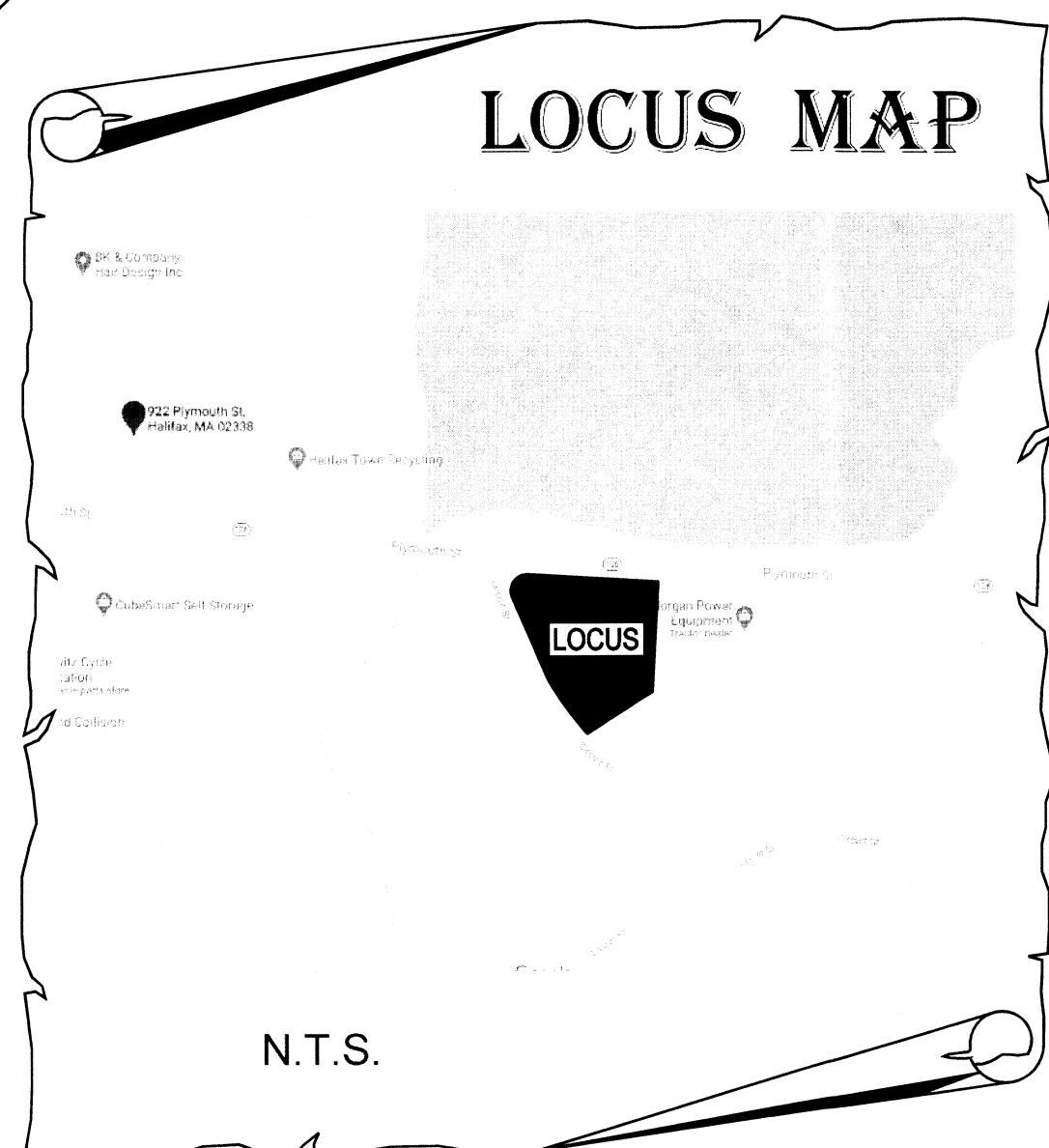
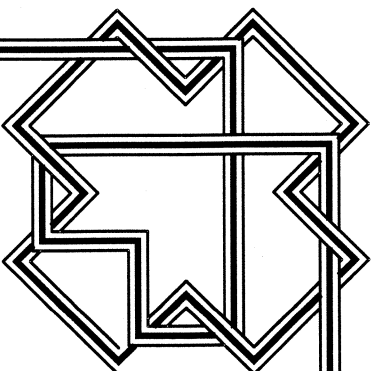
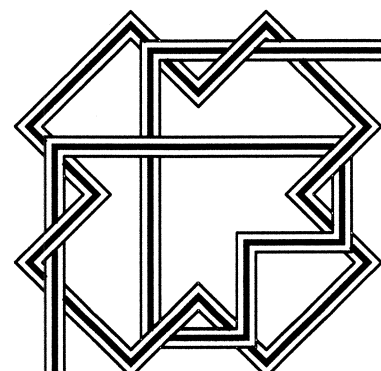
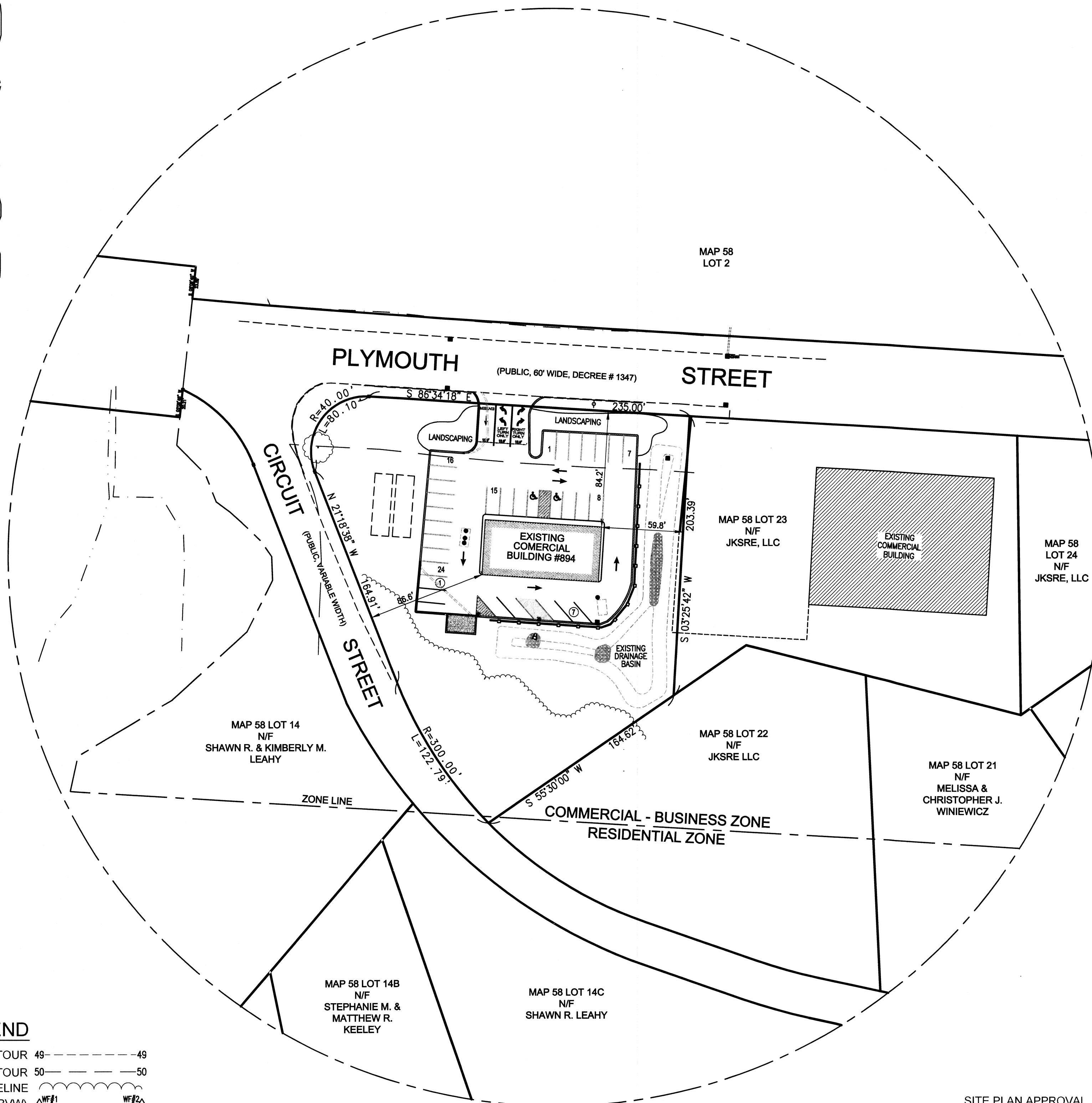
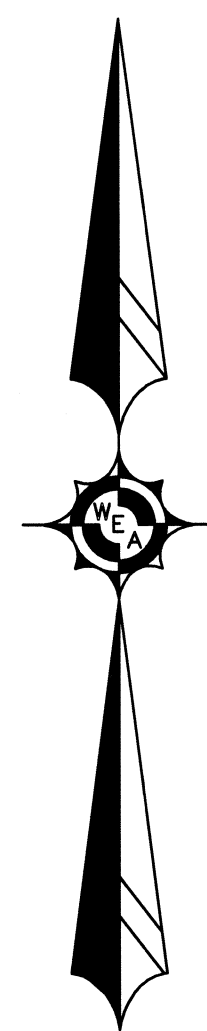
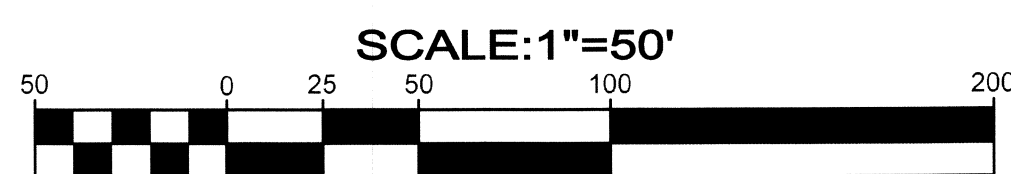




N.T.S.



LEGEND	
EXISTING 1' CONTOUR	49
EXISTING 5' CONTOUR	50
EXISTING TREELINE	
EXISTING BORDERING VEGETATED WETLANDS LINE (BVWL)	
EXISTING UTILITY POLE	U.P. -O-
EXISTING FENCE LINE	
CONCRETE BOUND	CB ■
PROPOSED EDGE OF PAVEMENT / CAPE COD BERM	
EXISTING SITE LIGHTING	LS ■
EXISTING CATCH BASIN	CBASIN ■
EXISTING DRAIN MANHOLE	DMH ●
PROPOSED TRAFFIC FLOW ARROWS	→
EXISTING WATER SERVICE	WS —
PROPOSED SPOT GRADE	PSG



SITE PLAN APPROVAL

DATE: _____

HALIFAX PLANNING BOARD

ZONING INTENSITY SCHEDULE									
DISTRICT	MIN. LOT AREA		MAX. HEIGHT DIM.	MAX. LOT COVERAGE BY BLDG.	MIN. OPEN SPACE	MINIMUM YARD SIZE			
	LOT AREA IN SQUARE FEET	CONT. FRONTAGE IN FEET				IN FEET	IN % (2)	IN %	FRONT YARD IN FEET
COMMERCIAL BUSINESS	40,000	150	40	25	30	30	40	50	
EXISTING CONDITIONS									
COMMERCIAL BUSINESS	60,937	235	35	5.58	59	59.8	99.3	-	84.2 (PLYMOUTH) 86.6 (CIRCUIT)
PROPOSED CONDITIONS									
COMMERCIAL BUSINESS	60,937	235	35	5.58	57	59.8	99.3	-	84.2 (PLYMOUTH) 86.6 (CIRCUIT)

NOTES:

1.) LOCUS IS SHOWN AS LOT 4 ON MAP 58 OF THE TOWN OF HALIFAX ASSESSORS PLANS.

2.) RECORD OWNER: PAUL REED

3.) APPLICANT: FLOWER & SOUL

3.) LOT SIZE: 60,937 S.F. (1.400 ACRES)

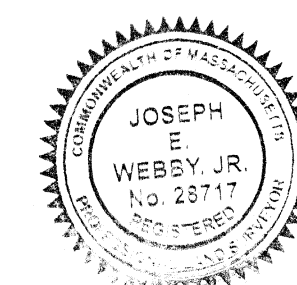
4.) ZONING: COMMERCIAL & BUSINESS

5.) EXISTING BUILDING SIZE: 85'L x 40'W (3,400 S.F.)

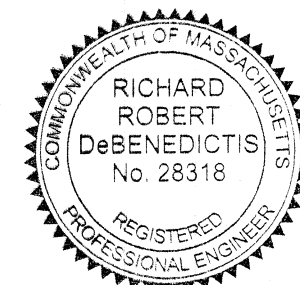
6.) PROPOSED USE: RETAIL

12.) PARKING CRITERIA:
1 SPACE FOR EACH 175 S.F. OF GROSS FLOOR AREA OF ANY RETAIL, WHOLESALE, SERVICE, ESTABLISHMENT, OFFICE OR PROFESSIONAL BUILDING. IF 45% OF LOT IS LEFT AS GREEN SPACE.
EXISTING BUILDING AREA - 3,400 S.F. / 175 = 20 SPACES REQUIRED
EXISTING PARKING SPACES = 24 PARKING SPACES PROVIDED
PROPOSED EXPANDED PARKING = 7 PARKING SPACES
TOTAL = 31 PARKING SPACES

UNIT #1 - 5 PARKING SPACES
UNIT #2 & #3 (FLOWER & SOUL) - 19 PARKING SPACES
UNIT #4 - 5 PARKING SPACES
HANDICAP PARKING - 2 PARKING SPACES



JOSEPH E. WEBBY, JR.
REGISTERED LAND SURVEYOR
5/12/21
DATE



RICHARD ROBERT DEBENEDICTIS
REGISTERED PROFESSIONAL ENGINEER
5/13/2021
DATE

REVISIONS		SCALE:	1"=50'
DATE	DESCRIPTION	DATE:	3/30/21
4/30/21	REVISE PARKING, LIGHTING & LAYOUT	DRAWN BY:	GTH
5/12/21	REVISED PER REVIEW COMMENTS	JOB NO.:	W-5088
		SHEET NO.:	1
			OF 3 SHEETS

SITE PLAN MODIFICATION OF
894 PLYMOUTH STREET
IN
HALIFAX, MASSACHUSETTS
PREPARED FOR
FLOWER & SOUL
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164

