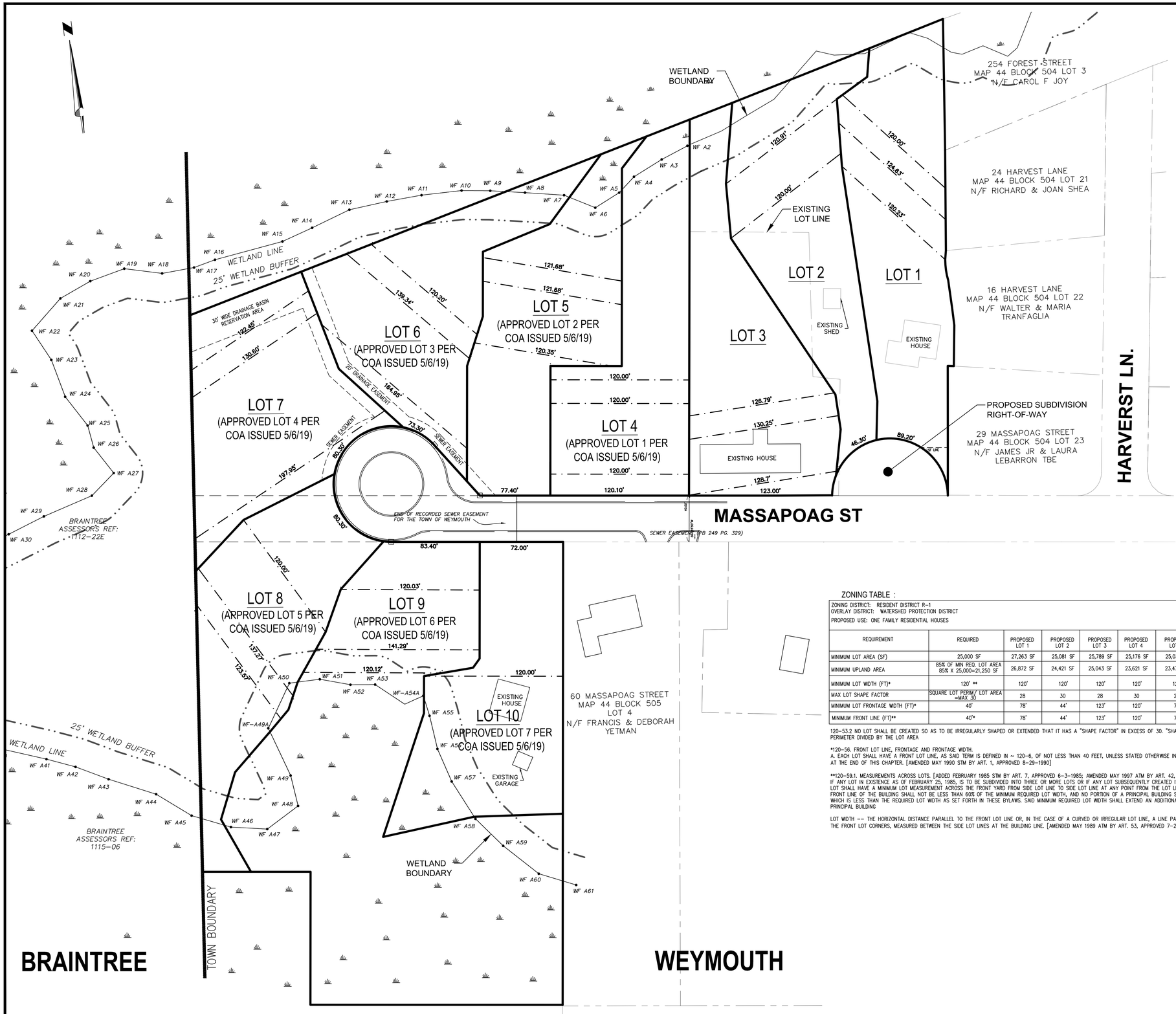


ZONING TABLE :

ZONING DISTRICT: RESIDENT DISTRICT R-1
OVERLAY DISTRICT: WATERSHED PROTECTION DISTRICT
PROPOSED USE: ONE FAMILY RESIDENTIAL HOUSES

REQUIREMENT	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9	PROPOSED LOT 10
MINIMUM LOT AREA (SF)	25,000 SF	27,263 SF	25,081 SF	25,789 SF	25,176 SF	25,037 SF	25,006 SF	25,023 SF	25,292 SF	67,585 SF	25,050 SF
MINIMUM UPLAND AREA	85% OF MIN REQ. LOT AREA 85% X 25,000=21,250 SF	26,872 SF	24,421 SF	25,043 SF	23,621 SF	23,476 SF	24,089 SF	25,023 SF	23,821 SF	21,261 SF	21,262 SF
MINIMUM LOT WIDTH (FT)*	120' **	120'	120'	120'	120'	120'	120'	120'	120'	120'	120'
MAX LOT SHAPE FACTOR	SQUARE LOT PERIM/ LOT AREA =MAX 30	28	30	28	30	26	29	21	29	29	23
MINIMUM LOT FRONTAGE WIDTH (FT)*	40'	78'	44'	123'	120'	73'	72.2'	72'	72'	83.1'	72'
MINIMUM FRONT LINE (FT)**	40'*	78'	44'	123'	120'	73'	72.2'	72'	72'	83.1'	72'

120-53.2 NO LOT SHALL BE CREATED SO AS TO BE IRREGULARLY SHAPED OR EXTENDED THAT IT HAS A "SHAPE FACTOR" IN EXCESS OF 30. "SHAPE FACTOR EQUALS SQUARE OF THE LOT PERIMETER DIVIDED BY THE LOT AREA

*120-56. FRONT LOT LINE, FRONTAGE AND FRONTAGE WIDTH.
A. EACH LOT SHALL HAVE A FRONT LOT LINE, AS SAID TERM IS DEFINED IN ~ 120-6, OF NOT LESS THAN 40 FEET, UNLESS STATED OTHERWISE IN TABLE 1, SCHEDULE OF DISTRICT REGULATIONS, AT THE END OF THIS CHAPTER. [AMENDED MAY 1990 STM BY ART. 1, APPROVED 8-29-1990]

**120-59.1. MEASUREMENTS ACROSS LOTS. [ADDED FEBRUARY 1985 STM BY ART. 7, APPROVED 6-3-1985; AMENDED MAY 1997 ATM BY ART. 42, APPROVED 8-11-1997]
IF ANY LOT IN EXISTENCE AS OF FEBRUARY 25, 1985, IS TO BE SUBDIVIDED INTO THREE OR MORE LOTS OR IF ANY LOT SUBSEQUENTLY CREATED IS TO BE SUBDIVIDED, THEN EACH SUBDIVIDED LOT SHALL HAVE A MINIMUM LOT MEASUREMENT ACROSS THE FRONT YARD FROM SIDE LOT LINE TO SIDE LOT LINE AT ANY POINT FROM THE LOT LINE TO THE MINIMUM LOT WIDTH LINE AT THE FRONT LINE OF THE BUILDING SHALL NOT BE LESS THAN 60% OF THE MINIMUM REQUIRED LOT WIDTH, AND NO PORTION OF A PRINCIPAL BUILDING SHALL BE ERECTED ON ANY PORTION OF A LOT WHICH IS LESS THAN THE REQUIRED LOT WIDTH AS SET FORTH IN THESE BYLAWS. SAID MINIMUM REQUIRED LOT WIDTH SHALL EXTEND AN ADDITIONAL 20 FEET BEYOND THE REAR PORTION OF THE PRINCIPAL BUILDING

LOT WIDTH -- THE HORIZONTAL DISTANCE PARALLEL TO THE FRONT LOT LINE OR, IN THE CASE OF A CURVED OR IRREGULAR LOT LINE, A LINE PARALLEL TO A STRAIGHT LINE DRAWN BETWEEN THE FRONT LOT CORNERS, MEASURED BETWEEN THE SIDE LOT LINES AT THE BUILDING LINE. [AMENDED MAY 1989 ATM BY ART. 53, APPROVED 7-28-1989]

40 20 0 40 80

Date	Description	No.
	Revisions	

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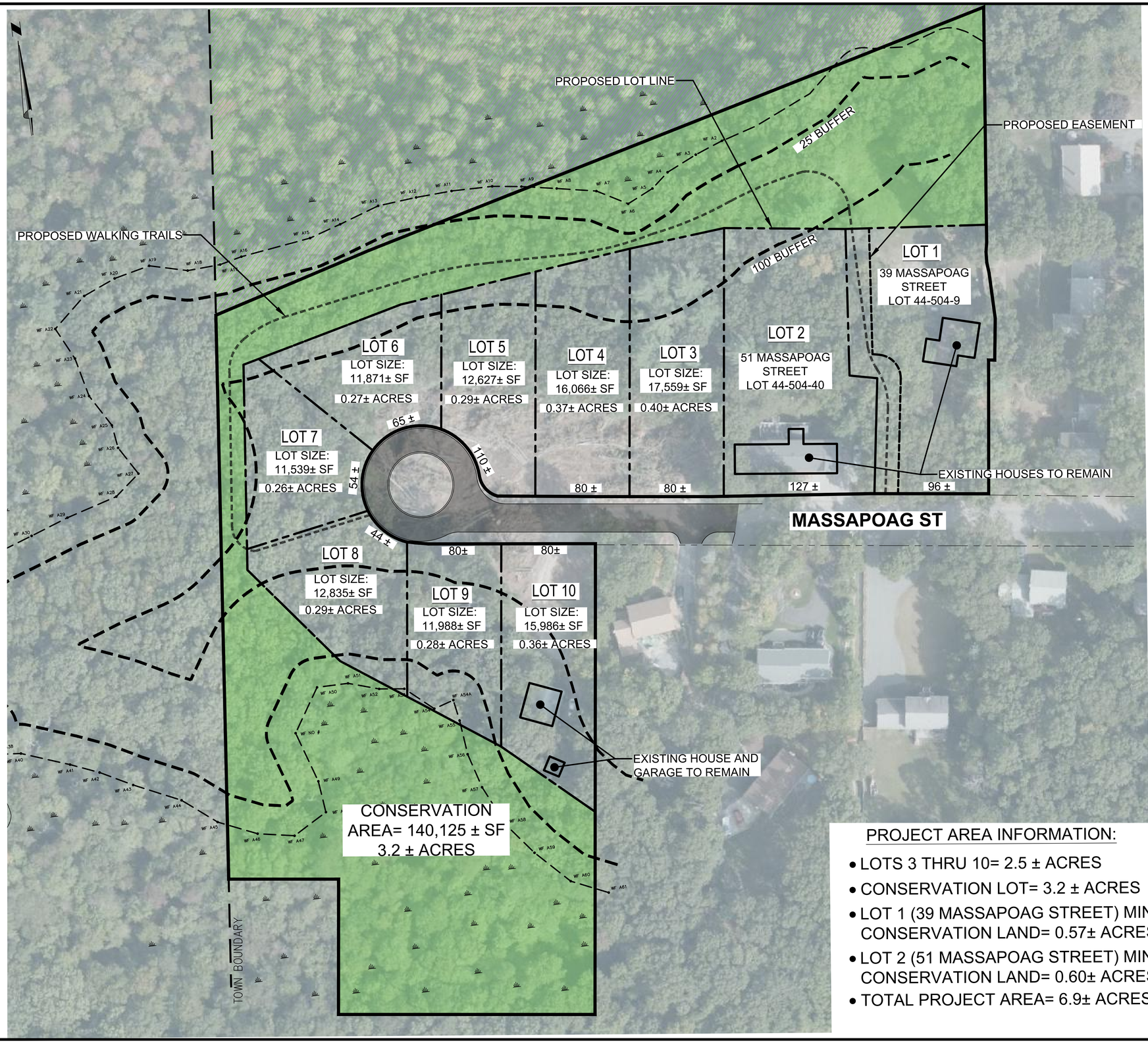
Prepared for
BRISTOL BROS. DEVELOPMENT CORP.
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
CONVENTIONAL LOT LAYOUT

Project No.	100-029
Date	4.2.2021
Scale	1"=40'
Drawn By	TLC
Approved By	GC

Drawing No. **X-1**

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PLANNED UNIT DEVELOPMENT:

IN A R-1 DISTRICT WITHIN A PUD, NO STRUCTURE SHALL BE ERECTED, ALTERED OR MOVED EXCEPT IN CONFORMITY WITH TABLE 1. SPECIAL PERMIT GRANTING AUTHORITY SHALL APPROVE ALL LOT AREA, LOT WIDTH AND LOT SETBACK DIMENSIONS

REQUIREMENT	REQUIRED
MINIMUM PUD PERIMETER SETBACK	25'

PROJECT AREA INFORMATION:

- LOTS 3 THRU 10= 2.5 ± ACRES
- CONSERVATION LOT= 3.2 ± ACRES
- LOT 1 (39 MASSAPOAG STREET) MINUS CONSERVATION LAND= 0.57± ACRES
- LOT 2 (51 MASSAPOAG STREET) MINUS CONSERVATION LAND= 0.60± ACRES
- TOTAL PROJECT AREA= 6.9± ACRES

40 20 0 40 80

Date	Description	No.
	Revisions	

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Prepared for

BRISTOL BROS. DEVELOPMENT CORP.

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

PROPOSED PLANNED UNIT DEVELOPMENT PLAN

Project No.	100-029
Date	4.2.2021
Scale	1"=40'
Drawn By	TLC
Approved By	GC

Drawing No. **X-2**

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