



SITE LOCUS
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	
---	---	CONTOUR ELEVATION
---	---	BORDERING VEGETATED WETLAND (BVW)
---	---	65' BVW BUFFER
---	---	100' BVW BUFFER
+	+	SPOT GRADE
⊙	⊙	DRAIN MANHOLE (DMH)
⊙	⊙	CATCH BASIN (CB)
⊙	⊙	UTILITY POLE (UP)
⊙	⊙	LIGHT POLE
⊙	⊙	LIGHT
⊙	⊙	BUILDING ENTRANCE
⊙	⊙	SIGN
⊙	⊙	TEST PIT AND/OR PERC TEST LOCATION
⊙	⊙	TREELINE
⊙	⊙	HANDICAP RAMP
⊙	⊙	VAN-ACCESSIBLE HANDICAP PARKING
⊙	⊙	CHAIN LINK FENCE
⊙	⊙	WELL

ABBREVIATIONS

APPROX	APPROXIMATE
CB/DH	CONC. BOUND/DRILL HOLE
CCB	CAPE COD BERM
CONCRETE	CONCRETE
D	DRAIN
E	ELECTRIC
FND	FOUND
ELEV	ELEVATION
EXIST	EXISTING
FES	FLARED END SECTION
G	GAS
HWL	HEADWALL
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
MHB	MASSACHUSETTS HIGHWAY BOUND
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PROP	PROPOSED
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
S	SEWER
SB/DH	STONE BOUND/DRILL HOLE
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WF	WETLAND FLAG

INDEX TO DRAWINGS

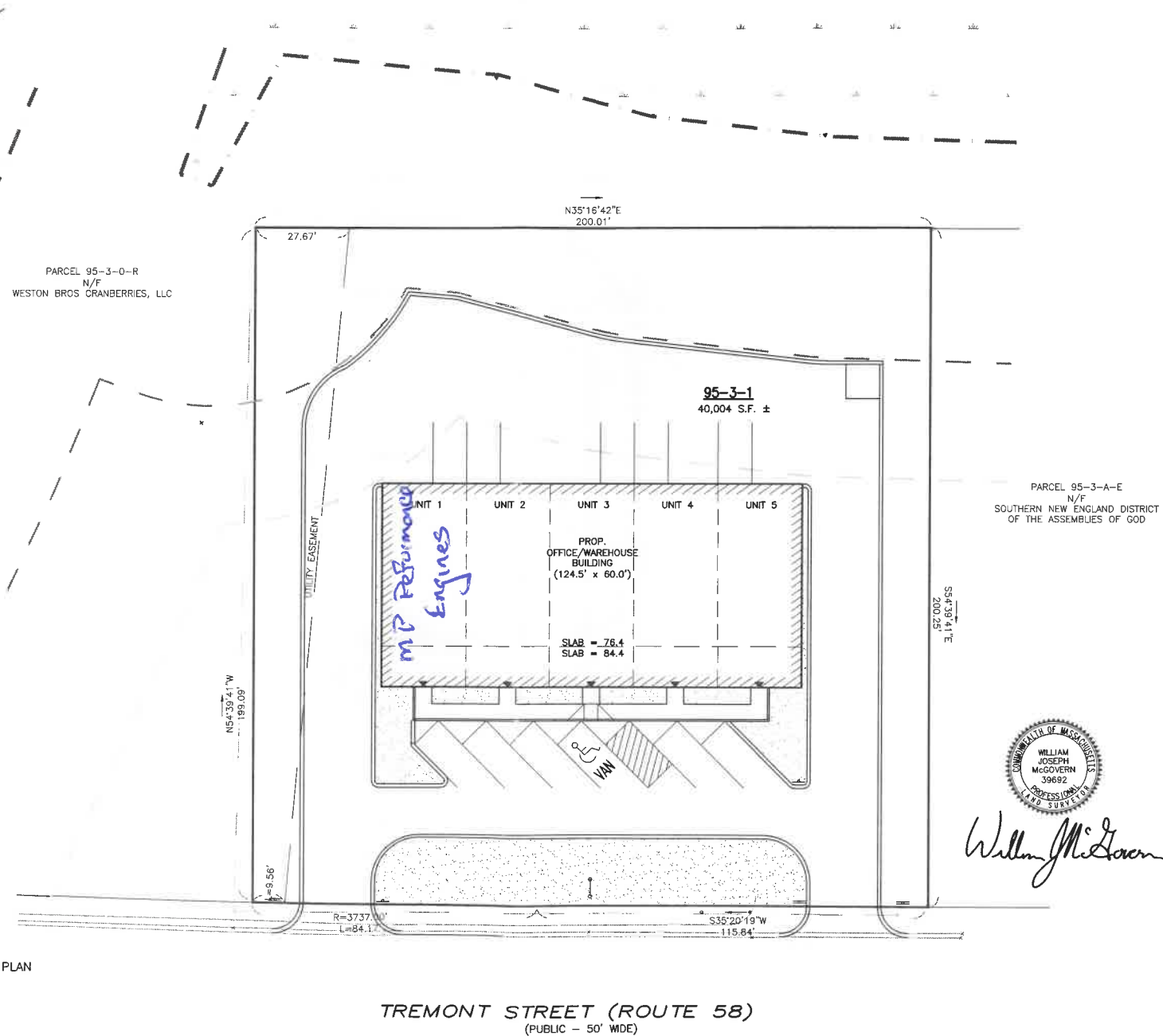
PLAN	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT PLAN
4	GRADING & UTILITIES PLAN
5-7	CONSTRUCTION DETAILS
8	EROSION & SEDIMENTATION CONTROL PLAN
9	PHOTOMETRIC PLAN

PROPOSED SITE PLAN

0 TREMONT STREET (ROUTE 58)

(ASSESSOR'S PARCEL 95-3-1)

CARVER, MASSACHUSETTS



SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

CARVER PLANNING BOARD



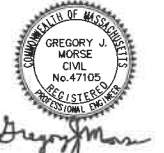
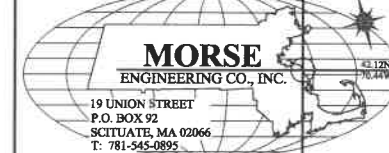
GENERAL NOTES

- LOCUS OWNER: ASSESSOR'S PARCEL 95-3-1
JAMIE AND LISA EMERSON
PO BOX 598
CARVER, MA 02330
DEED BOOK 46146 PAGE 113
- PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS
PLAN #273 OF 1988
- LOCUS IS SHOWN AS ASSESSOR'S PARCEL 95-3-1
TOWN OF CARVER ASSESSOR'S MAPS. TOTAL AREA = 40,004± S.F.
- LOCUS IS LOCATED IN THE CARVER GENERAL BUSINESS ZONING DISTRICT.
LOCUS IS LOCATED WITHIN THE CARVER WATER RESOURCE PROTECTION DISTRICT.
- LOCUS FALLS WITHIN FEMA FLOOD ZONE X AS SHOWN ON THE FIRM COMMUNITY PANEL
NO. 25023C 0459J DATED JULY 17, 2012. ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA.
FEMA FLOOD ZONE AE 69 LOCATED OFF REAR PROPERTY LINE.
- EXISTING CONDITIONS TOPOGRAPHIC & BOUNDARY INFORMATION IS THE RESULT OF AN ON-THE-
GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. DURING DECEMBER 2015.
- ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO INSURE
THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN ARE PROPER AND ADEQUATE TO SERVE
THE PROJECT'S NEEDS, AND COMPLY WITH THE APPLICABLE CODES AND BYLAWS.
- WETLAND RESOURCE AREAS WERE COMPILED FROM PLAN ENTITLED "PLAN TO ACCOMPANY
ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION OFF TREMONT STREET CARVER, MA"
PREPARED BY G.A.F. ENGINEERING, INC. DATED 11/21/14. PLAN IS ON FILE AT CARVER
CONSERVATION COMMISSION. WETLAND LINE SHOWN WAS APPROVED BY CARVER CONSERVATION
UNDER AN ORDER OF RESOURCE AREA DELINEATION ISSUED JANUARY 13, 2015.

CONSTRUCTION NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION
OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON
RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN
IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR
COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL
BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING
PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION
WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE
NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION
AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING
UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
- ALL DISTURBED AREAS ARE TO BE LOAMED AND SEEDED TO PREVENT EROSION.
- THE CONTRACTOR MUST MAINTAIN A CLEAN JOBSITE AND PREVENT THE MIGRATION OF
ANY SEDIMENT/DEBRIS ONTO TREMONT STREET, ADJACENT PROPERTIES OR WETLANDS.
- THE CONTRACTOR SHALL PROTECT CONCRETE BOUNDS AND SURVEY MARKERS AS
ENCOUNTERED DURING CONSTRUCTION. IF DISTURBED, THE CONTRACTOR SHALL HAVE
THE BOUNDS RESET BY A PROFESSIONAL LAND SURVEYOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL
CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- COMPACTION TEST TO BE PERFORMED IN AREA OF PROPOSED STRUCTURE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE AWARE OF ANY ORDERS OF CONDITIONS AND SITE PERMIT APPROVAL
CONDITIONS AS ISSUED BY THE CARVER CONSERVATION COMMISSION AND PLANNING BOARD.
- BUILDING AND PARKING LIGHTING IS PROVIDED AND SHALL BE DIRECTED SO AS NOT TO
CREATE GLARE ON ADJUTING PROPERTIES OR ADJACENT WAYS.
- PROPOSED LIGHTING SHALL BE EQUIPPED WITH ADJUSTABLE SHIELDS TO LIMIT LIGHT SPILL-OVER
ONTO ADJUTING PROPERTIES.

PREPARED BY:

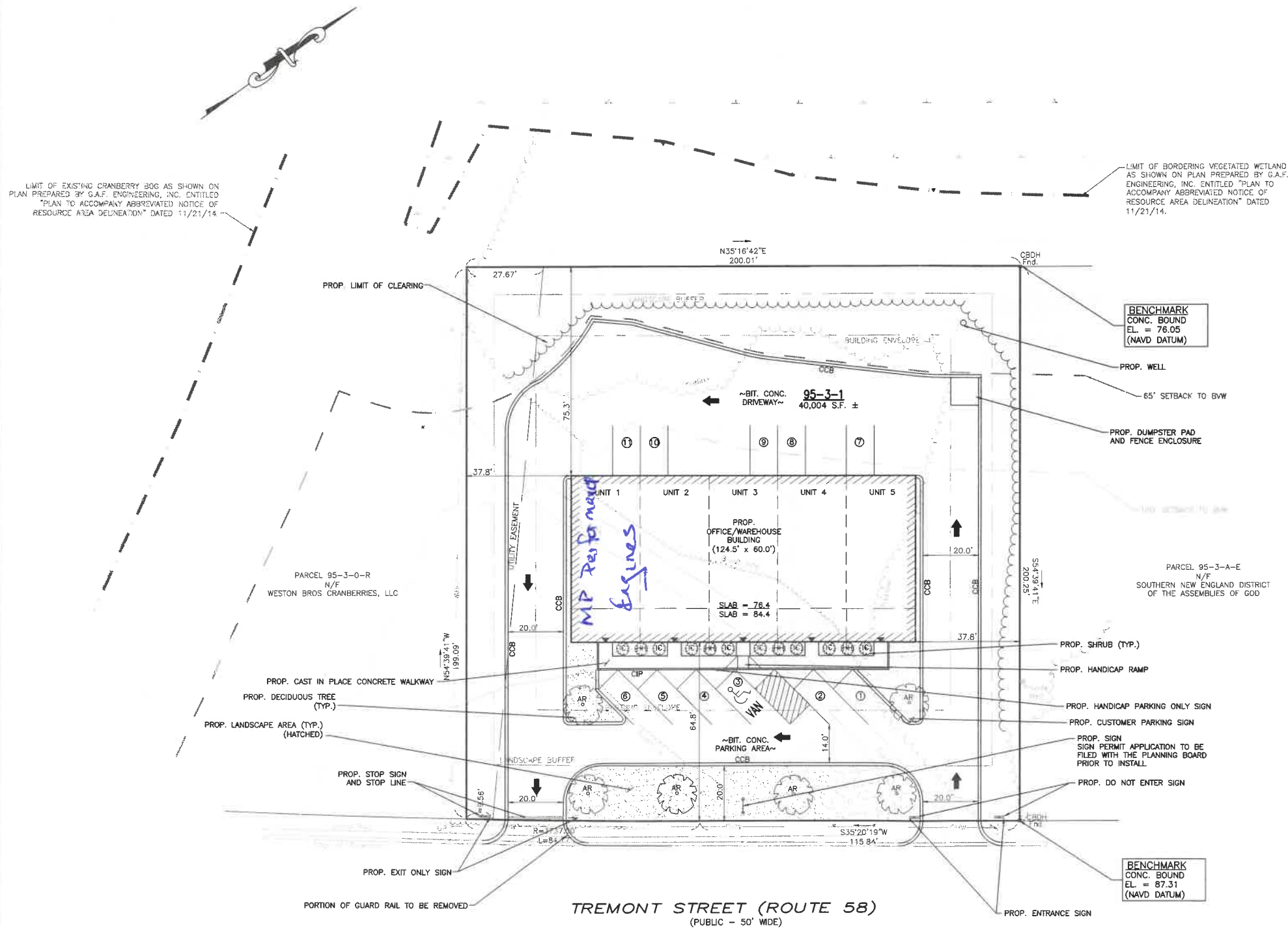


PROJECT: PROPOSED SITE PLAN
0 TREMONT STREET (ROUTE 58)
(ASSESSOR'S PARCELS 95-3-1)
CARVER, MASSACHUSETTS

APPLICANT: JAMIE AND LISA EMERSON
PO BOX 598
CARVER, MA 02330

PLAN TITLE: COVER SHEET

JOB NO.: 15-520
SCALE: AS NOTED
DESIGN: SCH
DATE: 2/16/16
REV: 4/7/16
SHEET: 1 OF 9



SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

CARVER PLANNING BOARD

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME
AR	6	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE
HH	4	HEMEROCALLIS 'HYPERION'	HYPERION DAYLILY, REPEAT BLOOM
IC	8	ILEX CRENTA 'HELLERI'	HELLERI HOLLY

PARKING CALCULATIONS

SEC. 3330 OF ZONING BYLAWS:

USE	REQUIREMENT	REQUIRED
OFFICE (1,494 S.F.)	1 PER 250 S.F. OF GROSS FLOOR AREA	6.0 SPACES (1,494 S.F.)
WAREHOUSE/STORAGE	1 PER EVERY 2 EMPLOYEES (NOT LESS THAN 1 PER 5,000 S.F. OF INDOOR/OUTDOOR STORAGE AREA)	1.2 SPACES (5,976 S.F.)

TOTAL REQUIRED = 7.2 SPACES
PROVIDED = 11 SPACES
1 HANDICAP ACCESSIBLE SPACE PROVIDED

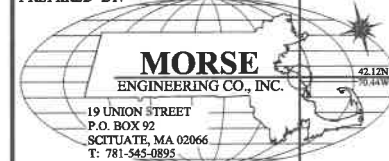
ZONING TABLE

GENERAL BUSINESS ZONING DISTRICT (SECTION 2320)

	REQUIRED	PROPOSED
MIN. LOT AREA	40,000 S.F.	40,004± SF (EXISTING)
MIN. LOT FRONTAGE	200'	200.01' (EXISTING)
FRONT YARD SETBACK	40'	64.8'
SIDE YARD SETBACK	25'	37.8'
REAR YARD SETBACK	25'	75.3'
MAX. BUILDING HEIGHT	40'	<40'
MIN. LOT WIDTH AT BUILDING LINE	80'	200.01'
LOT COVERAGE BY BUILDINGS	50%	18.7%

THE PROPOSED USE OF THE BUILDING IS CRAFTSMAN/TRADESMEN BUSINESSES.

PREPARED BY:



PROJECT: PROPOSED SITE PLAN
0 TREMONT STREET (ROUTE 58)
(ASSESSOR'S PARCELS 95-3-1)
CARVER, MASSACHUSETTS

APPLICANT: JAMIE AND LISA EMERSON
PO BOX 598
CARVER, MA 02330

PLAN TITLE: SITE LAYOUT PLAN

JOB NO:
15-520

SCALE:
AS NOTED

DESIGN:
SCH

DATE:
2/16/16

REV:
4/7/16

SHEET:
3 OF 9

Door - Garage Bay

UNIT 1

Air Compressor

Tire machine

Tool box

Work bench

bike lift

bike lift

bike lift

bike lift

Floor Drain, 10' from Door

Storage Rack

Waste oil Station

bathroom

bathroom

Utility Sink

W = 24'

Door

Office and Storage

Retail Store and Office

Refrigerator and Computer

Glass Display Case

Shelf

Shelf

Shelf

Shelf

L = 10'

L = 60'

Entrance

W = 24'