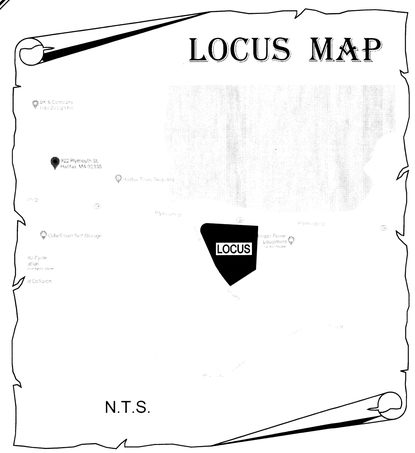
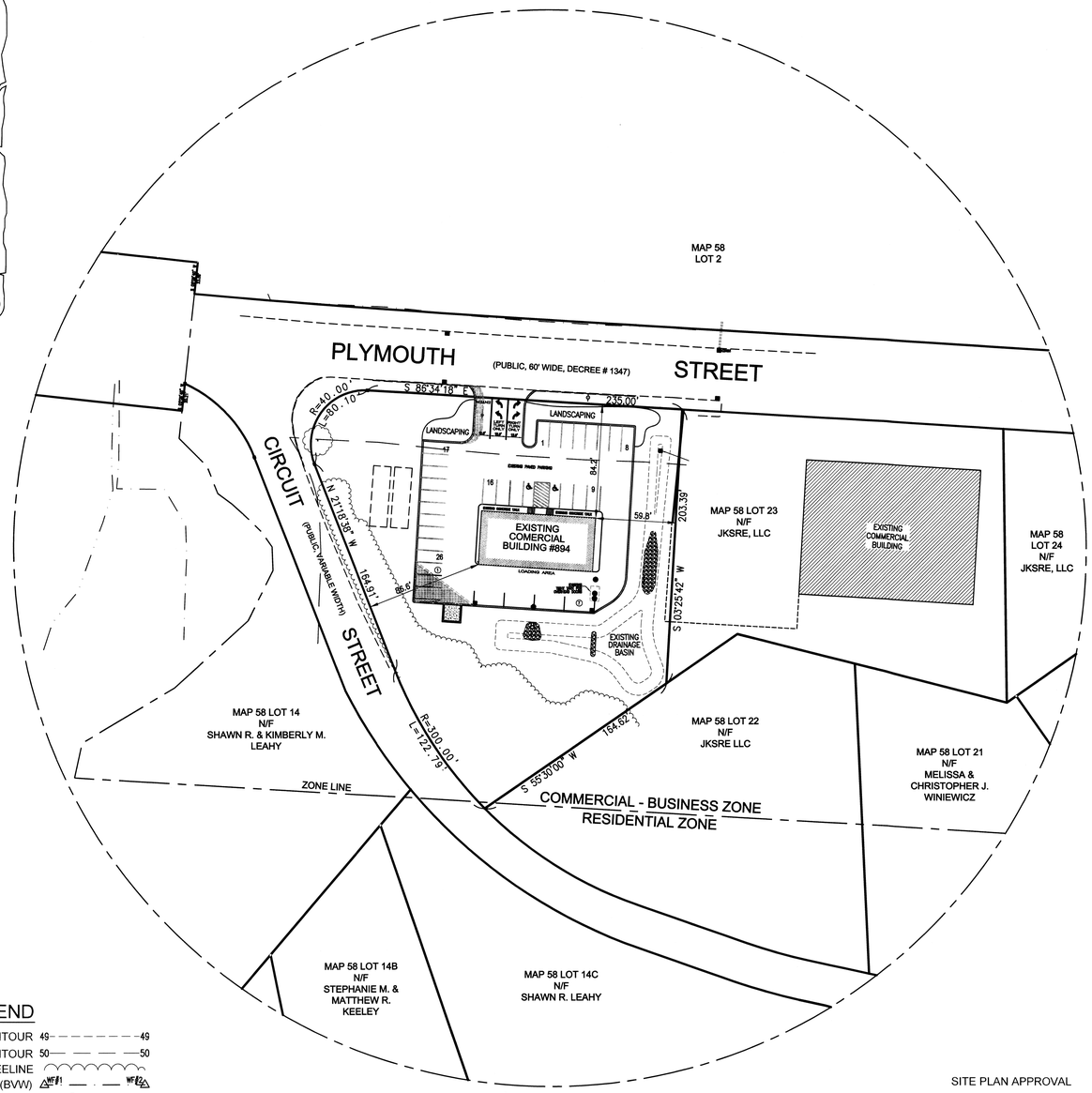
LOCUS MAP



N.T.S.



LEGEND

- EXISTING 1' CONTOUR 49
- EXISTING 5' CONTOUR 50
- EXISTING TREELINE
- EXISTING BORDERING VEGETATED WETLANDS LINE (BVW) WF#1 WF#2
- EXISTING UTILITY POLE U.P.
- EXISTING FENCE LINE
- CONCRETE BOUND CB
- PROPOSED EROSION CONTROL LINE
- PROPOSED CONTOUR LINE P50
- PROPOSED EDGE OF PAVEMENT / CAPE COD BERM
- PROPOSED SITE LIGHTING L
- PROPOSED CATCH BASIN CBASIN
- PROPOSED DRAIN MANHOLE DMH
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED WATER SERVICE WS
- PROPOSED SPOT GRADE P50x0

SCALE:1"=50'

50 0 25 50 100 200

ZONING INTENSITY SCHEDULE

	MIN. LOT AREA		MAX. HEIGHT DIM.	MAX. LOT COVERAGE BY BLDG.	MIN. OPEN SPACE	MINIMUM YARD SIZE		
DISTRICT	LOT AREA IN SQUARE FEET	CONT. FRONTAGE IN FEET	FEET	IN % (2)	IN %	SIDE YARD IN FEET	REAR YARD IN FEET	FRONT YARD IN FEET
COMMERCIAL BUSINESS	40,000	150	40	25	30	30	40	50
EXISTING CONDITIONS						EXISTING BUILDING		
COMMERCIAL BUSINESS	60,937	235	35	5.58	59	59.8 99.3	-	84.2 (PLYMOUTH) 86.6 (CIRCUIT)
PROPOSED CONDITIONS						EXISTING BUILDING		
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 = 26 PARKING SPACES PROVIDED
PROPOSED EXPANDED PARKING = 7 PARKING SPACES
TOTAL = 33 PARKING SPACES

SITE PLAN APPROVAL

DATE:_____

_____

_____

_____

_____

_____

_____

HALIFAX PLANNING BOARD

JOSEPH E. WEBBY, JR. No. 28717 REGISTERED LAND SURVEYOR

4/1/21
DATE

RICHARD ROBERT DeBENEDICTIS No. 28316 REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

4/1/2021
DATE

REVISIONS	
DATE	DESCRIPTION

SCALE:	1"=50'
DATE:	3/30/21
DRAWN BY:	GTH
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