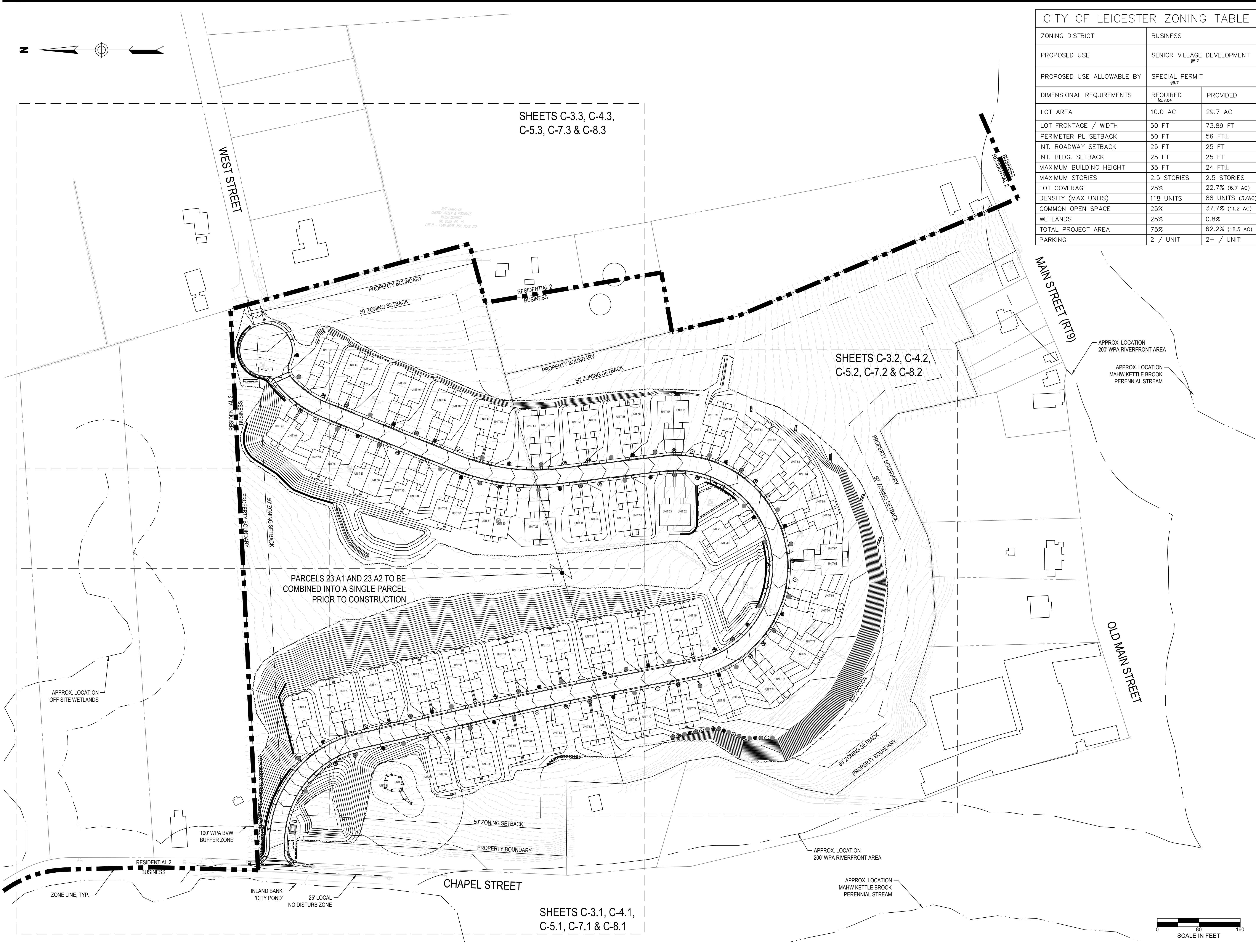




CITY OF LEICESTER ZONING TABLE

ZONING DISTRICT	BUSINESS	
PROPOSED USE	SENIOR VILLAGE DEVELOPMENT §5.7	
PROPOSED USE ALLOWABLE BY	SPECIAL PERMIT §5.7	
DIMENSIONAL REQUIREMENTS	REQUIRED §5.7.04	PROVIDED
LOT AREA	10.0 AC	29.7 AC
LOT FRONTAGE / WIDTH	50 FT	73.89 FT
PERIMETER PL SETBACK	50 FT	56 FT±
INT. ROADWAY SETBACK	25 FT	25 FT
INT. BLDG. SETBACK	25 FT	25 FT
MAXIMUM BUILDING HEIGHT	35 FT	24 FT±
MAXIMUM STORIES	2.5 STORIES	2.5 STORIES
LOT COVERAGE	25%	22.7% (6.7 AC)
DENSITY (MAX UNITS)	118 UNITS	88 UNITS (3/AC)
COMMON OPEN SPACE	25%	37.7% (11.2 AC)
WETLANDS	25%	0.8%
TOTAL PROJECT AREA	75%	62.2% (18.5 AC)
PARKING	2 / UNIT	2+ / UNIT



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282 Merrimack Street
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DESIGNED BY	ZC/PE
DRAWN BY	JD
CHECKED BY	PE
DATE	August 27, 2025
SCALE	1" = 80'

PREPARED FOR
Duane Papetti
Sheila Papetti
Linde Family Trust
Frank Linde Trustee
PO BOX 2297
Worcester, MA 01613



10/28/2025

REVISIONS
October 24, 2025

ISSUED FOR
Permitting

PROJECT TITLE
**Chapel Hill
Senior Village
Development**

PROJECT LOCATION
**46 Chapel Street
Leicester, MA**

DRAWING TITLE
Key Plan

PROJECT NO.
T1585
TEC CAD FILE
T1585_KEY
DRAWING NO.
C-2.1
SHEET 3 OF 36