOWN ON THIS PLAN ARE COMPILED FROM STURBRIDGE GIS AND OTHER ONLINE SOURCES AND SHALL BE CONSIDERED APPROXIMATE. SITE FEATURES WERE FIELD CHECKED WITH HAND MEASUREMENTS BY GRAVES ENGINEERING, INC. IN MAY 2020.

PARKING SCHEDULE

REQUIRED PARKING
DWELLING UNIT: 2 SPACES/UNIT (SEE NOTE #1 BELOW)

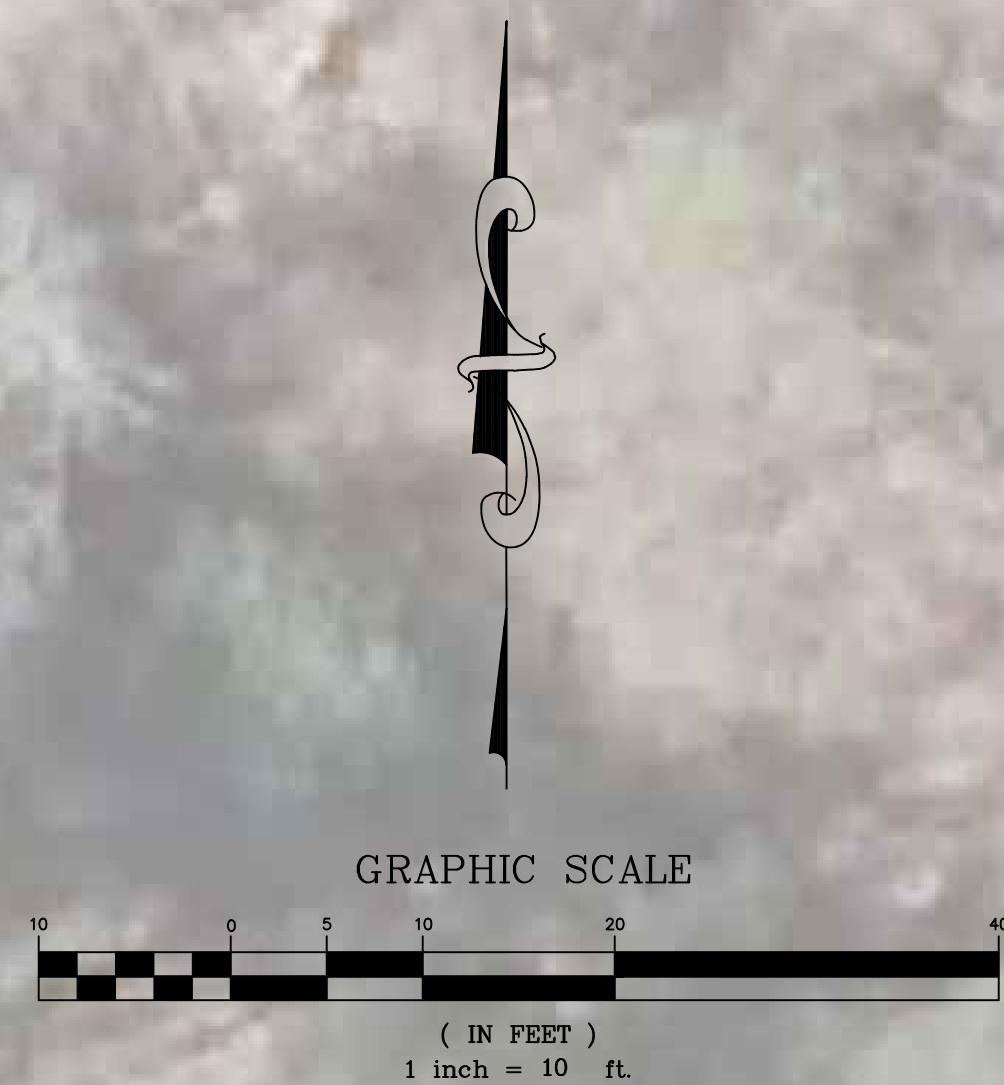
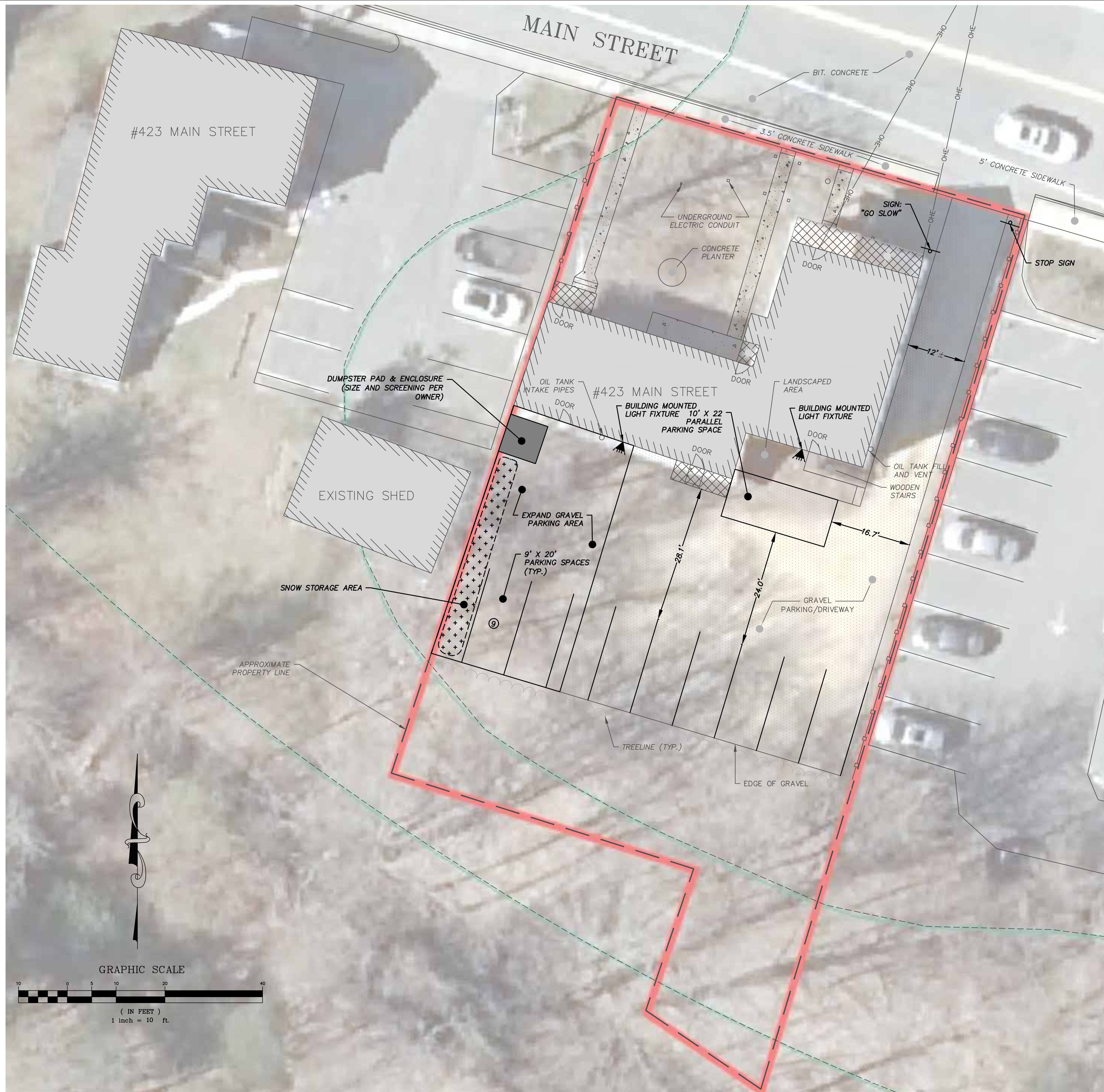
5 - 1 BEDROOM = 5 UNITS TOTAL

TOTAL SPACES REQUIRED = 5 UNITS X 2 SPACES = 10 SPACES

EXISTING PARKING
6 SPACES (NOT MARKED)

PROPOSED PARKING
10 SPACES

NOTE #1: PROPERTIES WITHIN THE COMMERCIAL TOURIST DISTRICT SHALL NOT BE REQUIRED TO COMPLY WITH THE CURRENT PARKING REQUIREMENTS FOR THE CONTINUED USE FOR A SAME OR SIMILAR USE. (§21.11.A)



GRAVES ENGINEERING, Inc.
100 GROVE STREET | WORCESTER MA 01605
T 508-856-0321 | F 508-856-0357
gravesengineering.com

NO.	DATE	BY	DESCRIPTION
1	06/08/20	DFS	ISSUED TO CLIENT

NO.	DATE	BY	DESCRIPTION

SCHEMATIC PARKING PLAN
423 MAIN STREET
STURBRIDGE, MA 01566

CLIENT: NEM REALTY LLC
PO BOX 688, STURBRIDGE, MA 01566

DATE: 06/08/20 SCALE: 1"=10'
DES. BY: DFS DRW. BY: DFS
CHK. BY: MRA PRJ. NO.: 20116