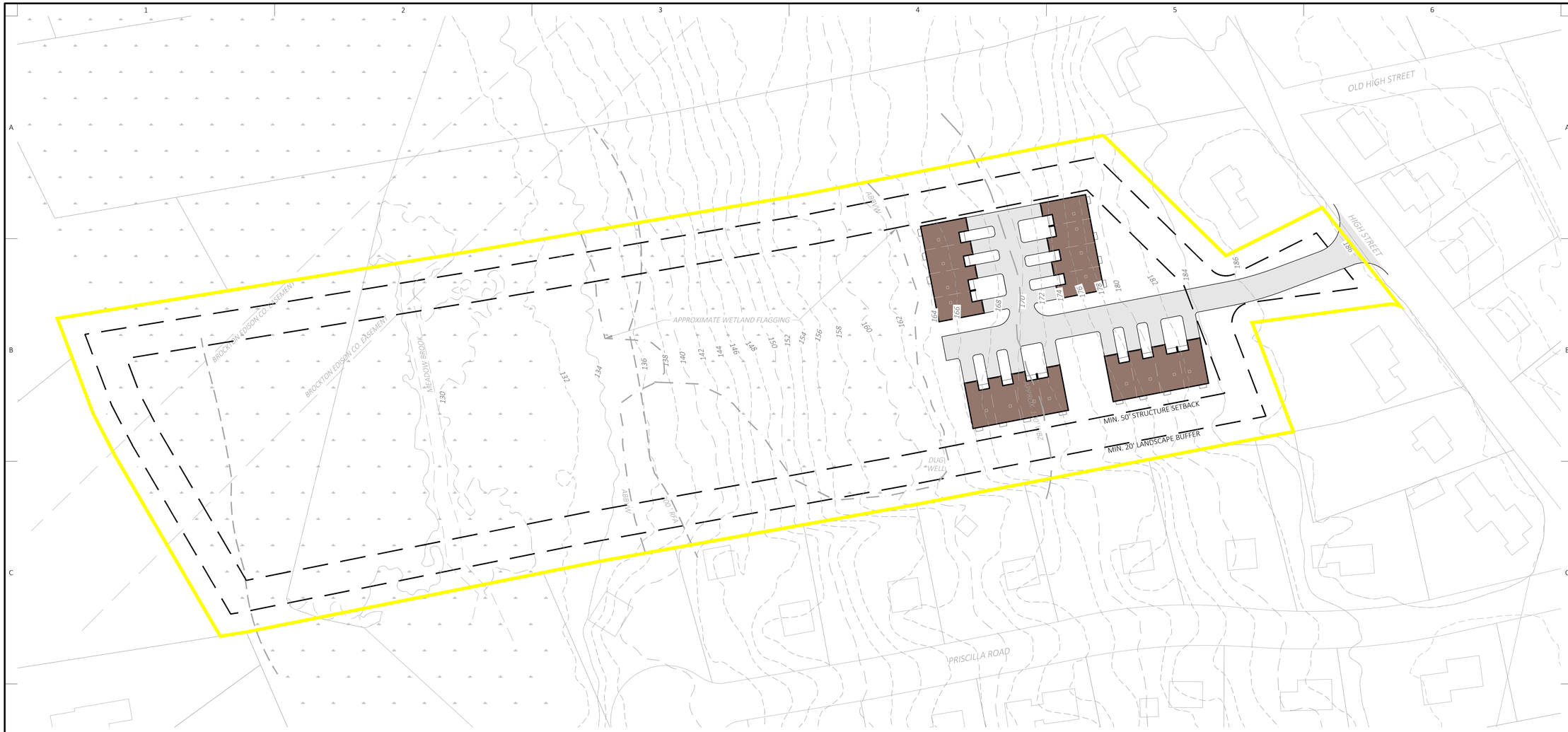

ZONING SUMMARY TABLE

A-1 DISTRICT

MULTI-FAMILY USE(1)	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	87,000 S.F.	366,694 ±S.F.	NO CHANGE
MINIMUM 6,000 S.F. OF LOT AREA PER DWELLING UNIT	61 UNITS ALLOWED		16 UNITS
MINIMUM FRONTAGE	150'	124'± (2)	NO CHANGE
MINIMUM DISTANCE FROM BUILDINGS TO PROPERTY LINES	50'	N/A	53'±
MINIMUM DISTANCE FROM BUILDINGS TO STREET LINE	50'	N/A	174'±
MINIMUM DISTANCE FROM BUIDINGS TO PARKING AREA	15'	N/A	N/A
MAXIMUM BUILDING HEIGHT	35'	N/A	TBD
MINIMUM DISTANCE BETWEEN BUILDINGS	45'	N/A	45'
MINIMUM LANDSCAPED BUFFER ZONE TO PROPERTY LINES	20'	N/A	COMPLY

NOTES:
1. MULTI-FAMILY USE NOT ALLOWED WITHIN THE A-1 DISTRICT. DEVELOPMENT REQUIRES A ZONING VARIANCE, ZONING CHANGE OR DEVELOPMENT THROUGH THE MASSACHUSETTS GENERAL LAWS CHAPTER 40B.
2. PRE-EXISTING, NON-CONFORMING CONDITION.

BUILDOUT SUMMARY

USE	QUANTITY
UNIT DENSITY	
MULT-FAMILY	4 STRUCTURES (4 FOUR-PLEX), 16 TOTAL DWELLING UNITS
ROADWAYS & PARKING	
ROAD (S)	1- 543' LONG, 24' WIDE
WETLAND IMPACTS	
ALTERATION	TBD
REPLICATION	TBD
LOT DENSITY & ROAD CONFIGURATION(S) SHOWN HEREON ARE SCHEMATIC ONLY. FINAL LOT DENSITY & ROAD CONFIGURATION(S) SUBJECT TO OBTAINING THE APPLICABLE PERMITS / APPROVALS FROM LOCAL MUNICIPAL BOARDS AND COMMISSIONS.	

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

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NOTES:
1. THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY LAND DESIGN COLLABORATIVE.

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Project Owner:
Adolf & Sonja A. Olbert
298 Crescent Street
Brockton, MA

Project Applicant:

Project Title:
0 High Street
Whitman, MA
(Plymouth County)

Sheet Title:
40B OPTION 1

For Discussion Only

No:	Date:	Revision | Issue:
1	06/02/2025	Updated Wetland Line

Drawn By:	CMP	Checked By:	MJS
Date:	05/09/2025	Project No.:	25-0325

0 25 50 100 150
Scale: 1" = 50'

Sheet No.:
C-902

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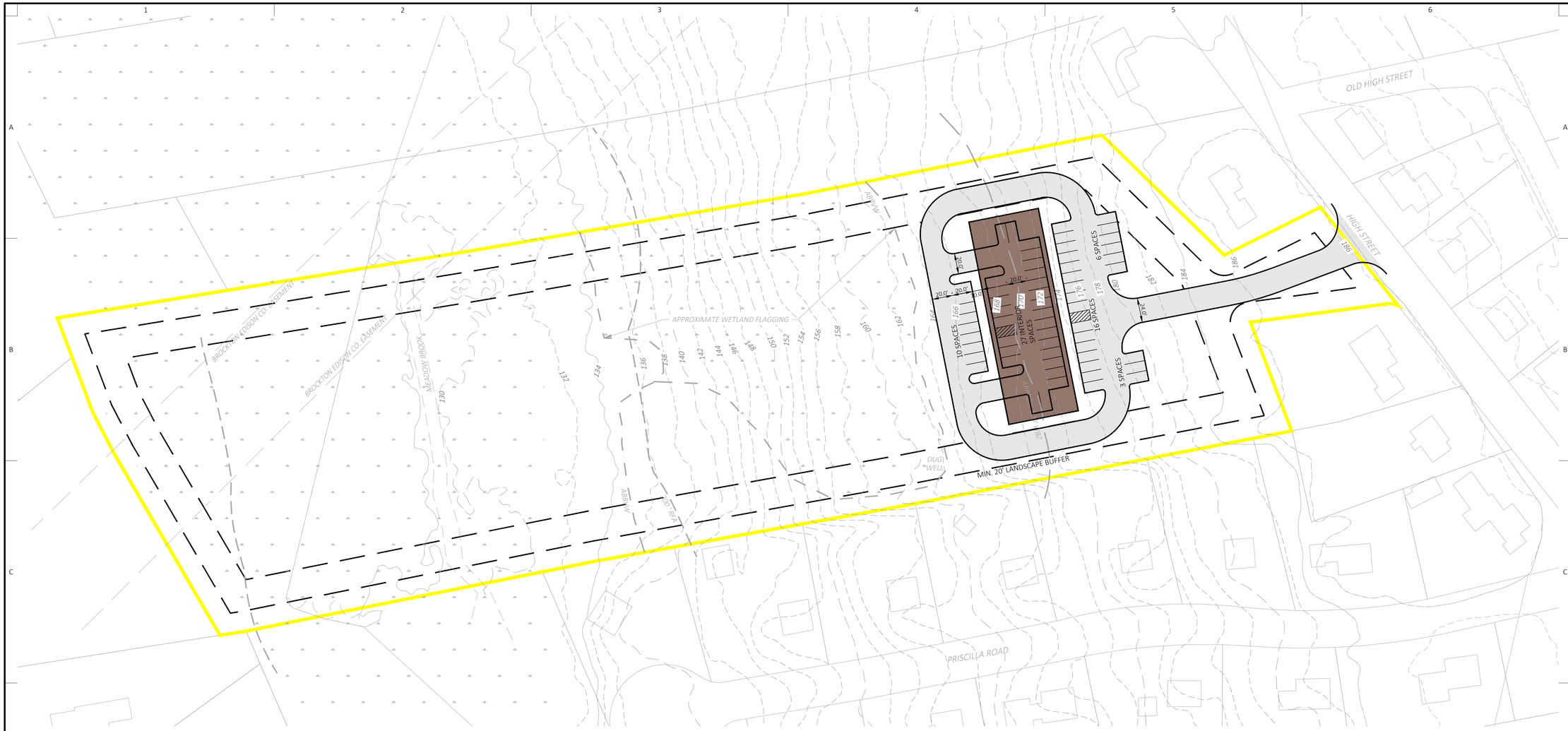

ZONING SUMMARY TABLE

A-1 DISTRICT

MULTI-FAMILY USE(1)	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA	87,000 S.F.	366,694 ±S.F.	NO CHANGE
MINIMUM 6,000 S.F. OF LOT AREA PER DWELLING UNIT	61 UNITS ALLOWED		30 UNITS
MINIMUM FRONTAGE	150'	124'± (2)	NO CHANGE
MINIMUM DISTANCE FROM BUILDINGS TO PROPERTY LINES	50'	N/A	58'±
MINIMUM DISTANCE FROM BUILDINGS TO STREET LINE	50'	N/A	274'±
MINIMUM DISTANCE FROM BUIDINGS TO PARKING AREA	15'	N/A	N/A
MAXIMUM BUILDING HEIGHT	35'	N/A	TBD
MINIMUM DISTANCE BETWEEN BUILDINGS	45'	N/A	N/A
MINIMUM LANDSCAPED BUFFER ZONE TO PROPERTY LINES	20'	N/A	COMPLY

NOTES:
1. MULTI-FAMILY USE NOT ALLOWED WITHIN THE A-1 DISTRICT. DEVELOPMENT REQUIRES A ZONING VARIANCE, ZONING CHANGE OR DEVELOPMENT THROUGH THE MASSACHUSETTS GENERAL LAWS CHAPTER 40B.
2. PRE-EXISTING, NON-CONFORMING CONDITION.

PARKING SUMMARY TABLE

DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM PARKING SPACE SIZE	10'x20'	10'x20'
MINIMUM DRIVE AISLE WIDTH	24'	24' EXTERIOR DIRVES, 20' INTERIOR ONE WAY DRIVES

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
MULTI-FAMILY USE (1.3 SPACES PER 1-BEDROOM UNIT) (2 SPACES PER 2-BEDROOM UNIT) (2.6 SPACES PER 3-BEDROOM UNIT)	19.5 SPACES (15-1 BEDROOMS) 20 SPACES (10-2 BEDROOMS) 13 SPACES (5-3 BEDROOMS)	53 RESIDENCE SPACES 9 VISITOR SPACES
ACCESSIBLE PARKING SPACES	3 SPACES (OF TOTAL)	4 SPACES (OF TOTAL)
ACCESSIBLE VAN SPACES	1 SPACES (OF TOTAL)	4 SPACES (OF TOTAL)
TOTAL:	53 SPACES	62 SPACES

BUILDOUT SUMMARY

USE	QUANTITY
UNIT DENSITY	
MULT-FAMILY	1 STRUCTURE, 14,280 S.F., 30 TOTAL DWELLING UNITS
ROADWAYS & PARKING	
ROAD (S)	1- 1000' LONG, 24' - 20' WIDE
PARKING	62 SPACES, 4 ADA SPACES
WETLAND IMPACTS	
ALTERATION	TBD
REPLCATION	TBD
LOT DENSITY & ROAD CONFIGURATION(S) SHOWN HEREON ARE SCHEMATIC ONLY. FINAL LOT DENSITY & ROAD CONFIGURATION(S) SUBJECT TO OBTAINING THE APPLICABLE PERMITS / APPROVALS FROM LOCAL MUNICIPAL BOARDS AND COMMISSIONS.	

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Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

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N
W E
S

Project Owner:
Adolf & Sonja A. Olbert
298 Crescent Street
Brockton, MA

Project Applicant:

Project Title:
0 High Street
Whitman, MA
(Plymouth County)

Sheet Title:
40B OPTION 2

For Discussion Only

No:	Date:	Revision | Issue:
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Drawn By: CMP | Checked By: MJS
Date: 05/09/2025 | Project No.: 25-0325

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Scale: 1" = 50'

Sheet No.:
C-903

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