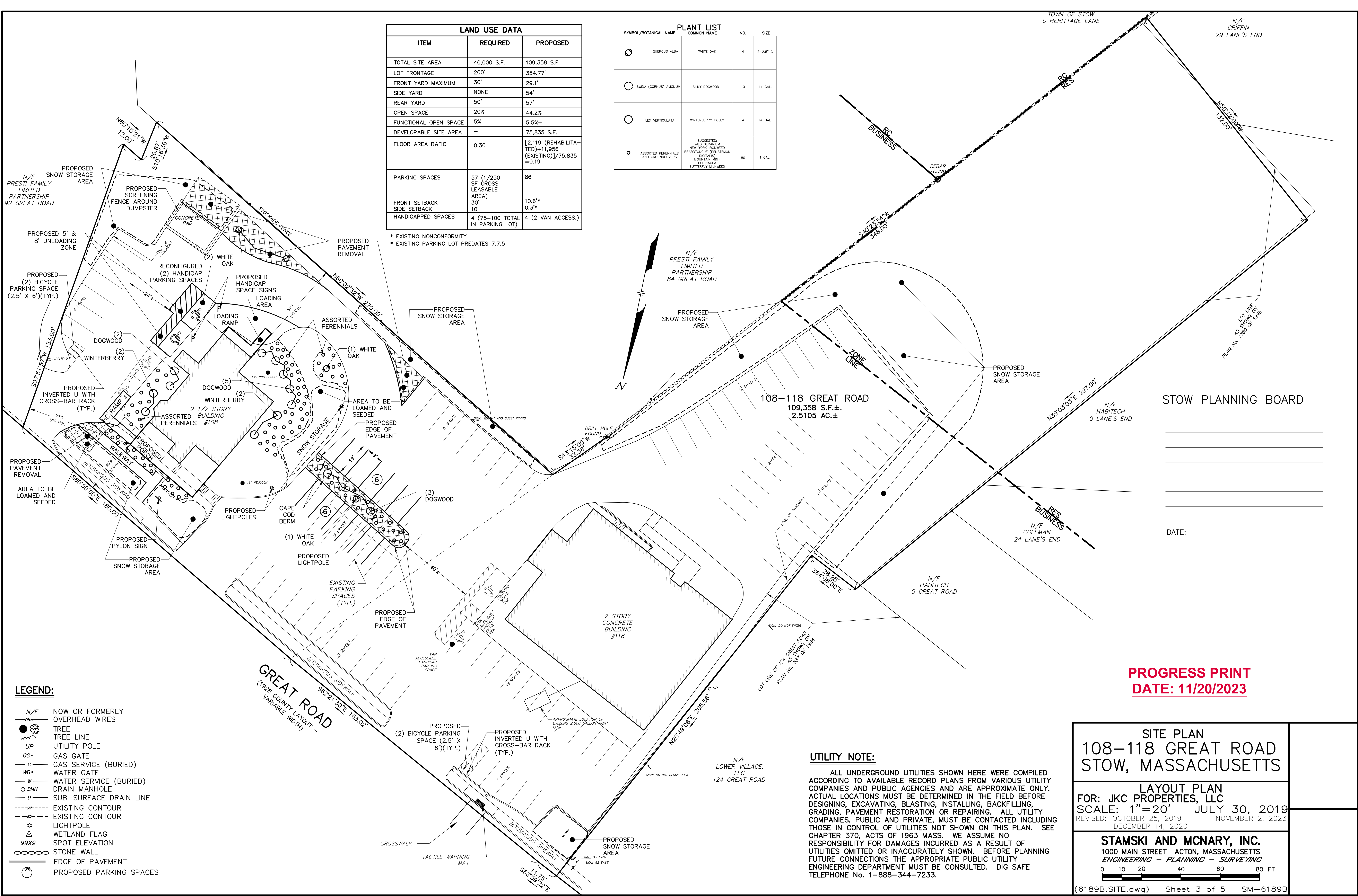


LAND USE DATA		
ITEM	REQUIRED	PROPOSED
TOTAL SITE AREA	40,000 S.F.	109,358 S.F.
LOT FRONTAGE	200'	354.77'
FRONT YARD MAXIMUM	30'	29.1'
SIDE YARD	NONE	54'
REAR YARD	50'	57'
OPEN SPACE	20%	44.2%
FUNCTIONAL OPEN SPACE	5%	5.5%+
DEVELOPABLE SITE AREA	-	75,835 S.F.
FLOOR AREA RATIO	0.30	[2,119 (REHABILITATED)+11,956 (EXISTING)]/75,835 =0.19
PARKING SPACES	57 (1/250 SF GROSS LEASABLE AREA)	86
FRONT SETBACK	30'	10.6'*
SIDE SETBACK	10'	0.3'*
HANDICAPPED SPACES	4 (75-100 TOTAL IN PARKING LOT)	4 (2 VAN ACCESS.)

PLANT LIST		NO.	SIZE
SYMBOL/BOTANICAL NAME	COMMON NAME		
QUERCUS ALBA	WHITE OAK	4	2-2.5" C
SWIDA (CORNUS) ANOMUM	SILKY DOGWOOD	10	1+ GAL.
ILEX VERTICILLATA	WINTERBERRY HOLLY	4	1+ GAL.
ASSORTED PERENNIALS AND GROUNDCOVERS	SUGGESTED: WILD GERANIUM NEW YORK IRONWEED BEARDETOE (PENSTEMON DIGITALIS) MOUNTAIN MINT ESSENCEA BUTTERFLY MILKWEED	80	1 GAL.

* EXISTING NONCONFORMITY
* EXISTING PARKING LOT PREDATES 7.7.5



STOW PLANNING BOARD

DATE: _____

PROGRESS PRINT
DATE: 11/20/2023

SITE PLAN

108-118 GREAT ROAD

STOW, MASSACHUSETTS

LAYOUT PLAN

FOR: JKC PROPERTIES, LLC

SCALE: 1"=20' JULY 30, 2019

REVISED: OCTOBER 25, 2019 NOVEMBER 2, 2023

DECEMBER 14, 2020

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS

ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

(6189B.SITE.dwg) Sheet 3 of 5 SM-6189B