LEGEND

DESCRIPTION	EXISTING	PROPOSED
ACRES	AC.	AC
BITUMINOUS CONCRETE	BIT. CONC.	BIT. CONC.
BITUMINOUS CONCRETE WALKWAY	BCW	BCW
BOLLARD POST	BP	BP
BOUNDARY OF BORDERING VEGETATED WETLANDS	BBVW	
BUILDING	BLDG	BLDG
CAST IRON	CI	CI
CATCH BASIN	CB	CB
CEMENT LINED DUCTILE IRON	CLDI	CLDI
CHAIN LINK FENCE	CLF	CLF
CONCRETE	CONC.	CONC.
CONCRETE PAD	CP	CP
CONCRETE WALKWAY	CW	CW
CONTOUR LINE	150	150
CROSSWALK	X-WALK	X-WALK
CURB TOP AND BOTTOM ELEVATIONS	TC BC	TC BC
DECIDUOUS TREE	T	T
DOOR	DR	
DRAIN MANHOLE/DRAIN LINE	DMH	DMH
EDGE OF PAVEMENT	EOP	
ELECTRIC BOX	EB	EB
ELECTRIC HAND HOLE	EHH	EHH
ELECTRIC MANHOLE/ELECTRIC LINE	EMH	EMH
EROSION CONTROL BARRIER		ECB
FIRE ALARM/FIRE ALARM LINE	FA	FA
FOUNDATION DRAIN	FD	FD
GAS GATE/GAS LINE	GG	GG
GAS METER	GM	GM
GUY WIRE	GW	GW
HANDICAP ACCESSABLE PARKING SPACE		
HIGHPOINT		HP= 150.25
INVERT	INV.	INV.
LIGHT POLE	LP	LP
MISCELLANEOUS MANHOLE	MMH	
MISCELLANEOUS UTILITY	MU	
MONITORING WELL	MW	
NOT TO SCALE	N.T.S.	N.T.S.
NOW OR FORMERLY	N/F	N/F
OVERHANG	OH	OH
OVERHEAD WIRE	OHW	OHW
PERCOLATION TEST	PT	
PLUS OR MINUS	±	±
POLYVINYL CHLORIDE PIPE	PVC	PVC
POST INDICATOR VALVE	PIV	PIV
RIPRAP		
SEWER MANHOLE/SEWER LINE	SMH	SMH
SIGN	S	S
SPOT ELEVATION	X 150.25	X 150.25
SQUARE FEET	S.F.	S.F.
STOCKADE FENCE	STF	STF
STONE WALL	STW	STW
TELEPHONE MANHOLE/TELEPHONE LINE	TMH	TMH
TEST PIT	TP	
TRANSFORMER	T	T
TREELINE		
UTILITY POLE	UP	SP
VERTICAL GRANITE CURB	VGC	VGC
WATER GATE/WATER LINE	WG W	WG W
WATER SHUT OFF		
WELL		WELL
WETLANDS	100' BVW BZ	
WHEELCHAIR RAMP	WCR	WCR

LAYOUT, MATERIALS AND PLANTING PLAN NOTES:

1. SEE SHEET C1.01 FOR REFERENCES.
2. ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL TO OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
4. DIMENSIONS OF PARKING SPACES AND WALKWAYS ARE MEASURED FROM FACE OF CURB.
5. EACH HANDICAP PARKING SPACE SHALL BE IDENTIFIED BY A SIGN LOCATED AT THE BACK OF CURB. THE SIGN SHALL CONTAIN THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, AND DETAILED IN THE FHWA/MSDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED UNLESS OTHERWISE SPECIFIED ON THE PLANS.
7. EXISTING PAVEMENT SHALL BE SAW CUT, AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES AS OUTLINED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
9. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE.
10. THERE SHALL BE NO SNOW STORAGE WITHIN THE 100' WETLAND BUFFERZONE. SNOW BEYOND THE CAPACITY OF THE SNOW STORAGE AREAS SHOWN ON THE PLAN WILL BE REMOVED FROM THE SITE WITHIN 48 HOURS.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS	QUANTITY
TREES					
Tc	Tilia cordata	Little Leaf Linden	2 1/2"-3" cal.	B&B	3
SHRUBS					
Jh	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	#2	CONT.	31
Fh	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	#2	CONT.	21

ZONING SUMMARY TABLE

COMMERCIAL DISTRICT

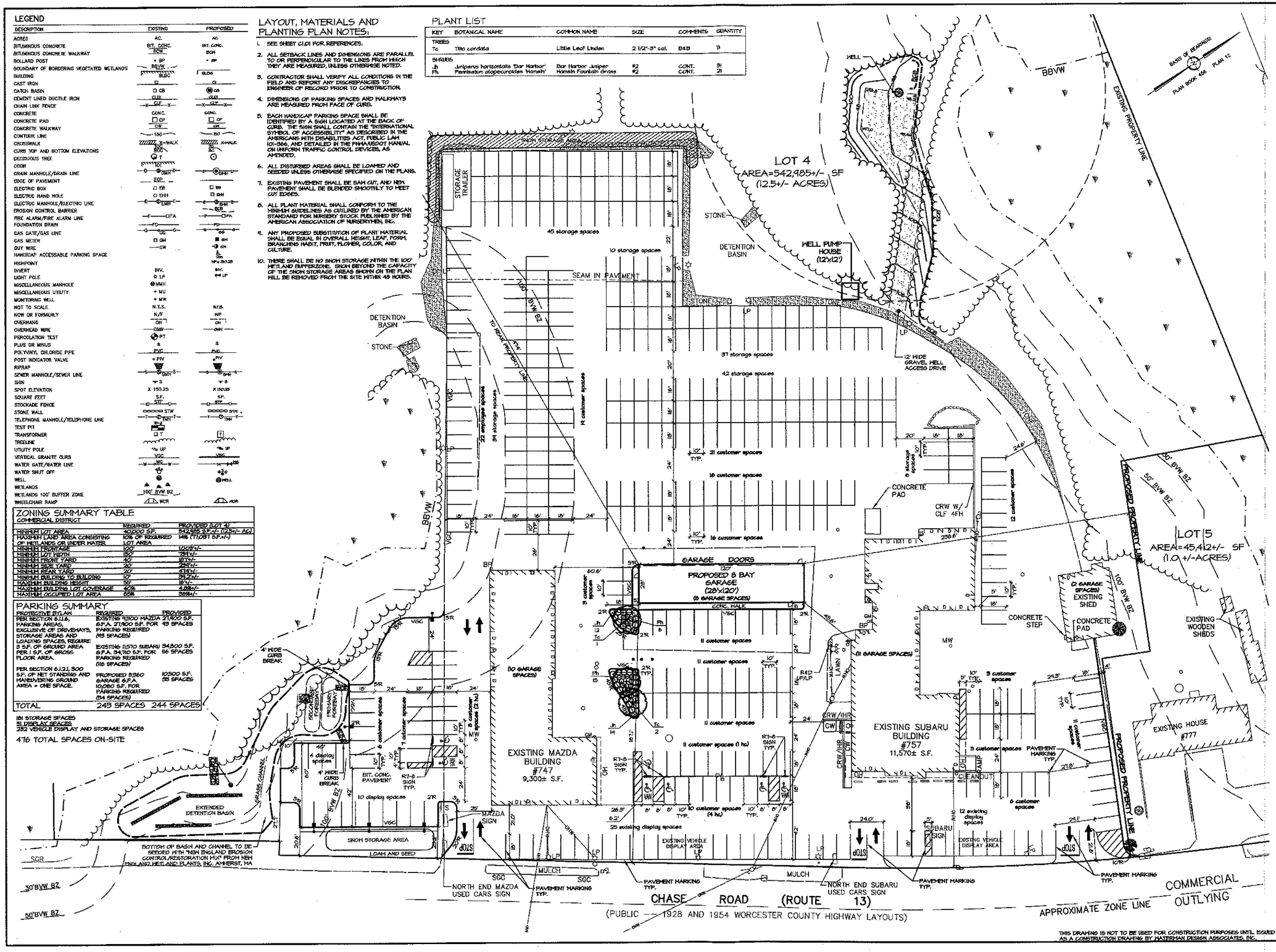
	REQUIRED	PROVIDED (LOT 4)
MINIMUM LOT AREA	40,000 S.F.	542,985 S.F.+/- (12.5+/- AC)
MAXIMUM LAND AREA CONSISTING OF WETLANDS OR UNDER WATER	10% OF REQUIRED LOT AREA	14% (77,087 S.F.+/-)
MINIMUM FRONTAGE	100'	1002'+/-
MINIMUM LOT WIDTH	150'	794'+/-
MINIMUM FRONT YARD	40'	121'+/-
MINIMUM SIDE YARD	20'	254'+/-
MINIMUM REAR YARD	20'	474'+/-
MINIMUM BUILDING TO BUILDING	10'	35.2'+/-
MAXIMUM BUILDING HEIGHT	35'	19'+/-
MAXIMUM BUILDING LOT COVERAGE	40%	4.8%+/-
MAXIMUM OCCUPIED LOT AREA	85%	59%+/-

PARKING SUMMARY

PROTECTIVE BYLAW	REQUIRED	PROVIDED
PER SECTION 6.1.1.A, PARKING AREAS, EXCLUSIVE OF DRIVEWAYS, STORAGE AREAS AND LOADING SPACES, REQUIRE 3 S.F. OF GROUND AREA PER 1 S.F. OF GROSS FLOOR AREA.	EXISTING 11,500 MAZDA 27,900 S.F. G.F.A. 27,900 S.F. FOR PARKING REQUIRED (93 SPACES)	43 SPACES
	EXISTING 11,570 SUBARU 34,800 S.F. G.F.A. 34,710 S.F. FOR PARKING REQUIRED (116 SPACES)	116 SPACES
PER SECTION 6.1.2.J, 500 S.F. OF NET STANDING AND MAINEWORKING GROUND AREA = ONE SPACE.	PROPOSED 8,360 GARAGE G.F.A. 10,080 S.F. FOR PARKING REQUIRED (34 SPACES)	10,500 S.F. 35 SPACES
TOTAL	243 SPACES	244 SPACES

181 STORAGE SPACES
51 DISPLAY SPACES
232 VEHICLE DISPLAY AND STORAGE SPACES

476 TOTAL SPACES ON-SITE



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LUNENBURG TOWN CLERK OFFICE

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REV.	DATE	DESCRIPTION	INIT.
C	04/29/15	ISSUED FOR TOWN PERMITS	
B	05/28/14	CONSERVATION & PEER REVIEW COMMENTS	
A		INITIAL ISSUE	

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APPLICANT:
EMPIRE MANAGEMENT CORPORATION
171 Great Road
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TITLE:
SITE PLAN
NORTH END MAZDA
NORTH END SUBARU
739 - 777 Chase Road
Lunenburg, MA
(Worcester County)
PERMIT DRAWINGS

0 30 60 90

DATE: 03/31/14	SCALE: 1" = 30'
JOB NO.: 0538.02	DWN. BY:
FILE NO.: 0538200	CHK'D. BY:
DRAWING NO.: 0538251B	SHEET: C2.01