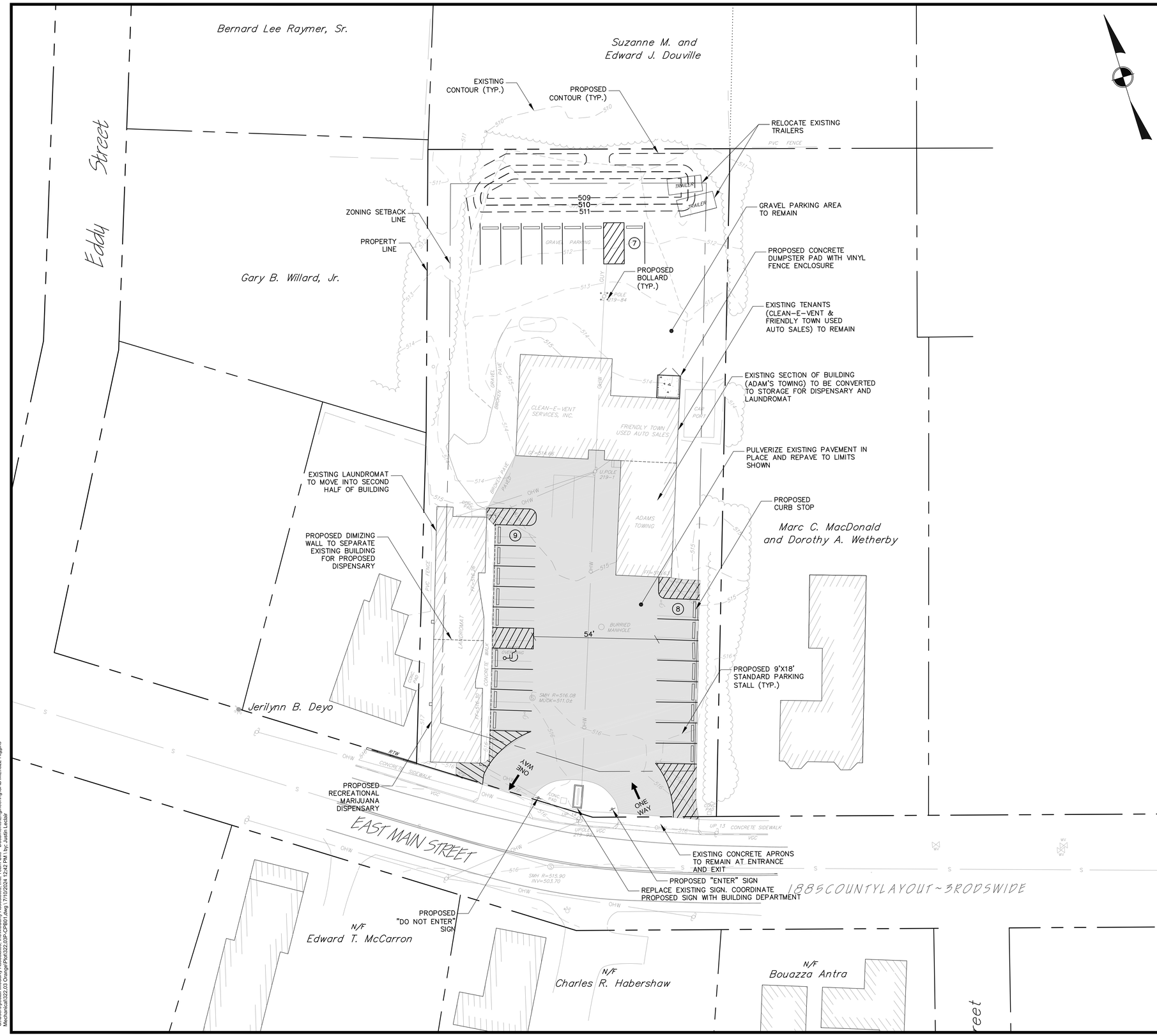

## LOCUS PLAN

1"=1000 FT.±

NOTES:

1. EXISTING CONDITIONS INFORMATION SHOWN HEREON ARE THE RESULTS OF AN ON THE GROUND SURVEY BY TAUPER LAND SURVEY, 710 MAIN STREET OXFORD, MA 01437 IN JUNE OF 2024.
2. PER SECTION 6120 SCHEDULE OF PARKING AREA REQUIREMENTS, STORAGE AND WAREHOUSE, MARIJUANA DISPENSARY, LAUNDROMAT, AND CONTRACTOR USES ARE NOT DESCRIBED. AS SUCH MEI BASED STORAGE AND WAREHOUSE BASED ON SIMILAR PROJECTS, AND THE REMAINING AREA WAS ASSUMED UNDER THE RETAIL REQUIREMENT OF 1 SPACE PER 750 SF. AS SUCH PARKING REQUIREMENTS TO BE COORDINATED WITH BUILDING INSPECTOR.

ZONING SUMMARY:

DISTRICT: BUSINESS

| DIMENSIONAL REQUIREMENTS: | REQUIRED: | PROVIDED: | CONFORMANCE: |
|---|---|---|---|
| MIN. LOT AREA: | 10,000 SF. | 37,440 SF. | Y |
| FRONTAGE: | 50 FT. | 134.74 FT. | Y |
| MIN. SIDE YARD: | 10 FT. | 5.7 FT. | N* |
| MIN. FRONT YARD: | 20 FT. | 2.1 FT. | N* |
| MIN. REAR YARD: | 15 FT. | 90 FT. | Y |
| MAX. HEIGHT: | 4 ST. | <4 ST. | Y |
| MAX LOT COVERAGE: | 70% | XX% | Y |

*EXISTING NON-CONFORMING BUILDING

PARKING SUMMARY:

REQUIREMENTS:

RETAIL: 1 SP/750 SF (SEE NOTE 2)

STORAGE & WAREHOUSE: 1 SP/3000 SF (SEE NOTE 2)

PROPOSED:

RETAIL: 4,920 SF

STORAGE & WAREHOUSEE: 1,220 SF

PARKING REQUIRED:

RETAIL: 4,920 SF X 1 SP/750 SF= 6.56 SPACES

STORAGE & WAREHOUSE: 1,220 SF X 1 SP/3,000 SF= 0.4 SPACES

TOTAL SPACES REQUIRED: 7 SPACES

EXISTING PARKING SPACES: 24 SPACES

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

NOT FOR CONSTRUCTION

THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

| No. | Date | Revision |
|---|---|---|

Drawn By: JLL | Designed By: JLL | Checked By:


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Project Name

Jolly Green Inc.
181 East Main Street
Orange, MA

Sheet Title

Site Plan

Job No: 322.03
File Name: 322.03P-CPB01
Date: July 8, 2024
Scale: 1"=20'

Sheet No. 1

C:\Users\jlleclair\McCarty Associates, Inc\McCarty Associates, Inc - Team Site - Documents\Engineering\CAD\MEI\322-Higgins Mechanical\322.03 Orange\Port\322.03P-CPB01.dwg \ 7/10/2024 12:42 PM \ by: Justin Leclair