

RECEIVED
2018 MAY 22 PM 2:26
OFFICE
LEICESTER MASS

- LEGEND**
- SW STONE WALL
 - IPF IRON PIN FOUND
 - DHF DRILL HOLE FOUND
 - BOUND TO BE SET
 - BOUND FOUND
 - DRAIN MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT GRADE
 - LIGHT - WALL MOUNTED
 - LIGHT - POLE MOUNTED
 - SIGN
 - ELECT., TEL. & CABLE
 - W WATER LINE
 - S SEWER LINE
 - X WF-# WETLAND FLAG

Parking Requirements Customary to Use

Use	Area	Requirement	Spaces Required
Retail	988 ft ²	1 space per 200 ft ²	4.9
Warehouse	12466 ft ²	1 space per 2500 ft ²	5.0
Manufacturing	8946 ft ²	1 space per 1000 ft ²	9.0
		Total required parking	19 Spaces
		Parking provided	26 Spaces

- Parking Notes:**
- The 5 spaces at the front of the building shall be reserved for use by the retail customers. The accessible spaces and remaining parking shall be shared by customers and employees.
 - Parking provided complies with the requirements of Section 5.1 of the Leicester Zoning Bylaws

Property Use

Existing Use:	Medical Marijuana Treatment Center
Proposed Additional Use:	Marijuana Retailer, Consumer Sales
Lot Impervious Coverage:	48,393 ft ² , No increase to impervious coverage is proposed.

Note:
This plan depicts the existing site conditions as of May 2018. No new construction or site improvements are proposed for the proposed use conversion.

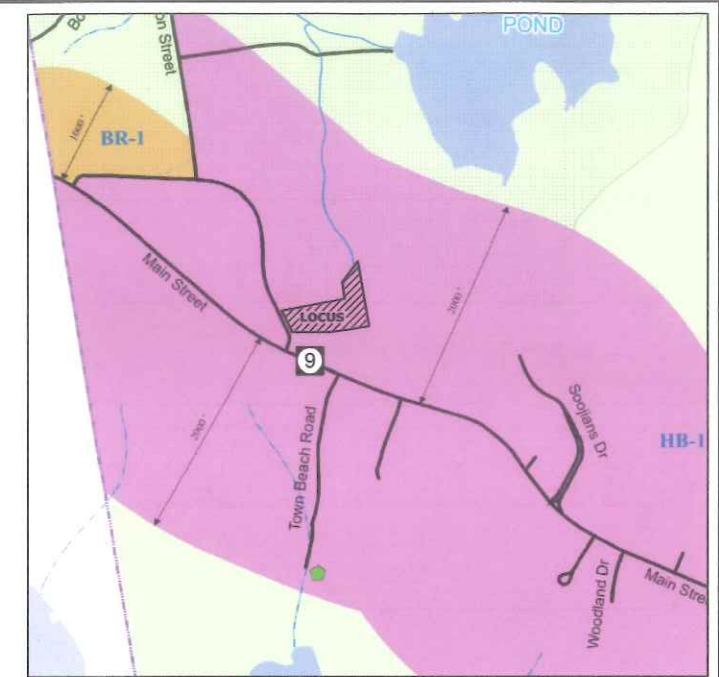
- References**
- Deed: Book 5402 Page 363
- Plans: Plan Book 390 Plan 41
Route 9, 1898 State Highway Layout
Route 9, 1982 State Highway Alteration
- Assessors: 17 B1.1 0

Zoning: Highway business 1 (HB-1)

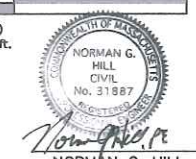
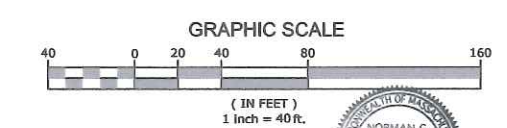
	Required	Provided
Frontage	200' min.	219.89'
Lot Area	60,000 s.f. min.	237,495 s.f.
Front Yard	50' min.	68.5'
Side Yard	50' min.	*40.2', *42.7'
Rear Yard	50' min.	478'
Coverage	40% max	9.4%

*(pre-existing non-conforming)

Note: Locus is located within the Town of Leicester Water Resource Protection Overlay District



Locus Map
scale 1"=800'



DATE: 5/17/18
NORMAN G. HILL, PE #31887

REVISIONS

No.	Date	Design	Checked
1			
2			
3			
4			
5			
6			
7			

Field By: MG/SB 5/17
Designed By:
Drawn By: MHG 5/17
Checked By: NGH 5/17



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Environmental Consultants

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Site Plan
located at
**1764 Main Street
Leicester, MA**

Prepared For
Cultivate Holdings, LLC
P.O. Box 812006
Wellesley, MA 02482

Owned By
Robert F. Laprade and Barbara S. Laprade
Trustees of Dick Realty Trust

Scale: 1" = 40'

- General Notes**
- All elevations refer to NAVD 1988 datum (scaled from USGS maps).
 - No portion of the site is located within the limits of the flood zone as shown on the FIRM Map #25027C0590E dated 07/04/11.
 - All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.

