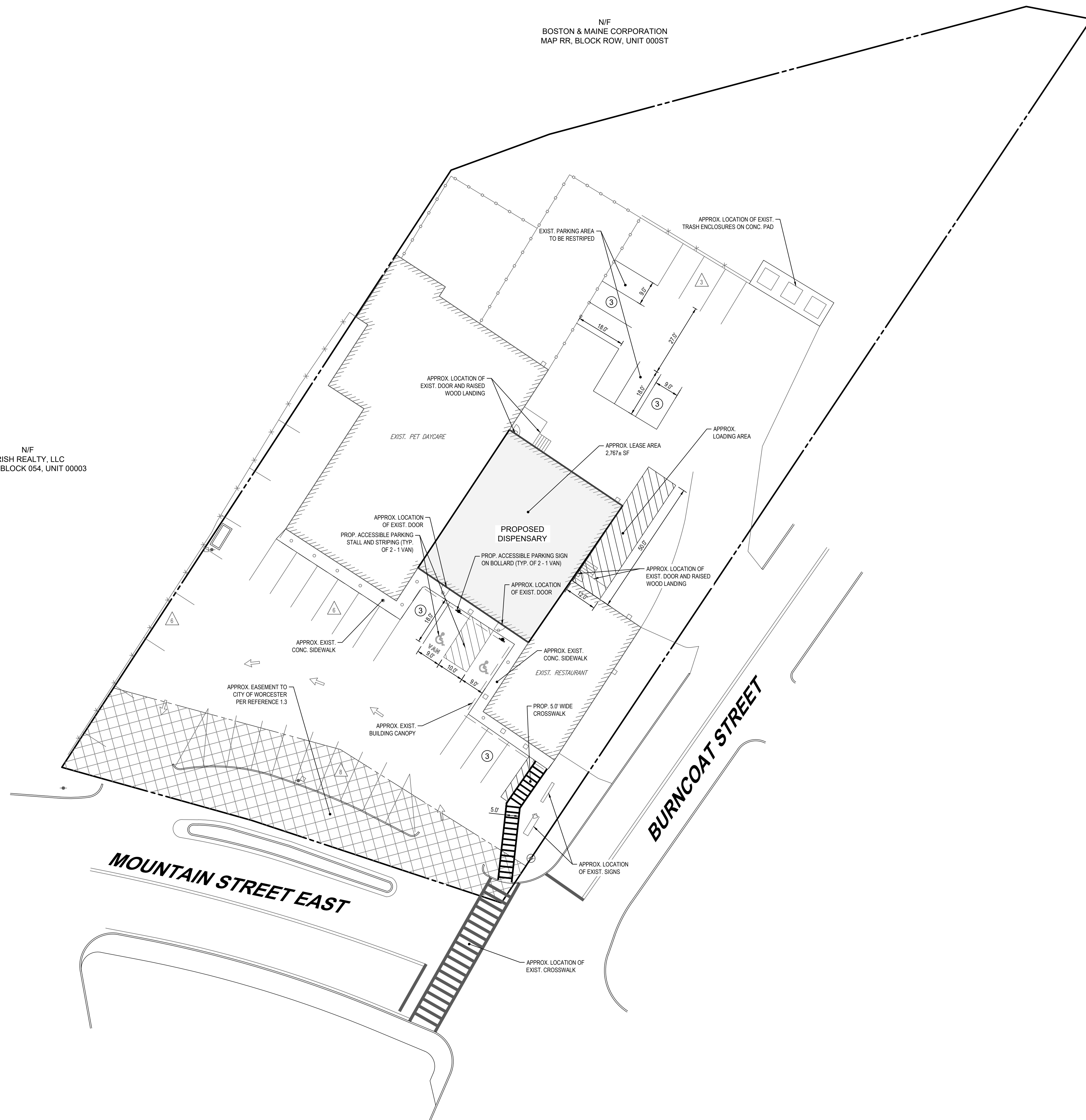




N/F
KRISH REALTY, LLC
MAP 32, BLOCK 054, UNIT 00003

N/F
BOSTON & MAINE CORPORATION
MAP RR, BLOCK ROW, UNIT 000ST



ZONING ANALYSIS TABLE			
ZONING DISTRICT	LIMITED BUSINESS (BL-1.0) DISTRICT		
OVERLAY DISTRICT	WATER RESOURCE PROTECTION OVERLAY (WR GP-3) OVERLAY		
REQUIRED PERMIT	MARIJUANA STOREFRONT RETAILER REQUIRES SPECIAL PERMIT FROM PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	54,035± SF	NO CHANGE
MIN. LOT FRONTAGE	N/A	556± FT	NO CHANGE
MIN. FRONT SETBACK	10 FT	12.8± FT	NO CHANGE
MIN. SIDE SETBACK	10 FT	0.3± FT (E)	NO CHANGE
MIN. REAR SETBACK	20 FT	36.8± FT	NO CHANGE
MAX. BUILDING HEIGHT	40 FT / 3 STORIES	<40 FT	NO CHANGE
PARKING SPACES	28	37±	35
ACCESS. PARKING SPACES	2	2	2
PARKING STALL CRITERIA	USE CATEGORY: SEE PARKING SCHEDULE BELOW		
STANDARD:	REQUIRED PARKING: SEE PARKING SCHEDULE BELOW		
COMPACT:	CALCULATION: SEE PARKING SCHEDULE BELOW		
ACCESSIBLE PARKING CRITERIA	1-25 SPACES = 2 MIN. ACCESSIBLE SPACES 26-50 SPACES = 3 MIN. ACCESSIBLE SPACES 51-75 SPACES = 4 MIN. ACCESSIBLE SPACES 76-100 SPACES = 5 MIN. ACCESSIBLE SPACES 101-150 SPACES = 6 MIN. ACCESSIBLE SPACES 151-200 SPACES = 7 MIN. ACCESSIBLE SPACES 201-300 SPACES = 8 MIN. ACCESSIBLE SPACES 301-400 SPACES = 9 MIN. ACCESSIBLE SPACES	401-500 SPACES = 10 MIN. ACCESSIBLE SPACES 501-1,000 SPACES = MIN. 2% OF TOTAL 1001+ SPACES = MIN. 20 + 1 FOR EACH 100 SPACES OVER 1,000	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)

PARKING SCHEDULE				
3 UNITS	USE OF AREA	AREA (SF)	PARKING REQUIREMENT	SPACES
1) PET DAYCARE	RETAL SALES	1,040		
	PUPPY POUND	98		
	GROOMING	110		
	STAFF ROOM	111		
	OVERNIGHT DOG AREA	465		
	TOTAL	1,844	1 SPACE PER 300 SF	7
	GARAGE BAY/STORAGE	361	1 SPACE PER 1,000 SF	1
	SMALL DOG AREA	800		
	LARGE DOG AREA	1,410		
	TOTAL	2,702	1 SPACE PER 3,000 SF	1
2) PROPOSED DISPENSARY	RETAL SALES	1,323	1 SPACE PER 300 SF	5
	OFFICE AREA	126.5	1 SPACE PER 300 SF	1
	RETAL STORAGE	375	1 SPACE PER 750 SF	1
	EXCLUDED AREA	942.5		
3) ELSA'S BUSHEL & PECK	TAKE-OUT	684	1 SPACE PER 60 SF	12
	TOTAL SPACES REQUIRED = 28		RELIEF GRANTED = 27 SPACES*	PROPOSED PARKING SPACES = 35

*PARKING RELIEF GRANTED: SPECIAL PERMIT FOR MODIFICATION OF PARKING/LOADING RELIEF OF 10% OF THE PARKING REQUIREMENT (30 SPACES) GRANTED ON AUGUST 19, 2011 (ZB-2011-020); PROPOSED ADULT-USE MARIJUANA STOREFRONT RETAILER ESTABLISHMENT TO REPLACE VERIZON STORE RETAILER.

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	03/09/2021	REVISED PER CITY COMMENTS	CPB	LMD

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PERMIT SET - NOT FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W201274
DRAWN BY: CPB
CHECKED BY: LMD
DATE: 01/07/2021
CAD ID: W201274-CV1-1

PROJECT:
PROPOSED SITE PLAN DOCUMENTS
FOR
THE VAULT
PROPOSED DISPENSARY REDEVELOPMENT
MAP #32, BLOCK #54, LOT #4
15-17 MOUNTAIN STREET EAST
CITY OF WORCESTER
WORCESTER COUNTY,
MASSACHUSETTS

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

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CONNECTICUT LICENSE NO. 38785
RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:
SITE LAYOUT PLAN
SHEET NUMBER:
C-301
REVISION 1 - 03/09/2021

SITE LAYOUT PLAN NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 - GOOGLE AERIAL IMAGERY
 - PLAN ENTITLED "PLAN OF PROPERTY SURVEYED FOR SHERRI RUSSELL" PREPARED BY JARVIS LAND SURVEY, INC. DATED 05/23/2011.
 - PLAN ENTITLED "LAND TO BE CONVEYED BY CITY OF WORCESTER: MOUNTAIN STREET (EAST) AT BURNCOAT STREET" PREPARED BY CITY OF WORCESTER, MASS. BUREAU OF ENGINEERING - DEPT. OF PUBLIC WORKS, DATED 12/19/85.
- EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
- THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

20 10 0 20
1"= 20'