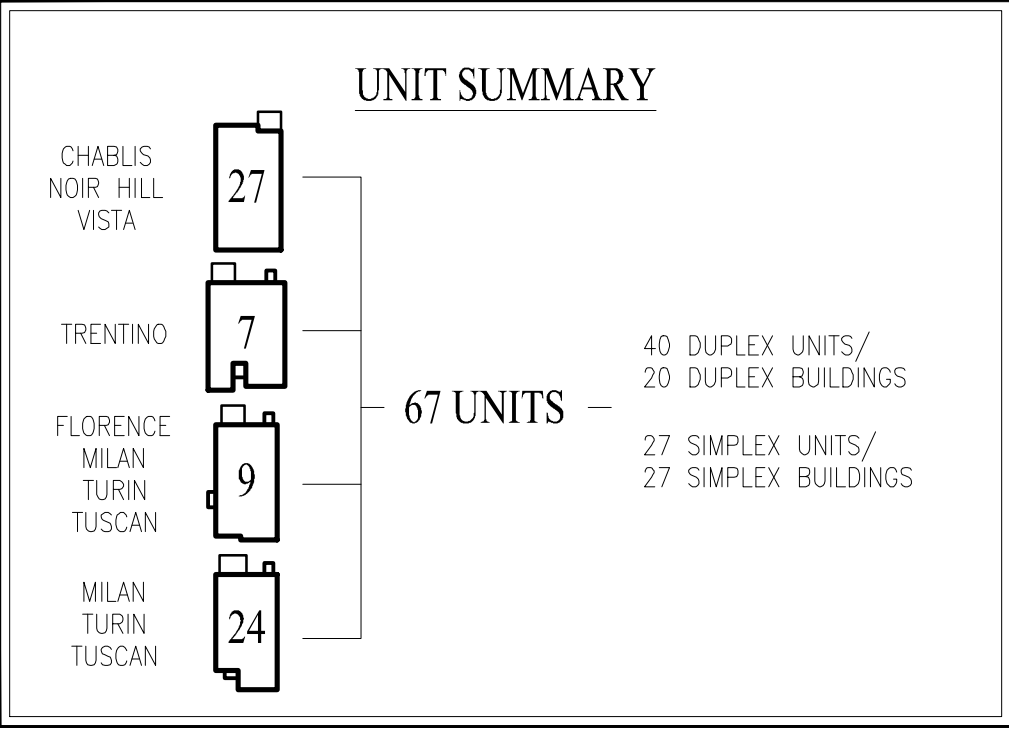




ZONING INFORMATION

ZONING DISTRICT(S): RESIDENCE EA

OVERLAY DISTRICT(S): NONE

	REQUIRED	PROVIDED
MIN. TRACT AREA	6 ACRES	25.2± ACRES
MIN. AGE RESTRICTION	55+	55+
MIN. AFFORDABILITY	10%	10% (7 UNITS)
MAX. DENSITY	4 UNITS/ACRE 4 UNITS/AC X 25 AC = 100 UNITS	2.7 UNITS/ACRE 67 UNITS/25.2 AC = 2.7 UNITS/AC
MIN. FRONT YARD SETBACK	100'	66'±
MIN. SIDE YARD SETBACK	60'	60'
MIN. REAR YARD SETBACK	60'	60'
MIN. FRONTAGE	50'	150'
MIN. LOT DEPTH	300'	1,200'
MAX. BEDROOMS/DWELLING	3	2
MAX. DWELLINGS/BUILDING	8	2
MAX. BUILDING HEIGHT	2.5 STY / 35'	<2.5 STY / 35'
MAX. FLOOR AREA	149,930 SF 136,300 SF (TOWN MEETING) + 13,630 SF (LOCAL ORDINANCE) 149,930 SF	<149,930 SF
MIN. OPEN SPACE	50% OF LOT AREA (12.6 ACRES) (EXCLUDING 30' FROM DWELLINGS)	56% OF LOT AREA (14.0 ACRES) (EXCLUDING 30' FROM DWELLINGS)
MIN. # OF PARKING SPACES	101 SPACES 1.5 SP./DWELLING X 67 DWELLINGS	278 SPACES 4 SP./DWELLING X 67 DWELLINGS & 10 CLUBHOUSE/GUEST SPACES



NOT FOR CONSTRUCTION

CDG PROJECT #: 19001

REVISIONS:

REV	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLANNING BOARD:

SEAL:

MATTHEW A. LEIDNER, P.E.

PREPARED BY:

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WESTBOROUGH, MA 01581
www.pulte.com

PROJECT:

MEADOWBROOK COMMONS

104 COOLIDGE STREET
SHERBORN, MASSACHUSETTS

SCALE:

100 0 50 100 200

GRAPHIC SCALE IN FEET

SHEET:

OVERALL LAYOUT PLAN

X

DATE: 12/01/2020