

DIMENSIONAL REQUIREMENTS			
ZONING DISTRICT	RES C	REQUIRED	EXISTING
MIN. LOT AREA		43,560 SF	516,641 SF
MIN. LOT FRONTAGE		50 FT	561.2 FT
MIN. LOT WIDTH		200 FT	471.4 FT
MIN. LOT DEPTH		200 FT	1,007.1 FT
MIN. YARD - FRONT		50 FT	7.6 FT
MIN. YARD - SIDE		30 FT	27.4 FT
MIN. YARD - REAR		50 FT	766.9 FT
MAX. BUILDINGS COVERAGE		40%	3.2%
MAX. BUILDING HEIGHT		35 FT	N/A
MAX. STORIES		3 STORIES	N/A
MAX. LOT COVERAGE		70%	15.4%
MIN. OPEN SPACE		30%	84.6%

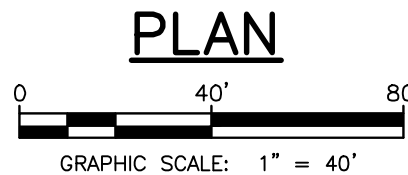
\* WAIVER GRANTED

GENERAL NOTES:

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY PFS LAND SURVEYING INC. IN JULY 2023 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON A PLAN BY HOYT LAND SURVEYING INC. AND UPDATED BY AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY PFS LAND SURVEYING INC. IN JULY 2023.
- 3) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 4) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 5) THE LOT LIES ENTIRELY WITHIN ZONE X UNSHADED (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BRAintree, MASSACHUSETTS, COMMUNITY PANEL NUMBER 2502102226F, EFFECTIVE DATE JUNE 9, 2014.
- 6) WETLAND WERE FLAGGED BY TUNISON ENVIRONMENTAL CONSULTANTS LLC AND FIELD LOCATED BY PFS LAND SURVEYING INC.

AGE RESTRICTED NEIGHBORHOOD	
SINGLE TOWN HOMES	9
DUPLEX TOWN HOMES	28
ROW HOUSE TOWN HOMES	14
TOTAL UNITS	51

LEGEND	
CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
TYP	TYPICAL
⑧	TOTAL PARKING COUNT
"R1-1" STOP SIGN	REFER TO LATEST MUTCD STANDARDS
WCR	WHEELCHAIR RAMP
	BITUMINOUS CONCRETE PAVEMENT AT ROADWAY AND SIDEWALK



REVISIONS:		
NO.	COMMENTS:	DATE:
1	PEER REVIEW COMMENTS #2	05-09-2025
2	NO CHANGE	07-31-2025

LAYOUT PLAN	
HAWTHORN ROAD & ELM STREET BRAintree, MASSACHUSETTS	
DRAWN BY: SL	DATE: 02-28-2025
DESIGNED BY: SPH	LATEST REVISION: 07-31-2025
CHECKED BY: SPH	SCALE: 1" = 40'

<b>HARDY + MAN DESIGN GROUP, PC</b> CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING	1285 WASHINGTON STREET WYmouth, MA (781) 335-1464	
	PREPARED FOR: PERMIT SET	SHEET C-3