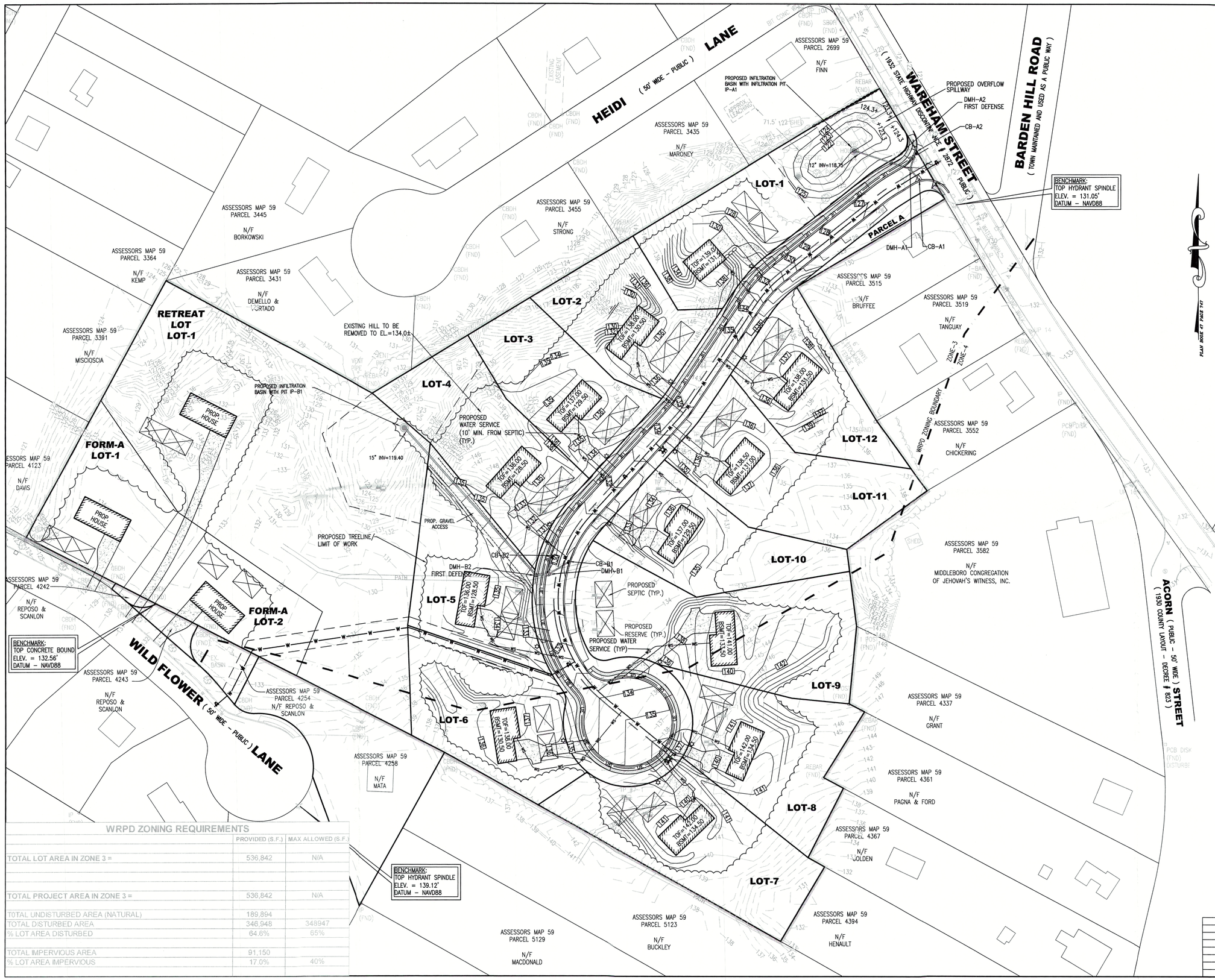

WRPD ZONING REQUIREMENTS

	PROVIDED (S.F.)	MAX ALLOWED (S.F.)
TOTAL LOT AREA IN ZONE 3 =	536,842	N/A
TOTAL PROJECT AREA IN ZONE 3 =	536,842	N/A
TOTAL UNDISTURBED AREA (NATURAL)	189,894	
TOTAL DISTURBED AREA	346,948	348947
% LOT AREA DISTURBED	64.6%	65%
TOTAL IMPERVIOUS AREA	91,150	
% LOT AREA IMPERVIOUS	17.0%	40%

ZONING - RB DISTRICT

	REQUIRED
LOT AREA	20,000 S.F.
LOT FRONTAGE	125 FT.
FRONT YARD SETBACK	25 FT.
REAR YARD SETBACK	10 FT.
SIDE YARD SETBACK	10 FT.
LOT WIDTH	112.5 FT.
SHAPE FACTOR (MAX.)	30.0

COMMONWEALTH OF MASSACHUSETTS NYLES C. JAGER CIVIL No. 46711 REGISTERED PROFESSIONAL ENGINEER 3/21/19

P.E. STAMP

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

REV.	DATE	DESCRIPTION	BY	APP.

DRAWN BY: NCZ | DATE: 3/21/19
DESIGNED BY: NCZ | PROJECT NUMBER: 0220-05-01
CHECKED BY: JLB | DRAWING SCALE: 1"=50'
APPROVED BY: NCZ | SHEET ID: GD-1

SHEET NAME: **WRPD SPECIAL PERMIT PLAN**

PROJECT SITE: **"COBBLESTONE ESTATES" OFF WAREHAM STREET MIDDLEBOROUGH, MASSACHUSETTS**

CLIENT INFO: **SOUTHBROOK DEVELOPMENT 3 CHESTER AVENUE BERKLEY, MASSACHUSETTS 02779**

S:\Civil Engineering Projects\Middleboro\Wareham Street\104 Wareham Street\DWG\WRPD Special Permit Plan - 104 Wareham St - Middleboro.dwg