

ZONING DISTRICT: COMMERCIAL (C1A)		
SETBACK	REQUIRED	EXISTING
FRONTAGE	N/A	81.1'
LOT AREA	N/A	7,328 SF±
FRONT	10'(1)	11.2'
SIDE	5'(2) 10'(3)	9.6'
REAR	5'(2) 10'(3)	16.7'
BUILDING HEIGHT	3 STORIES/45'	3 STORIES/ <45'
OUTDOOR AMENITY SPACE	20%	33%

- (1) NO BUILDING SHALL BE REQUIRED TO BE SET BACK MORE THAN THE AVERAGE SETBACKS OF THE TWO(2) ABUTTING AND NEXT ADJACENT LOTS ON EITHER SIDE OF THE SUBJECT LOT. A 10 FT. SETBACK SHALL BE USED FOR VACANT LOTS.
 (2) 5 FT. FROM ANOTHER COMMERCIAL ZONED PROPERTY.
 (3) 10 FT. FROM A RESIDENTIALLY ZONED PROPERTY.

GENERAL NOTES:

- THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF OBTAINING PERMITS AND LOCAL APPROVALS, AND ARE NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PARCEL.
- THE EXISTING CONDITION DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH 250 CMR STANDARDS BY THE MORIN-CAMERON GROUP, INC. BETWEEN OCTOBER 27, 2017 AND FEBRUARY 28 2018.

ZONING DISTRICT:
COMMERCIAL (C1A)

FLOOD NOTE:
THE SUBJECT PROPERTY IS LOCATED IN A ZONE X: AREA OF MINIMAL FLOOD HAZARD ABOVE THE 500-YEAR FLOOD LEVEL AS ILLUSTRATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 25009CO-408F, WHICH HAS AN EFFECTIVE DATE OF JULY 3, 2012.

RECORD OWNER:

ANFM REALTY, LLC
DEED BOOK 36105, PG 384
ASSESSORS MAP 43, LOT 358

ZONING NOTE:

SEE ZBA DECISION (DOCKET NO. 18-4760) DATED JUNE 4, 2018.

LANDSCAPE AREA CALCULATION:

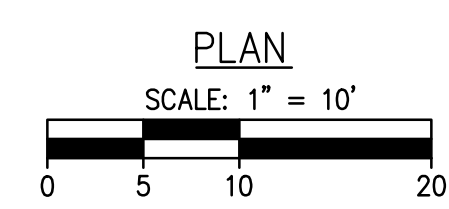
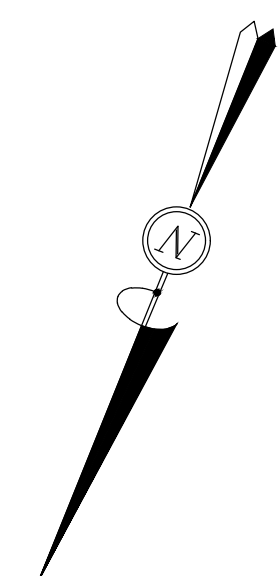
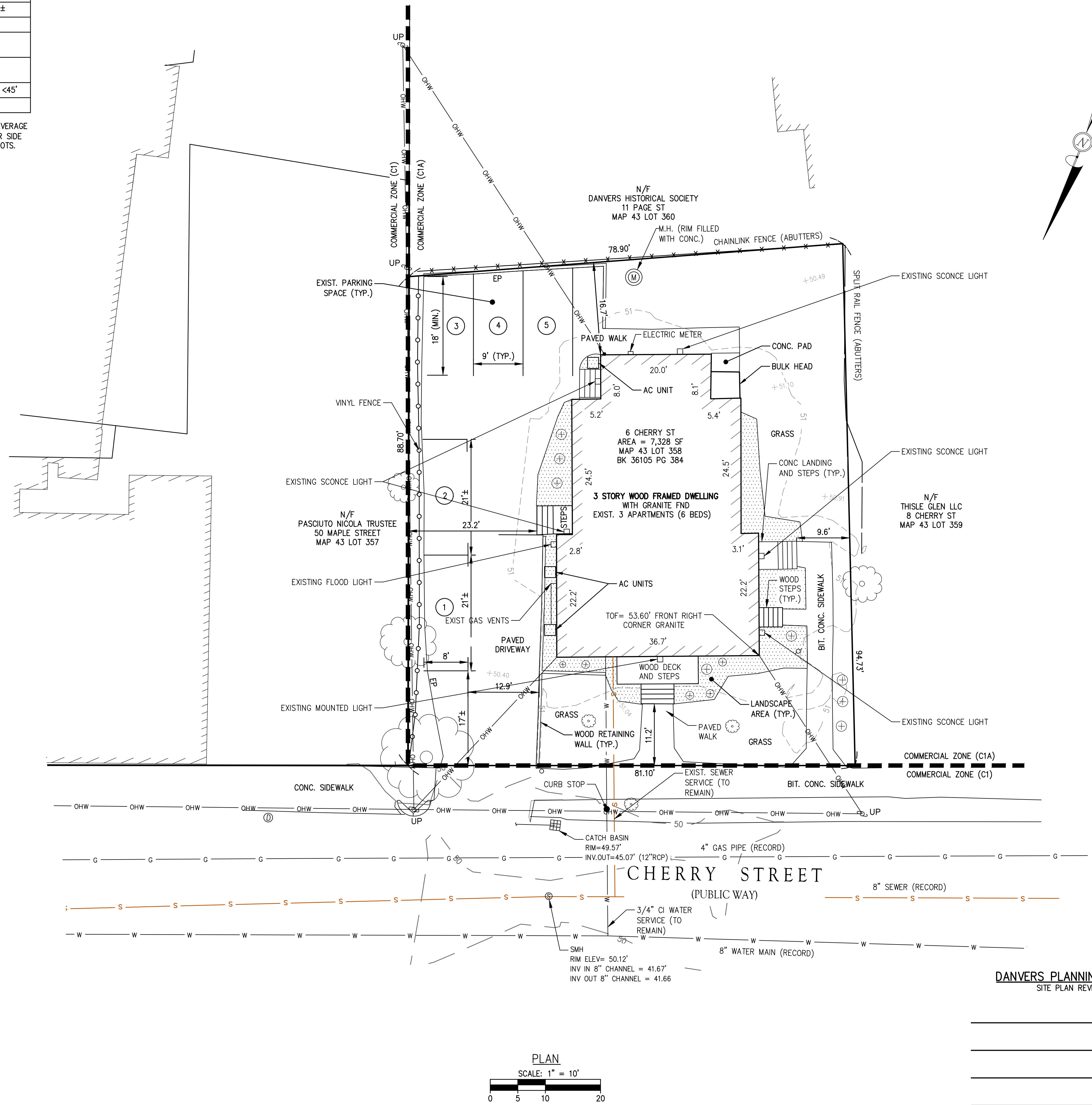
- IMPERVIOUS SURFACE AREA = 4,538 SF±
- PERVIOUS SURFACE AREA = 2,791 SF±
- EXIST. PERVIOUS AREA / EXIST. IMPERVIOUS AREA = $[2,791 \text{ SF} \pm] / [4,538 \text{ SF} \pm] = 61.5\% >> 30\%$

LEGEND:

- BIT. BITUMINOUS
- CI CAST IRON
- CONC. CONCRETE
- ELEV. ELEVATION
- EP EDGE OF PAVEMENT
- EXIST. EXISTING
- FND FOUNDATION
- INV. INVERT
- M.H. MANHOLE
- MIN. MINIMUM
- N/F NOW OR FORMERLY
- OHW OVERHEAD WIRE
- PROP. PROPOSED
- TYP. TYPICAL
- TOF TOP OF FOUNDATION
- UP UTILITY POLE

LEGEND AND SYMBOLS:

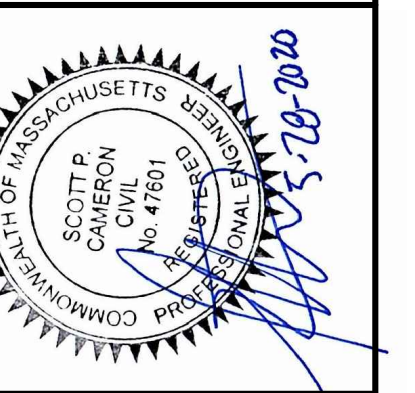
- CATCH BASIN
- OVERHEAD ELECTRIC WIRES
- SEWER MANHOLE
- SEWER PIPE
- TREE
- UTILITY POLE
- LIGHT POLE
- EXISTING CONTOUR
- EXISTING SHRUB
- EXISTING WALL MOUNTED LIGHT
- EXISTING FLOWERS AND PLANTINGS



DANVERS PLANNING BOARD
SITE PLAN REVIEW

DATE: _____

The Morin-Cameron GROUP, INC.
 CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
 LAND SURVEYORS | LAND USE PLANNERS
 66 ELM STREET, DANVERS, MASSACHUSETTS 01923
 P. 978-777-8886, F. 978-774-5466, W. WWW.MORINCAMERON.COM



SURVEY BY: MCG	DATE: MARCH 20, 2020
DRAFTED BY: ABC	SCALE: 1" = 10'
CHECKED BY: SPC	
APPROVED BY: SPC	

REVISIONS	
NO.	DESCRIPTION
1	OUTDOOR AMENITY SPACE CALC., PARKING SPACE SETBACK DIM., & STORMWATER MANAGEMENT

SITE DEVELOPMENT PLANS
DANVERS, MASSACHUSETTS
6 CHERRY STREET
 (ASSESSOR'S MAP 43, LOT 358)
 PREPARED FOR: **ANFM REALTY, LLC**

EXISTING CONDITIONS
 DRAWING NO. **1 OF 2**

ZONING DISTRICT: COMMERCIAL (C1A)

SETBACK	REQUIRED	EXISTING	PROPOSED
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PARKING NOTE:

1 SPACE PER BEDROOM (TOTAL 5 SPACES). THIS IS AN ALTERNATIVE PARKING PLAN THAT REFLECTS THE ACTUAL ANTICIPATED PARKING FOR THE PROJECT. SEE SECTION 4.10.1.b OF THE DANVERS ZONING BY-LAW

ZONING NOTE:

SEE ZBA DECISION (DOCKET NO. 18-4760) DATED JUNE 4, 2018.

PLAN NOTES:

- EXCESS SNOW WILL BE REMOVED FROM SITE IN ACCORDANCE WITH LOCAL SNOW REMOVAL REGULATIONS.
- SOLID WASTE WILL BE COLLECTED IN PRIVATE CONTAINERS. NO DUMPSTER IS NEEDED.
- A LOADING DOCK/SPACE IS NOT NECESSARY FOR RESIDENTIAL USE.
- THE EXISTING GRADING OF THE SITE WILL NOT BE CHANGED OR ALTERED IN ANY WAY.
- EXISTING DRAINAGE WILL NOT BE ALTERED AS A RESULT OF THIS PROJECT.
- EXISTING LANDSCAPE PLANTINGS WILL BE MAINTAINED.
- NO DIRECTIONAL SIGNAGE IS NECESSARY FOR THE PROJECT.
- NO CHANGES TO IMPERVIOUS LANDSCAPING IS PROPOSED.

LANDSCAPE AREA CALCULATION:

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SITE LIGHTING NOTE:

- EXISTING FLOOD LIGHTS SHALL BE POINTED TOWARDS THE GROUND SO AS TO AVOID GLARE TOWARDS ADJACENT PROPERTIES.
- EXISTING SCENCE LIGHTS SHALL BE SHIELDED TO PREVENT GLARE TOWARDS ADJACENT PROPERTIES.

RECORD OWNER:

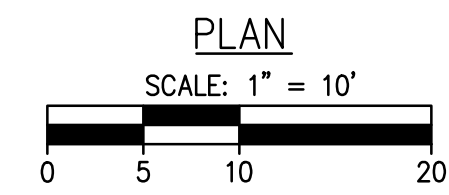
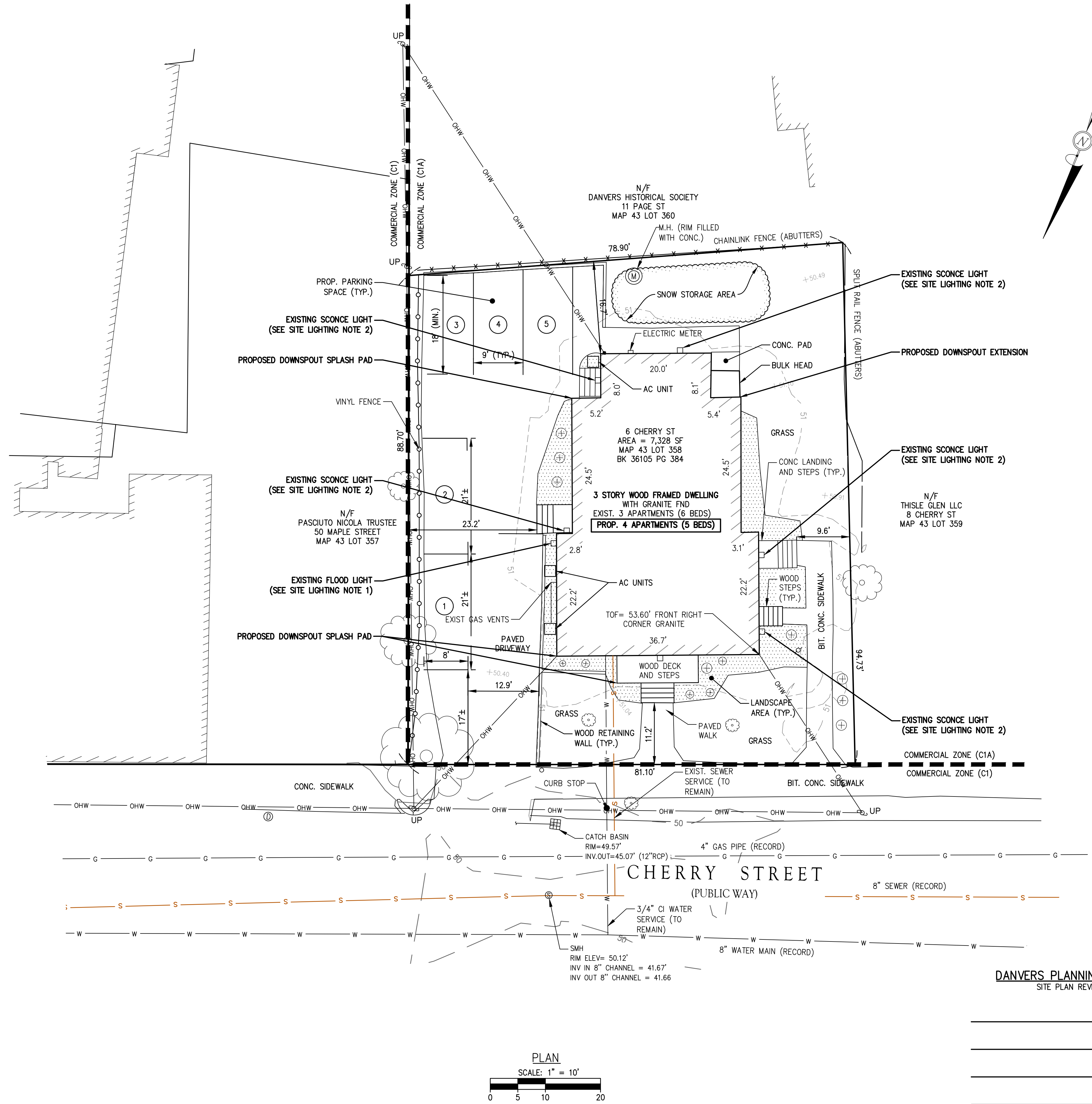
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 DEED BOOK 36105, PG 384
 ASSESSORS MAP 43, LOT 358

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MASSACHUSETTS ENGINEERING BOARD
 SCOTT CAMERON CIVIL ENGINEER
 05-28-2020
 05-28-2020

SURVEY BY: MCG
 DRAFTED BY: ABC
 CHECKED BY: SPC
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SITE DEVELOPMENT PLANS
 IN
DANVERS, MASSACHUSETTS
6 CHERRY STREET
 (ASSESSOR'S MAP 43, LOT 358)
 PREPARED FOR:
ANFM REALTY, LLC

PROPOSED SITE PLAN
 DRAWING NO. **2 OF 2**