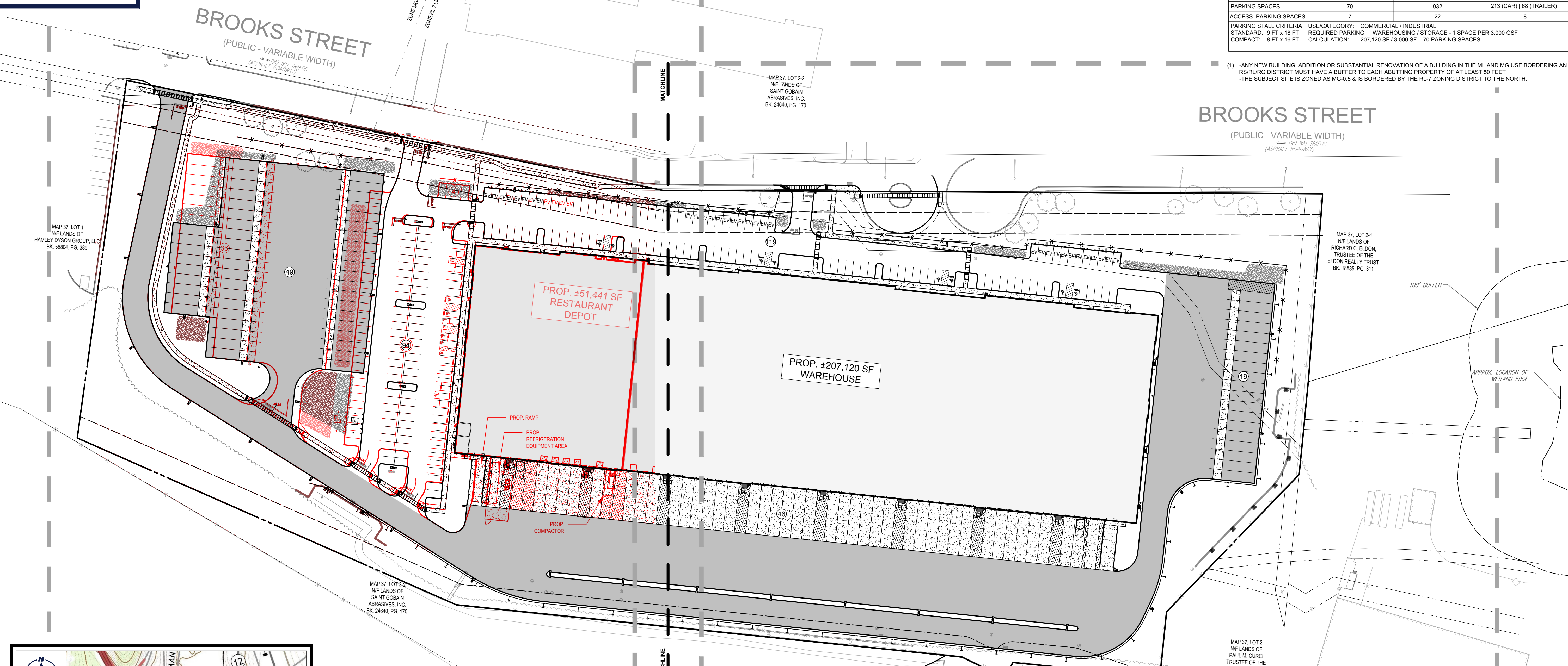


ZONING ANALYSIS TABLE			
ZONING DISTRICT	MG-0.5		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	SITE PLAN APPROVAL BY PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	751,403 SF	NO CHANGE
MIN. FRONTAGE	N/A	1,447.39'	NO CHANGE
MAX. BLDG COVERAGE	N/A	95,652 SF	207,120 SF
MIN. FRONT SETBACK	25'	29.7'	85.2'
MIN. SIDE SETBACK	N/A	380.4'	98.0'
MIN. REAR SETBACK	25'	49.1'	180.7'
MAX. BUILDING HEIGHT	50'	31.8'	<50'
MAX. IMPER. COVERAGE	N/A	74.56%	73.80%
PARKING SPACES	70	932	213 (CAR) 68 (TRAILER)
ACCESS. PARKING SPACES	7	22	8
PARKING STALL CRITERIA	USE/CATEGORY: COMMERCIAL / INDUSTRIAL		
STANDARD: 9 FT x 18 FT	REQUIRED PARKING: WAREHOUSING / STORAGE - 1 SPACE PER 3,000 GSF		
COMPACT: 8 FT x 16 FT	CALCULATION: 207,120 SF / 3,000 SF = 70 PARKING SPACES		

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



(1) - ANY NEW BUILDING, ADDITION OR SUBSTANTIAL RENOVATION OF A BUILDING IN THE ML AND MG USE BORDERING AN RS/RLUG DISTRICT MUST HAVE A BUFFER TO EACH ABUTTING PROPERTY OF AT LEAST 50 FEET
 -THE SUBJECT SITE IS ZONED AS MG-0.5 & IS BORDERED BY THE RL-7 ZONING DISTRICT TO THE NORTH.

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	05/09/2023	MIRROR BUILDING	SKVH	GD
2	06/07/2023	CONDITIONS OF APPROVAL	VH	GD

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.: W211202
 DRAWN BY: EVD/CD/AP/VEH
 CHECKED BY: GD
 DATE: 06/10/2023
 CAD ID: W211202-SPPD-2A

PROPOSED SITE PLAN DOCUMENTS
 FOR
CRITERION GROUP, LLC
 WAREHOUSE DEVELOPMENT
 135 BROOKS STREET
 CITY OF WORCESTER
 WORCESTER COUNTY
 MASSACHUSETTS

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

Professional Engineer Seal for John A. Bohlert, No. 41530, State of Massachusetts, License No. 15476.

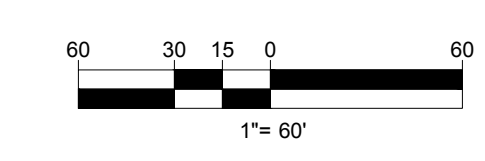
SHEET TITLE:
OVERALL SITE LAYOUT PLAN
 SHEET NUMBER:
C-301
 REVISION 2 - 06/07/2023



USGS TOPOGRAPHIC MAP
 SCALE: N/A
 SOURCE: USGS QUAD MAP

MAINTENANCE OF A CLEAR SIGHT LINE IS THE RESPONSIBILITY OF THE PROPERTY OWNER

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



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