



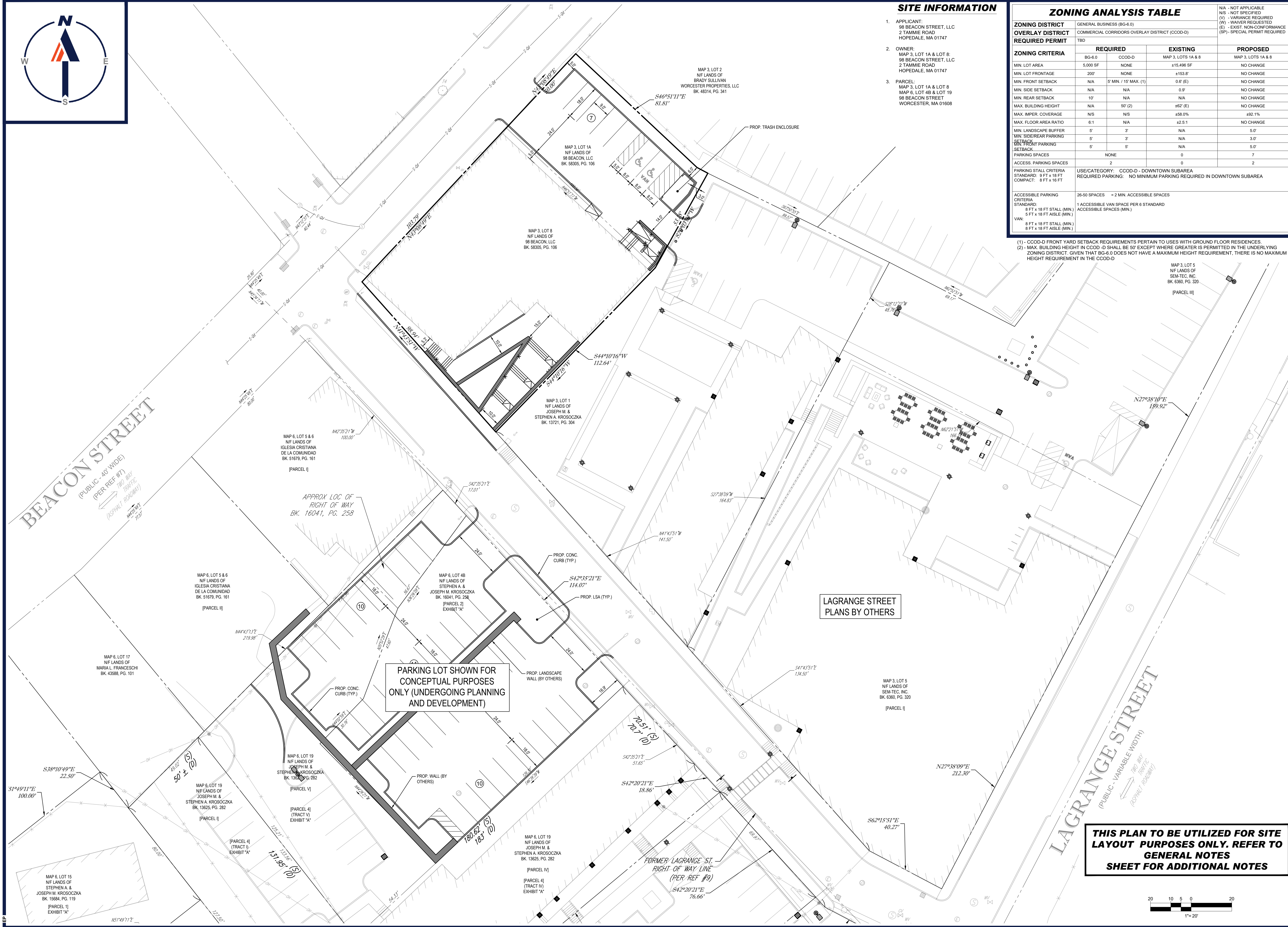
SITE INFORMATION

- APPLICANT:
98 BEACON STREET, LLC
2 TAMMIE ROAD
HOPEDALE, MA 01747
- OWNER:
MAP 3, LOT 1A & LOT 8:
98 BEACON STREET, LLC
2 TAMMIE ROAD
HOPEDALE, MA 01747
- PARCEL:
MAP 3, LOT 1A & LOT 8
MAP 6, LOT 4B & LOT 19
98 BEACON STREET
WORCESTER, MA 01608

ZONING ANALYSIS TABLE

ZONING DISTRICT	GENERAL BUSINESS (BG-6.0)			PROPOSED
	REQUIRED	EXISTING	PROPOSED	
OVERLAY DISTRICT	COMMERCIAL CORRIDORS OVERLAY DISTRICT (CCOD-D)			
REQUIRED PERMIT	TBD			
ZONING CRITERIA	MIN. LOT AREA	BG-6.0: 5,000 SF	CCOD-D: NONE	MAP 3, LOTS 1A & 8: \$15,496 SF
	MIN. LOT FRONTAGE	200'	NONE	\$153.8'
MIN. FRONT SETBACK	N/A	5' MIN. / 15' MAX. (1)	0.6' (E)	NO CHANGE
MIN. SIDE SETBACK	N/A	N/A	0.5'	NO CHANGE
MIN. REAR SETBACK	10'	N/A	N/A	NO CHANGE
MAX. BUILDING HEIGHT	N/A	50' (2)	46.2' (E)	NO CHANGE
MAX. IMPER. COVERAGE	N/S	N/S	458.0%	492.1%
MAX. FLOOR AREA RATIO	6.1	N/A	42.5:1	NO CHANGE
MIN. LANDSCAPE BUFFER	5'	3'	N/A	5.0'
MIN. SIDE/REAR PARKING	5'	3'	N/A	3.0'
MIN. FRONT PARKING	5'	5'	N/A	5.0'
MIN. REAR SETBACK	5'	5'	N/A	5.0'
PARKING SPACES	NONE	0	0	7
ACCESS. PARKING SPACES	2	0	0	2
PARKING STALL CRITERIA	USE/CATEGORY: CCOD-D - DOWNTOWN SUBAREA			
STANDARD:	REQUIRED PARKING: NO MINIMUM PARKING REQUIRED IN DOWNTOWN SUBAREA			
COMPACT:	8 FT x 18 FT			
ACCESSIBLE PARKING CRITERIA	26-50 SPACES = 2 MIN. ACCESSIBLE SPACES			
STANDARD:	1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.)			
VAN:	8 FT x 18 FT STALL (MIN.) 8 FT x 18 FT AISLE (MIN.)			

(1) - CCOD-D FRONT YARD SETBACK REQUIREMENTS PERTAIN TO USES WITH GROUND FLOOR RESIDENCES.
 (2) - MAX. BUILDING HEIGHT IN CCOD-D SHALL BE 50' EXCEPT WHERE GREATER IS PERMITTED IN THE UNDERLYING ZONING DISTRICT. GIVEN THAT BG-6.0 DOES NOT HAVE A MAXIMUM HEIGHT REQUIREMENT, THERE IS NO MAXIMUM HEIGHT REQUIREMENT IN THE CCOD-D



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

PERMIT SET

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.: MAA220072.00
 DRAWN BY: OCR / CSE
 CHECKED BY: MMA
 DATE: 03/03/2023
 CAD ID: MAA220072.00-SPPD-00

PROPOSED SITE PLAN DOCUMENTS

FOR

98 BEACON STREET LLC

PROPOSED DEVELOPMENT

MAP 3, LOT 1A & 8
 BEACON STREET,
 CITY OF WORCESTER,
 WORCESTER COUNTY,
 MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9900

www.BohlerEngineering.com

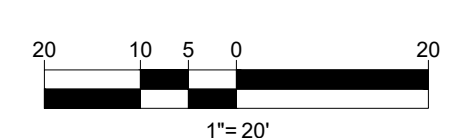
J.A. KUOCH
 CIVIL ENGINEER
 PROFESSIONAL SEAL
 MASS. LICENSE NO. 11530
 NEW HAMPSHIRE LICENSE NO. 15476
 CONNECTICUT LICENSE NO. 26177
 PHONE ISLAND LICENSE NO. 26169
 MAINE LICENSE NO. 12553

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 03/03/2023

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES



P:\2022\MAA220072.00\CADD\DRAWINGS\PLAN SET\CIVIL SITE PLAN\MAA220072.00-SPPD-00-...-LAYOUT C-301.SITE