

ZONING REQUIREMENTS:

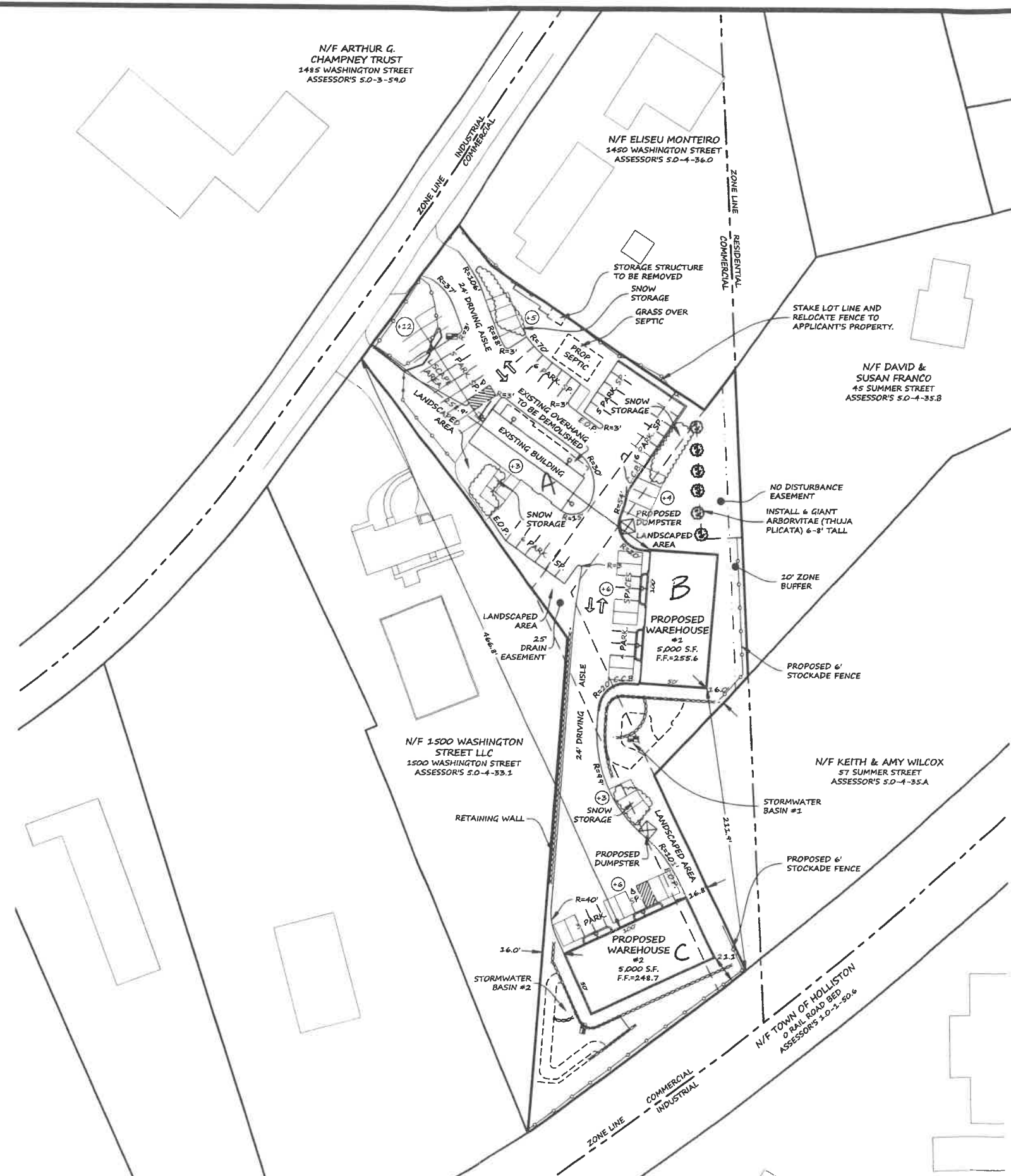
CURRENT USE: OFFICE AND STORAGE
PROPOSED USE: OFFICE AND WAREHOUSE
MIN. LOT AREA: 15,000 S.F.
PROVIDED: 87,150 S.F.
MIN. LOT FRONTAGE: 80'
PROVIDED: 123.12'
MIN. FRONT SETBACK: 10'
EXIST: 102.1'
BLDG #1: 258.9'
BLDG #2: 466.8'
MIN. SIDE SETBACK: 15'
EXIST: 25.9'
BLDG #1: 16.0'
BLDG #2: 16.0'
MIN. REAR SETBACK: 20'
EXIST: 369.3'
BLDG #1: 213.9'
BLDG #2: 21.1'
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

PARKING NOTES:

- EXISTING BUILDING:
 - RENTAL RETAIL OR OFFICE SPACE
400 S.F. (310 S.F./SPACE)=5 SPACES
 - STORAGE IN EXISTING BUILDING
3,664 S.F. STORAGE ONLY, NO SPACES NEEDED
 - THE PLUMBING CONTRACTOR HAS 7 FULL TIME EMPLOYEES, AND REQUESTS 14 SPACES (2 SPACES PER EMPLOYEE).
- BUILDINGS 2 & 3: ADDITIONAL WAREHOUSE PARKING
20 EMPLOYEES/(2.3 EMPLOYEES/SPACE)=15.4 SPACES
- TOTAL SPACES REQUIRED=5+14+15=34 SPACES
PROVIDED: 35, TWO OF WHICH ARE HANDICAP ACCESSIBLE.
- PARKING SPACES ARE TO BE 9'x18', WITH 24' AISLES. VAN ACCESSIBLE PARKING SPACES ARE TO BE 8' WIDE WITH AN 8' ACCESS AISLE.
- THE APPLICANT HAS PROVIDED STORMWATER MANAGEMENT SYSTEMS FOR THE PROPOSED PAVING AS SHOWN 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.

GENERAL NOTES:

- DUMPSTERS TO BE SCREENED BY 6' STOCKADE FENCE.



OWNER/APPLICANT
1490 WASHINGTON STREET LLC
9 BRAMBLE ROAD
MEDWAY, MA 02053

ASSESSORS REFERENCE:
MAP 5.0-4-33.2

ZONING DISTRICTS:
COMMERCIAL DISTRICT

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



PARKING EXPANSION SKETCH:

DATE: MAY 23, 2020
BY: LEGACY ENGINEERING LLC

- THE SPACES SHOWN IN RED ARE POTENTIAL PARKING EXPANSION AREAS AND TOTAL 39 ADDITIONAL PARKING SPACES.
- THE SITE CONTAINS 35 PARKING SPACES.
- THE TOTAL POTENTIAL PARKING IS THEREFORE 74 SPACES.

PLAN SCALE: 1"=40'



REVISION	DATE	BY
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1490 WASHINGTON STREET
LAYOUT
PLAN OF LAND IN
HOLLISTON, MA

MERRIKIN ENGINEERING, LLP
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MILLIS, MA 02054
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