

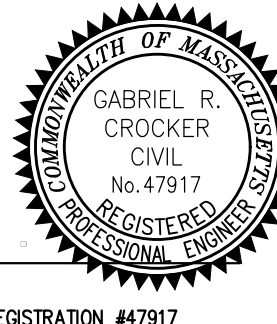


ZONING SUMMARY:

EXISTING ZONE-RESIDENTIAL DISTRICT-A OVERLAY DISTRICTS- PROPOSED USE: AGED QUALIFIED CLUSTER DEVELOPMENT -SECTION V 13.	REQUIRED	PROPOSED
OVERALL LOT AREA (SF)	1,306,800 SF (30 AC)	TOTAL=10,628,623± SF(244 AC)
PERIMETER SETBACK (FT)	50'	50'
SUBDIVIDED LOT MIN. FRONTAGE	N/A	N/A
SUBDIVIDED LOT MIN. AREA	N/A	N/A
OPEN LAND MIN AREA	50% OF TOTAL TRACK AREA	±180 AC OF OPEN LAND=±74%
DWELLING MAX HEIGHT	2.5 STORIES	2.5 STORIES
SUBDIVIDED LOT FRONT YARD SETBACK	18 FT	MORE OR EQUAL TO 18 FT
MIN DISTANCE BETWEEN BUILDINGS	20 FT	MORE OR EQUAL TO 20 FT

DENSITY CALCULATION:

	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY	1 DWELLING/ 40,000 SF OF UPLAND ±195 AC OF UPLAND WITHIN TOTAL TRACK AREA THEREFORE MAX OF 212 UNITS ALLOWED	170 NEW RESIDENTIAL UNITS

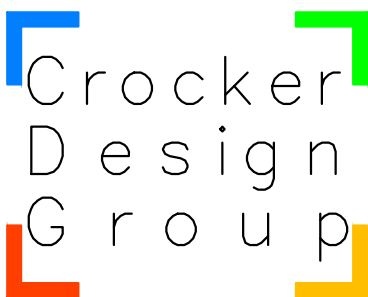
10/7/22	PEER REVIEW COMMENTS	1
Date	Description	No.
Revisions		
		
GABRIEL R. CROCKER PROFESSIONAL ENGINEER, MA REGISTRATION #47917		

170 PROPOSED NEW UNIT
AQV CONCEPT PLAN
PEMBROKE COUNTRY CLUB
PEMBROKE, MA 02359

DATE: 07-27-2022

200 100 0 200 400

SCALE: 1"=200'



2 SHARP STREET,
UNIT A
HINGHAM, MA 02043
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