



EXHIBIT:

DATE PREPARED:  
11-24-2021

LAND USE AND ZONING			
BLOCK 5B3, LOT 50			
PLANNED DEVELOPMENT DISTRICT (PD)			
<b>PROPOSED USE</b>	SMALL SCALE RETAIL WITH DRIVE-THROUGH WINDOW	PERMITTED USE	
<b>ZONING REQUIREMENT</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
MINIMUM LOT AREA	5,000 SF (0.11 ACRES)	24,679 SF (0.56 ACRES)	24,679 SF (0.56 ACRES)
MINIMUM LOT FRONTAGE	75 FT	196.99 FT	196.99 FT
MINIMUM FRONT YARD SETBACK	5 FT	N/A	10.0 FT
MINIMUM SIDE YARD SETBACK	0 FT	N/A	42.3 FT
MINIMUM REAR YARD SETBACK	0 FT	N/A	44.7 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 45 FT	N/A	1 STORY / TBD
MAXIMUM IMPERVIOUS COVERAGE	70% (17,275 SF)	81.3% (20,067 SF)	60.9% (15,071 SF)

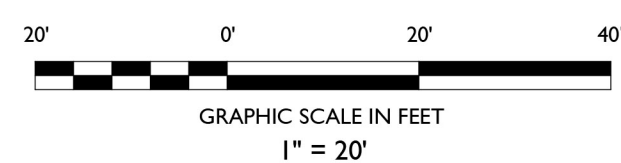
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 8.3.1 ITE TABLE 14-2 (TABLE 8.3)	REQUIRED MAXIMUM PARKING: * 6.04 SPACES PER 1,000 SF OF GROSS FLOOR AREA	
§ 8.3.3	2,502 SF X (6.04 SPACES / 1000 SF) = 15 SPACES + 10% = 16.5 SPACES 75% OF ITE REQUIREMENT = 75% X 16.5 SPACES = 11 SPACES + 10% = 12 SPACES	17 SPACES (V)
§ 8.2.3	ON STREET PARKING REQUIREMENT: 22 FT OF AVAILABLE STREET FRONTAGE WILL COUNT AS ONE SPACE	
§ 8.4.1	53 FT OF FRONTAGE X (1 SPACE / 22 FT) = 2 SPACES MINIMUM PARKING REQUIREMENTS: PARKING MUST ACCOMMODATE, AS A MINIMUM, THE NUMBER OF EMPLOYEES ON A GIVEN SHIFT PLUS TWO EXTRA SPACES	2 SPACES COMPLIES
§ 8.7.1	OFF-STREET PARKING SHALL MEET THE ITE STANDARDS FOR SIZES AND LAYOUT OF PARKING SPACES. BYPASS LANE REQUIREMENT: ANY ESTABLISHMENT INSTALLING A DRIVE-THROUGH WINDOW MUST HAVE AN ESCAPE LANE AND PROVIDE ADEQUATE STACKING OF VEHICLES	COMPLIES
§ 8.7.3	MINIMUM DRIVE-THROUGH AND ESCAPE LANE WIDTH: 10 FT LANES STRAIGHT SECTIONS 12 FT LANES CURVED SECTIONS	12 FT 12 FT
§ 8.7 TABLE 8.7	MINIMUM NUMBER OF STACKING SPACES: 5 STACKING SPACES PER WINDOW 1 ESCAPE LANE PER WINDOW	5 SPACES 1 LANE
§ 8.8.1.B	MINIMUM DRIVEWAY WIDTH: 12 FT MINIMUM INTERNAL CURVE RADIUS: 32 FT	16 FT COMPLIES
§ 8.8.1.C	ALL DRIVEWAYS SHALL HAVE AN APRON FROM THE PAVEMENT TO THE PROPERTY LINE APRON SHALL BE COMPOSED OF TYPE I BITUMINOUS CONCRETE OVER 2 INCHES OF PROCESS GRAVEL OVER 10 INCHES OF 4 INCH OR SMALLER GRAVEL	COMPLIES

PLANNED DEVELOPMENT DISTRICT REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 4.7.2.G	PARKING LOCATION: THE PARKING SHOULD BE LOCATED TO THE SIDE OR REAR OF THE MAIN BUILDING	COMPLIES
§ 4.7.2.H	SIDEWALK FRONTAGE REQUIREMENT: NEWLY DEVELOPED OR REDEVELOPED SITES SHALL HAVE CONCRETE SIDEWALKS AND STREET TREES ALONG THE ENTIRE LOT FRONTAGE	COMPLIES
§ 4.7.2.K	MAXIMUM GROSS FLOOR AREA RATIO: 4:1 (98,716 SF)	0.1:1 (2,502 SF)

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
---	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED DEPRESSED CURB
=====	PROPOSED FLUSH CURB
=====	PROPOSED MONOLITHIC CURB
-----	PROPOSED GUIDERAIL
○	PROPOSED SIGNS / BOLLARDS
■	PROPOSED BUILDING
□	PROPOSED CONCRETE
■	PROPOSED AREA LIGHT
■	PROPOSED RETAINING WALL
□	PROPOSED BUILDING DOORS
■	PROPOSED FULL DEPTH ASPHALT REPAIR
■	EXISTING PAVEMENT TO REMAIN
■	PROPOSED SNOW STORAGE AREA

- TOWN OF WINCHENDON NOTES**
- ANY MINOR MODIFICATIONS TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
  - ALL HANDICAP PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB REQUIREMENTS.
  - CONTRACTOR SHALL NOT USE FILL CONTAINING HAZARDOUS MATERIALS.
  - CONTRACTOR SHALL MARK THE LIMITS OF WORK IN THE FIELD BEFORE THE START OF CONSTRUCTION OR SITE CLEARING.
  - CONTRACTOR SHALL CLEAN ALL CATCH BASINS, SLUMPS AND STORM WATER BASINS FOLLOWING CONSTRUCTION. PROPERLY OWNER SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE THEREAFTER.
  - HAULING OF EARTH MATERIALS TO OR FROM THE SITE SHALL BE RESTRICTED TO THE HOURS BETWEEN 9 AM AND 4 PM ON WEEKDAYS UNLESS OTHERWISE APPROVED BY THE TOWN OF WINCHENDON.

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS' COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



DATE	ISSUE	BY	DESCRIPTION
10/29/2021	01	SPM	DRAFT CONSTRUCTION DOCUMENT ISSUANCE

**STONEFIELD**  
engineering & design

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**SITE PLAN SET**

**FIDC 163 LLC**  
**PROPOSED PHARMACY WITH DRIVE-THRU**

BLOCK 5B3, LOT 50  
290 CENTRAL STREET (U.S. ROUTE 202)  
TOWN OF WINCHENDON  
WORCESTER COUNTY, MASSACHUSETTS

JOSHUA H. KLINE, P.E.  
MASSACHUSETTS LICENSE NO. 53996  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 20' PROJECT ID: BOS-210033

TITLE:  
**RENDERED SITE PLAN EXHIBIT**

DRAWING:  
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