



**ZONING DATA**

- 1. **PARCEL SIZE:** EXISTING = LOT 1: 44,521± S.F. (1.02± ACRES)  
LOT 5: 29,320± S.F. (0.67± ACRES)  
TOTAL: 73,841± S.F. (1.69± ACRES)  
REQUIRED = 10,000 S.F. (0.23 AC.)
- 2. **ZONE:** DISTRICT: GB - GENERAL BUSINESS  
HUMAROCK OVERLAY DISTRICT (AS APPROVED AT ANNUAL TOWN MEETING MARCH 29, 2008)
- 3. **USE:** EXISTING - RESTAURANT  
PROPOSED - CONDOMINIUMS (14 UNITS)
- 4. **FRONTAGE:** EXISTING - 150.00 FT.  
PROPOSED - 150.00 FT.
- 5. **AGGREGATE SITE COVERAGE:** (STRUCTURES, DRIVEWAYS AND PARKING AREAS)  
EXISTING - 58,000± S.F.  
PROPOSED - 40,352± S.F.
- 6. **BUILDING SETBACKS:**

	REQUIRED	EXISTING BLDGS	PROP. BLDG.
FRONT	30'	108'	34'
SIDE	8'	11.3'	9'
REAR	20'	9.2'	15'
- 7. **LOT WIDTH:** REQUIRED - 100' EXISTING - 150'+
- 8. **BUILDING SEPARATION:** REQUIRED - 35'  
PROPOSED - 28' & 16'
- 9. **PARKING SPACES:** PROPOSED CONDOMINIUMS  
REQUIRED - 1 SPC/BEDROOM \*42 BEDROOMS = 42 SPACES (MIN)  
PROVIDED - 28 GARAGE SPACES (AT OR ABOVE 100 YEAR FLOOD ELEVATION)  
28 SPACES IN FRONT OF GARAGES  
11 SPACES ADDITIONAL SPACES PROVIDED  
TOTAL PROVIDED = 67 SPACES

— SITE PLAN —  
VILLAGE AT SOUTH RIVER  
33 CENTRAL AVENUE  
ASSESSORS MAP 71 BLOCK 9 LOT 5  
SCITUATE/HUMAROCK, MASSACHUSETTS



MARCH 20, 2008 JOB NO. 06-054  
REVISED: OCTOBER 27, 2008  
SCALE IN FEET

