

LOT COVERAGE:

EXISTING:
 HOUSE=806 S.F.
 PERGOLA=247 S.F.
 SHEDS=147 S.F.
 CONCRETE=578 S.F.
 STAIRS=19 S.F.
 WALKWAY=72 S.F.
 TOTAL COVERAGE=1,869 S.F. (30.11%)
 OPEN SPACE=69.89%

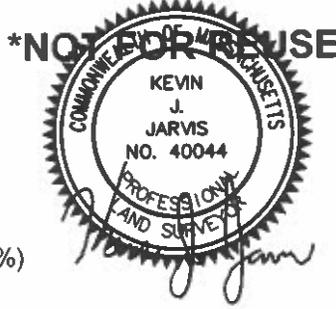
PROPOSED:
 SUNROOM=284 S.F.
 SHED=125 S.F. (REMOVED WHERE SUNROOM IS).
 PLUS 159 S.F.

TOTAL COVERAGE=2,028 S.F.(33.80%)
 OPEN SPACE=66.20%

JARVIS LAND SURVEY, INC
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
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12-3-2024



ZONING DATA:

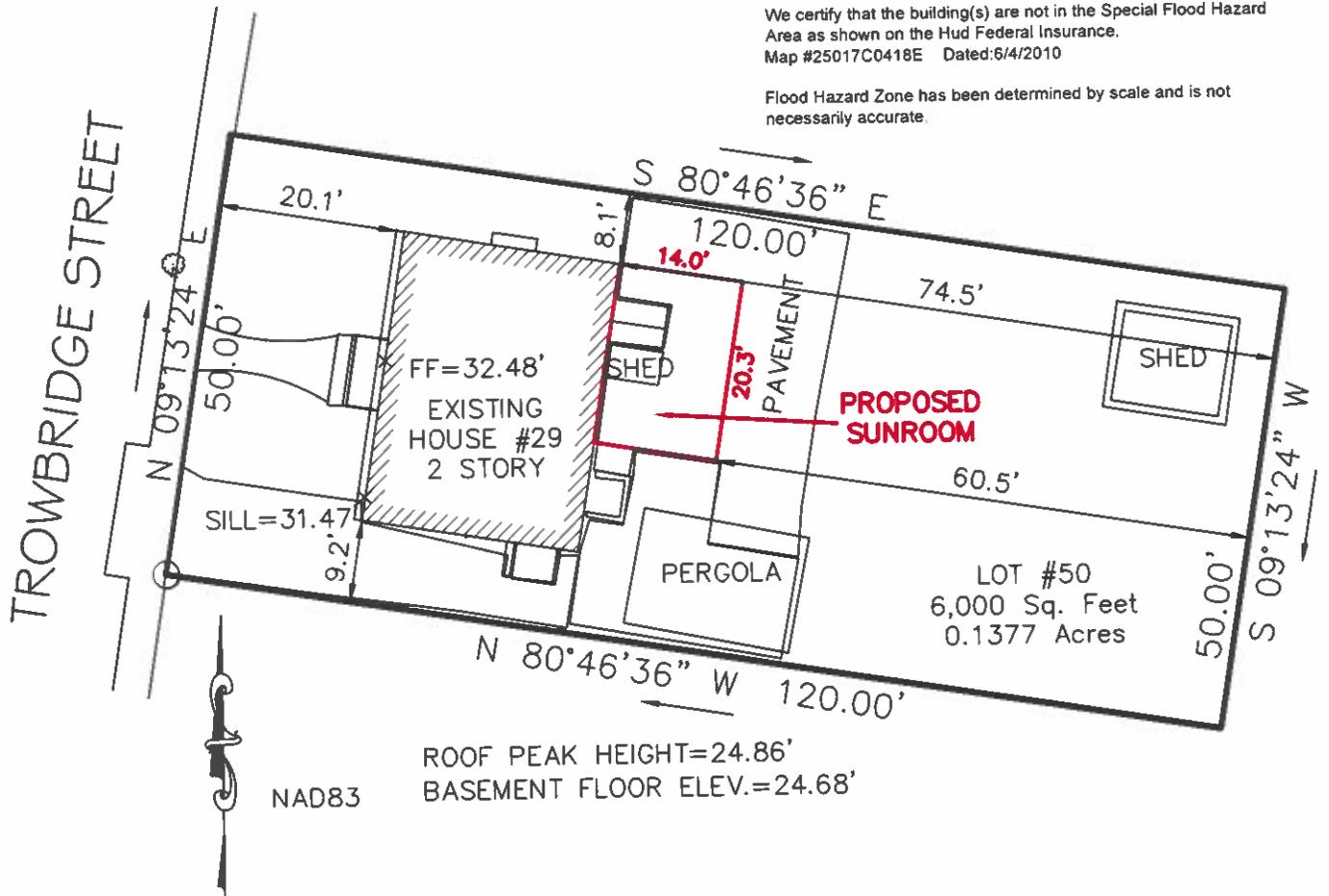
GENERAL RESIDENCE
REQUIRED:
 LOT AREA = 5,000 S.F.
 MAX.LOT COVERAGE=30%
 MINIMUM OPEN SPACE=40%
 LOT FRONTAGE = 50'
 FRONT YARD SETBACK = 20'
 SIDE YARD SETBACK = 10'
 REAR YARD SETBACK = 20' (DWELLING)
 =12' (OTHER)

EXISTING:
 LOT AREA = 6,000 S.F.
 LOT COVERAGE=30.11%
 MINIMUM OPEN SPACE=69.89%
 LOT FRONTAGE = 50'
 FRONT YARD SETBACK = 20.1'
 SIDE YARD SETBACK = 8.1'
 REAR YARD SETBACK = 74.5'

PROPOSED:
 LOT AREA = 6,000 S.F.
 LOT COVERAGE=33.80%
 MINIMUM OPEN SPACE=66.20%
 LOT FRONTAGE = 50'
 FRONT YARD SETBACK = 20.1'
 SIDE YARD SETBACK = 8.1'
 REAR YARD SETBACK = 60.5'

We certify that the building(s) are not in the Special Flood Hazard Area as shown on the Hud Federal Insurance. Map #25017C0418E Dated:6/4/2010

Flood Hazard Zone has been determined by scale and is not necessarily accurate.



1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.
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Owner Sonia Kumar
 Loc. House No. 29 Trowbridge Street
 Lot No. 22-55
 Date January 8, 2025
 Scale 1"=20'