ZONING REQUIREMENTS
ZONE: BUSINESS - HIGHWAY (B-2)
OVERLAYS: ROUTE 146 OVERLAY DISTRICT, GROUNDWATER PROTECTION DISTRICT
MIN. AREA: 40,000 SF
MIN WIDTH: 200'
MIN. FRONTAGE: 200'
MIN. BUILDING SETBACKS:
FRONT: 50' SIDE 20': REAR: 50'
MAX. BLDG HEIGHT: 30'
MAX BLDG STORIES: 2
MAX BLDG COVERAGE: 50%
MIN. OPEN SPACE: 25%

OPEN SPACE REQUIREMENTS
B-2 REQUIREMENT = 25%
B-2 PROVIDED = 21.9/45.6 = 48% (BASED ON B-2 DEFINITION, EXCLUDES STORMWATER BASINS
ROUTE 146 OVERLAY REQUIREMENT = 35%
ROUTE 146 OVERLAY PROVIDED = 19.7/45.6 = 43% (BASED ON ROUTE 146 OVERLAY REQUIREMENTS)*
*INCLUDES LAND WITHIN ELECTRIC COMPANY EASEMENT AND WITHIN YARD SETBACKS AS ALLOWED BY VOTE OF PLANNING BOARD.

PARKING REQUIREMENTS
BANK & RETAIL: 1 PER 225 SF NFA
RESTAURANT 1PER 3 SEATS, + 1 PER EMPLOYEE ON LARGEST SHIFT.

HOME IMPROVEMENT RETAIL - 155,595 / 225 = 691 SPACES
SUPERMARKET - 56,645 / 225 = 252 SPACES
BANK - 3,300 SF / 225 = 15 SPACES
RETAIL B - 4,000 / 225 = 18 SPACES
RETAIL C -
RETAIL: 4,700 /225 = 21 SPACES
RESTAURANT: 45 SEATS/3 + 3 EMPLOYEES = 18 SPACES

RETAIL/RESTAURANT D =
RESTAURANT : 75 SEATS / 3 + 5 EMPLOYEES = 30 SPACES
RETAIL PORTION:2,378 / 225 = 11 SPACES

TOTAL PARKING REQUIRED = 1056 **
TOTAL PARKING PROVIDED = 826

** 25% REDUCTION ALLOWED FOR MULTIPLE USES WITH DIFFERENT PEAK HOURS OF OPERATION REQUIRES PLANNING BOARD APPROVAL

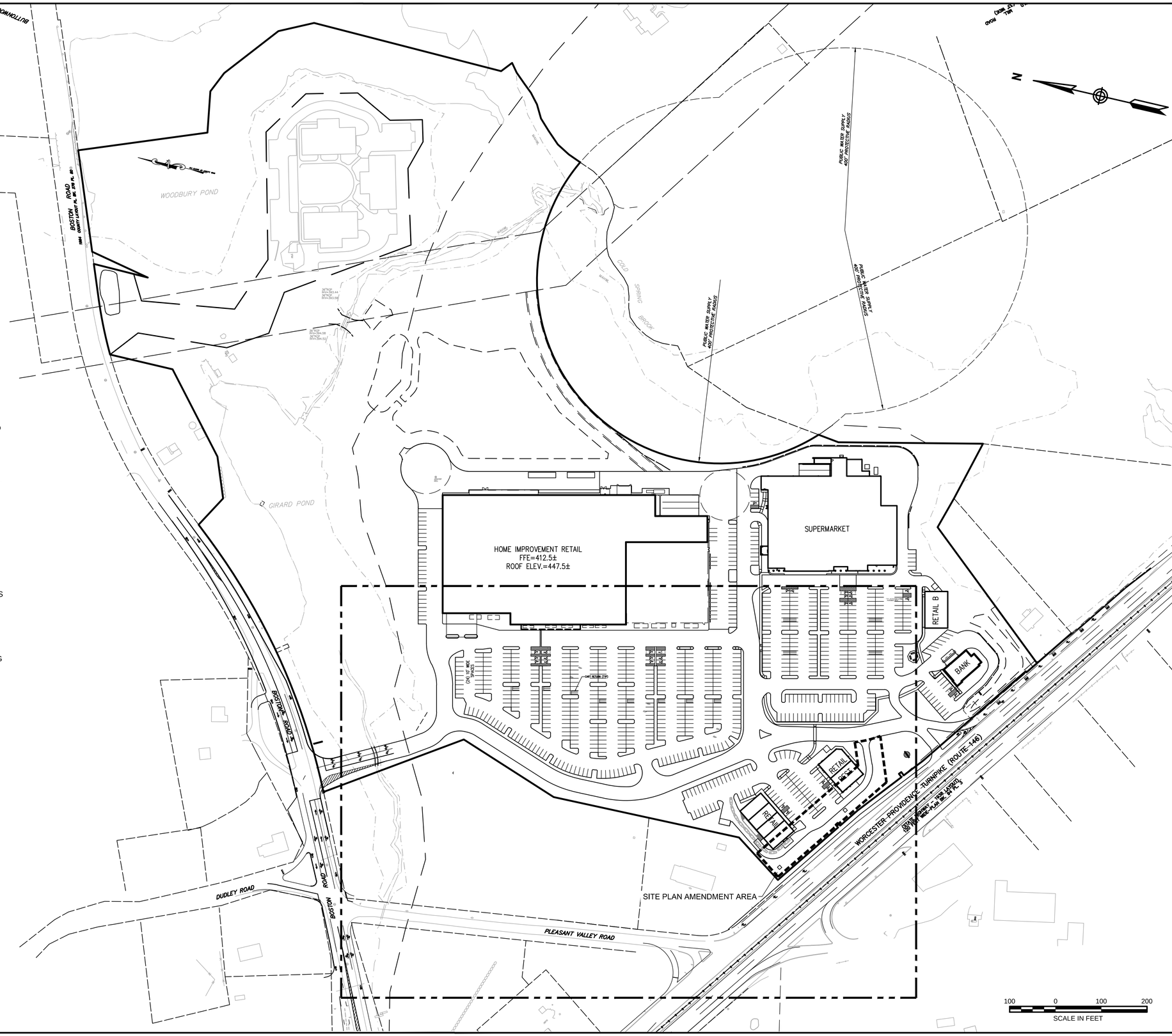
LOADING SPACE REQUIREMENTS
1 PER 7,500 SF + 1 PER ADDITIONAL 15,000 SF
HOME IMPROVEMENT RETAIL: (155,595 - 7500)/15,000 = 10
SUPERMARKET: (56,645 - 7,500)/15,000 = 4
BANK = NONE
RETAIL B = NONE
RETAIL C = NONE
RETAIL D = NONE

LOADING SPACES PROVIDED
HOME IMPROVEMENT RETAIL: 5
SUPERMARKET: 2
RETAIL B: 0
RETAIL C: 0
RETAIL D: 0

MAXIMUM NUMBER OF EMPLOYEES PER SHIFT
HOME IMPROVEMENT RETAIL = 50 (ESTIMATED)
SUPERMARKET - 38 ESTIMATED
BANK - 5 ESTIMATED
RETAIL B - 3 ESTIMATED
RETAIL C - 10 ESTIMATED
RETAIL D - 8 ESTIMATED

SITE PLAN APPROVAL AND SPECIAL PERMIT
SUTTON PLANNING BOARD

BEING A MAJORITY DATE:



REVISIONS

1/29/15	FRONT PAD SITE PLAN MODIFICATION
7/1/15	FRONT PAD EXIT DRIVEWAY MODIFICATION

COMMONWEALTH OF MASSACHUSETTS
PATRICK P. DOHERTY
CIVIL
No. 45379
REGISTERED PROFESSIONAL ENGINEER

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LAYOUT PLAN

PLEASANT VALLEY CROSSING
171 Worcester Providence Turnpike
Sutton, Massachusetts

Proj. No.

Date
Oct. 9, 2014

Drawing No.
S-0

Sheet 1 of 1

401.33'

178.33' TO FENCE

CUSTOMER LOADING CANOPY

PAINTED SOLID YELLOW LINE

PAINTED 2' WHITE SKIP

36" PAINTED YELLOW CROSSWALK

PAINTED YELLOW "LOADING ZONE" @ 100' O.C. 24" HIGH MAX.

PAINTED SOLID YELLOW LINE @ 2' O.C. @ 45°

SIDEWALK DISPLAY AREAS (TYP.)

FIRE LANE (FL) SIGN (TYP) (100' O.C.) (SEE DETAILS)

BIKE RACK

SMOOTH TINTED CONCRETE SIDEWALK-COLOR "DESERT SAND" (SEE DETAILS)

CROSSWALK AREAS TO BE COLORED DURATHERM STREETPRINT OR APPROVED EQUAL (SEE DETAILS, TYP)

(24) 10' WIDE SPACES

INTERIOR LANDSCAPING AREA (TYP)

INTERIOR PARKING AREA = 153,817± SF
5% LANDSCAPING REQUIRED = 7,690±
INTERIOR LANDSCAPING PROVIDED = 8,363±

CART RETURN (TYP)

410 FRONT PARKING SPACES

SEASONAL PARKING LOT SALES AREA

PARKING SPACES FOR UTILITY TRAILERS AND OUTDOOR DISPLAYS

INTERIOR PARKING AREA = 31,287±
5% LANDSCAPING REQUIRED = 1,563±
INTERIOR LANDSCAPING PROVIDED = 5,884±

TYP. ACCESSIBLE PARKING SIGN

CONCRETE SIDEWALK MIN. 5' WIDE (SEE DETAILS, TYP)

BENCH (4, TYP)

CENTRAL GATHERING PLACE (PAVERS)

"DO NOT ENTER"

ACCESSIBLE CURB CUT (TYP.)

"TRUCK ROUTE" SIGN WITH ARROW POINTING TO BOSTON ROAD

DUMPSTER PAD

PROPOSED PYLON SIGN

50' SETBACK

UNIT D-1 2,368± S.F.

UNIT D-2 2,400± S.F.

OUTDOOR SEATING

STAMPED COLORED CONCRETE SIDEWALK-COLOR "DESERT SAND" (SEE DETAILS, TYP)

INTERIOR PARKING AREA = 29,650±
5% LANDSCAPING REQUIRED = 1,483±
INTERIOR LANDSCAPING PROVIDED = 1,996±

UNIT C-1 1,650± S.F.

UNIT C-2 1,650± S.F.

UNIT C-3 1,440± S.F.

STARBUCKS 1,900± S.F.

LOADING ZONE

DUMPSTER PAD (TYP.)

"DO NOT ENTER"

OUTDOOR SEATING

"DRIVE-THRU EXIT" WITH ARROW

20' SETBACK

PROPOSED 6' HIGH WHITE VINYL STOCKADE FENCE OR EARTHEN BERM ALONG PROPERTY LINE

APPROXIMATE LIMIT OF CONSTRUCTION (TYP)

LIMITS OF INTERIOR PARKING AREAS

PROPOSED UTILITY TRAILER DISPLAY AREA (11 PARKING SPACES)

2,750 S.F.± PROPOSED BVW FILL

LEFT AND RIGHT TURNING LANE ONLY

PROPOSED RETAINING WALL W/ GUARD RAIL TW=422'±, BW=414'± L=350± (HEIGHT VARIES) (DESIGN BY OTHERS)

OFF-SITE IMPROVEMENT S BY GREEN INTERNATIONAL TRANSITION TO EXISTING GRADE

INTERMITTENT STREAM

BVW EDGE

EXISTING BUILDING

WORCESTER PROVIDENCE

(STATE 120 FE

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SUTTON PLANNING BOARD

BEING A MAJORITY DATE:

40 0 40 80
SCALE IN FEET

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LAYOUT PLAN

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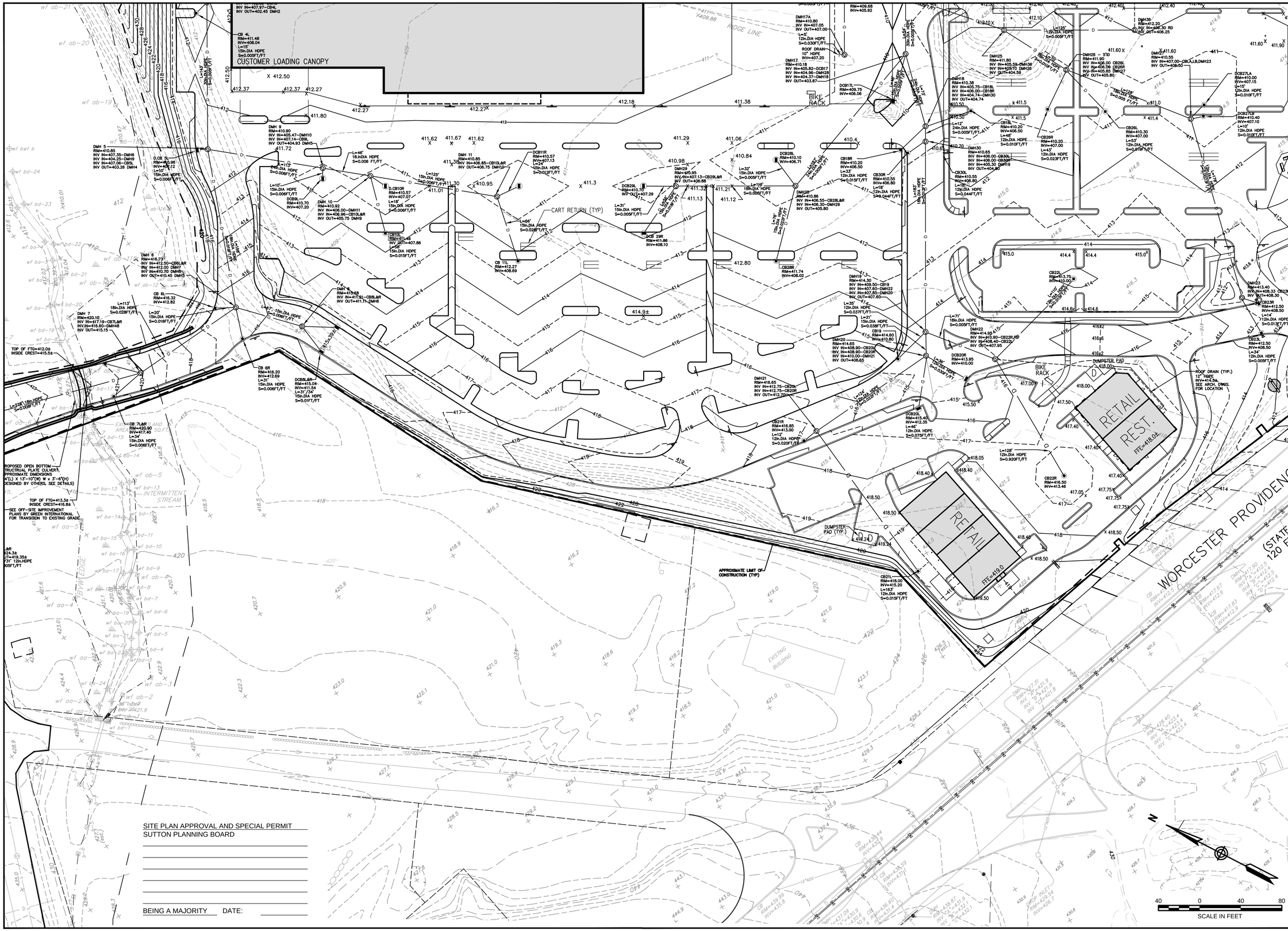

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SUTTON PLANNING BOARD

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GRADING & DRAINAGE PLAN

PLEASANT VALLEY CROSSING
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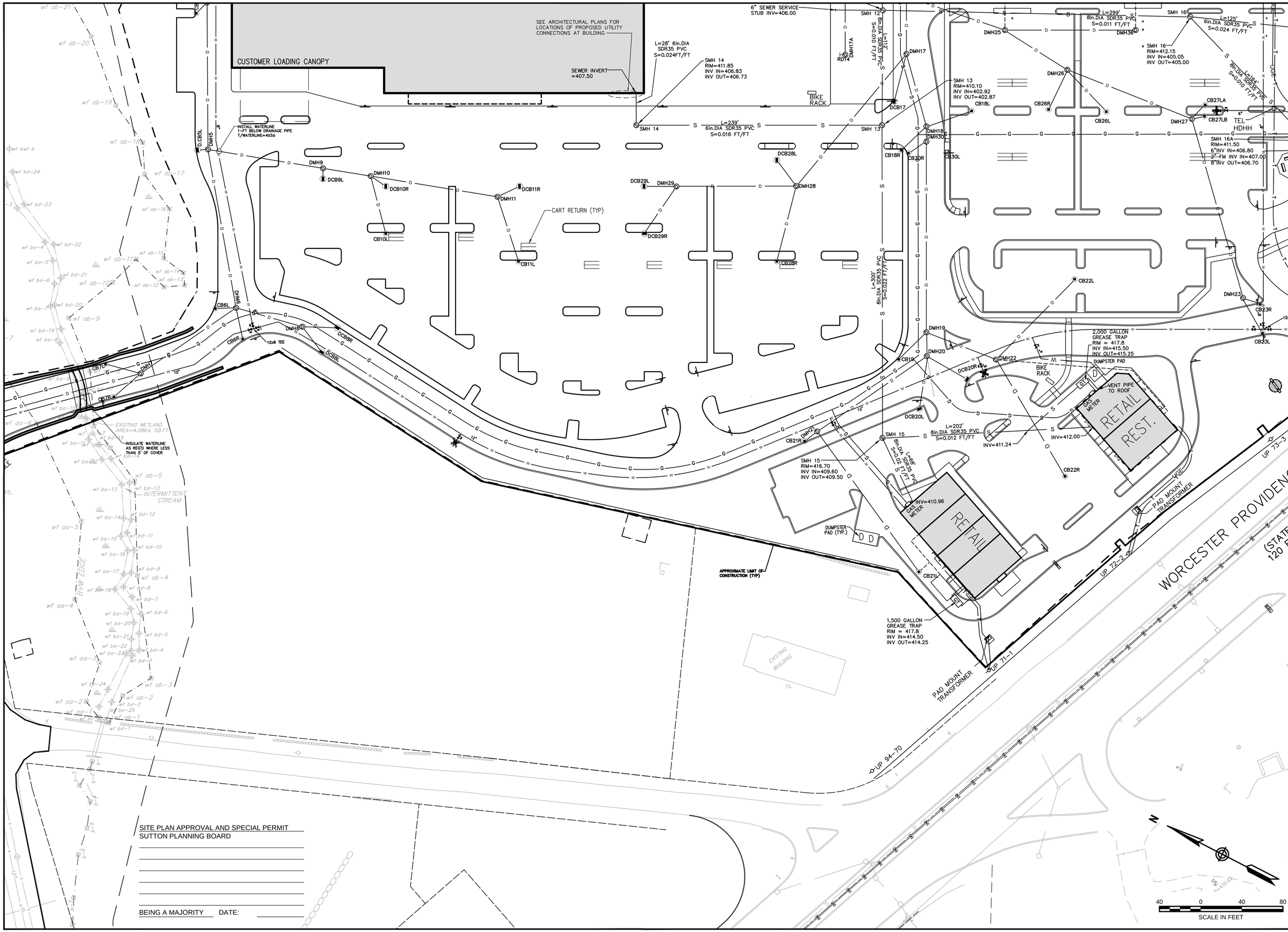
Drawing No.
G-2

Sheet 1 of 1



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UTILITY PLAN

PLEASANT VALLEY CROSSING

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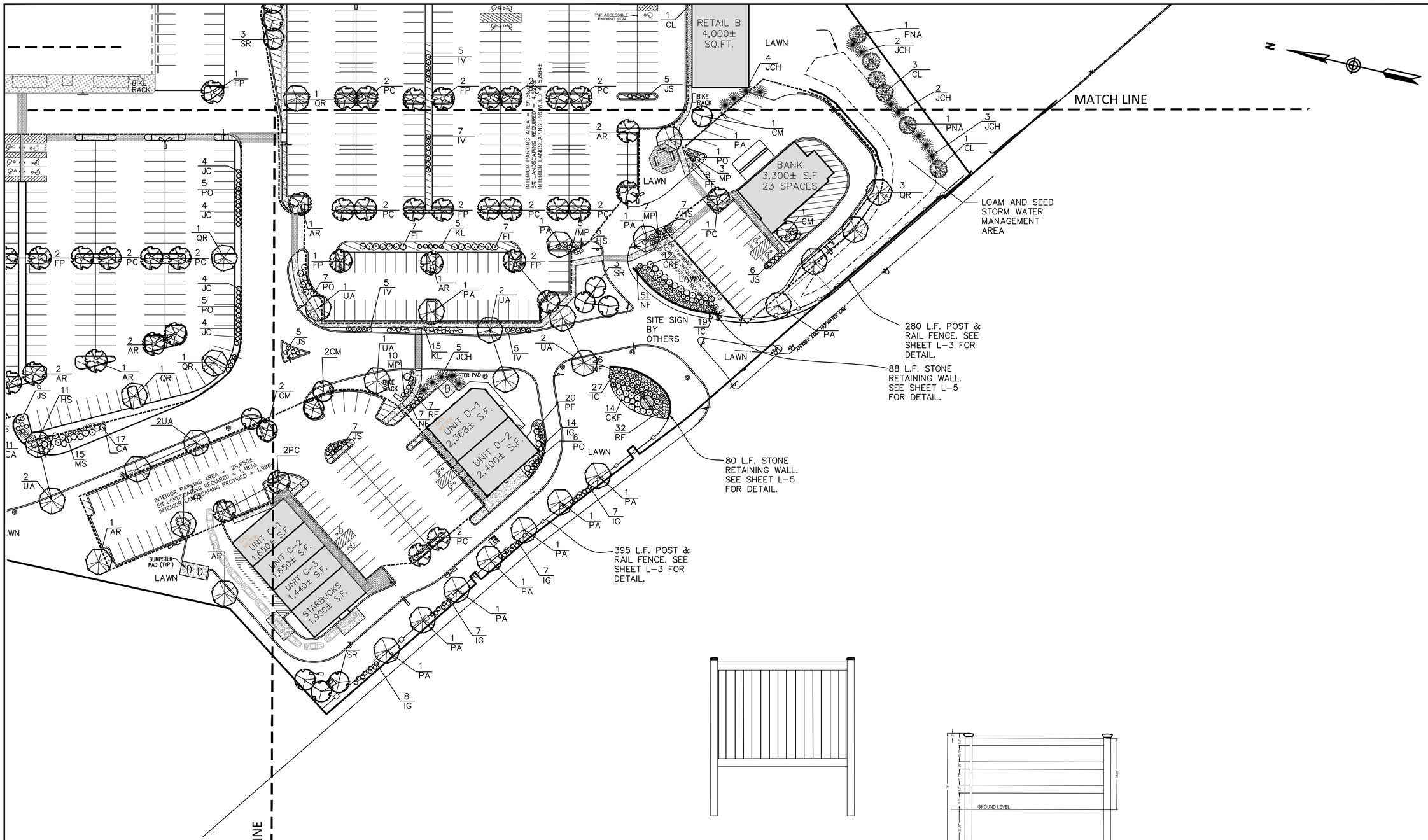
Drawing No.
U-2

Sheet 1 of 1



FRONT ELEVATION

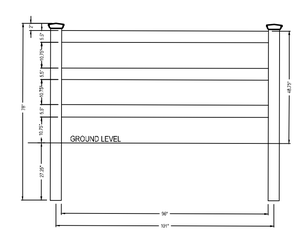
NEW ENGLAND - V55NE

A		B		C		D	
H/FT	INCHES	H/FT	INCHES	H/FT	INCHES	H/FT	INCHES
3	60	3	22	3	25	3	38
4	84	4	34	4	37	4	48
5	96	5	34	5	49	5	60
6	108	6	34	6	61	6	72

NOTES:
1. THE 6' HIGH SOLID TONGUE AND GROOVE FENCE SHALL BY MANUFACTURED BY ILLUSIONS VINYL FENCES (800) 339.3362 OR APPROVED EQUAL. FENCE SHALL BE WHITE VINYL AND HAVE THE FOLLOWING CHARACTERISTICS: 5"X5" POSTS WITH NEW ENGLAND POST CAPS V55NE.
3. INCLUDES METAL REINFORCEMENT BOTTOM RAIL

V300-3,4,5,6

6' H W SOLID TONGUE AND GROOVE



FRONT ELEVATION

NEW ENGLAND CAP

NOTES:
1. THE POST AND RAIL FENCE SHALL BY MANUFACTURED BY ILLUSIONS VINYL FENCES (800) 339.3362 OR APPROVED EQUAL. FENCE SHALL BE WHITE VINYL AND HAVE THE FOLLOWING CHARACTERISTICS: 5"X5" POSTS WITH NEW ENGLAND POST CAPS V55NE.

3-RAIL

6' W POST AND RAIL FENCE WITH 3 RAILS

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LANDSCAPE PLAN

PLEASANT VALLEY CROSSING
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Drawing No.
LS-3

Sheet 1 of 1