

ZONING TABLE

ZONE: RS-7 RESIDENTIAL, SINGLE FAMILY; ML-0.5 MANUFACTURING, LIMITED; ML-2.0 MANUFACTURING, GENERAL
 USE: WHOLESALE SALES/STORAGE/DISPLAY
 MAP: 34 BLOCK: 32 & 34 LOTS: 15 & 1

APPLICANT/ OWNER INFORMATION

APPLICANT: CARMAX AUTO SUPERSTORES INC
 12800 TUCKAHOE PARKWAY CREEK PARKWAY
 RICHMOND, VA

PROPERTY OWNER: AF AMORELLO & SONS INC
 123 SOUTHWEST CUTOFF
 WORCESTER, MA

BULK REQUIREMENTS

ITEM	CODE	PERMITTED (ML-0.5/ML-2.0)	EXISTING	PROPOSED
MIN LOT AREA	TABLE 4.2	NA / NA	1,330,899 SF (30.554 AC)	NO CHANGE
MIN LOT FRONTAGE	TABLE 4.2	NA / NA	78.54'	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	TABLE 4.2	25' / 15'	NA	> 25'
SIDE YARD	TABLE 4.2	NA / NA	NA	374.6'
REAR YARD	TABLE 4.2	25' / 15'	NA	355.7'
MAX PERMITTED HEIGHT	TABLE 4.2	50' / NA	NA	< 50'
MAX LOT COVERAGE	TABLE 4.2	NA / NA	NA	31.7%
MAX FLOOR AREA RATIO	TABLE 4.2	0.5 TO 1 / 2 TO 1	NA	0.58

KEY = VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	NOTES TO TABLE 4.4	9' X 18' MIN	NA	9' X 20'
MIN AISLE WIDTH	NOTES TO TABLE 4.4	24'	NA	24'
MIN NUMBER OF STALLS	TABLE 4.4	24	NA	117

WHOLESALE SALES/STORAGE/DISPLAY:
 1 SPACE PER 11,000 SF = 7,100 SF PROP BUILDING + 255,089 SF DISPLAY LOT = 24 SPACES

KEY = VARIANCE REQUIRED



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LATEST DA/PC

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CHECKED BY:

REVISIONS

REV#	DATE	DESCRIPTION	BY

PERMIT SET

CARMAX
 THE AUTO SUPERSTORE
 STORE NUMBER XXXX
 34 ESKOW ROAD
 WORCESTER, MA

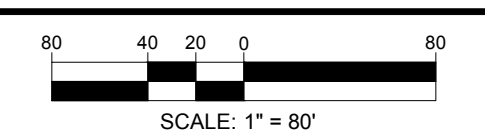
PROJECT NO.

DATE 2024.10.01

SHEET TITLE OVERALL SITE PLAN

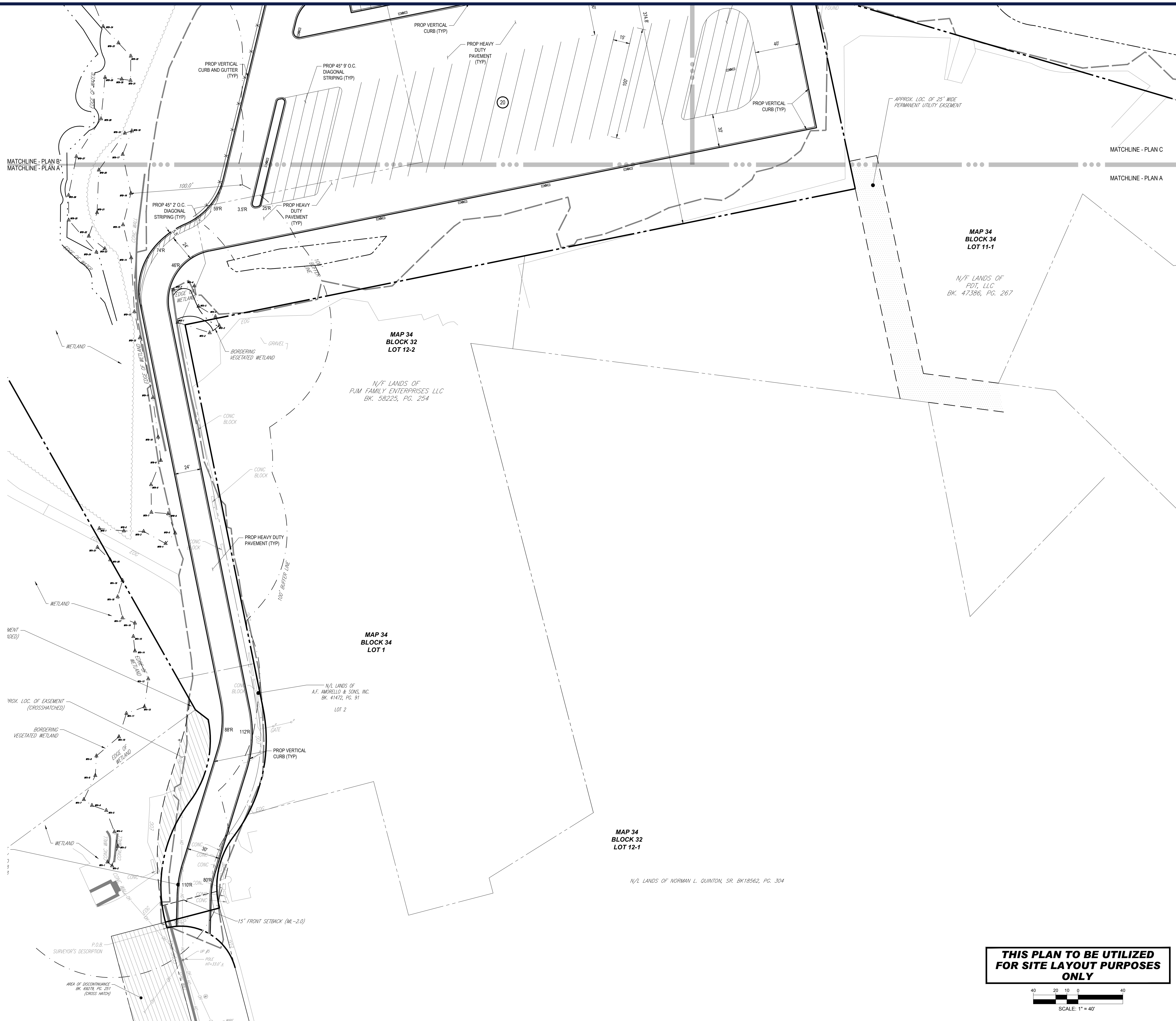
SHEET NO. C-301

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

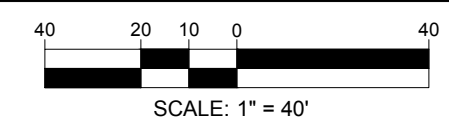


\P\PROJECTS\2024\20241001\20241001_00_CAD\DRAWING\301 OVERALL SITE PLAN.dwg
 DATE PLOTTED: 10/1/2024 10:00:00 AM
 PLOTTER: HP DesignJet T1300e
 PLOTTING METHOD: HP DesignJet T1300e
 PLOTTING SCALE: 1" = 80'
 PLOTTING SHEET: C-301 OVERALL SITE PLAN

I:\BOHLER\NETSHARED\PROJECTS\3525\MAZ\3031\2024\DRAWINGS\PLAN SET\CIVIL SITE PLAN\CIVIL-PROP-MAZ3031 06-08-24\JOYNT_C302 SITE A



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
CONSTRUCTION ADMINISTRATION
TRANSPORTATION SERVICES



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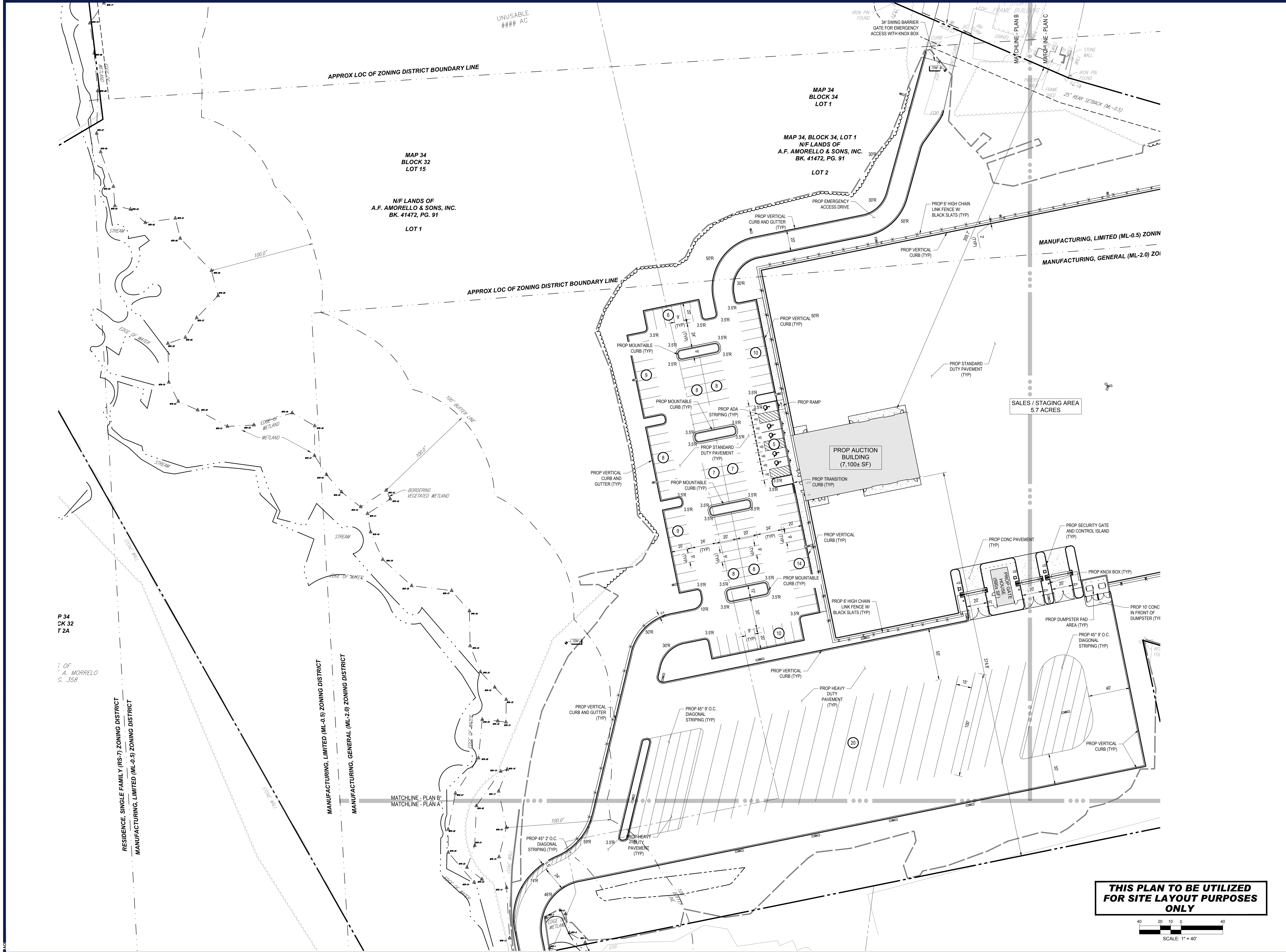
PERMIT SET



**STORE NUMBER XXXX
34 ESKOW ROAD
WORCESTER, MA**

PROJECT NO. _____
DATE 2024.10.01
SHEET TITLE SITE PLAN A

SHEET NO. C-302



BOHLER CONSULTING ENGINEERS INC. 100 CADSWELL RD, SUITE 201, WILMINGTON, MA 01897 TEL: 508-928-1111 FAX: 508-928-1112 www.bohler.com

P 34
CK 32
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1 OF
A. MORELLO
S: 359

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SCALE: 1" = 40'

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROJECT MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES



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CHECKED BY: _____

REVISIONS

REV#	DATE	DESCRIPTION	BY

PERMIT SET

CARMAX
 THE AUTO SUPERSTORE
 STORE NUMBER XXXX
 34 ESKOW ROAD
 WORCESTER, MA

PROJECT NO. _____

DATE 2024.10.01

SHEET TITLE SITE PLAN B

SHEET NO. C-303



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REVISIONS

REV#	DATE	DESCRIPTION	BY

PERMIT SET

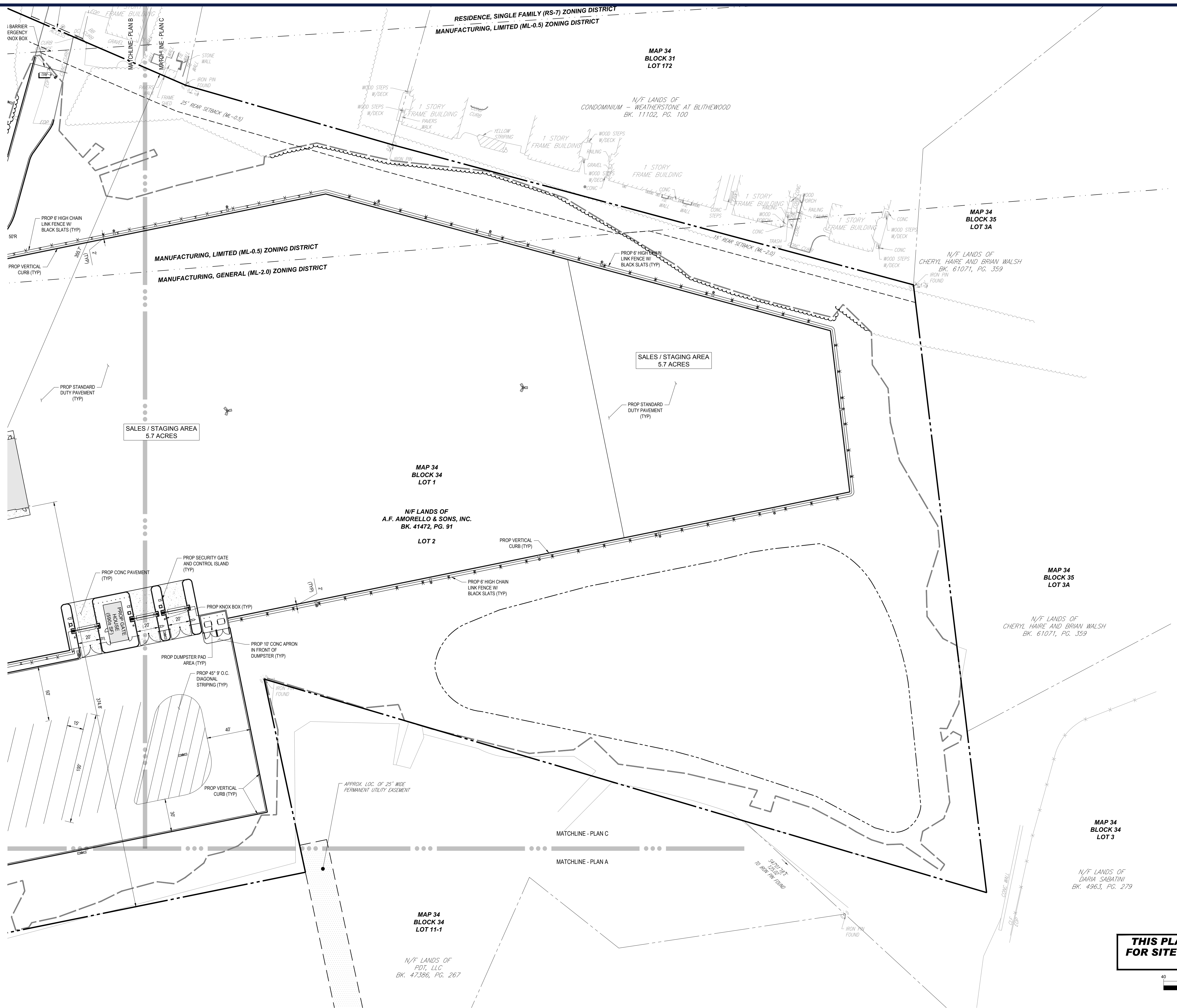
CARMAX
 THE AUTO SUPERSTORE
CARMAX FINANCIAL SERVICES, INC. 8000 MAINTENANCE CENTER DRIVE, NORWELL, MA 01962
**STORE NUMBER XXXX
 34 ESKOW ROAD
 WORCESTER, MA**

PROJECT NO.

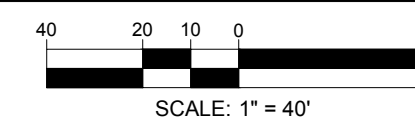
DATE 2024.10.01

SHEET TITLE SITE PLAN C

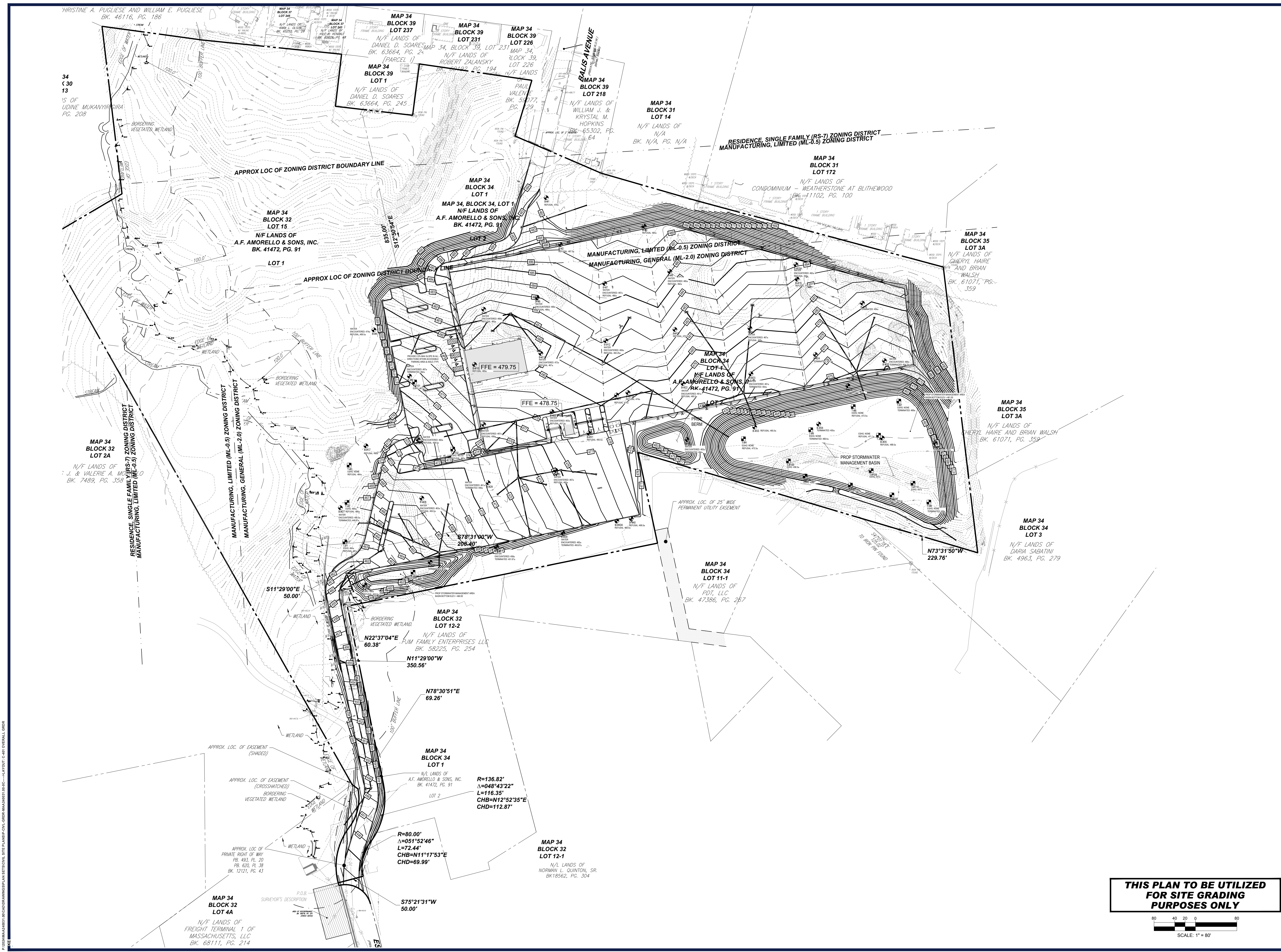
SHEET NO. C-304



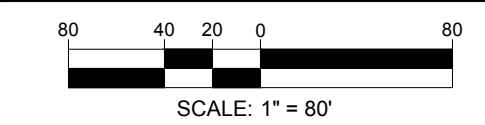
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\\BOHLER\NET\SHARES\PROJECTS\2024\MAZ241001\20-CAD\DWG\DWG\PLAN SITE PLAN CIVIL.PROP-MAZ241001.DWG - JAYDUT, CSW BTE C



THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



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REV#	DATE	DESCRIPTION	BY

PERMIT SET

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 THE AUTO SUPERSTORE
 STORE NUMBER XXXX
 34 ESKOW ROAD
 WORCESTER, MA

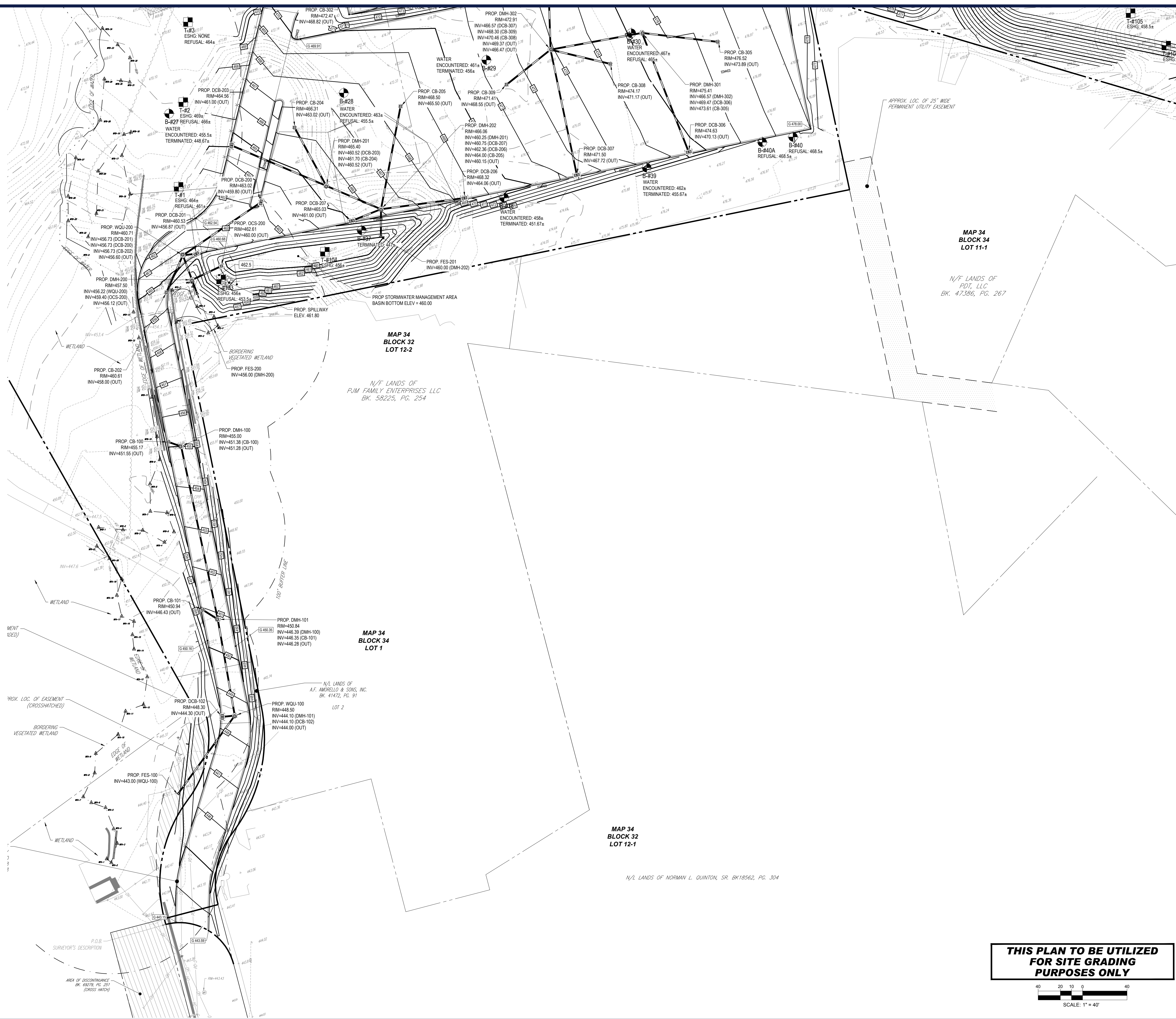
PROJECT NO.

DATE 2024.10.01

SHEET TITLE
 OVERALL GRADING PLAN

SHEET NO. C-401

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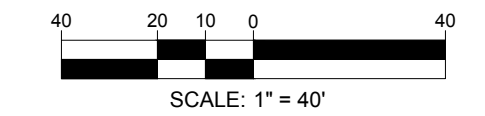
REV#	DATE	DESCRIPTION	BY

PERMIT SET

CARMAX
 THE AUTO SUPERSTORE
 STORE NUMBER XXXX
 34 ESKOW ROAD
 WORCESTER, MA

PROJECT NO. _____
 DATE 2024.10.01
 SHEET TITLE GRADING & DRAINAGE PLAN A

THIS PLAN TO BE UTILIZED FOR SITE GRADING PURPOSES ONLY



SHEET NO. _____ C-402

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APPROX LOC OF ZONING DISTRICT BOUNDARY LINE

MAP 34
BLOCK 34
LOT 1

MAP 34, BLOCK 34, LOT 1
N/F LANDS OF
A.F. AMORELLO & SONS, INC.
BK. 41472, PG. 91
LOT 2

MAP 34
BLOCK 32
LOT 15

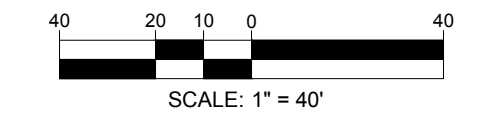
N/F LANDS OF
A.F. AMORELLO & SONS, INC.
BK. 41472, PG. 91
LOT 1

MANUFACTURING, LIMITED (ML-0.5) ZONING
MANUFACTURING, GENERAL (ML-2.0) ZONING

APPROX LOC OF ZONING DISTRICT BOUNDARY LINE

PROVIDE 2% MAX SLOPE IN ALL
DIRECTIONS WITHIN ACCESSIBLE
PARKING AREA & AISLE (TYP)

**THIS PLAN TO BE UTILIZED
FOR SITE GRADING
PURPOSES ONLY**



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES



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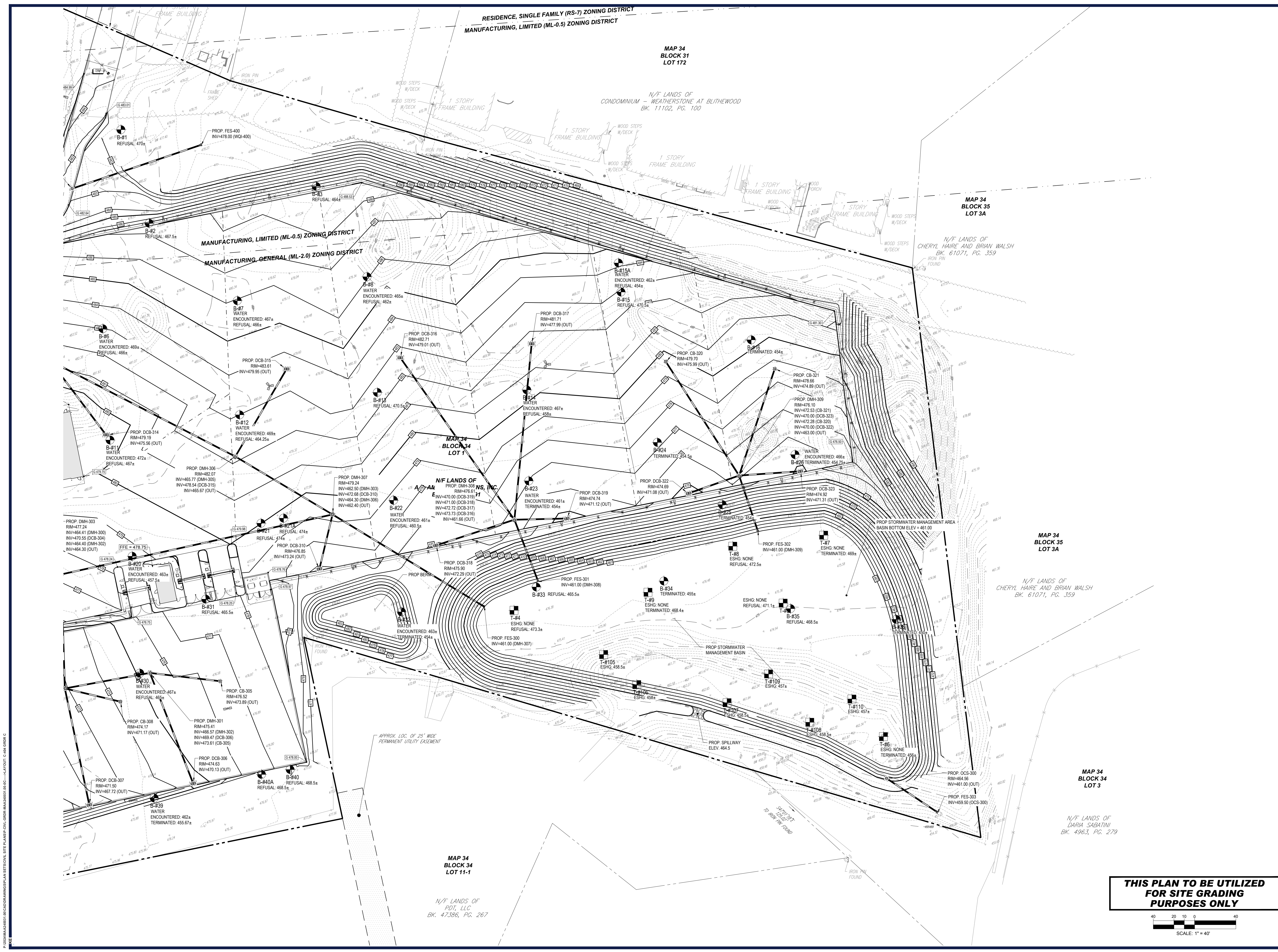
CARMAX
THE AUTO SUPERSTORE
STORE NUMBER XXXX
34 ESKOW ROAD
WORCESTER, MA

PROJECT NO.
DATE: 2024.10.01
SHEET TITLE: GRADING & DRAINAGE PLAN B
SHEET NO.: C-403

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RESIDENCE, SINGLE FAMILY (RS-7) ZONING DISTRICT
 MANUFACTURING, LIMITED (ML-0.5) ZONING DISTRICT

MAP 34
 BLOCK 31
 LOT 172

N/F LANDS OF
 CONDOMINIUM - WEATHERSTONE AT BLITHEWOOD
 BK. 11102, PG. 100

MAP 34
 BLOCK 35
 LOT 3A

N/F LANDS OF
 CHERYL HAIRE AND BRIAN WALSH
 BK. 61071, PG. 359

MAP 34
 BLOCK 35
 LOT 3A

N/F LANDS OF
 CHERYL HAIRE AND BRIAN WALSH
 BK. 61071, PG. 359

MAP 34
 BLOCK 34
 LOT 3

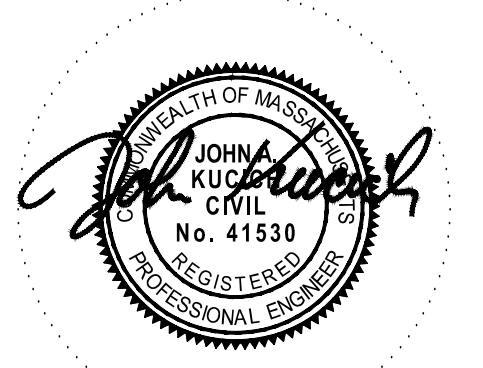
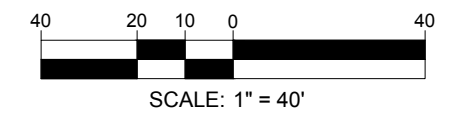
N/F LANDS OF
 DARIA SABATINI
 BK. 4963, PG. 279

MAP 34
 BLOCK 34
 LOT 11-1

N/F LANDS OF
 PDT, LLC
 BK. 47386, PG. 267

APPROX. LOC. OF 25' WIDE
 PERMANENT UTILITY EASEMENT

**THIS PLAN TO BE UTILIZED
 FOR SITE GRADING
 PURPOSES ONLY**



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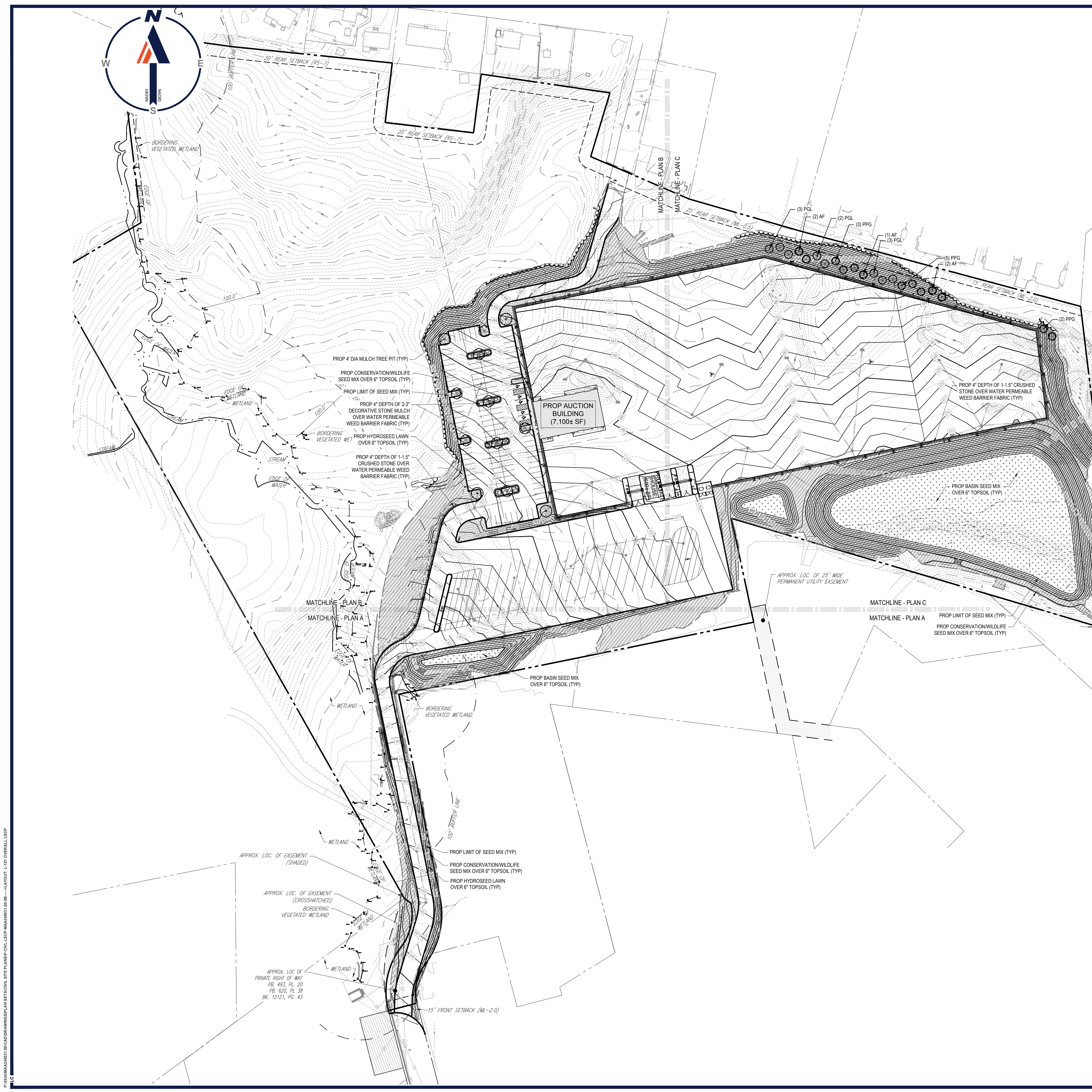
CARMAX
 THE AUTO SUPERSTORE
 STORE NUMBER XXXX
 34 ESKOW ROAD
 WORCESTER, MA

PROJECT NO.

DATE 2024.10.01

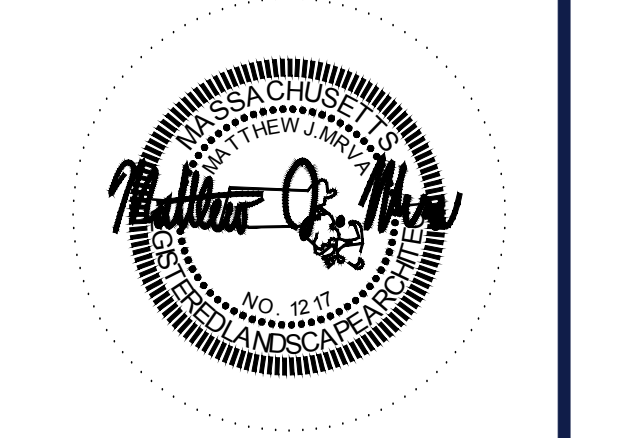
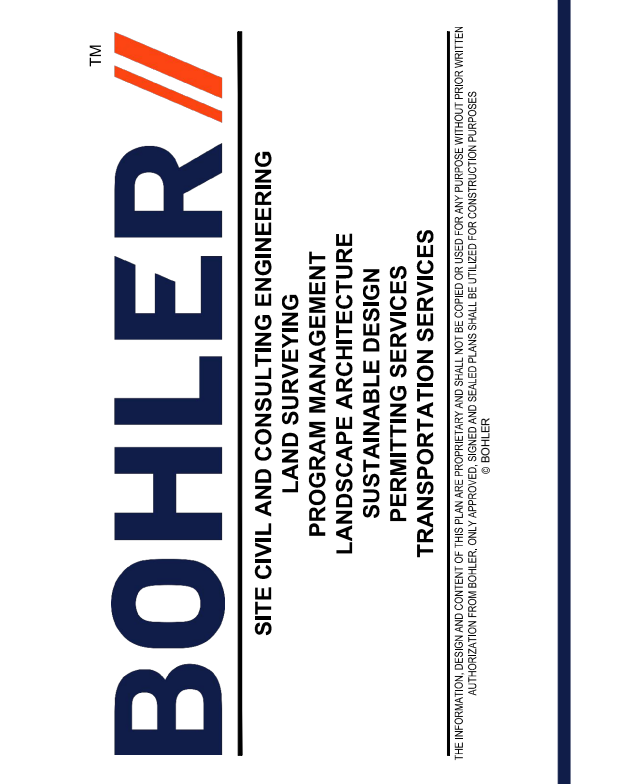
SHEET TITLE GRADING & DRAINAGE PLAN C

SHEET NO. C-404



CITY OF WORCESTER, MASSACHUSETTS LANDSCAPE REQUIREMENTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE IV: USE REGULATIONS	SECTION 7 - OFF-STREET PARKING AND LOADING B. GENERAL PROVISIONS FOR OFF-STREET NON-ACCESSORY PARKING AND DISPLAY LOTS h) NON-ACCESSORY PARKING LOTS AND DISPLAY LOTS SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM PROPERTY LINES. SUCH SETBACK AREAS SHALL BE APPROPRIATELY LANDSCAPED. HOWEVER, NO INTERIOR LANDSCAPING OF DISPLAY LOTS IS REQUIRED	PROVIDED
	OFF-STREET ACCESSORY PARKING REQUIREMENTS NOTES TO TABLE 4.4 NOTE 5: a) PARKING LOCATION AND LAYOUT REQUIREMENTS FOR ALL ZONING DISTRICTS i) PARKING FACILITIES SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM ALL BOUNDARY LINES TO PROVIDE A BUFFER AREA FROM ADJUTING LOTS. THE BUFFER AREAS SHALL CONSIST OF PERMEABLE SURFACES AND SHALL BE APPROPRIATELY LANDSCAPED IN ACCORDANCE WITH ARTICLE V, SECTION 5(C).	5' SETBACK PROVIDED. WESTERN SIDE LOT LINE IS LINED EXISTING VEGETATION TO REMAIN
	NOTE 6: INTERIOR LANDSCAPING PARKING LOTS WITH MORE THAN SIXTEEN (16) PARKING SPACES SHALL HAVE LANDSCAPING IN THE INTERIOR OF THE PARKING LOT IN ADDITION TO LANDSCAPING ALONG THE EDGES OF THE LOT. NO INTERIOR LANDSCAPING IS REQUIRED, HOWEVER, FOR PARKING LOTS WHERE ALL SPACES ABUT A LANDSCAPED SETBACK AREA AS DESCRIBED IN NOTE 5, ABOVE, AND THE PARKING LOT IS IN COMPLIANCE WITH ARTICLE V, SECTION 5(C) OF THIS ORDINANCE.	INTERIOR PARKING LOT TREES PROVIDED
	AT LEAST ONE (1) TREE SHALL BE PLANTED WITHIN THE PARKING LOT (INTERIOR FOR EVERY TEN (10) PROPOSED AND EXISTING SPACES. SUCH INTERIOR TREES SHALL BE IN ADDITION TO TREES REQUIRED ALONG THE EDGES OF THE LOT. INTERIOR TREES SHALL BE PLANTED IN PLANTING BEDS NO SMALLER THAN FIVE FEET BY FIVE FEET (5' X 5').	REQUIRED: 117 SPACES / 10 = 11.7 TREES PROVIDED: 12 TREES
ARTICLE V: SITE PLAN REVIEW	TREES SHALL BE LOCATED IN SUCH A MANNER AS TO PROVIDE SHADE OVER THE GREATEST NUMBER OF PARKING SPACES PRACTICABLE. NOTWITHSTANDING ANY OF THE FOREGOING TO THE CONTRARY, THE PLANNING BOARD MAY WAIVE OR MODIFY THESE INTERIOR LANDSCAPING REQUIREMENTS UPON A SPECIFIC FINDING, IN WRITING, THAT A SUBSTANTIAL HARDSHIP WOULD RESULT OR WOULD OTHERWISE CAUSE THE PARKING AREA TO BE IN NON-COMPLIANCE WITH THIS ORDINANCE.	PROVIDED
	SECTION 5 - APPLICATION APPROVAL PROCESS C. LANDSCAPING DESIGN STANDARDS 1. LANDSCAPE SCREENING A. LANDSCAPE SCREENING SHALL BE REQUIRED ALONG THE SIDEWALK EDGE AND SIDE LOT LINES WHERE THE PARKING, WORK OR SERVICE AREA OF A PROPOSED PROJECT ABUTS A STREET, PUBLIC PARK OR RESIDENTIAL PROPERTY.	N/A - NO SIDEWALK IS PROVIDED ALONG SIDE LOT LINES. SIDE LOT LINES ARE LINED BY EXISTING VEGETATION TO REMAIN
	B. LANDSCAPING SCREENING SHALL CONSIST OF PLANTING AREAS AT LEAST FIVE (5) FEET WIDE LOCATED ALONG THE SIDEWALK EDGES AND/OR SIDE LOT LINES OF A PROPOSED USE. LANDSCAPE SCREENING AREAS SHALL BE SEPARATED FROM PARKING AREAS BY A SIX-INCH HIGH CURB. TREES SHALL BE THE MAJOR ELEMENTS OF LANDSCAPE SCREENING. A COMBINATION OF PLANT MATERIALS, TREES AND SHRUBS SHALL BE INCLUDED IN LANDSCAPE SCREENING AREAS. FENCING MAY BE USED, IN COMBINATION WITH TREES AND SHRUBS, WHEN APPROPRIATE.	SIDE LOT LINES ARE LINED BY EXISTING VEGETATED BUFFER TO REMAIN
	i) TREES TREES SHALL BE PLANTED EVERY TWENTY (20) TO TWENTY-FIVE (25) FEET ON CENTER. TREES TO BE PLANTED SHALL HAVE TRUNKS AT LEAST THREE (3) TO THREE AND ONE-HALF (3 1/2) INCHES IN DIAMETER WHEN MEASURED SIX (6) INCHES ABOVE THE GROUND. ii) SHRUBS SHALL BE PLANTED ALONG WITH TREES IN A LANDSCAPE SCREENING AREA. SHRUBS MAY BE DECIDUOUS OR EVERGREEN, OR A MIXTURE OF BOTH TYPES, AND SHALL BE DENSELY PLANTED TO PROVIDE A MATURE APPEARANCE WITHIN THREE (3) YEARS. FOR LANDSCAPE SCREENING AREAS WHICH ABUT ADJACENT RESIDENTIAL USES, SHRUBS MAY BE UP TO SEVEN (7) FEET IN HEIGHT TO PROVIDE A MORE EFFECTIVE BUFFER BETWEEN LAND USES.	



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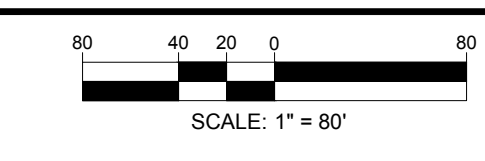
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
GTIS	4	GLEDITSIA TRIACANTHOS INERMIS	SHADEMASTER HONEY LOCUST	2.5"-3" CAL.	B&B
QP	4	QUERCUS PALUSTRIS	PINK OAK	2.5"-3" CAL.	B&B
TCG	4	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5"-3" CAL.	B&B
EVERGREEN TREES					
AF	5	ABIES FRASERI	FRASER FIR	6-8"	B&B
PGL	8	PICEA GLAUCA	WHITE SPRUCE	6-8"	B&B
PPGS	8	PICEA PLUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6-8"	B&B

HATCH LEGEND

HATCH	DESCRIPTION
[Cross-hatched pattern]	PROP CONSERVATION/WILDLIFE SEED MIX
[Stippled pattern]	PROP HYDROSEED LAWN
[Dotted pattern]	PROPOSED BASIN SEED MIX
[Solid grey pattern]	PROP CRUSHED STONE
[Pattern with small circles]	PROP DECORATIVE STONE MULCH

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



PERMIT SET

CARMAX
THE AUTO SUPERSTORE
STORE NUMBER XXXX
34 ESKOW ROAD
WORCESTER, MA

PROJECT NO.

DATE 2024.10.01

SHEET TITLE

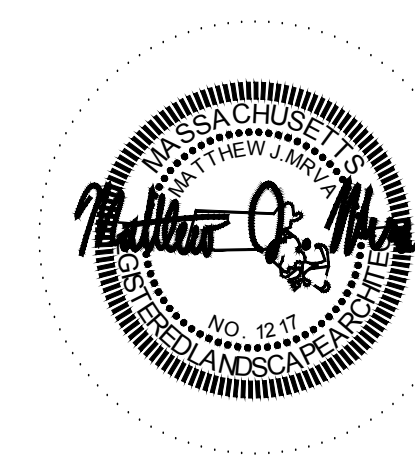
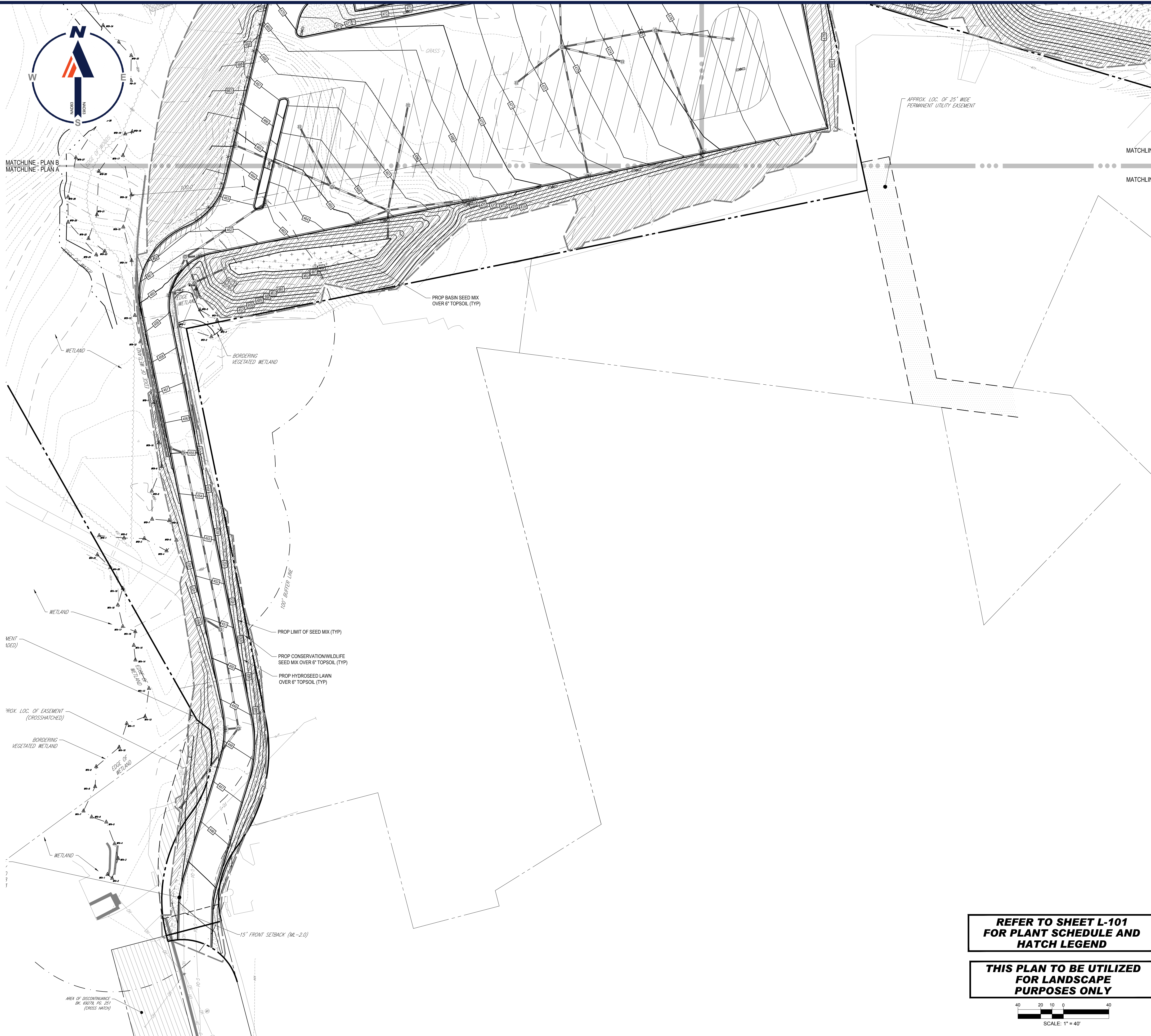
OVERALL LANDSCAPE PLAN

SHEET NO. L-101

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MATCHLINE - PLAN B
MATCHLINE - PLAN A



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REVISIONS

REV#	DATE	DESCRIPTION	BY

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CARMAX
 THE AUTO SUPERSTORE
CARMAX AUTO STORES, INC. 1801 BOARDWALK DRIVE, WENDELL, MA 01084
STORE NUMBER XXXX
34 ESKOW ROAD
WORCESTER, MA

PROJECT NO.

DATE 2024.10.01

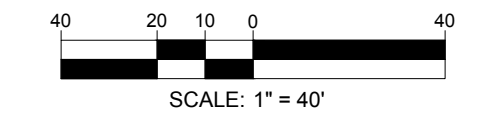
SHEET TITLE

LANDSCAPE PLAN A

SHEET NO. **L-102**

REFER TO SHEET L-101 FOR PLANT SCHEDULE AND HATCH LEGEND

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY



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PERMIT SET

CARMAX
 THE AUTO SUPERSTORE
CARMAX FINANCIAL SERVICES, INC.
 500 SOUTHWEST CORNER PARKWAY, NORWOLK, VA 23060

**STORE NUMBER XXXX
 34 ESKOW ROAD
 WORCESTER, MA**

PROJECT NO.

DATE 2024.10.01

SHEET TITLE

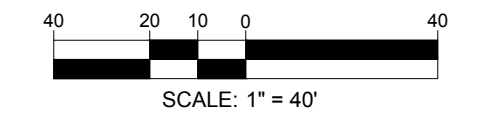
LANDSCAPE PLAN B

SHEET NO. L-103

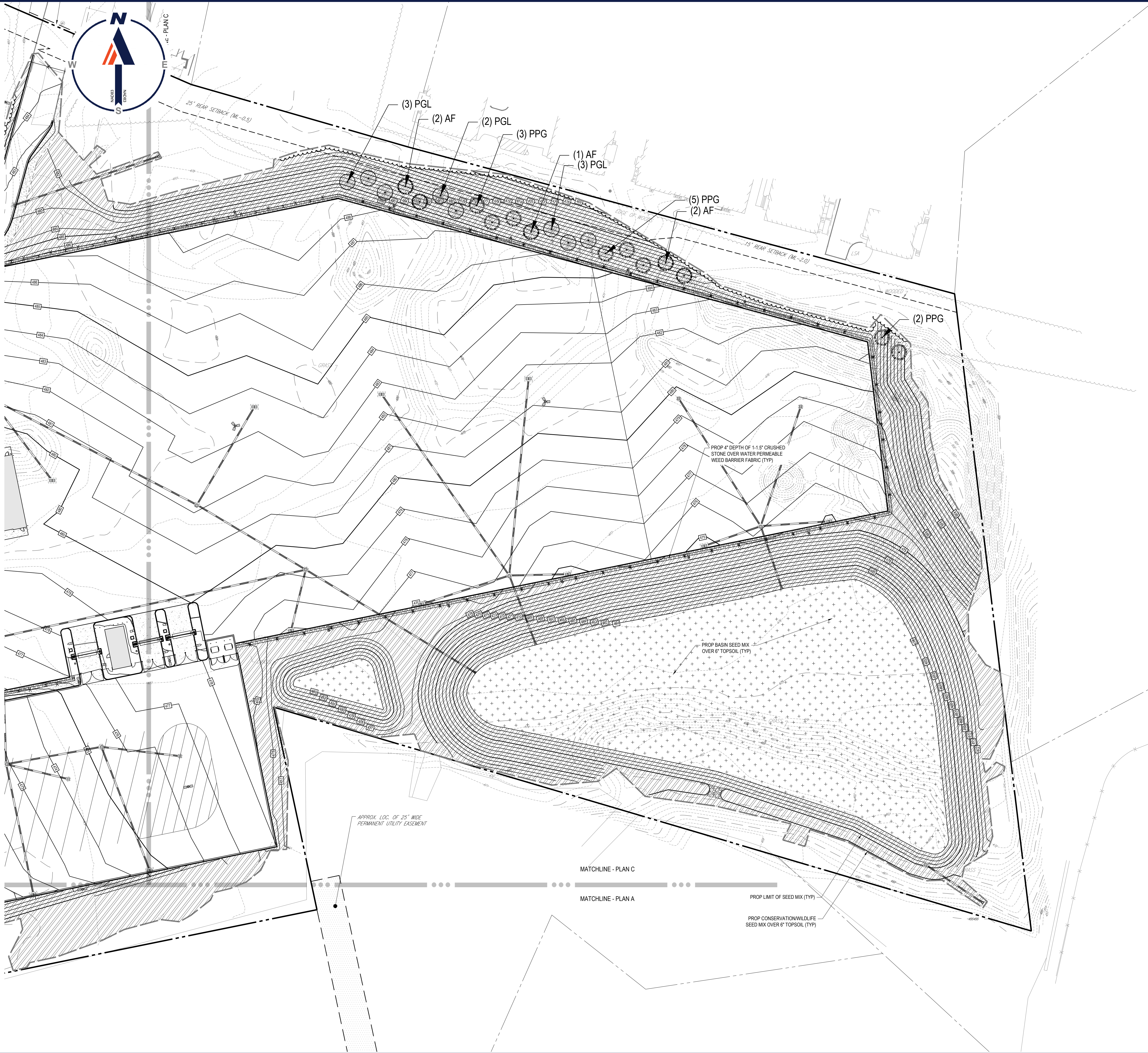


**REFER TO SHEET L-101
 FOR PLANT SCHEDULE AND
 HATCH LEGEND**

**THIS PLAN TO BE UTILIZED
 FOR LANDSCAPE
 PURPOSES ONLY**

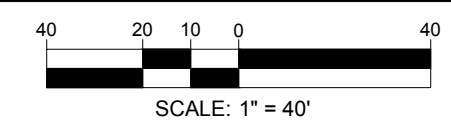


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**REFER TO SHEET L-101
FOR PLANT SCHEDULE AND
HATCH LEGEND**

**THIS PLAN TO BE UTILIZED
FOR LANDSCAPE
PURPOSES ONLY**



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CHECKED BY:

REVISIONS

REV#	DATE	DESCRIPTION	BY

PERMIT SET

CARMAX
THE AUTO SUPERSTORE
STORE NUMBER XXXX
34 ESKOW ROAD
WORCESTER, MA

PROJECT NO.:
DATE: 2024.10.01
SHEET TITLE:
LANDSCAPE PLAN C
SHEET NO.: L-104

P:\2024\MA001815 BY CAD\DRAWING\PLAN SET\CONV SITE PLAN\SP-CVL-PCP-MA001815 (R04) - LAYOUT - L104 (L) (R) (C)

