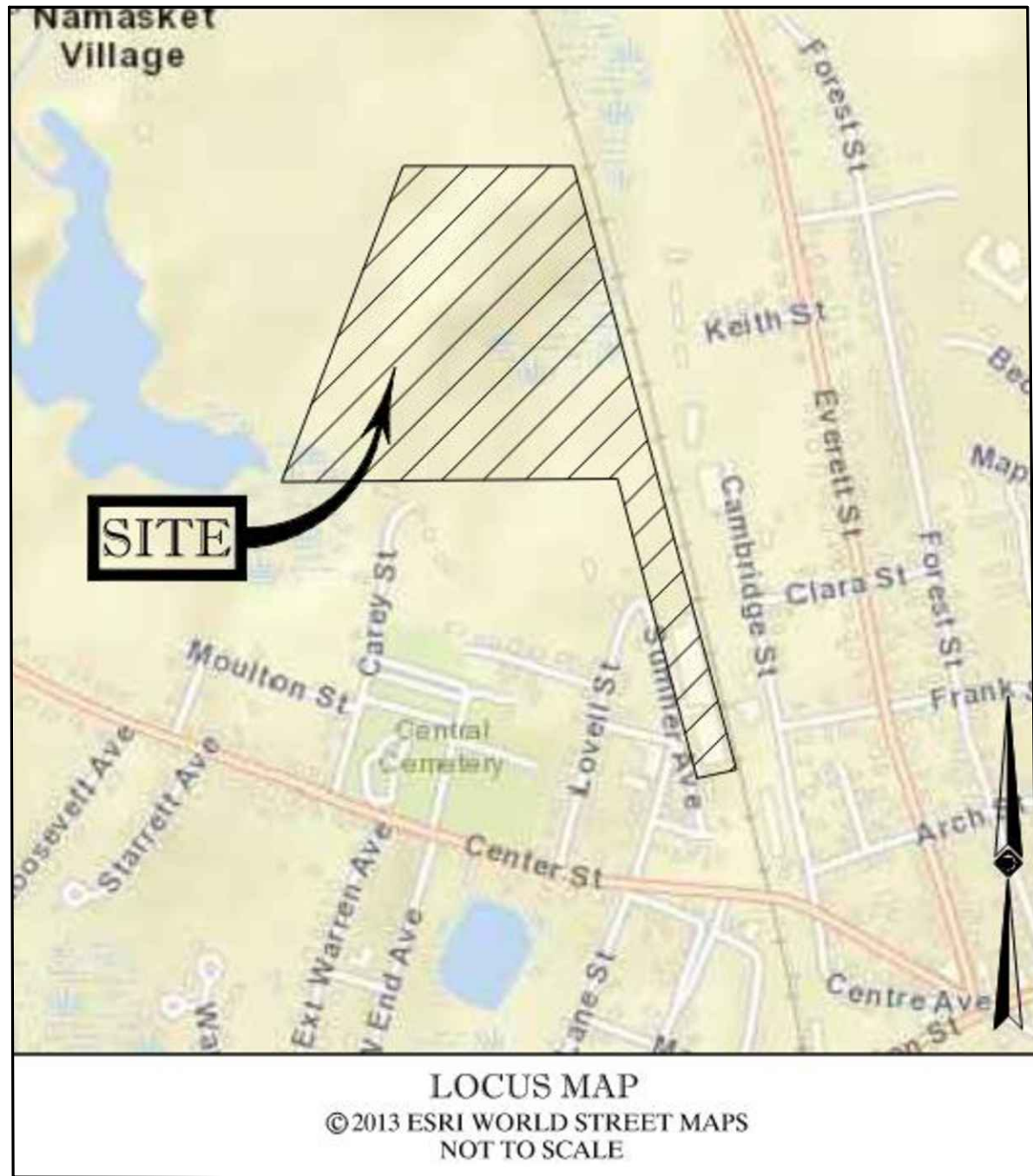


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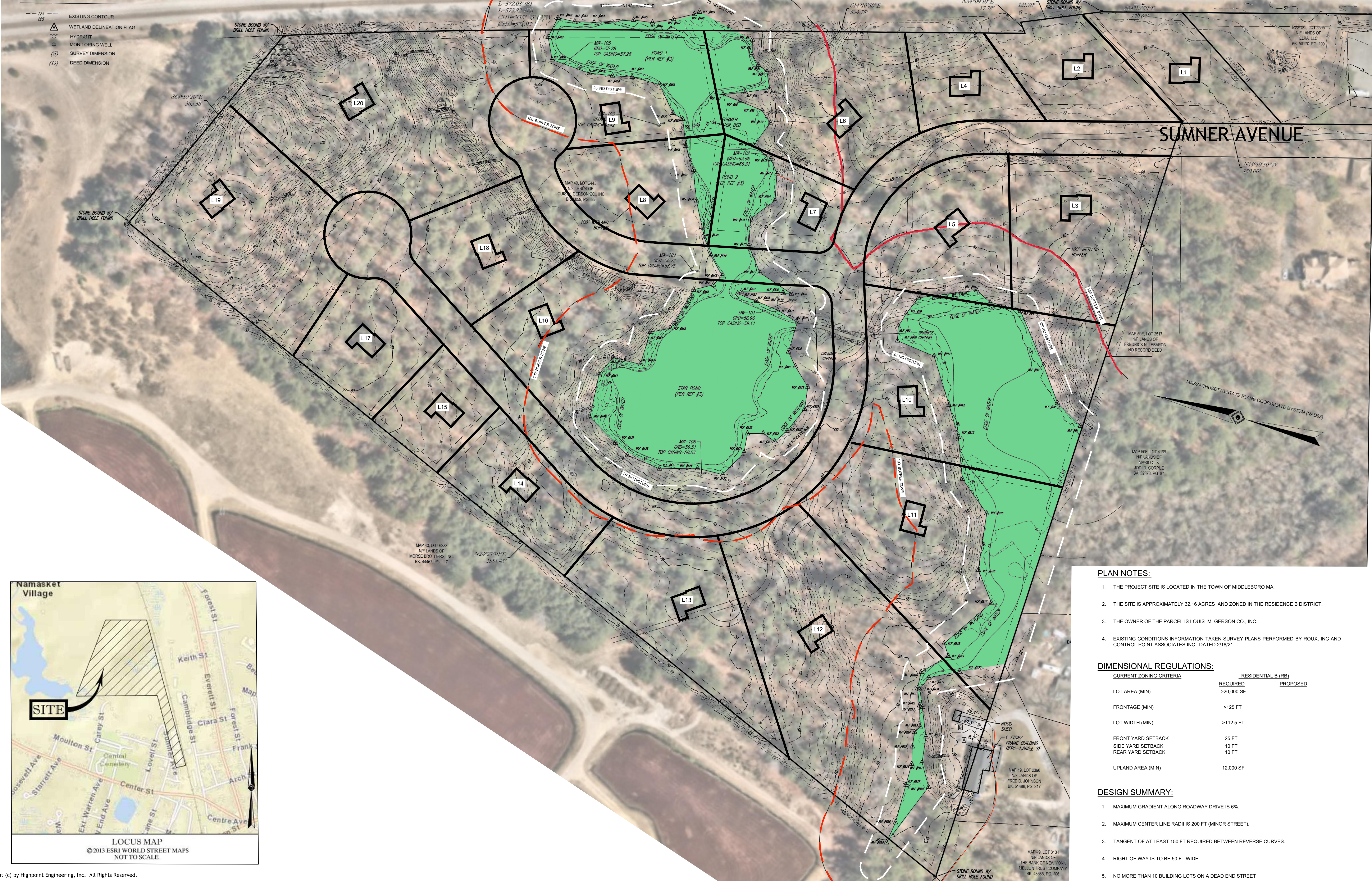
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SITE PLAN EXHIBIT - 20 LOT SUBDIVISION

SUMNER AVENUE, MIDDLEBOROUGH, MA

10-10-2023



PLAN NOTES:

1. THE PROJECT SITE IS LOCATED IN THE TOWN OF MIDDLEBORO MA.
2. THE SITE IS APPROXIMATELY 32.16 ACRES AND ZONED IN THE RESIDENCE B DISTRICT.
3. THE OWNER OF THE PARCEL IS LOUIS M. GERSON CO., INC.
4. EXISTING CONDITIONS INFORMATION TAKEN SURVEY PLANS PERFORMED BY ROUX, INC AND CONTROL POINT ASSOCIATES INC. DATED 2/18/21

DIMENSIONAL REGULATIONS:

| CURRENT ZONING CRITERIA | RESIDENTIAL B (RB) | |
|-------------------------|--------------------|----------|
| | REQUIRED | PROPOSED |
| LOT AREA (MIN) | >20,000 SF | |
| FRONTAGE (MIN) | >125 FT | |
| LOT WIDTH (MIN) | >112.5 FT | |
| FRONT YARD SETBACK | 25 FT | |
| SIDE YARD SETBACK | 10 FT | |
| REAR YARD SETBACK | 10 FT | |
| UPLAND AREA (MIN) | 12,000 SF | |

DESIGN SUMMARY:

1. MAXIMUM GRADIENT ALONG ROADWAY DRIVE IS 6%.
2. MAXIMUM CENTER LINE RADII IS 200 FT (MINOR STREET).
3. TANGENT OF AT LEAST 150 FT REQUIRED BETWEEN REVERSE CURVES.
4. RIGHT OF WAY IS TO BE 50 FT WIDE
5. NO MORE THAN 10 BUILDING LOTS ON A DEAD END STREET

