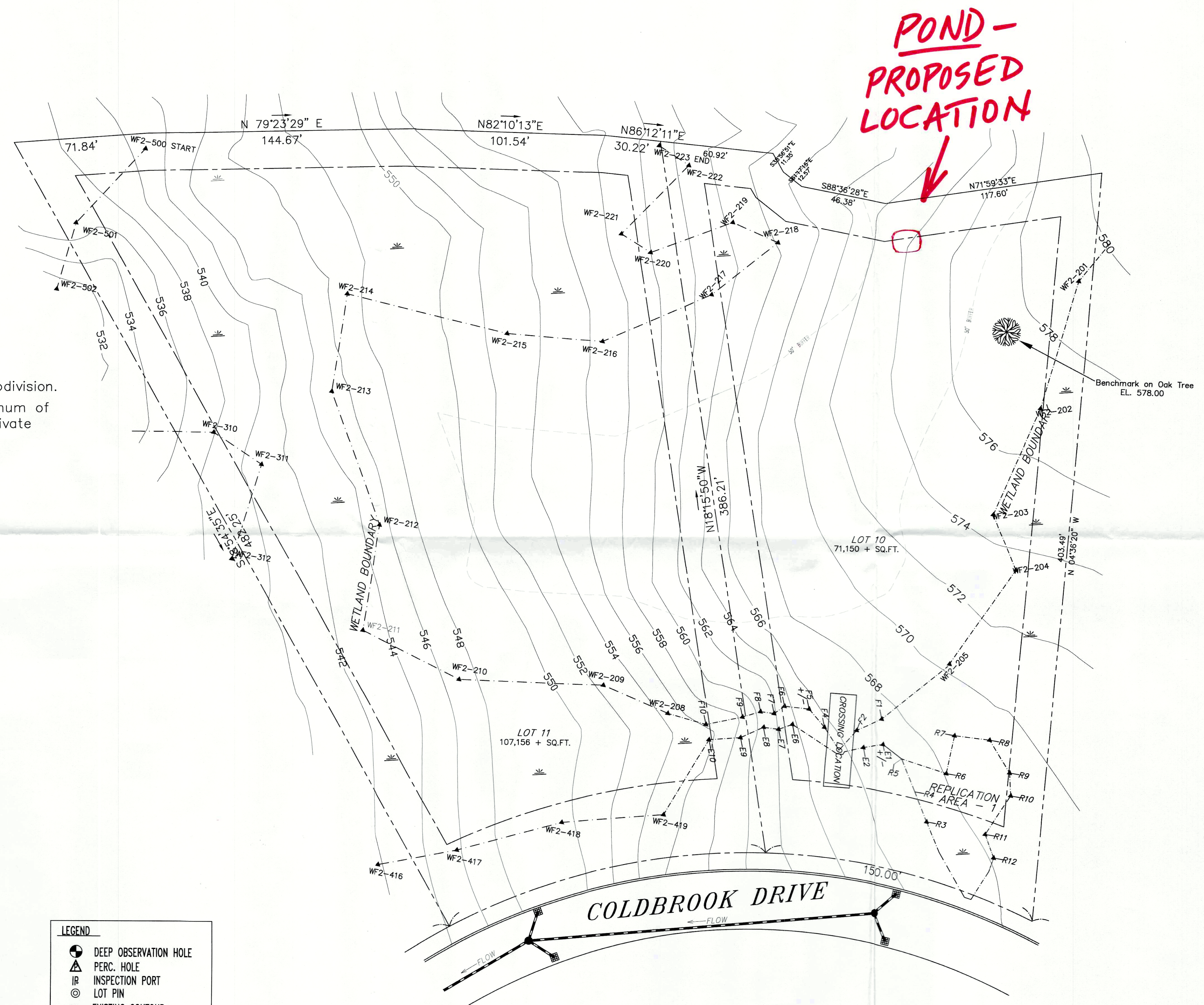
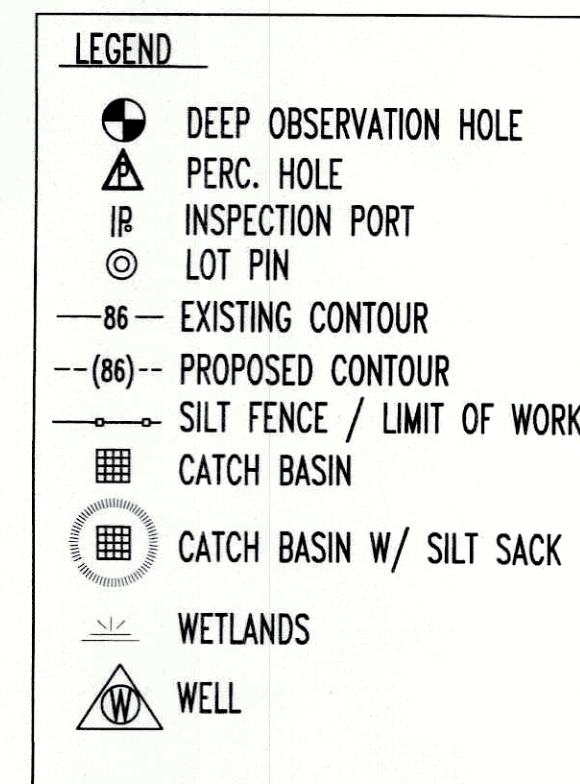
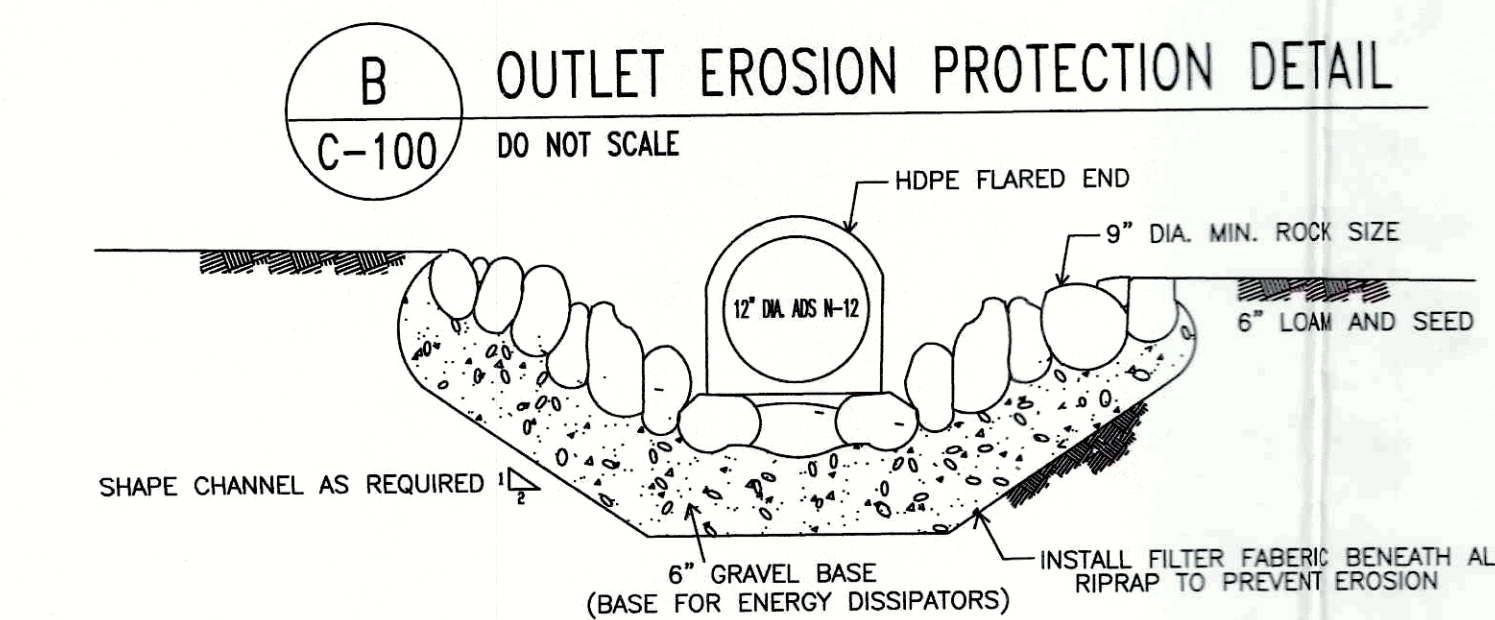



Front set back to 40 Feet.  
Side set backs to be 20 feet.  
The Town of Ware does not address minimum driveway width in their Town of Ware Zoning Bylaws adopted May 14, 2012.  
The Lot Lines and the existing contour intervals depicted on the definitive subdivision plans and approved for Pennybrook Estates Subdivision.  
Per M.G.L 310 CMR 15.211(1) soil absorption system must be a minimum of 50 feet from Bordering Vegetated Wetlands and 100 feet from a private water supply well.



POND -  
PROPOSED  
LOCATION

6°28'E  
20'

N71°59'33"E  
117.60'

FILE NO.: <b>MRT</b>	DRAWING NO. <b>C-100</b>		DRAWING TITLE <b>LOT 10 &amp; 11          COLDBROOK DRIVE          WARE, MA 01082</b>	SCALE <b>1" = 40'</b>	 <b>MRT DEVELOPMENT LLC</b>	510 NEW LUDLOW ROAD SOUTH HADLEY, MA 01075 (413) 536-1267	NOTE:	DRAWN	MRM			
	CHECKED											
	DATE	JUNE 20, 2017										
	ISSUE	DEP APPROVAL						No.	DATE	REVISIONS		

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