

THE
RESIDENCES
AT 1500 MAIN

1500 MAIN STREET
WYOMOUTH, MA 01980
PROJECT
JOHN M. CORCORAN &
CO LLC
1500 MAIN STREET, SUITE 200
BRAINTREE, MA 01904
P 781 898 0011

OWNER

utile

ARCHITECTURE - INTERIOR DESIGN
115 WASHINGTON ST
BOSTON, MA 02109
P 617 423 7200 F 617 423 1414
utilitegroup.com
ARCHITECT
CHA COMPANIES

141 LONGWATER DRIVE, SUITE 104
BOSTON, MA 02116
P 781 882 5400
CIVIL LANDSCAPE
BLW ENGINEERS

311 GREAT ROAD
LITTLETON, MA 01460
P 978 486 4301
VEITAS AND VEITAS

630 GRANITE ST
BRAINTREE, MA 01904
P 781 843 2065
STRUCTURAL
VANASSE & ASSOCIATES

31 NEW ENGLAND BUSINESS CENTER
ANDOVER, MA 01810
P 978 474 8860
TRAFFIC
McPHAIL ASSOCIATES

200 MASSACHUSETTS AVE
CAMBRIDGE, MA 02142
P 617 452 1676
GEOTECH
GEOFFREY

REVIEW

DATE

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NO. COMMENTS

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MASS COMPUTER RAIL (WYOMOUTH / PLAINMOUTH LINE)

PLAIN TERRACE
(PUBLIC - 60' WIDE)

POND STREET
(PUBLIC - 40' WIDE)

MAIN STREET - ROUTE 18
(PUBLIC - VARIABLE WIDTH) 50' to 60' ROAD

TROTTER ROAD
(ACCESS EASEMENT - VARIABLE WIDTH)

ZONING TABLE			
ZONING DISTRICT IS-1 LIMITED BUSINESS - OVERLAY DISTRICT ECODD COMMERCIAL CORRIDOR ROUTE 18			
MINIMUM LOT SIZE	IS-1 REQUIRED	ECODD REQUIRED	PROVIDED / PROPOSED
10,000 S.F. (25' x 125')	10,000 S.F. (25' x 125')	30,000 S.F.	241,433 S.F. (1.62 ACRES)
MINIMUM LOT WIDTH	25' (MIN)	N/A	30' FT EXISTING PARCELS (N/A)
FLOOR AREA RATIO (FAR)	0.5 (MAX)	1.25 (MAX)	1.25 (MAX) WITHIN 100' OF COMMUTER RAIL
LOT FRONTAGE	NONE	NONE	241,433 S.F.
FRONT YARD SETBACK	30' FT (MIN) (EXCLUDING SIGN)	NONE	124' FT (TYPICAL) (MIN 20' MAX 20')
SIDE YARD SETBACK	5' (MIN) (EXCLUDING SIGN)	NONE	30' FT (MIN) (MIN 20' MAX 20')
REAR YARD SETBACK	5' (MIN) (EXCLUDING SIGN)	NONE	30' FT (MIN) (MIN 20' MAX 20')
BUILDING COVERAGE	75% (MAX)	75% (MAX)	75% (MAX) (EXCLUDING BUILDING)
LOT COVERAGE (IMPERVIOUS)	50% (MAX)	50% (MAX)	50% (MAX)
OPEN SPACE	5% (MIN)	5% (MIN)	5% (MIN)
BUILDING HEIGHT	35' (MAX) (8' HIGHER MAX)	35' (MAX) (8' HIGHER MAX)	35' (MAX) (8' HIGHER MAX)

1. TROTTER ROAD IS BEING USED TO CALCULATE BUILDING SETBACKS ONLY.
2. BUILDING SETBACKS ARE BEING CALCULATED ALONG ANY PROPERTY LINE ABUTTING AN EXISTING
RESIDENTIAL USE PROPERTY. THE BUILDING IS ALSO LOCATED OUTSIDE OF THE "STEP-UP" BUFFER WHICH IS LOCATED
WITHIN THE FIRST 25 FEET AFTER THE ABOVE MENTIONED 20-FOOT BUFFER.

RESIDENTIAL PARKING REQUIREMENTS

- (136) STUDIO AT 1.0 SPACE UNIT (WITHIN 1000 FT OF COMMUTER RAIL) = 35 SPACES
- (113) 1 BEDROOM AT 1.0 SPACE/UNIT (WITHIN 1000 FT OF COMMUTER RAIL) = 113 SPACES
- (81) 2 BEDROOM AT 1.25 SPACES/UNIT (WITHIN 100 FT OF COMMUTER RAIL) = 103 SPACES
- (7) 3 BEDROOM AT 1.25 SPACES/UNIT (WITHIN 100 FT OF COMMUTER RAIL) = 9 SPACES

TOTAL REQUIRED = 259 SPACES

COMMERCIAL PARKING REQUIREMENTS

COMMERCIAL SPACE (6,121 S.F.) AT 1 SPACE PER 200 S.F. = 31 SPACES

TOTAL REQUIRED = 31 SPACES

TOTAL PARKING SPACES

TOTAL REQUIRED = 290 SPACES (259 RESIDENTIAL + 31 COMMERCIAL)
TOTAL PROVIDED = 290 SPACES (259 RESIDENTIAL + 31 COMMERCIAL)
*THE COMMERCIAL TOTAL EXCLUDES SHARED PARKING. A TOTAL OF 20
RESIDENTIAL PARKING SPACES ARE PROPOSED, AND AN
ADDITIONAL 10 SPACES ARE PROPOSED, SHARING ADJACENT TO
THE EXISTING CYA AND CAN BE USED BY RIGHT.

ELECTRIC CAR CHARGING STATION REQUIREMENTS

50-100 PARKING SPACES = 2 CHARGING SPACES
EVERY 50 ADDITIONAL SPACES = 1 CHARGING SPACE
TOTAL REQUIRED PARKING ON SITE = 340 SPACES (259 RESIDENTIAL + 31 RETAIL)
TOTAL PROVIDED PARKING ON SITE = 290 SPACES (259 RESIDENTIAL + 31 RETAIL)
TOTAL PROVIDED CHARGING SPACES = 6 SPACES

BICYCLE STALL REQUIREMENTS

1 TOTAL UNIT X 1.5% = 4.5 / UNITS X 1.25% = 40 SPACES
TOTAL REQUIRED = 35 SPACES
TOTAL PROVIDED = 92+ (80+ INTERIOR SPACES + 12 EXTERIOR SPACES)

NEWBURYPORT, MA 02100

PROJECT

**JOHN M. CORCORAN &
CO. LLC**

100 GRANDVIEW ROAD, SUITE 203
BRAINTREE, MA 02184
P 781.849.0011

CHA COMPANIES
141 LONGWATER DRIVE, SUITE 104
NORWELL, MA 02061
P 781.982.5400
CIVIL & LANDSCAPE

WEITAS AND VEITAS
5339 GRANITE ST
BRAINTREE, MA 02184
P 781 849.2065
STRUCTURAL

McPHAIL ASSOCIATES
2269 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02140
P 617 868.1420
GEOTECH



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NOVEMBER 5, 2018	EZA SUBMISSION

DATE	UTILITY PROJECT NUMBER
	1839

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