

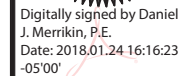
CURRENT USE: OFFICE AND STORAGE
PROPOSED USE: OFFICE AND WAREHOUSE
MIN. LOT AREA: 15,000 S.F.
PROVIDED: 87,150 S.F.
MIN. LOT FRONTAGE: 80'
PROVIDED: 123.12'
MIN. FRONT SETBACK: 10'
EXIST: 102.1'
BLDG #1: 258.9'
BLDG #2: 466.8'
MIN. SIDE SETBACK: 15'
EXIST: 25.9'
BLDG #1: 16.0'
BLDG #2: 16.0'
MIN. REAR SETBACK: 20'
EXIST: 369.3'
BLDG #1: 211.9'
BLDG #2: 211.9'
MAX BUILDING HEIGHT: 40'
EXIST: 22.9'
EXIST. REMODELED: 31.7'
BLDG #1: 24.4'
BLDG #2: 24.3'
MAX BUILDING COVERAGE: 50%
PROVIDED: 14.4%
FLOOR AREA RATIO: 0.5
PROVIDED: 0.14

1. EXISTING BUILDING:
 - 1.1. RENTAL RETAIL OR OFFICE SPACE
900 S.F./ (180 S.F./SPACE)= 5 SPACES
 - 1.2. STORAGE IN EXISTING BUILDING
1,664 S.F. STORAGE ONLY, NO SPACES NEEDED
 - 1.3. THE PLUMBING CONTRACTOR HAS 7 FULL TIME EMPLOYEES,
AND REQUESTS 14 SPACES (2 SPACES PER EMPLOYEE).
2. BUILDINGS 2 & 3: ADDITIONAL WAREHOUSE PARKING
20 EMPLOYEES/(1.3 EMPLOYEES/SPACE)=15.4 SPACES
3. TOTAL SPACES REQUIRED=5+14+15=34 SPACES
PROVIDED: 35, TWO OF WHICH ARE HANDICAP ACCESSIBLE.
4. PARKING SPACES ARE TO BE 9'x18', WITH 24' AISLES. VAN
ACCESSIBLE PARKING SPACES ARE TO BE 8' WIDE WITH AN 8'
ACCESS AISLE.
5. THE STAFF HAS PROVIDED STORMWATER MANAGEMENT
SYSTEMS FOR THE PROPOSED PARKING SHOWS ON THIS SITE
PLAN BUT REQUESTS PERMISSION TO ALLOW THESE AREAS TO
REMAIN AS GRAVEL UNTIL SUCH TIME AS THE APPLICANT FEELS
THAT PAVEMENT IS WARRANTED.

1. DUMPSTERS TO BE SCREENED BY 6' STOCKADE FENCE.



DEED REFERENCES:
DEED: 68704-397
PLAN: 2012-744

[illegible]

1490 WASHINGTON
STREET
LAYOUT
PLAN OF LAND IN
HOLLISTON, MA

