

NOTE:  
 THE PROPOSED PLAN IS IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB).

**LEGEND:**

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING CONTOUR - HIGH
---	EXISTING CONTOUR - LOW
---	PROPOSED CONTOUR - HIGH
---	PROPOSED CONTOUR - LOW
---	EXISTING CURB
---	PROPOSED EDGE PAVEMENT
---	PROPOSED CAPE COD BERM
---	EDGE VEGETATED WETLAND
---	WETLAND BUFFER
---	EDGE BANK
---	FLOOD PLAIN
D	EXISTING DRAIN LINE
D	PROPOSED DRAIN LINE
S	PROPOSED SEWER LINE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
G	EXISTING GAS LINE
G	PROPOSED GAS LINE
ETC	EXISTING UNDERGROUND ELECTRIC
ETC	PROPOSED UNDERGROUND ELECTRIC
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	PROPOSED EROSION CONTROL

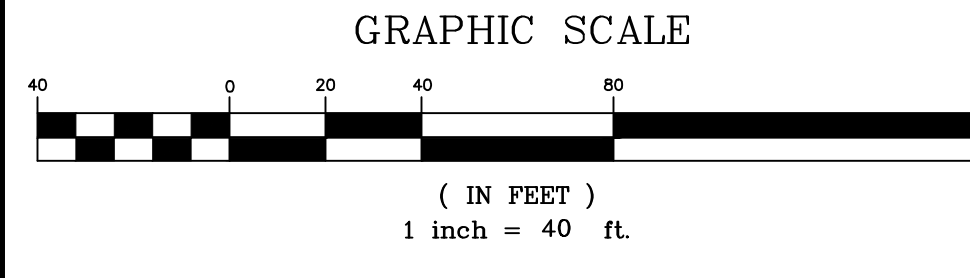
**ZONING SUMMARY:**

**CURRENT ZONE:** INDUSTRIAL PARK (IP)  
**OVERLAY ZONES:** WELLHEAD PROTECTION, PRIORITY DEVELOPMENT SITE

	REQUIRED	PROVIDED
MIN. LOT AREA	3 AC.	15.53 AC.
MIN. FRONTAGE	300'	909.23'
MIN. LOT WIDTH	300'	513.38'
MIN. LOT DEPTH	400'	936.25'
MIN FRONT YARD SETBACK	50'	497.3'
MIN SIDE YARD SETBACK	50'	51.0'
MIN. REAR YARD SETBACK	50'	80.7'
MAX. LOT COVERAGE	30%	15.0%
MIN. OPEN SPACE	25%	68.8%
MAX. BUILDING HEIGHT	45'	1 STORY

**PARKING SPACE REQUIREMENTS:**  
 OFFICE: 1/300 SQ.FT. X 4,400 SQ.FT. = 15 SPACES REQUIRED  
 52 SPACES PROVIDED

**LOADING AREA REQUIREMENTS:**  
 INDUSTRY: FIRST 5,000 SQ.FT. = 600 SQ.FT.  
 + (500 SQ.FT./15,000 SQ.FT.) X 6 = 3,000 SQ.FT.  
 3,600 SQ.FT. REQUIRED  
 43,000 SQ.FT. PROVIDED



REV. NO.	DATE	REVISION
4	7/7/22	REVISED SITE LAYOUT
3	12/14/21	REVISED SITE LAYOUT
2	8/16/21	GRAVES ENGINEERING COMMENTS
1	7/14/21	GRAVES ENGINEERING COMMENTS

**TITLE:**  
**SITE DEVELOPMENT PLAN**  
 FOR  
**313 MAIN STREET**  
 BOYLSTON, MASSACHUSETTS 01505

**PREPARED FOR:**  
**POND VIEW ON MAIN, LLC**  
 603 CROSS STREET  
 BOYLSTON, MASSACHUSETTS 01505

**PREPARED BY:**  
**J.M. GRENIER ASSOCIATES INC.**  
 325 DONALD LYNCH BOULEVARD SUITE 100  
 MARLBOROUGH, MASSACHUSETTS 01752

TELE NO.: (508) 845-2500  
**SCALE:** 1" = 40'  
**DATE:** APRIL 22, 2021

**LAYOUT PLAN**

**SHEET NO.:** SHEET 3 OF 8  
**PROJECT NO.:** G-478