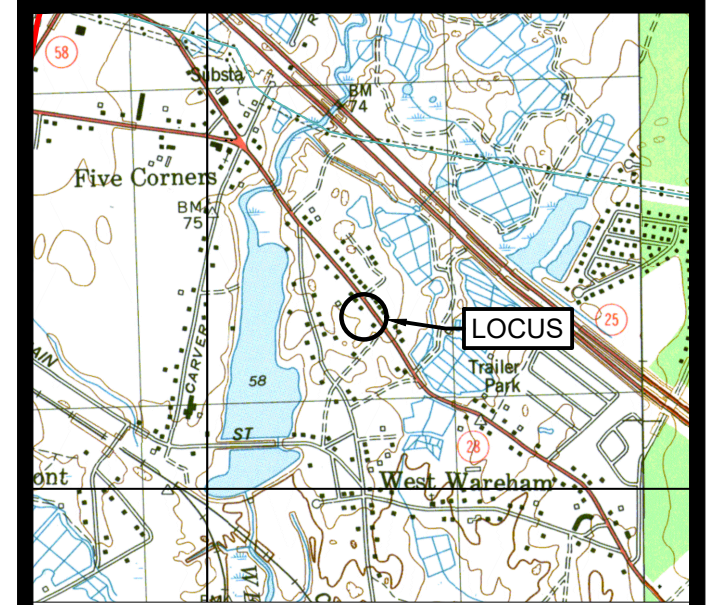


ZONING SCHEDULE
LOT AREA = 50,018 s.f.

ZONING DISTRICT: MR-30		
	REGULATION	PROPOSED
LOT AREA =	30,000 S.F. MIN.	N/A
FRONTAGE =	150' MIN.	N/A
FRONT SETBACK =	20' MIN.	80.2±
SIDE SETBACK =	10' MIN.	10.5±
REAR SETBACK =	10' MIN.	20.0±
BUILDING HEIGHT =	35' MAX.	< 35'
BUILDING COVERAGE =	25% MAX.	24.4%
IMPERVIOUS SURFACE =	NR	55.1%



LOCUS MAP
SCALE 1" = 2000'

NOTE:

1.) THIS PLAN IS NOT BASED ON A FIELD INSTRUMENT SURVEY. EXISTING CONDITIONS SHOWN ON THIS PLAN IS APPROXIMATE ONLY.



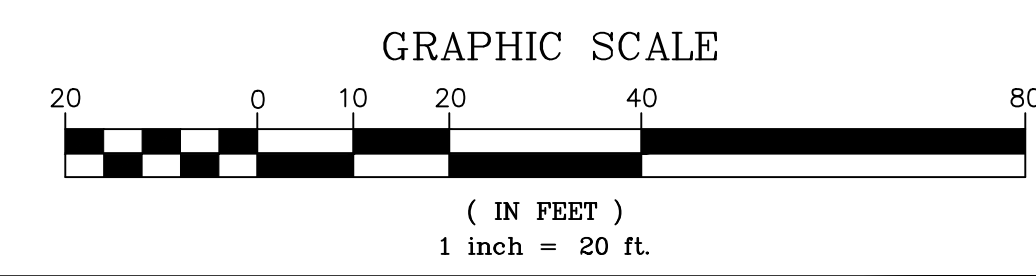
PROPOSED SITE PLAN
AT
2297 & 2299
CRANBERRY HIGHWAY
IN
WEST WAREHAM
MASSACHUSETTS
(PLYMOUTH COUNTY)

REVISIONS:

No.	DATE	DESC.

PREPARED FOR:
SOFFRON HOLDINGS, LLC
470 ATLANTIC AVENUE
SUITE 400
BOSTON, MA 02210

PREPARED BY:
JC ENGINEERING, INC
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538
508-273-0377



DATE:	MAY 26, 2021
FIELD:	
CALC./DESIGN:	MCP
DRAWN:	MCP
CHECK:	JLC
JOB NO:	5386
SHEET 1 OF 1	