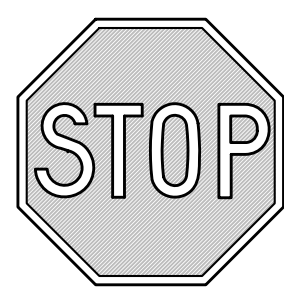
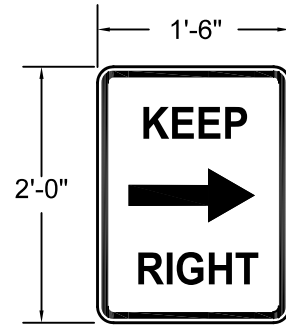


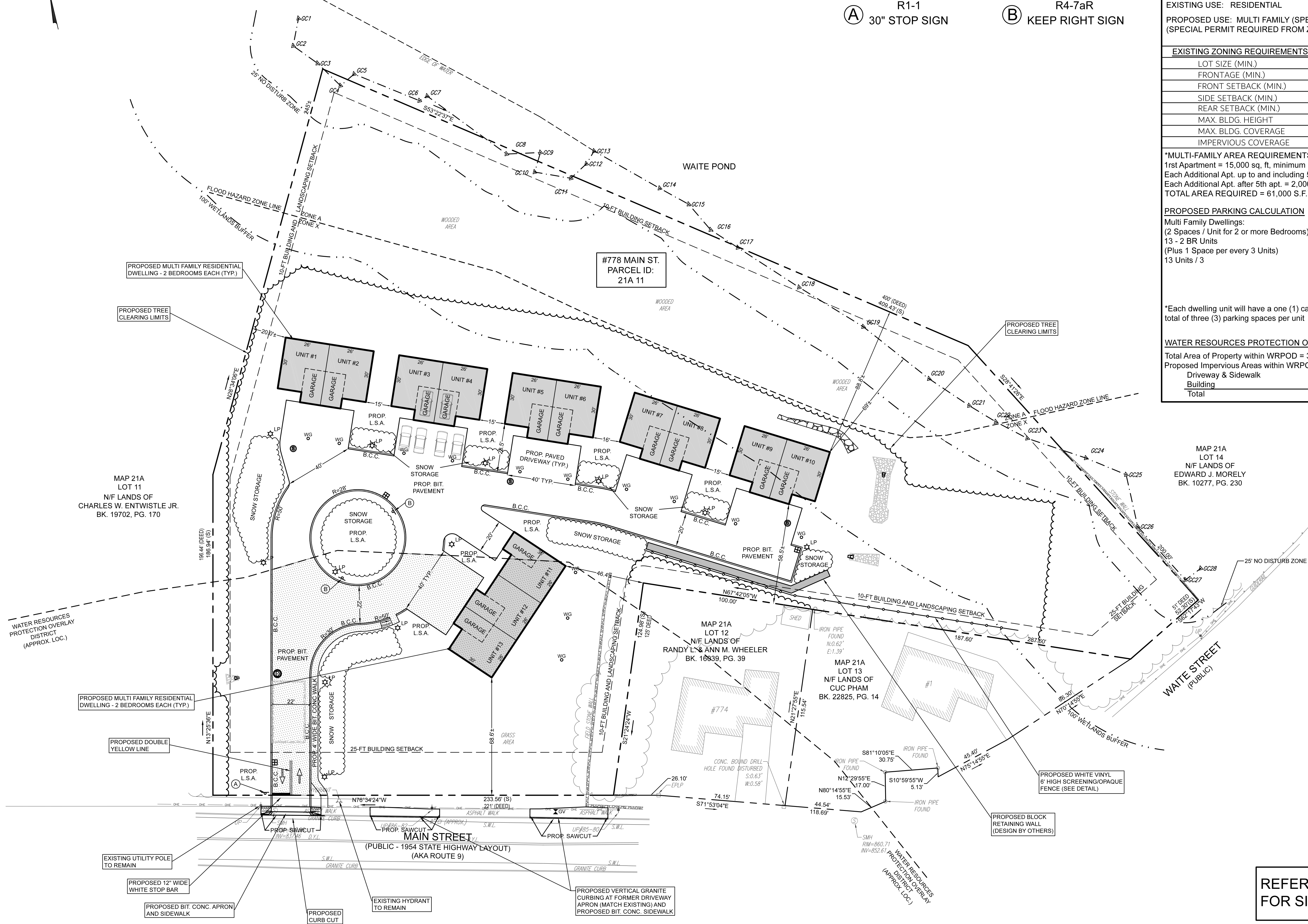
SIGN LEGEND:



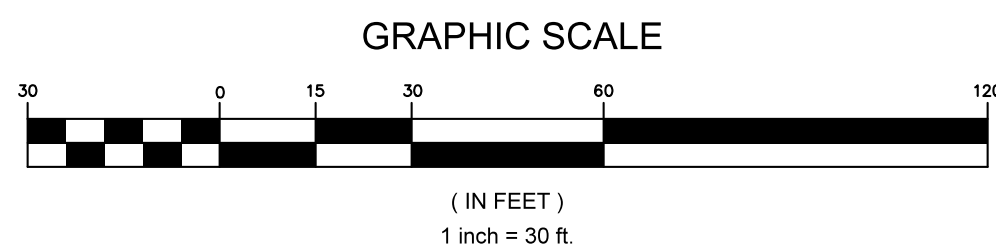
R1-1
30" STOP SIGN



R4-7aR
 (B) KEEP RIGHT SIGN



REFER TO GENERAL NOTE SHEET
FOR SITE NOTES



ZONING INFORMATION TABLE - LEICESTER, MA

#778 MAIN STREET, LEICESTER

PREPARED FOR: CHARLTON ROAD REALTY, LLC
25 WATERVILLE LANE
SHREWSBURY, MA 01545

CURRENT OWNER: CHARLTON ROAD REALTY, LLO
25 WATERVILLE LANE
SHREWSBURY, MA 01545

ASSESSOR'S MAP ID: MAP 21A LOT 11 DEED: BK 44,964 PG 320

ZONING: B (BUSINESS)

OVERLAY DISTRICT: WATER RESOURCES PROTECTION OVERLAY DISTRICT

EXISTING USE: RESIDENTIAL

PROPOSED USE: MULTI FAMILY (SPECIAL PERMIT REQUIRED FROM PLANNING BOARD FOR USE)
(SPECIAL PERMIT REQUIRED FROM ZBA FOR GREATER THAN 15% OR 2,500 S.F. OF IMPERVIOUS

<u>EXISTING ZONING REQUIREMENTS</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT SIZE (MIN.)	61,000 S.F. *	140,006 S.F. (3,214 Acres)	140,006 S.F. (3,214 Acres)
FRONTAGE (MIN.)	100 FT.	234± FT.	234± FT.
FRONT SETBACK (MIN.)	25 FT.	21.3 FT.	68.6 FT.
SIDE SETBACK (MIN.)	10 FT.	77.3 F.T.	20.0 F.T.
REAR SETBACK (MIN.)	25 FT.	N/A	N/A
MAX. BLDG. HEIGHT	35' (2.5 STORIES)	<35 FT. (2.5 STORIES)	SEE ARCHITECT PLANS
MAX. BLDG. COVERAGE	30%	2,754± S.F. (2%)	11,076 S.F. (7.9%)
IMPERVIOUS COVERAGE	N/A	N/A	---

*MULTI-FAMILY AREA REQUIREMENTS

1st Apartment = 15,000 sq. ft, minimum (15,000 S.F.)

Each Additional Apt. up to and including 5 = 7,500 sq. ft. ($4 \times 7,500 = 30,000$ S.F.)

Each Additional Apt. after 5th apt. = 2,000 sq. ft. (8 x 2,000 = 16,000 S.F.)

TOTAL AREA REQUIRED = 61,000 S.F.

<u>PROPOSED PARKING CALCULATION</u>		
	<u>REQUIRED</u>	<u>PROPOSED</u>
Multi Family Dwellings:		
(2 Spaces / Unit for 2 or more Bedrooms)		
13 - 2 BR Units	26 Spaces	26 Spaces*
(Plus 1 Space per every 3 Units)		
13 Units / 3	5 Spaces	13 Spaces*
Total Spaces =	31 Spaces	39 Spaces*

*Each dwelling unit will have a one (1) car garage and a paved driveway which will accomodate two (2) vehicles, for a total of three (3) parking spaces per unit

WATER RESOURCES PROTECTION OVERLAY DISTRICT

Total Area of Property within WRPOD = 32,640 S.F.

Proposed Impervious Areas within WRPOD:

Driveway & Sidewalk	6,836 S.F.
Building	2,296 S.F.
Total	9,132 S.F. (28.0%)



PROFESSIONAL SEAL

PROPOSED MULTI FAMILY RESIDENCES

#1770 MAIN STREET
LEICESTER, MA 01524

**CHARLTON ROAD REALTY, LLC
25 WATERVILLE LANE
SHREWSBURY, MA 01545**

ENGINEERING SERVICES
ENVIRONMENTAL SERVICES

67 Hall Road
Sturbridge, MA 01560
Phone: 774-241-0901
fax: 774-241-0906



ISSUE DATE: 10/24/2022

DRAWN BY: MM	CHECKED BY: JAE
--------------	-----------------

SCALE: 1" = 30'

PROJECT NO.:	2021-226
--------------	----------

SITE LAYOUT PLAN

C-4.0

DIG SAFE NOTE (1-888-344-7233)

CONTRACTOR REQUIRED TO NOTIFY "DIG SAFE" 72 HOURS PRIOR TO ANY ON-SITE EXCAVATION OR CONSTRUCTION AT 1-888-344-7233. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.