

**PROJECT ZONING INFORMATION**

CRITERIA	REQUIRED	EXISTING	PROPOSED
ZONING DISTRICT	TC	TC	TC
MINIMUM LOT AREA	N/A	75,314 SQ. FT.	75,314 SQ. FT.*
MINIMUM FRONTAGE	N/A	349.50 FT.	349.50 FT.
FRONT SETBACK	N/A	9.9 FT.	9.9 FT.
SIDE SETBACK	10 FT.	8.8 FT.	8.8 FT.
REAR SETBACK	10 FT.	127.1 FT.	127.1 FT.
MINIMUM BUFFER	N/A	N/A	N/A
MAX. BLDG. HEIGHT	40 FT.	35 FT.	35 FT.
MAX. NUMBER OF STORIES	4	2	2
MAX. BLDG. LOT COVERAGE	60%	15.2%	13.7%
MAX. IMPERVIOUS SURFACE COVERAGE	75%	81.2%	70.8%
PERIMETER BUFFER (FRONT)	5 FT.	9 FT.	9 FT.
PERIMETER BUFFER (SIDE/REAR)	0 FT.	0 FT.	13.1 FT.

ZONING INFORMATION SOURCE: THE ABOVE INFORMATION WAS OBTAINED FROM THE TOWN OF SPENCER ZONING BYLAW, AMENDED THROUGH NOVEMBER 17, 2021.  
\*75,314 SQ. FT.=1.729 ACRES

**SHEET NOTES**

- 1) PROPOSED WALKWAYS SHALL MEET FLUSH WITH FINISH GRADES OF EXISTING AND PROPOSED BIT. WALKS, CONCRETE PADS, ETC.
- 2) ALL JOINTS OF EXISTING & PROPOSED BITUMINOUS PAVEMENT SHALL BE SEALED WITH HOT RUBBERIZED ASPHALT JOINT SEALANT AND SANDED.
- 3) CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF LOAM AND SEED (LAWN MIX) UNLESS SPECIFIED OTHERWISE ON THESE PLANS.
- 4) WORK SHALL BE COORDINATED WITH THE OWNER AND CONDUCTED IN A MANNER TO MINIMIZE DISRUPTION AND PROVIDE SAFE, ACCESSIBLE ROUTES DURING CONSTRUCTION.
- 5) PAVEMENT MARKINGS SHALL BE PAINTED WITH WHITE TRAFFIC PAINT CONFORMING TO SECTION M7.01.08 OF THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION. LINE WIDTH SHALL BE 4 INCHES. HANDICAP SYMBOL MARKINGS SHALL COMPLY WITH 521 CMR WITH WHITE SYMBOL ON BLUE BACKGROUND.
- 6) THE PROPOSED RECONSTRUCTION OF THE CORNERSTONE BANK PARKING LOT AND WALKWAYS AS SHOWN ON THESE DRAWINGS RESULTS IN A NET DECREASE OF IMPERVIOUS SURFACES OF 6,100 SQUARE FEET.

**PARKING SCHEDULE**

**REQUIRED PARKING (PER TOWN OF SPENCER ZONING BYLAW)**  
OFFICE: 1 SPACE/350 SQ. FT.  
RETAIL: 1 SPACE/200 SQ. FT.

OFFICE: 17,496<sup>(1)</sup> SQ. FT./350 = 50 PARKING SPACES  
RETAIL: 1,900<sup>(1)</sup> SQ. FT./200 = 10 PARKING SPACES

TOTAL REQUIRED PARKING SPACES = 60 PARKING SPACES  
TOTAL REQUIRED ACCESSIBLE SPACES = 3 (FOR 51-75 PARKING SPACES)

**PROPOSED PARKING**  
56 STANDARD SPACES (9'X18')  
4 ACCESSIBLE SPACES (8'X18') (1 VAN ACCESSIBLE)  
60 TOTAL SPACES<sup>(2)</sup>



(1) BUILDING AREAS PROVIDED BY CLIENT  
(2) PER SECTION 6.1.1.D OF THE ZONING BYLAW, THE MAXIMUM NUMBER OF PARKING SPACES PROVIDED ON A LOT MAY NOT EXCEED 5% OF THE REQUIRED NUMBER FOR FACILITIES OVER 50 SPACES (60 X 1.05 = 63 MAX. SPACES)

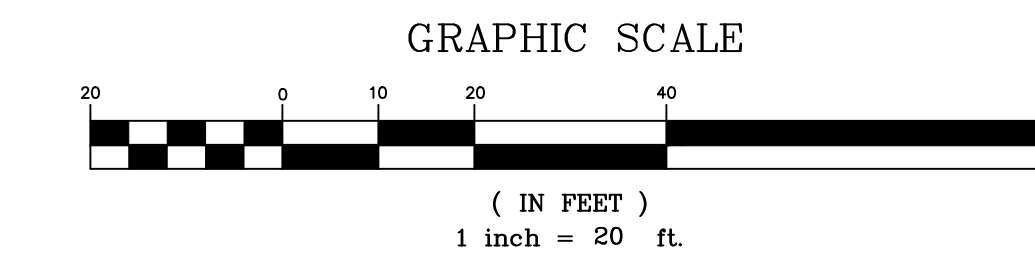
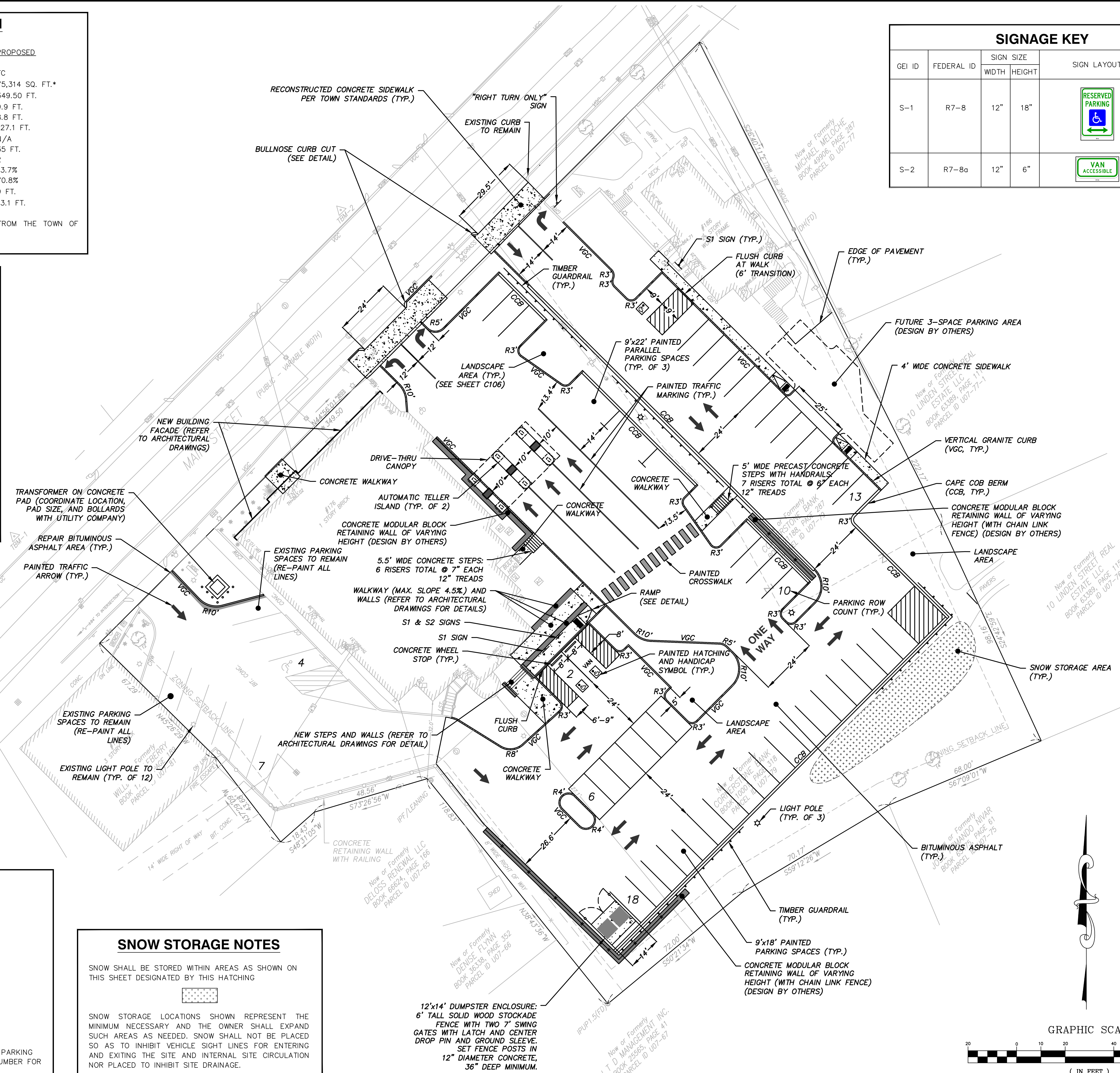
**SNOW STORAGE NOTES**

SNOW SHALL BE STORED WITHIN AREAS AS SHOWN ON THIS SHEET DESIGNATED BY THIS HATCHING

SNOW STORAGE LOCATIONS SHOWN REPRESENT THE MINIMUM NECESSARY AND THE OWNER SHALL EXPAND SUCH AREAS AS NEEDED. SNOW SHALL NOT BE PLACED SO AS TO INHIBIT VEHICLE SIGHT LINES FOR ENTERING AND EXITING THE SITE AND INTERNAL SITE CIRCULATION NOR PLACED TO INHIBIT SITE DRAINAGE.

**SIGNAGE KEY**

GEI ID	FEDERAL ID	SIGN SIZE		SIGN LAYOUT	QUANTITY
		WIDTH	HEIGHT		
S-1	R7-8	12"	18"		3
S-2	R7-8a	12"	6"		1



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NO.	DATE	BY	DESCRIPTION
4	12/22/23	ROM	REVISED WALKWAY FOR #186
3	10/19/23	ROM	REVISED PER ARCH. DRAWINGS
2	09/06/23	ROM	REVISED PER PEER REVIEW
1	06/30/23	ROM	ISSUED FOR PERMITTING

**LAYOUT PLAN**  
**BUILDING RENOVATIONS AND SITE IMPROVEMENTS PROJECT**  
**CORNERSTONE BANK, 176, 184, & 186 MAIN STREET, SPENCER, MA 01562**

PREPARED FOR: F.W. MADIGAN COMPANY, INC.  
367 CHANDLER STREET, WORCESTER, MA 01602

DES. BY: ROM  
CHK. BY: MRA  
PRJ. NO.: 22133

DATE: 06/30/23  
SCALE: 1"=20'

**C103**