

## GENERAL NOTES

1. ZONING INFORMATION OBTAINED FROM THE TOWN OF LEICESTER ZONING ORDINANCE AS AMENDED THROUGH JUNE 2020.
2. THE PROJECT SITE IS LOCATED ON ASSESSOR LOT 13 ON MAP 18A AND TOTALS APPROXIMATELY 0.92 ACRES.
3. THE PROJECT LIES WITHIN THE HIGHWAY BUSINESS 1 (HB-1) DISTRICT AND DOES NOT LIE WITHIN AN OVERLAY DISTRICT.
4. MODIFICATIONS TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES SHALL BE APPROVED BY THE ENGINEER & MUNICIPALITY.
5. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER, SITE ENGINEER, AND APPROPRIATE REGULATORY AGENCY PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS, AND PLANT SPECIFICATIONS TO THE OWNER AND SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF THE CONSTRUCTION.
8. THE PROPERTY IS LOCATED WITHIN THE ZONE X FLOOD ZONE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 25027c0780e WHICH BEARS AN EFFECTIVE DATE OF JULY 4, 2011.

## SITE LAYOUT NOTES

1. THE BUILDING OUTLINE SHOWN ON THIS PLAN DEPICTS THE FINISH TO FINISH EXTENTS OF THE BUILDING. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR FOUNDATION PLANS FOR THE PURPOSE OF STAKING OUT THE BUILDING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND EXTERIOR FEATURES INCLUDING UTILITY METERS, BOLLARDS, DOORS, PLASTERS, RAMPS, ETC.
2. BUILDING SIDEWALK DIMENSIONS ARE MEASURED FROM EXTERIOR FINISH MATERIAL OF STRUCTURE.
3. ALL LIMITS OF PAVEMENT SHALL BE CURBED, UNLESS OTHERWISE NOTED.
4. ALL ONSITE CURB SHALL BE EXTRUDED CONCRETE AND MONOLITHIC CONCRETE, UNLESS OTHERWISE SPECIFIED. OFFSITE CURB SHALL BE VERTICAL GRANITE.
5. NON-ACCESSIBLE PARKING SPACE DIMENSIONS AS SHOWN ON THE PLAN ARE 10' WIDE x 20' LONG, UNLESS OTHERWISE SPECIFIED.
6. ALL PAVEMENT MARKINGS SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKING SHALL MEET THE REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS (LATEX TRAFFIC PAINT BY BENJAMIN MOORE #TD58 LOW VOC), PARKING STALL AND ISLAND STRIPING SHALL BE 4" WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC. SHALL CONFORM WITH MUTCD. ALL PAVEMENT MARKINGS SHALL HAVE TWO COATS OF PAINT WITH AT LEAST 14 DAYS IN BETWEEN APPLICATIONS.
7. PAVEMENT LETTERS SHALL BE 2' WIDE x 2' LONG.
8. STOP BARS SHALL BE 12" WIDE AND SOLID LINES SHALL BE 4" IN WIDTH (SEE SITE PLAN FOR LENGTH & COLOR).
9. ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE LATEST EDITION OF THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ARCHITECTURAL ACCESS BOARD (AAB) AS SHOWN ON THE SITE LAYOUT PLAN.
10. ACCESSIBLE PARKING AISLE STRIPING SHALL CONSIST OF 4" SOLID LINES OF LATEX TRAFFIC PAINT BY BENJAMIN MOORE #TD58 LOW VOC ADA BLUE COLOR ORIENTED AT A 45 DEGREE ANGLE AND SPACED 3' ON CENTER.
11. DIRECTIONAL AND ACCESSIBLE SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR AND SIZE.
12. ALL FLAT WORK WITHIN THE RIGHT OF WAY SHALL CONFORM TO MUNICIPAL/STATE STANDARDS.
13. REPLACEMENT PAVEMENT AS A RESULT OF UTILITY AND DRAINAGE TRENCHING WITHIN THE RIGHT-OF-WAY SHALL MATCH EXISTING PAVEMENT THICKNESS.
14. SNOW SHALL NOT BE STORED IN ANY LANDSCAPED AREAS, EXCEPT FOR DESIGNATED SNOW STORAGE AREAS, AND SHALL NOT BE STORED IN ANY MANNER WHICH AFFECTS VISIBILITY FOR PEDESTRIANS AND VEHICLES. THE CLEARING OF SNOW MUST COMMENCE WHEN STOCKPILED SNOW EITHER IMPEDES THE SIDEWALK OR PARKING SPACE ACCESS; AT WHICH TIME, THE APPLICANT WOULD BE EXPECTED TO REMOVE THE SNOW WITHIN 24 HOURS.
15. SITE LIGHTS TO BE INSTALLED PER DETAIL. CONTRACTOR SHALL NOTIFY THE ENGINEER IF THIS DISTANCE CANNOT BE ACHIEVED DUE TO DRAINAGE OR UTILITY CONFLICTS. REFER TO DETAILS FOR SITE LIGHT POLE BASE DETAILS AND SPECIFICATIONS.

MUTCD REFERENCE	SIGN (METAL)
R1-1 30"x30"	
R7-8 12"x18"	
R7-8a 12"x18"	
R3-5 30"x30"	
20"x30"	
20"x30"	

EXISTING	PROPOSED	DESCRIPTION
	6	PROPERTY LINE
		BUILDING SETBACK/ BUFFER
		PARKING SPACES
	2'R	CURB RADIUS
		ACCESSIBLE PAVEMENT MARKINGS
		RAMP UPSLOPE DIRECTION
		SIGN
		LIGHT
		UTILITY POLE
		WOODEN GUIDE RAIL
		PAINTED ARROW
		DIRECTIONAL ARROW
		CONCRETE PAD/SIDEWALK
		ACCESSIBLE RAMP
		IRON PIPE/IRON PIN

GENERAL ABBREVIATIONS	
ASSESSORS PARCEL	A.P.
BOTTOM OF CURB	BC
BITUMINOUS CONCRETE CURB	BCC
BITUMINOUS CONCRETE	BIT. CONC
BOTTOM OF WALL	BW
CATCH BASIN	CB
CAPE COD BERM	CCB
CHAIN LINK FENCE	C.L.F.
CLEANOUT	CO
CONCRETE SURFACE	CONC
DRAIN MANHOLE	DMH
DOUBLE WALL FIBER GLASS	DWFG
DASHED WHITE LINE	DWL
DOUBLE YELLOW CENTERLINE	DYCL
EDGE OF CONCRETE	ECC
EDGE OF PAVEMENT	EOP
EXTRUDED CONCRETE CURB	ECC
FINISHED FLOOR ELEVATION	FF
FRONT YARD	FY
VERTICAL GRANITE CURB	CC
SLOPED GRANITE CURB	SGC
GAS METER	GM
HIGH DENSITY	HDPE
POLYETHYLENE PIPE	PE
INVERT ELEVATION	I=
LINEAL FEET	LF
LANDSCAPED AREA	LA
MONOLITHIC CONCRETE CURB	MCC
MATCH EXISTING	ME
INVERT NOT AVAILABLE	N/A
NOW OR FORMERLY	N/F
ON CENTER	OC
PRECAST CONCRETE CURB	PCC
RIM ELEVATION	R=
ROOF DRAIN	RD
REMOVE	REM
REAR YARD	RY
SOLID WHITE EDGE LINE	SWEL
SOLID WHITE LINE	SWL
SOLID YELLOW LINE	SYL
TOP OF CURB	TC
TOP OF WALL	TW
UTILITY POLE	UP

## ZONING INFORMATION

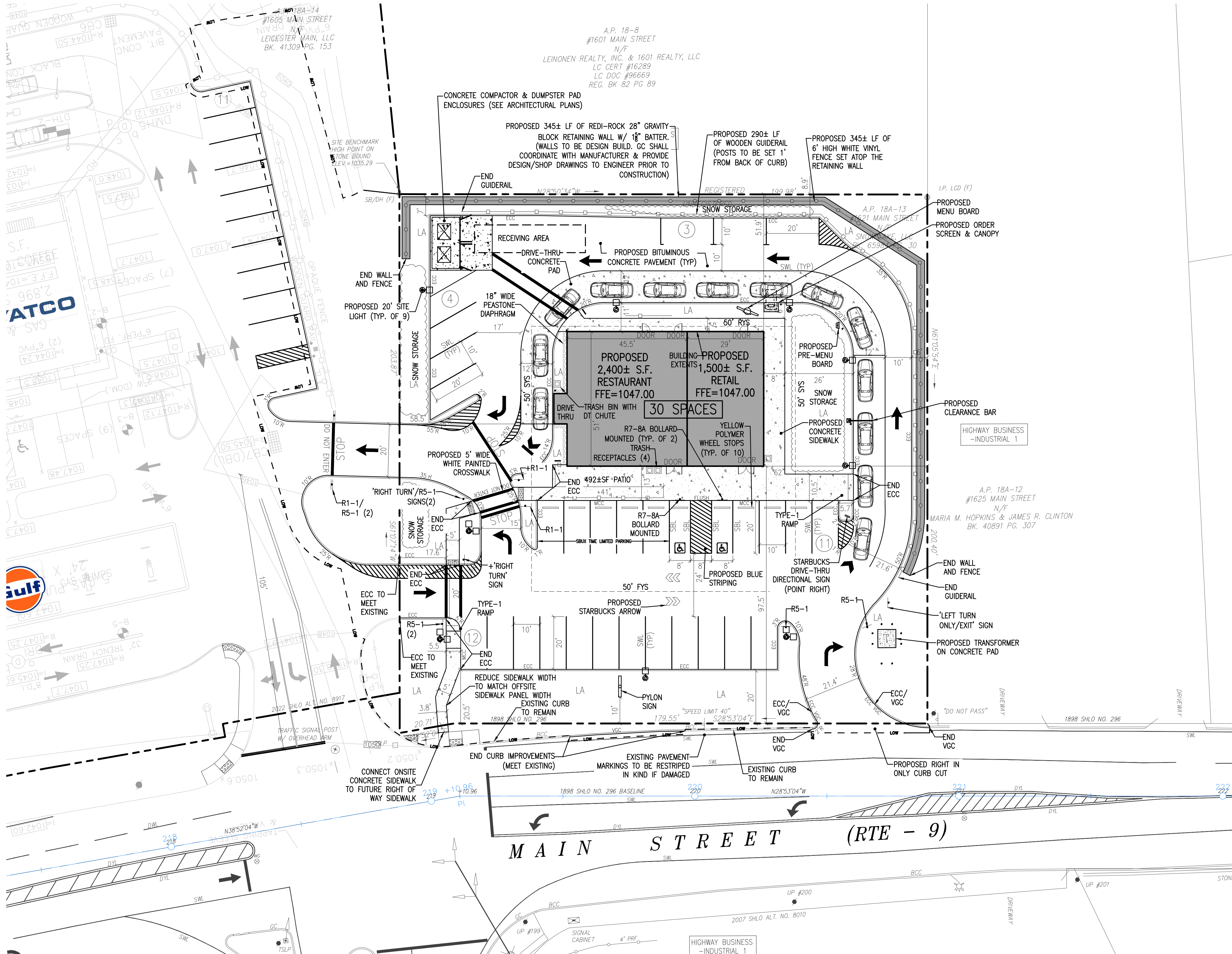
ZONING DISTRICT : HIGHWAY BUSINESS-1 (HB-1)			
REGULATION	REQUIRED	EXISTING	PROPOSED LOW
MIN. LOT AREA	60,000 SF	40,123 SF±	NO CHANGE
MIN. LOT FRONTAGE	200 FT	200.2 FT±	NO CHANGE
MIN. FY SETBACK	50 FT	54.8 FT±	97.5 FT±
MIN. SY SETBACK	50 FT	30.9 FT±	58.5 FT±
MIN. RY SETBACK	50 FT	93.7 FT±	51.9 FT±
MAX. BUILDING HEIGHT	55 FT/5.5 STORIES	23 FT±	<55 FT
MAX. BUILDING COVERAGE	40%	5%±	10%±

## PARKING & LOADING INFORMATION

USE	REQUIRED	PROVIDED
<b>PARKING:</b> RETAIL: 1 SPACE/200 GROSS FLOOR AREA 1,500 SF/200 = 7.5 SPACES	30 SPACES	30 SPACES
<b>RESTAURANTS:</b> 1 SPACE/EMPLOYEE + 1 SPACE/3 SEATS ASSUME 50 SEATS/6 EMPLOYEES = 22.6 SPACES		
<b>LOADING:</b> ADEQUATE OFF-STREET LOADING FACILITIES AND SPACE MUST BE PROVIDED TO SERVICE ALL NEEDS CREATED BY NEW CONSTRUCTION. FACILITIES SHALL BE SO SIZED AND ARRANGED THAT NO TRUCKS NEED TO BACK ONTO OR OFF A PUBLIC WAY, OR BE PARKED ON A PUBLIC WAY WHILE LOADING OR UNLOADING.		PROVIDED

## LAND COVERAGE CALCULATIONS

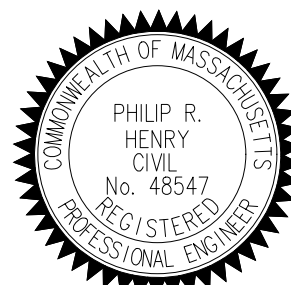
TOTAL DISTURBED AREA: 0.92± ACRES		
COVER	EXISTING	PROPOSED
BUILDING	0.04± AC	0.09± AC
PAVEMENT/CONCRETE	0.08± AC	0.59± AC
OPEN SPACE	0.80± AC	0.24± AC
TOTAL	0.92± AC	0.92± AC



## NOT FOR CONSTRUCTION

CDG PROJECT #:		23028
REVISIONS:		
REV	DATE	COMMENT
1	10/16/23	REVISED PER PEER REVIEW LETTER
2	12/08/23	REVISED PER LWSO COMMENTS
3	12/11/23	REVISED PER LWSO COMMENTS
4	03/19/24	REVISED PER MASSDOT COMMENTS
5	03/20/24	REVISED PER SBUX COMMENTS
6		
7		
8		
9		

SEAL:



PHILIP R. HENRY, P.E.

PLANNING BOARD:

CIVIL ENGINEER:

**Civil Design  
Group, LLC**

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PREPARED FOR:

**HY VENTURES  
LEICESTER, LLC**

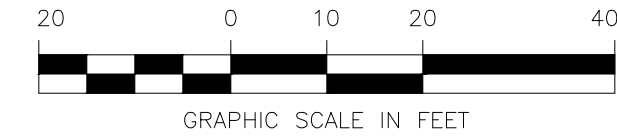
313 BOSTON POST ROAD WEST  
MARLOROUGH, MA 01752

PROJECT:

**PROPOSED RETAIL  
DEVELOPMENT**

1621 MAIN STREET (RT-9)  
LEICESTER, MA 01524

SCALE:



SHEET:

**SITE  
PLAN  
4**

DATE:

09/08/2023