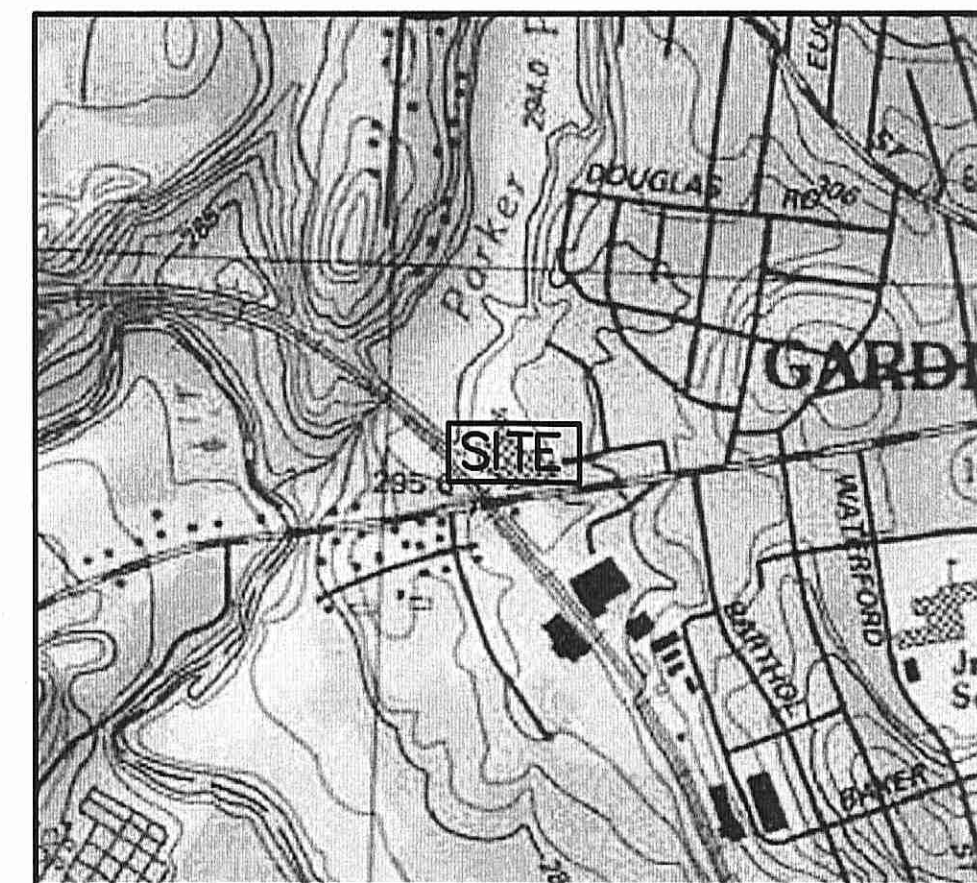




LOCUS PLAN

1"=1,000 FT.±

NOTES:

1. EXISTING CONDITIONS INFORMATION SHOWN WAS RECEIVED ELECTRONICALLY FROM HANNIGAN ENGINEERING, INC. DATED NOVEMBER 14, 2019.
2. THE WETLANDS WERE DELINEATED BY ECOTEC, INC. ON OCTOBER 30, 2019. FLAGS WERE FIELD LOCATED BY HANNIGAN ENGINEERING, INC. IN NOVEMBER 2019.
3. A PORTION OF THIS PARCEL IS LOCATED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN BASED ON A REVIEW OF THE MASS GIS ONLINE DATA VIEWER.

ZONING SUMMARY: EAST PARCEL

DISTRICT: INDUSTRIAL 1/DEVELOPMENT OVERLAY DISTRICT 1*

DIMENSIONAL REQUIREMENTS

REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	5,000 S.F.	706,849 S.F.	Y
MAX. LOT COVERAGE:	85%	20.7%	Y**
FRONTAGE:	NONE	390.5 FT.	Y
MIN. SIDE YARD:	NONE	21 FT.	Y
MIN. FRONT YARD:	NONE	10 FT.	Y
MIN. REAR YARD:	20 FT.	591 FT.	Y
MAX. HEIGHT:	60 FT.	52 FT.	Y
MAX. STORIES:	5	3	Y

*PER SECTION 530D(2) OF THE ZONING BYLAW THIS PROJECT WILL REQUIRE A SPECIAL PERMIT BY THE CITY OF GARDNER PLANNING BOARD. THIS SITE HAS BEEN PREVIOUSLY APPROVED FOR A DEVELOPMENT OVERLAY DISTRICT 1 BY THE CITY COUNCIL ON APRIL 18, 2006 AND APPROVED BY MAYOR GERALD E. ST. HILAIRE ON APRIL 19, 2006.

**MAX LOT COVERAGE WITHIN THE USABLE AREA IS 44.6%.



Drawn By: JLL Designed By: JLL Checked By:

PARKING SUMMARY:

REQUIREMENTS:

RESIDENTIAL 2 BEDROOM: 2 SPACE/UNIT
RESIDENTIAL 1 BEDROOM: 1 SPACE/UNIT

DECEMBER

PROPOSED:
RESIDENTIAL: 90 2 BEDROOM UNITS
RESIDENTIAL: 33 1 BEDROOM UNITS

RESIDENTIAL/COMMERCIAL

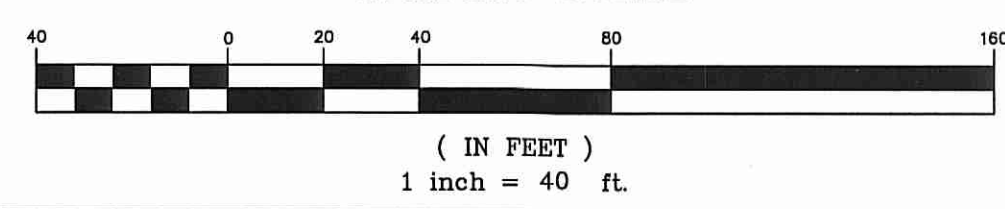
PARKING REQUIRED:
RESIDENTIAL: 90 UNITS X 2 SP/UNIT= 180 SPACES
RESIDENTIAL: 33 UNITS X 1 SP/UNIT= 33 SPACES

TOTAL SPACES REQUIRED: 213 SPACES
PARKING PROVIDED: 218 SPACES

PARKING PROVIDED: 218 SPACES

TOTAL ACCESSIBLE REQUIRED: 7 SPACES
ACCESSIBLE PARKING REQUIRED: 7 SPACES

GRAPHIC SCALE



McCarty Engineering, Inc.

Civil Engineers
42 Jungle Road, Leominster, MA 01453
phone:(978) 534-1318 fax: (978) 840-6907
www.mccartudh.com

Project Name

Parker Estates
Parker Street
Gardner, MA

Sheet Title

City Council
Graphic

Job No: 223

File Name: 223P-Grahpic

Date: February 19, 2020

Scale: 1"=40'

Sheet No. _____

1