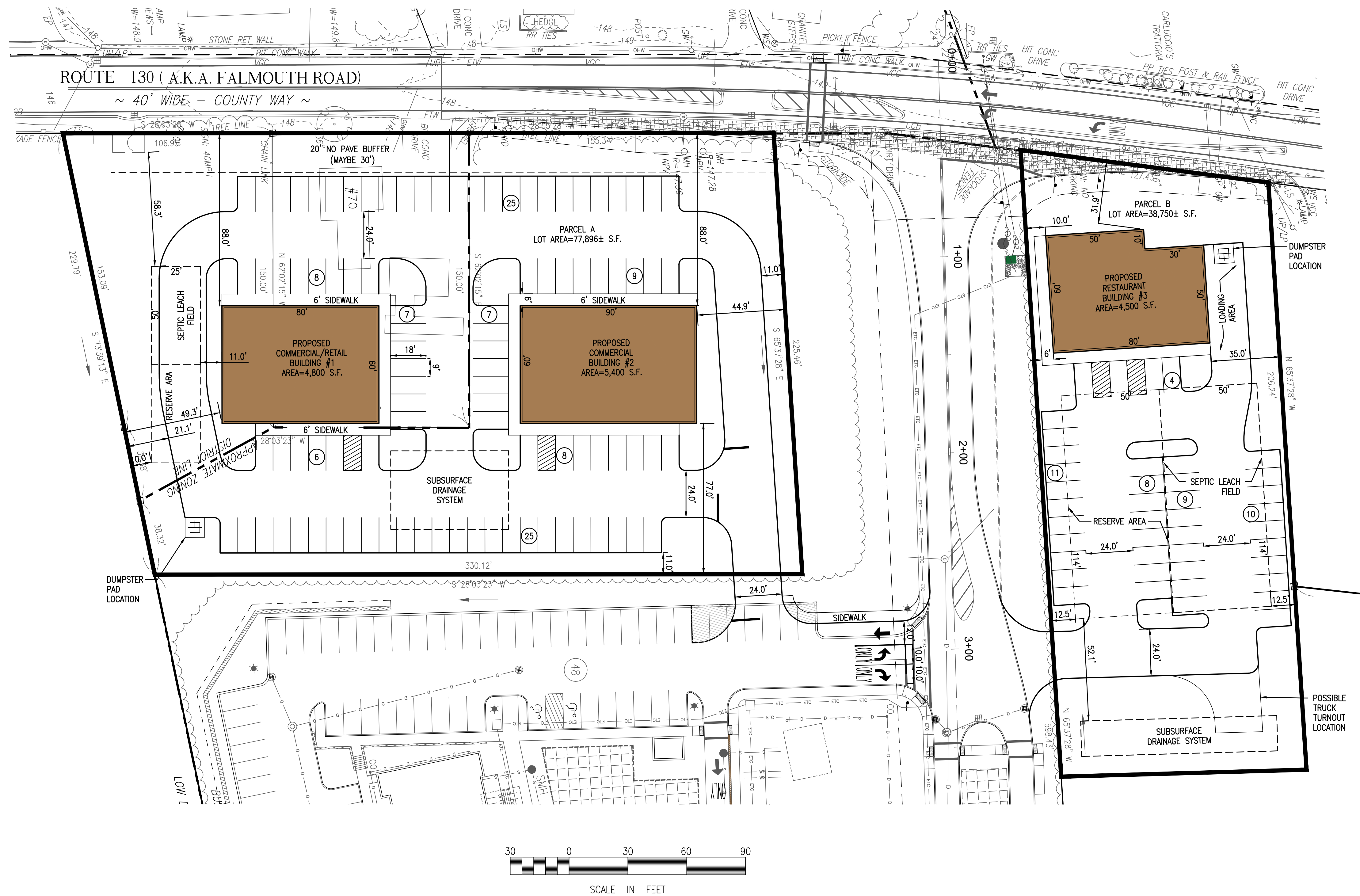


PARKING CALCULATION			
BUILDING #1 &2		BUILDING #3	
PROPOSED USE REQUIREMENT	RETAIL/COMMERCIAL 1 SPACE/200SF GFA	PROPOSED USE REQUIREMENT	RESTAURANT 1 SPACE/3 SEATS + 5 SPACES/TAKEOUT
PROPOSED UNITS	10,200 SF	PROPOSED UNITS	120 SEATS(ASSUMED)
REQUIRED PARKING	51 SPACES	REQUIRED PARKING	40 SPACES
PROPOSED PARKING	95± SPACES	PROPOSED PARKING	42± SPACES
PROP. ADA PARKING	4 SPACES	PROP. ADA PARKING	3 SPACES

TITLE 5/ SEPTIC FLOW ANALYSIS			
BUILDING #1 &2		BUILDING #3	
PROPOSED USE	RETAIL/COMMERCIAL	PROPOSED USE	RESTAURANT
BLDG #1 GFA=	4,800 S.F.	ASSUMED SEAT RATIO*	1 SEAT/32.15 G.F.A
BLDG #2 GFA=	5,400 S.F.	TOTAL SEATS MAX	140 SEATS±
TOTAL GFA=	10,200 S.F.	PROPOSED SEATS±	120 SEATS
D.D.F. PARAMETER:	75 G.P.D./1,000 G.F.A (OFFICE)	D.D.F. PARAMETER:	35 G.P.D./1 SEAT (RESTAURANT)
D.D.F. = 10,200 S.F. x (75G.P.D./1,000 G.F.A)		D.D.F. = 120 SEATS x (35 G.P.D./SEAT)	
	765 G.P.D. (ASSUMED)		4,200 G.P.D.
FIELD SIZING PERC RATE=	<2 MIN/INCH	FIELD SIZING PERC RATE=	<2 MIN/INCH
L.T.A.R.=	0.74 G.P.D./S.F.	L.T.A.R.=	0.74 G.P.D./S.F.
FIELD SIZE REQ = 765G.P.D./((0.74 G.P.D./S.F.))		FIELD SIZE REQ = 4,200 G.P.D./((0.74G.P.D./S.F.))	
	1,033 S.F. (MIN)		5,676 S.F. (MIN)
PROP. FIELD SIZE=	1,250 S.F.	PROP. FIELD SIZE=	5,995± S.F.
* SEAT RATIO WAS DETERMINED/ASSUMED BASED ON THE MERCHANT'S ROW (HANOVER, MA) WASTEWATER DESIGN PLANS BY CAQ ENGINEERING ASSOCIATES, INC. DATED 7/16/2018, WHICH REFLECTS A RESTAURANT USE.			

CONCEPTUAL ZONING ANALYSIS						
1. TOTAL PARCEL SIZE:	PARCEL A (77,896± SF) 1.79± ACRES (UPLAND)		PARCEL B (38,750± SF) 0.89± ACRES (UPLAND)			
2. ZONE:	BUSINESS LIMITED 1 BL-1 LOW DENSITY RESIDENCE R-2		BUSINESS LIMITED 1 BL-1 (ONLY)			
3. USE:	EXISTING:	UNDEVELOPED/RESIDENTIAL COMMERCIAL/RETAIL	EXISTING:	UNDEVELOPED/RESIDENTIAL RESTAURANT		
4. LOT COVERAGE:	BUSINESS LIMITED 1 BL-1 - MAX. ALLOWED N/A RESIDENTIAL R-2 - MAX. ALLOWED 25%		BUSINESS LIMITED 1 BL-1 - MAX. ALLOWED N/A			
6. DIMENSIONAL REQUIREMENTS:	REQUIRED:	EXISTING:	PROPOSED:	REQUIRED:	EXISTING:	PROPOSED:
DISTRICT: R-2/BL-1						
MIN. LOT AREA	R-2 60,000 S.F. BL-1 20,000 S.F. LGM SOLAR 15 ACRES	77,896± S.F. (1.79± AC)	NO CHANGE	20,000 S.F.	T.B.D	38,750± S.F.
MIN. LOT FRONTAGE & MIN. LOT WIDTH	200' (R-2) 125' (BL-1)	362.29' PIMLICO POND RD --- LOT WIDTH	NO CHANGE	125' (BL-1)	127.43' PIMLICO POND RD --- LOT WIDTH	NO CHANGE
MIN. FRONT YARD	50' (R-2) 30' (BL-1)	--- ROUTE 130	88.0'	30' (BL-1)	--- ROUTE 130	31.9'
MIN. SIDE & REAR YARD	45' (R-2) 0' (BL-1)	--- ROUTE 130	44.9'	0' (BL-1)	--- ROUTE 130	10.0'
BUILDING HEIGHT	35 FEET	---	UNKNOWN	35 FEET	---	UNKNOWN
SHAPE FACTOR (K) K=P ² /A < 22	22	UNKNOWN	NO CHANGE	22	UNKNOWN	NO CHANGE



DRAWING TITLE

PROJECT TITLE
ROUTE 130 COMMERCIAL DEVELOPMENT PLAN

DATE
MAY 10, 2024
SCALE
1" = 30'
DRAWN
REVISION
JUNE 16, 2026

NSG VILLAGE GREEN - 1, LLC
76 ROUTE 130
SANDWICH
BARNSTABLE COUNTY, MA

DRAFT

Merrill
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
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