

PROJECT INFORMATION

LAND INFORMATION	
MAP/PARCEL:	301/1
DEED BOOK/PAGE:	2739-125
LOT FRONTAGE:	240.52FT (OLD MILL ROAD); 684.13FT (JUNGLE ROAD)
PROPOSED AREA:	5.44 ACRES±
ZONING INFORMATION	
ZONING DISTRICT:	MULTI-USE 1 (MUT)
DIMENSIONAL REQUIREMENTS:	
MINIMUM AREA:	5,000 S.F.
MINIMUM FRONTAGE:	30'
MAXIMUM HEIGHT:	70' (4 STORIES)
MINIMUM SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	25'
REAR YARD:	25'

GENERAL NOTES:
 1. PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD.
 2. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN NOVEMBER OF 2022.
 3. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY CARON ENVIRONMENTAL IN DECEMBER OF 2022. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 4. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
 5. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
 6. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
 7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF LEOMINSTER AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
 8. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION.
 9. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
 10. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
 11. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
 12. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00).
 13. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
 14. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY CASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
 15. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 16. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL NO. 250314 0010 B, SEPTEMBER 16, 1982. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 17. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
 18. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 19. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE CITY OF LEOMINSTER.

LOCUS PLAN SCALE: 1"=1000'

OWNER:
 G AND T REALTY TRUST
 54 WILDER ROAD
 LEOMINSTER, MA 01453

APPLICANT:
 CAPITAL GROUP PROPERTIES, LLC
 259 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772

PARKING CALCULATION
 TOTAL BUILDING GROSS FLOOR AREA=70,000 SQUARE FEET
TO BE UTILIZED AS SPECULATIVE WAREHOUSE/DISTRIBUTION

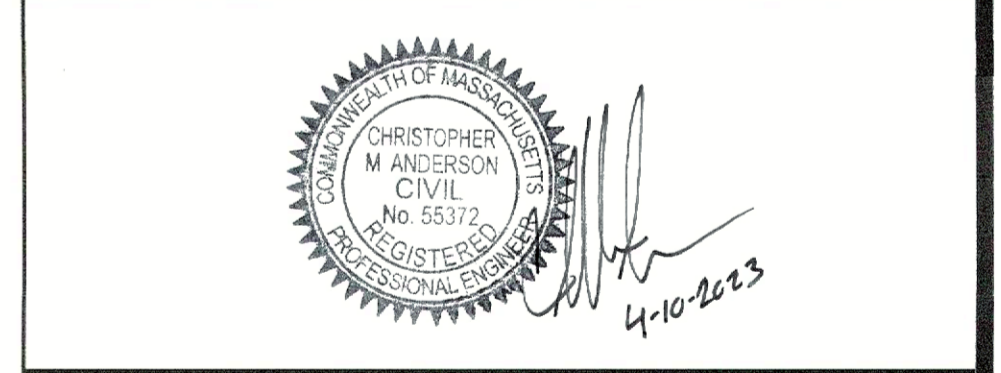
OFFICE SPACE
 APPROXIMATELY 20% OF GFA
 OFFICE AREA = 70,000SF x 20% = 14,000sf
 1 SPACE PER 400 SF NET FLOOR AREA REQ'D
 14,000SF x 80% / 400 SF = 28 SPACES
TOTAL REQUIRED = 28 SPACES

WAREHOUSE/MANUFACTURING
 TOTAL AREA = 56,000SF
 1 SPACE PER 10,000 SQUARE FEET REQ'D
 56,000 SF / 10,000 SF = 5.6 SPACES
TOTAL REQUIRED = 6 SPACES

TOTAL PARKING REQUIRED = 34 SPACES
TOTAL PARKING PROVIDED = 64 SPACES
REQUIRED ADA SPACES = 3 SPACES
TOTAL ADA SPACES PROVIDED = 4 (4 VAN)

LANDSCAPING TREE CALCULATION
 1 TREE PER 3 PARKING SPACES
 64 SPACES / 3 TREES = 21.33
TOTAL REQUIRED = 22 TREES
TOTAL PROVIDED = 22 TREES

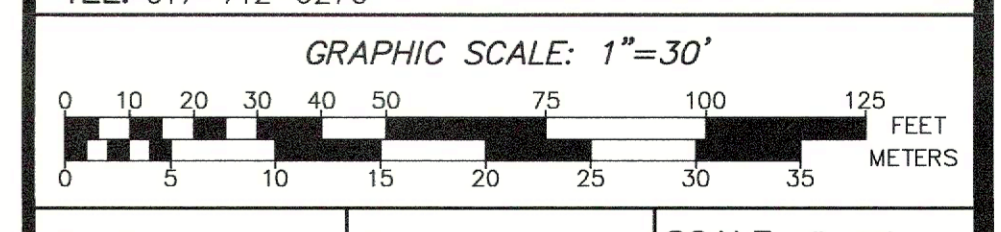
SNOW STORAGE CALCULATION
 TOTAL PAVED AREAS = 79,552 S.F.
 TOTAL SNOW STORAGE = 6,431 SF
 8.1% OF PAVED AREA PROVIDED (MIN 5%)



HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 8 MONUMENT SQUARE (978) 534-1234 (T)
 LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

SITE LAYOUT PLAN
 IN
LEOMINSTER, MASSACHUSETTS

PREPARED FOR:
 CAPITAL GROUP PROPERTIES, LLC
 SANDER DEPIETRI
 259 TURNPIKE ROAD
 SOUTHBOROUGH, MASSACHUSETTS 01772
 TEL: 617-712-6270



CALC:	CMA	DRWN:	CMA	SCALE:	1"=30'
CHKD:	WDH	APPD:	CMA	DATE:	APR 10, 2023
SRV:	JEF	FB:	79-132	JOB NO:	3155
TAB:	(6) LAYOUT	SHEET	6 OF 11	PLAN NO:	D-1-21