

MINIMUM PARKING CALCULATION		
USE	REQUIRED	REQUIRED
RETAIL ESTABLISHMENTS AND SERVICE ESTABLISHMENTS	1 SPACE/300 GFA	1,000 S.F./ 300 = 4 SPACES REQUIRED
RESIDENTIAL UNITS	1 PER 1-BED UNIT AND 1.5 PER OTHER UNITS, PLUS 1 VISITOR SPACE FOR EVERY 4 UNITS	(3) 2-BED UNITS= 5 SPACES REQUIRED
TOTAL REQUIRED (RESIDENTIAL + COMMERCIAL)		9 PARKING SPACES
TOTAL PROVIDED (ONSITE) FOR RESIDENTIAL USE		5 RESIDENTIAL PARKING SPACES (WAIVER REQUESTED)

SECTION 6.1.11
 PARKING LOT DIMENSIONS. PARKING LOTS WITH MORE THAN FIVE SPACES SHALL CONFORM WITH THE FOLLOWING: PARKING STALL DEPTH SHALL BE: 18'-0" AND WIDTH SHALL BE 9'-0".

ZONING TABLE				
ZONING DISTRICT: GENERAL BUSINESS (GB) / OVERLAY DISTRICT: FOXBOROUGH CENTER OVERLAY DISTRICT (FCOD)				
DIMENSIONAL REQUIREMENTS	REQUIRED (GB)	REQUIRED (FCOD)	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	N/A	7,300 S.F.	7,300 S.F.
BUILDING FOOTPRINT	N/A	N/A	1,920 S.F.	3,240 S.F.
MINIMUM LOT FRONTAGE	0	20 FT	162 FEET	162 FEET
MAXIMUM BUILDING HEIGHT*	35 FT	40 FT	2 STORIES / LESS THAN 35 FT	2 STORIES / LESS THAN 35 FT
MAX. LOT COVERAGE	0.85	N/A	0.75	0.70
MINIMUM FRONT YARD SETBACK	15 FT	10 FT	2.5 FT (EX. NON-CONFORMING)	0 FT (WAIVER REQUESTED)
MINIMUM SIDE YARD SETBACK	0	10 FT	25.7 FT	15 FT
MINIMUM REAR YARD SETBACK	20 FT	10 FT	9.30 FT (EX. NON-CONFORMING)	9.3 FT (WAIVER REQUESTED/ NO CHANGE)

SECTION 4.1.3.4: HEIGHT REQUIREMENTS FOR STRUCTURES IN ANY NONRESIDENTIAL DISTRICT CAN BE INCREASED PURSUANT TO SECTION 4.4.2. OF THESE BYLAWS.

SECTION 9.7.1: SUBJECT TO THE PROVISIONS OF SECTION 4.4.2., NO PRINCIPAL STRUCTURE IN THE FCOD MAY BE CONSTRUCTED TO A HEIGHT IN EXCESS OF 60 FEET.

SECTION 4.4.2: SPECIAL PERMIT. UPON THE GRANTING OF A SPECIAL PERMIT PURSUANT TO THE REQUIREMENTS THAT ARE SET FORTH IN SECTION 10.4, ANY PRINCIPAL STRUCTURE IN ANY NONRESIDENTIAL DISTRICT MAY BE CONSTRUCTED TO A HEIGHT IN EXCESS OF THAT SPECIFIED IN TABLE 4-2 BUT THAT SHALL NOT EXCEED 60 FEET.

LEGEND	
	PROPERTY LINE
	PROPOSED CONCRETE CURB
	WATER LINE
	FORCE MAIN
	UNDERGROUND ELECTRIC
	SEWER MANHOLE/STRUCTURE
	PROPOSED CONCRETE
	PROPOSED BUILDING
	PROPOSED LANDSCAPE AREA

TNC DEVELOPMENT LLC
 58 WILLOW STREET
 NORWOOD, MA 02062

SITE PLANS
BUILDING EXPANSION
MIXED-USE BUILDING
 30-32 WALL STREET, FOXBOROUGH, MA

SITE LAYOUT AND UTILITIES PLAN

Designed By: HD	Drawn By: HD	Checked By: -
Issue Date: 09/18/2023	Project No: 12022	Scale: 1"=10'

Drawing No:
C-200

No.	Submitted / Revision	App'd. By	Date
0	SITE PLAN REVIEW - APP	HD	09/19/23

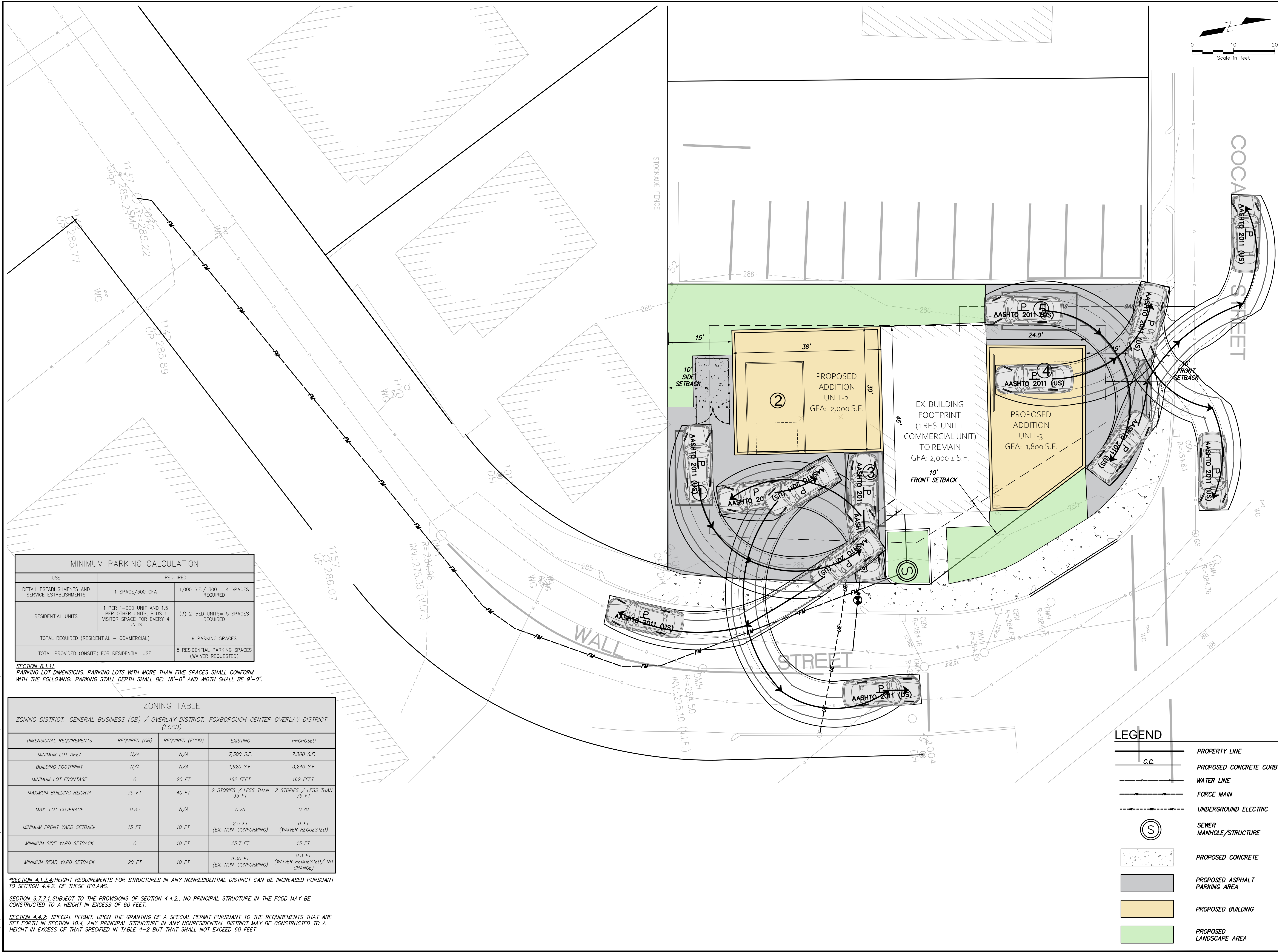
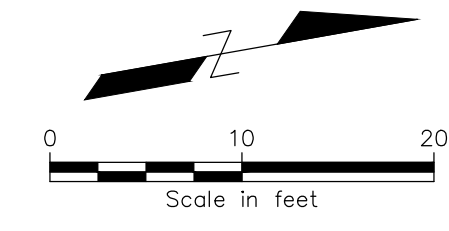
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