

EXISTING CONDITIONS NOTES:

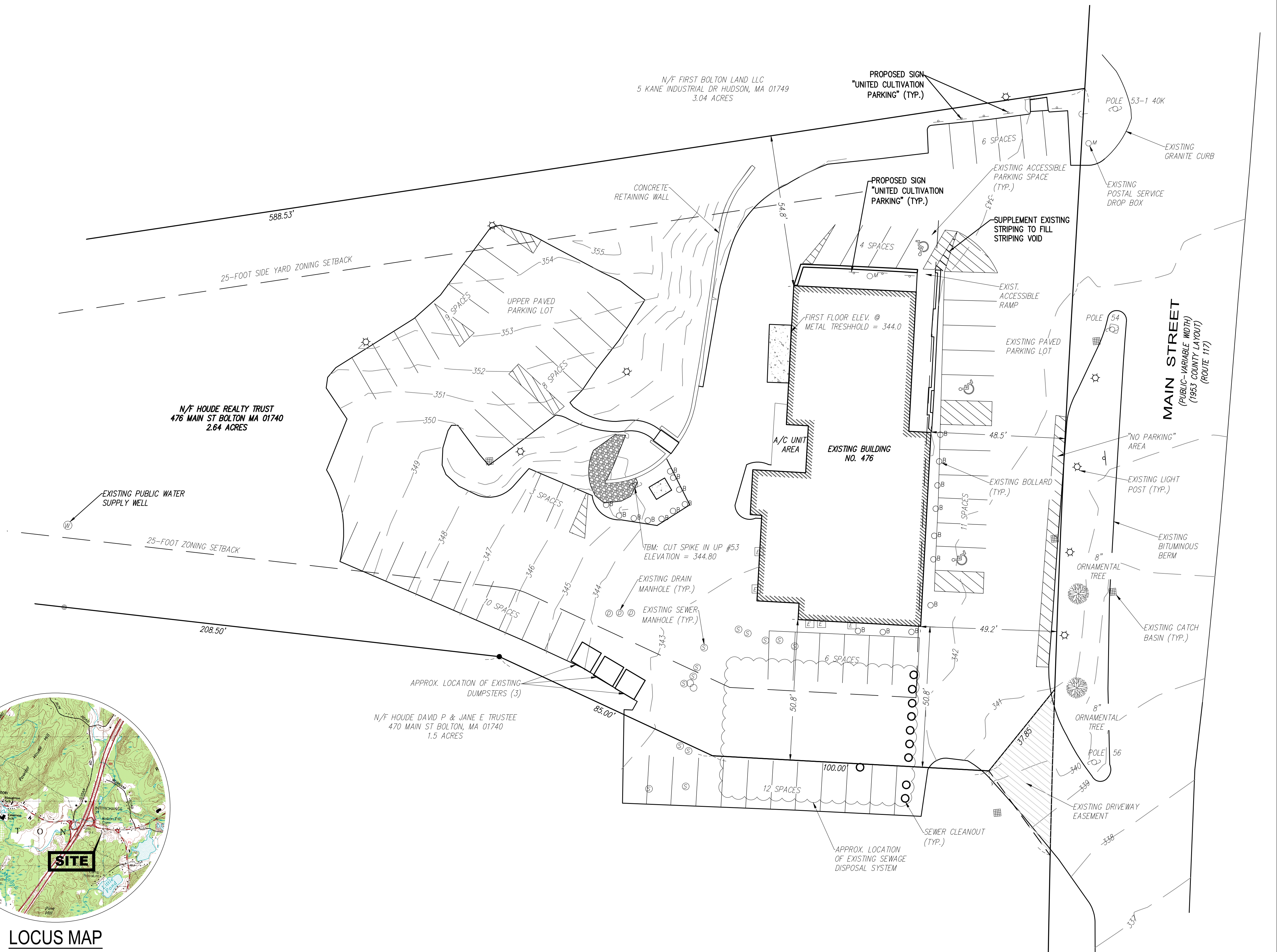
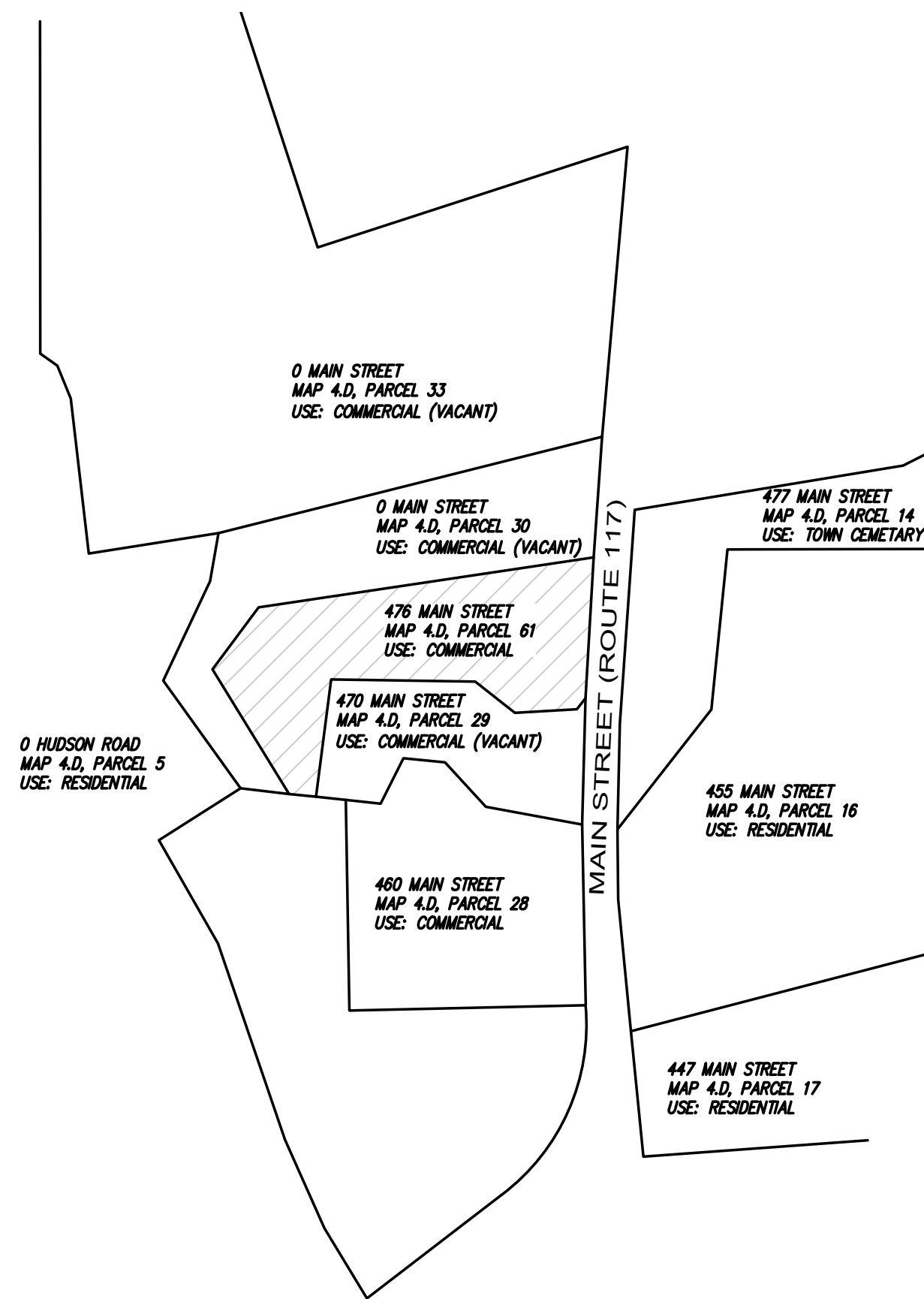
1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY BY DILLIS & ROY AND CONFIRMED WITH RECORD PLANS AND DEEDS FOR THE PROPERTY.
3. ELEVATIONS REFER TO NAVD 88.
4. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.

ZONING INFORMATION

ZONING DISTRICT: BUSINESS (B) DISTRICT MIXED USE VILLAGE OVERLAY		
DESCRIPTION	REQUIRED	EXISTING
MIN. LOT AREA (SF)	65,340 SF (1.5 AC.)	±114,880 SF
MIN. LOT FRONTAGE (FT)	200'	217.57 FT
MIN. FRONT SETBACK (FT)	50'	48.5 FT
MIN. SIDE SETBACK (FT)	25'	50.8 FT
MIN. REAR SETBACK (FT)	25'	465.72 FT
MAX. LOT COVERAGE	20%	-
MIN. OPEN SPACE	N/A	±65%

PARKING TABLE

RETAIL - 1 SPACE PER 250 SQ. FT.
 2,100 SQ. FT. * 1 SPACE/250 SQ. FT = 8.4 SPACES
 REQUIRED PARKING SPACES = 9 SPACES
 PROVIDED PARKING SPACES = 9 SPACES



PREPARED BY:
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 CIVIL DESIGN GROUP
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OWNER:
 HOUE REALTY TRUST
 476 MAIN ST.
 BOLTON, MASSACHUSETTS

APPLICANT:
 UNITED CULTIVATION, LLC
 601 FITCHBURG STATE RD.
 ASHBY, MASSACHUSETTS

SCALE:

 1 in. = 20 ft.
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DATE: 4/19/2023
 DESIGN BY: RWP
 DRAWN BY: RWP
 CHECKED BY: GSR

SITE PLAN - UNITED CULTIVATION
 476 MAIN ST.
 BOLTON, MASSACHUSETTS

NO.	DATE	DESCRIPTION	BY

JOB NO. 4932-U
 DRAWING NO. 4932-U
 SHEET NO. **1** OF 1