ZONE: B-4

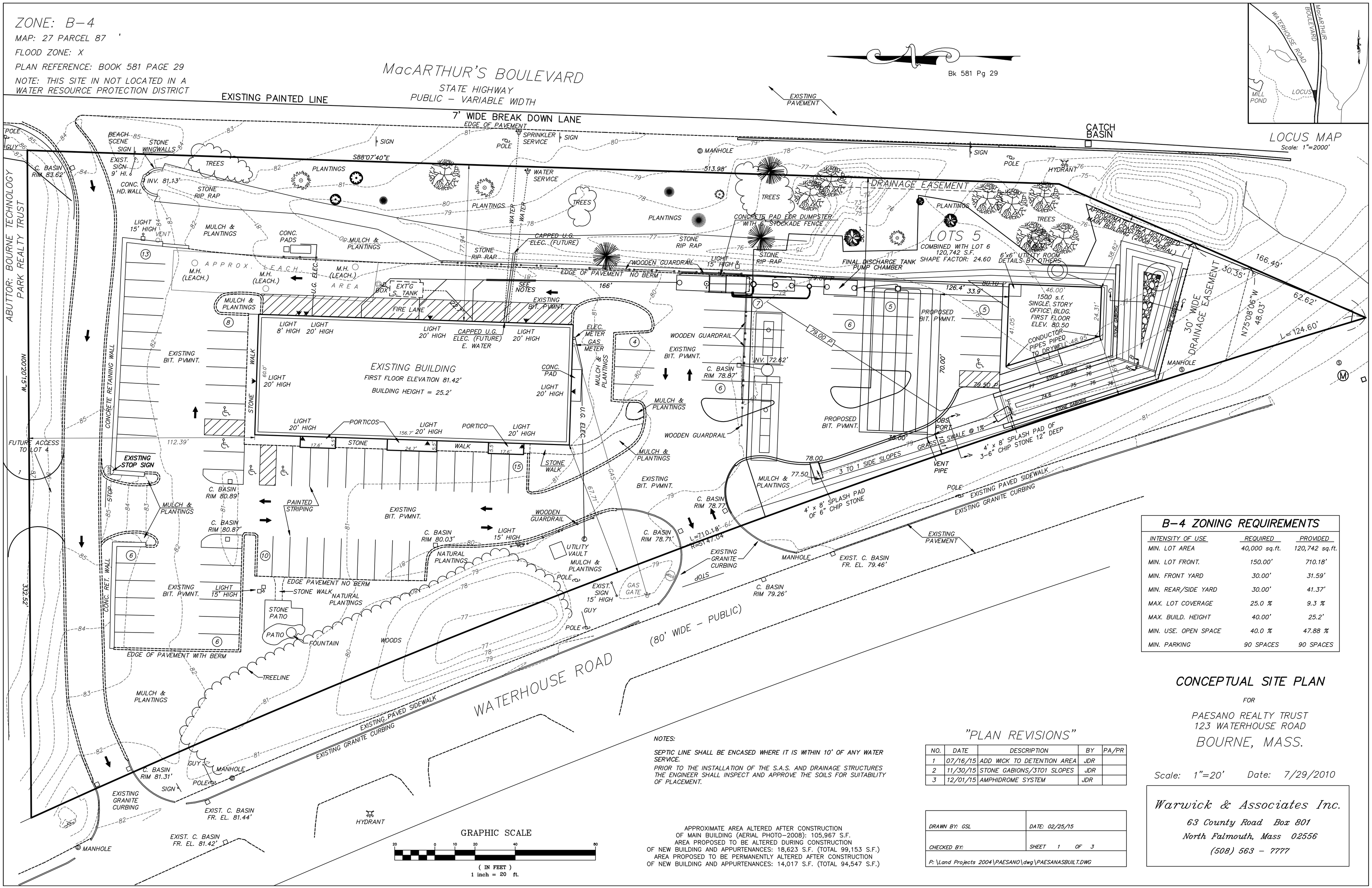
MAP: 27 PARCEL 87

FLOOD ZONE: X

PLAN REFERENCE: BOOK 581 PAGE 29

NOTE: THIS SITE IN NOT LOCATED IN A WATER RESOURCE PROTECTION DISTRICT

Bk 581 Pg 29



B-4 ZONING REQUIREMENTS

INTENSITY OF USE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 sq.ft.	120,742 sq.ft.
MIN. LOT FRONT.	150.00'	710.18'
MIN. FRONT YARD	30.00'	31.59'
MIN. REAR/SIDE YARD	30.00'	41.37'
MAX. LOT COVERAGE	25.0 %	9.3 %
MAX. BUILD. HEIGHT	40.00'	25.2'
MIN. USE. OPEN SPACE	40.0 %	47.88 %
MIN. PARKING	90 SPACES	90 SPACES

NOTES:

SEPTIC LINE SHALL BE ENCASED WHERE IT IS WITHIN 10' OF ANY WATER SERVICE.

PRIOR TO THE INSTALLATION OF THE S.A.S. AND DRAINAGE STRUCTURES THE ENGINEER SHALL INSPECT AND APPROVE THE SOILS FOR SUITABILITY OF PLACEMENT.

APPROXIMATE AREA ALTERED AFTER CONSTRUCTION OF MAIN BUILDING (AERIAL PHOTO-2008): 105,967 S.F.
AREA PROPOSED TO BE ALTERED DURING CONSTRUCTION OF NEW BUILDING AND APPURTENANCES: 18,623 S.F. (TOTAL 99,153 S.F.)
AREA PROPOSED TO BE PERMANENTLY ALTERED AFTER CONSTRUCTION OF NEW BUILDING AND APPURTENANCES: 14,017 S.F. (TOTAL 94,547 S.F.)

"PLAN REVISIONS"

NO.	DATE	DESCRIPTION	BY	PA/PR
1	07/16/15	ADD WICK TO DETENTION AREA	JDR	
2	11/30/15	STONE GABIONS/3TO1 SLOPES	JDR	
3	12/01/15	AMPHIDROME SYSTEM	JDR	

DRAWN BY: GSL	DATE: 02/25/15
CHECKED BY:	SHEET 1 OF 3
P:\Land Projects 2004\PAESANO\dwg\PAESANASBUILT.DWG	

CONCEPTUAL SITE PLAN

FOR

PAESANO REALTY TRUST
123 WATERHOUSE ROAD
BOURNE, MASS.

Scale: 1"=20' Date: 7/29/2010

Warwick & Associates Inc.
63 County Road Box 801
North Falmouth, Mass 02556
(508) 563 - 7777