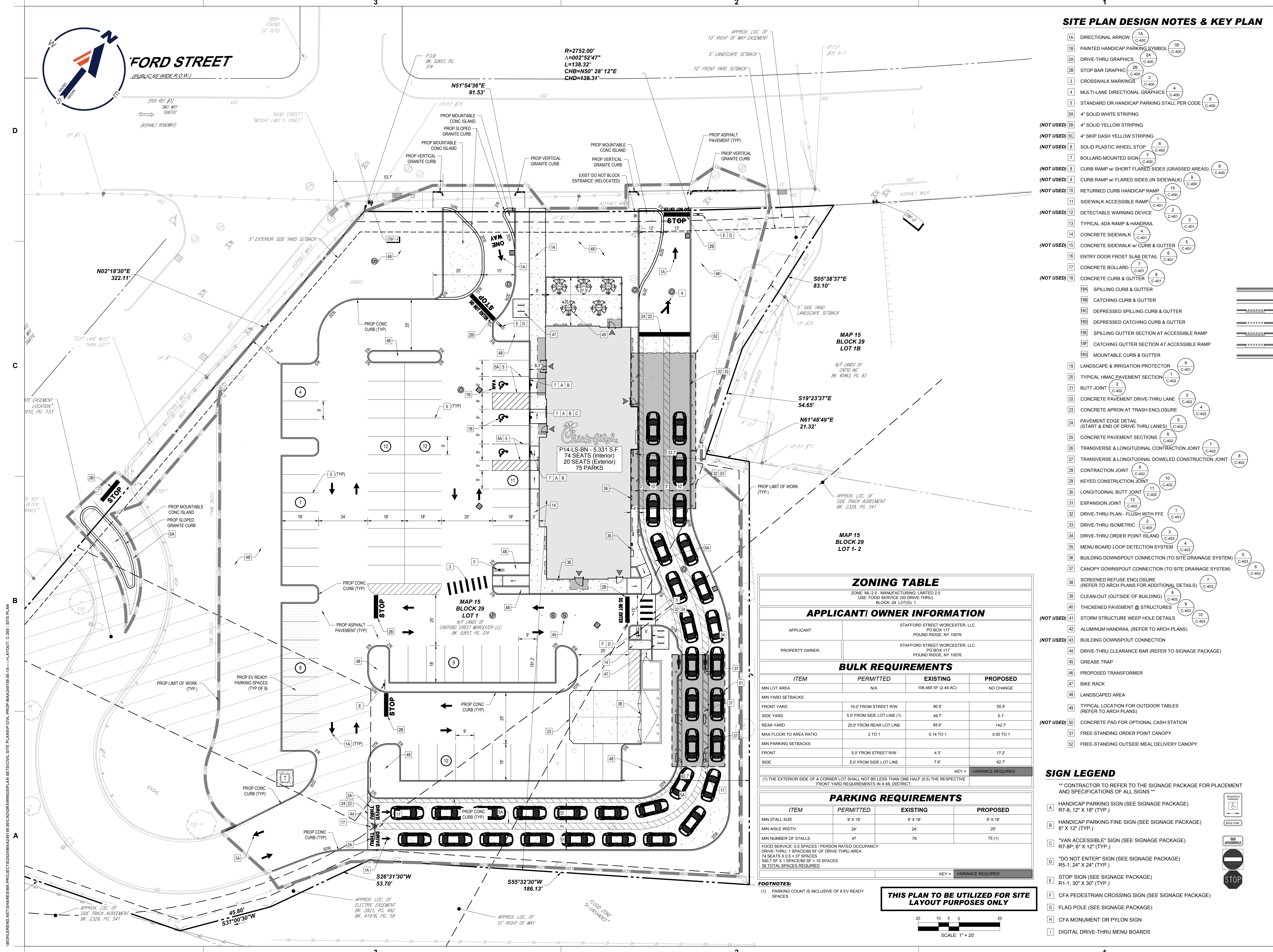


**FORD STREET**  
(PUBLIC 65' WIDE R.O.W.)

(PER REF #3)  
TWO WAY TRAFFIC  
(ASPHALT ROADWAY)



**SITE PLAN DESIGN NOTES & KEY PLAN**

- 1A DIRECTIONAL ARROW
- 1B PAINTED HANDICAP PARKING SYMBOL
- 2A DRIVE-THRU GRAPHICS
- 2B STOP BAR GRAPHIC
- 3 CROSSWALK MARKINGS
- 4 MULTI-LANE DIRECTIONAL GRAPHICS
- 5 STANDARD OR HANDICAP PARKING STALL PER CODE
- 5A 4" SOLID WHITE STRIPING
- (NOT USED) 5B 4" SOLID YELLOW STRIPING
- (NOT USED) 5C 4" SKIP DASH YELLOW STRIPING
- (NOT USED) 6 SOLID PLASTIC WHEEL STOP
- 7 BOLLARD MOUNTED SIGN
- (NOT USED) 8 CURB RAMP w/ SHORT FLARED SIDES (GRASSED AREAS)
- (NOT USED) 9 CURB RAMP w/ FLARED SIDES (IN SIDEWALK)
- (NOT USED) 10 RETURNED CURB HANDICAP RAMP
- 11 SIDEWALK ACCESSIBLE RAMP
- (NOT USED) 12 DETECTABLE WARNING DEVICE
- 13 TYPICAL ADA RAMP & HANDRAIL
- 14 CONCRETE SIDEWALK
- (NOT USED) 15 CONCRETE SIDEWALK w/ CURB & GUTTER
- 16 ENTRY DOOR FROST SLAB DETAIL
- 17 CONCRETE BOLLARD
- (NOT USED) 18 CONCRETE CURB & GUTTER
- 18A SPILLING CURB & GUTTER
- 18B CATCHING CURB & GUTTER
- 18C DEPRESSED SPILLING CURB & GUTTER
- 18D DEPRESSED CATCHING CURB & GUTTER
- 18E SPILLING GUTTER SECTION AT ACCESSIBLE RAMP
- 18F CATCHING GUTTER SECTION AT ACCESSIBLE RAMP
- 18G MOUNTABLE CURB & GUTTER
- 19 LANDSCAPE & IRRIGATION PROTECTOR
- 20 TYPICAL HMAC PAVEMENT SECTION
- 21 BUTT JOINT
- 22 CONCRETE PAVEMENT DRIVE-THRU LANE
- 23 CONCRETE APRON AT TRASH ENCLOSURE
- 24 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
- 25 CONCRETE PAVEMENT SECTIONS
- 26 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 27 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
- 28 CONTRACTION JOINT
- 29 KEYED CONSTRUCTION JOINT
- 30 LONGITUDINAL BUTT JOINT
- 31 EXPANSION JOINT
- 32 DRIVE-THRU PLAN - FLUSH WITH FFE
- 33 DRIVE-THRU ISOMETRIC
- 34 DRIVE-THRU ORDER POINT ISLAND
- 35 MENU BOARD LOOP DETECTION SYSTEM
- 36 BUILDING DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 37 CANOPY DOWNSPOUT CONNECTION (TO SITE DRAINAGE SYSTEM)
- 38 SCREENED REFUSE ENCLOSURE (REFER TO ARCH PLANS FOR ADDITIONAL DETAILS)
- 39 CLEAN-OUT (OUTSIDE OF BUILDING)
- 40 THICKENED PAVEMENT @ STRUCTURES
- (NOT USED) 41 STORM STRUCTURE WEEP HOLE DETAILS
- 42 ALUMINUM HANDRAIL (REFER TO ARCH PLANS)
- (NOT USED) 43 BUILDING DOWNSPOUT CONNECTION
- 44 DRIVE-THRU CLEARANCE BAR (REFER TO SIGNAGE PACKAGE)
- 45 GREASE TRAP
- 46 PROPOSED TRANSFORMER
- 47 BIKE RACK
- 48 LANDSCAPED AREA
- 49 TYPICAL LOCATION FOR OUTDOOR TABLES (REFER TO ARCH PLANS)
- (NOT USED) 50 CONCRETE PAD FOR OPTIONAL CASH STATION
- 51 FREE-STANDING ORDER POINT CANOPY
- 52 FREE-STANDING OUTSIDE MEAL DELIVERY CANOPY



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WORCESTER, MA

**FSR#05916**  
BUILDING TYPE / SIZE: P14-LS-BN  
RELEASE: 24.08

**REVISION SCHEDULE**  
NO. DATE DESCRIPTION  
1a 11/11/24 PB STAFF AND DTM COMMENTS

**ISSUED FOR PERMIT**

CONSULTANT PROJECT # MAA240159.00  
PRINTED FOR ISSUED FOR PERMIT  
DATE 10/03/2024  
DRAWN BY AEH  
CHECKED BY JNF  
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SHEET SITE PLAN

SHEET NUMBER  
**C-200**

**ZONING TABLE**

ZONE: M-2.0 - MANUFACTURING, LIMITED 2.0  
USE: FOOD SERVICE (W/ DRIVE-THRU)  
BLOCK: 29 LOTS: 1

**APPLICANT/ OWNER INFORMATION**

APPLICANT: STAFFORD STREET WORCESTER, LLC  
PO BOX 117  
POUND RIDGE, NY 10576

PROPERTY OWNER: STAFFORD STREET WORCESTER, LLC  
PO BOX 117  
POUND RIDGE, NY 10576

**BULK REQUIREMENTS**

ITEM	PERMITTED	EXISTING	PROPOSED
MIN LOT AREA	N/A	106,468 SF (2.44 AC)	NO CHANGE
MIN YARD SETBACKS			
FRONT YARD	10.0' FROM STREET ROW	90.5'	55.9'
SIDE YARD	5.0' FROM SIDE LOT LINE (1)	49.7'	5.1'
REAR YARD	25.0' FROM REAR LOT LINE	65.6'	142.7'
MAX FLOOR TO AREA RATIO	2 TO 1	0.14 TO 1	0.05 TO 1
MIN PARKING SETBACKS			
FRONT	5.0' FROM STREET ROW	4.3'	17.2'
SIDE	5.0' FROM SIDE LOT LINE	7.6'	62.7'

KEY = VARIANCE REQUIRED

**PARKING REQUIREMENTS**

ITEM	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	9' X 18'	9' X 18'	9' X 18'
MIN AISLE WIDTH	24'	24'	25'
MIN NUMBER OF STALLS	47	76	75 (1)

FOOD SERVICE: 0.5 SPACES / PERSON RATED OCCUPANCY  
DRIVE-THRU: 1 SPACE/60 SF OF DRIVE-THRU AREA  
74 SEATS X 0.5 = 37 SPACES  
540.7 SF X 1 SPACE/60 SF = 9 SPACES  
38 TOTAL SPACES REQUIRED

KEY = VARIANCE REQUIRED

**FOOTNOTES:**  
(1) PARKING COUNT IS INCLUSIVE OF 8 EV READY SPACES

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

