

**ZONING SCHEDULE
HIGHWAY BUSINESS DISTRICT - WRPOD AREA 3**

LOT AREA	REQUIRED 40,000 S.F.	EXISTING 101,629 S.F.	PROPOSED 101,629 S.F.
FRONTAGE	200 FEET	166.51 FEET	166.51 S.F.
MAX COVERAGE BY STRUCTURE	50%	17.4%	17.4%
BY STRUCTURE AND OTHER IMPERVIOUS SURFACE	90%	37.7%	37.7%

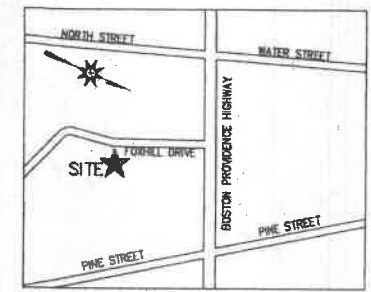
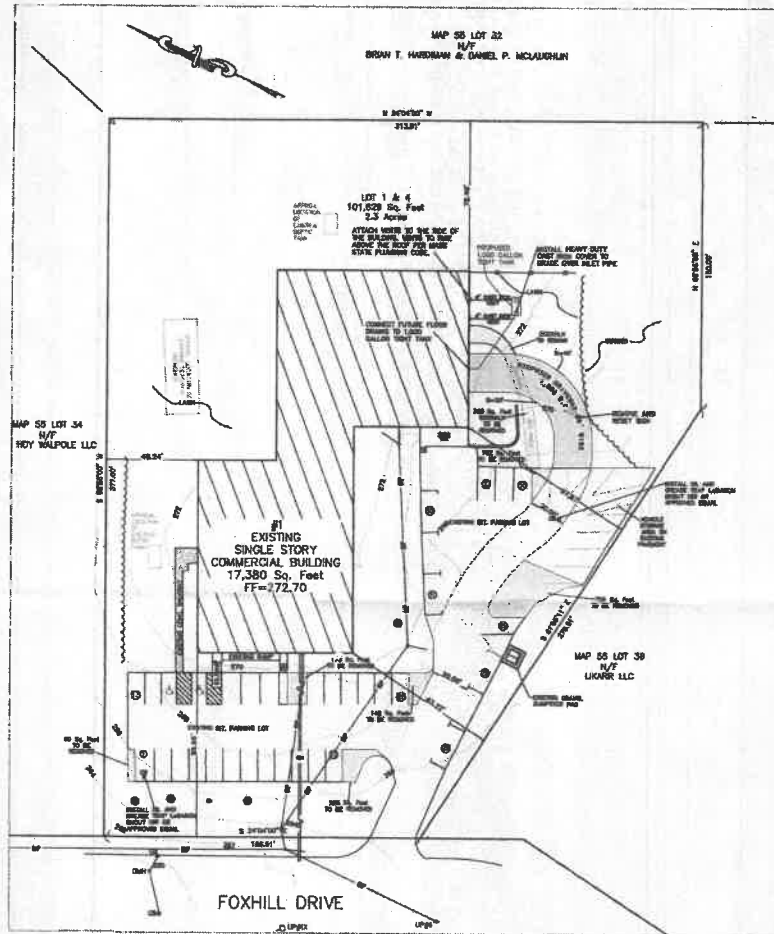
SEE NOTE BELOW REGARDING IMPERVIOUS SURFACE IN WRPOD AREA 3

MINIMUM SETBACK	REQUIRED	EXISTING	PROPOSED
FRONT	50 FEET	96.7 FEET	96.7 FEET
SIDE	40 FEET	48.2 FEET	48.2 FEET
REAR	25 FEET	78.5 FEET	78.5 FEET
HEIGHT	45 FEET	13± FEET	13± FEET
PARKING	35± SPACES MIN.	46 SPACES	35 SPACES

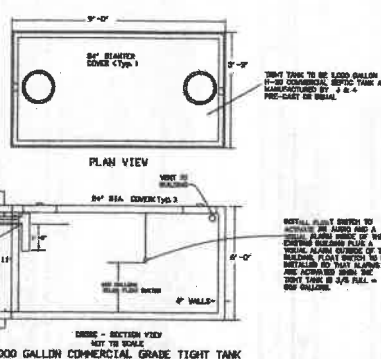
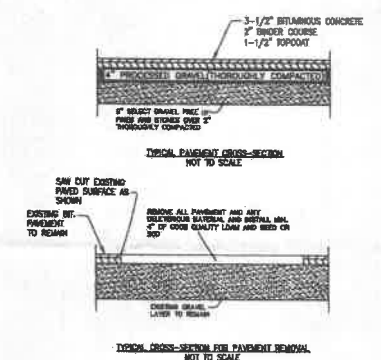
*PARKING CODE 4 REQUIRES A MINIMUM NUMBER OF PARKING STALLS OF ONE STALL PER 500 S.F. OF BUILDING AREA.

MINIMUM STALLS
SD 17,380 S.F. / 500 S.F./STALL = 34.8 STALLS REQUIRED MINIMUM

- NOTE:**
- 1) FOR WRPOD 3 MAX LOT COVERAGE ALLOWED BY ALL IMPERVIOUS IS 15%. THIS SITE IS EXISTING NON-CONFORMING.
 - 2) 1,806 S.F. OF IMPERVIOUS SURFACE IS TO BE ADDED TO THE SITE.
 - 3) 1,806 S.F. OF IMPERVIOUS SURFACE IS TO BE REMOVED FROM THE SITE.
 - 4) THERE WILL BE NO ADDITIONAL IMPERVIOUS SURFACE AREA AT THE SITE.



LOCUS MAP
NOT TO SCALE



- LEGEND**
- EXISTING EXTERIOR DRIVE
 - EXISTING DRIVE DRIVEWAY
 - EXISTING ST. PAVEMENT
 - EXISTING UTILITY POLE AND OVERHEAD WIRING
 - EXISTING ST. PAVEMENT TO BE DEMOLISHED TO GRADE LEVEL
 - EXISTING CONTOUR LINE

OWNER:
SARATOGA SEVENS LLC
1 FOXHILL DRIVE
WALPOLE, MA 02081

APPLICANT:
EDILSON SIQUEIRA
250 BAILEY STREET
CANTON, MA 02021

ASSESSOR'S PARCEL:
MAP 53 LOT 35

DEED REFERENCE:
LCC 188016

PLAN REFERENCE:
LAND COURT PLAN 31994C

**#1 FOXHILL DRIVE
PLAN OF LAND
IN
WALPOLE, MA**

SCALE: 1"=30' JANUARY 8, 2024
GLOSSA ENGINEERING INC.
46 EAST STREET
EAST WALPOLE, MA
508-668-4401

Edilson Siqueira
1/8/2024