TOWN OF CARVER

Planning Board

108 Main Street, Carver, MA 02330
Phone: 508-866-3450 Fax: 508-866-3430
Email: stephen.cole@carverma.org

APPLICATION FOR SITE PLAN REVIEW

Please supply the following information (print legibly or type)

Applicant: Name Peter Sprague

Address (mailing) 44 Fox Den Road
Kingston, MA 02364

Phone 781-789-5755

Project: Street Address Off Spring Street, Carver, MA (Lot 2, Ricketts Pond Business Park)

Assessors Sheet 32 Lot(s) # 1-2

Check as many categories as apply:

Residential _____
Commercial X
Industrial _____
New Construction X
Expansion of existing structure _____
Exterior alteration of existing structure _____
Parking Lot X
Land development activity X

Briefly describe project:

The proposed development will involve the construction of two approx. 7,440 s.f. commercial buildings with associated parking areas and utilities to accommodate the proposed use.

Dwelling Units # N/A

Parking Spaces # 20

Square Feet of Construction 66,00 S.F.

Total Square Feet Rendered Impermeable 56,134 S.F.

Does this project require a special permit? YES If so, explain why

Office & Warehouse use in the Spring Street Innovation Zoning District. Multiple non-residential buildings on a single lot.

CARVER PLANNING BOARD
SITE PLAN REVIEW CHECKLIST

Applicant: Peter Sragne

Date: 3/2/22

To assist the Planning Board in determining that your site plan submission is complete, please check the information which you are enclosing with your application:

X	A.	the location and boundaries of the lot, adjacent streets or ways, and the location and owners' names of all adjacent properties;
X	B.	existing and proposed topography including contours at two (2) foot intervals, the locations of wetlands, streams, waterbodies, drainage swales, areas subject to flooding, and unique natural land features;
X	C.	existing and proposed structures, including dimensions and elevations;
X	D.	the location of parking and loading areas, driveways, walkways, access and egress points;
X	E.	the location and description of proposed exterior lighting;
X	F.	the location and description of all proposed septic systems, water supply, storm drainage systems, utilities, refuse and other waste disposal methods, and snow disposal methods;
X	G.	the nature, location and size of all significant existing plant materials, including tree, shrub, or brush masses, grassed areas, and all individual trees over ten inches in caliper.
X	H.	proposed landscape features including the location and a description of screening, fencing, and planting;
X	I.	the location, dimensions, height, and characteristics of proposed signs;
X	J.	the location and a description of proposed open space or recreation areas;
	K.	the estimated daily and peak hour vehicle trips to be generated by the site. Plan shall show traffic flow patterns for vehicles and pedestrians showing adequate access to and from the site and adequate circulation within the site;
X	L.	a plan and narrative describing the soil erosion and sedimentation control measures that will be utilized within the site.

The reviewing board may waive any information requirements it judges to be unnecessary to the review of a particular plan. If you are requesting any waivers, list them here, along with a brief statement of why the requirements are unnecessary:

See "Legend, Abbreviations & General Notes", Sheet G-1 within the Site Plans for a list of waivers requested from the Town of Carver Zoning By-Law.

All site plans shall be prepared by a professional land surveyor, professional engineer, registered architect, or landscape architect as appropriate, unless this requirement is waived by the reviewing board because of unusually simple circumstances. All site plans shall be on standard 18" x 24" x 36" sheets and shall be prepared at a sufficient scale (1" = 40' preferred).