

ZONING DISTRICT: DANVERS TOWN CENTER LIVE/WORK (DTC-L/W)
TABLE 4: MULTI-FAMILY BUILDING

SETBACK	REQUIRED	EXISTING
LOT AREA	N/A	7,328 SF±
FRONTAGE	80'	81.1'
WIDTH OF FACADE (MAX.)	60'	36.7'
BTZ OCCUPANCY (WIDTH OF FACADE/FRONTAGE)	70%	45.25%
FRONT SETBACK	10'(1)	11.2'
SIDE SETBACK	15'	9.6'
REAR SETBACK	20'	16.7'
BUILDING HEIGHT	3 STORIES/45'	3 STORIES/ <45'
OUTDOOR AMENITY SPACE	15%	33%
PARKING SETBACK (MIN.)	30'	17.1'

(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.

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:

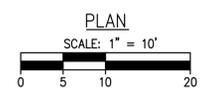
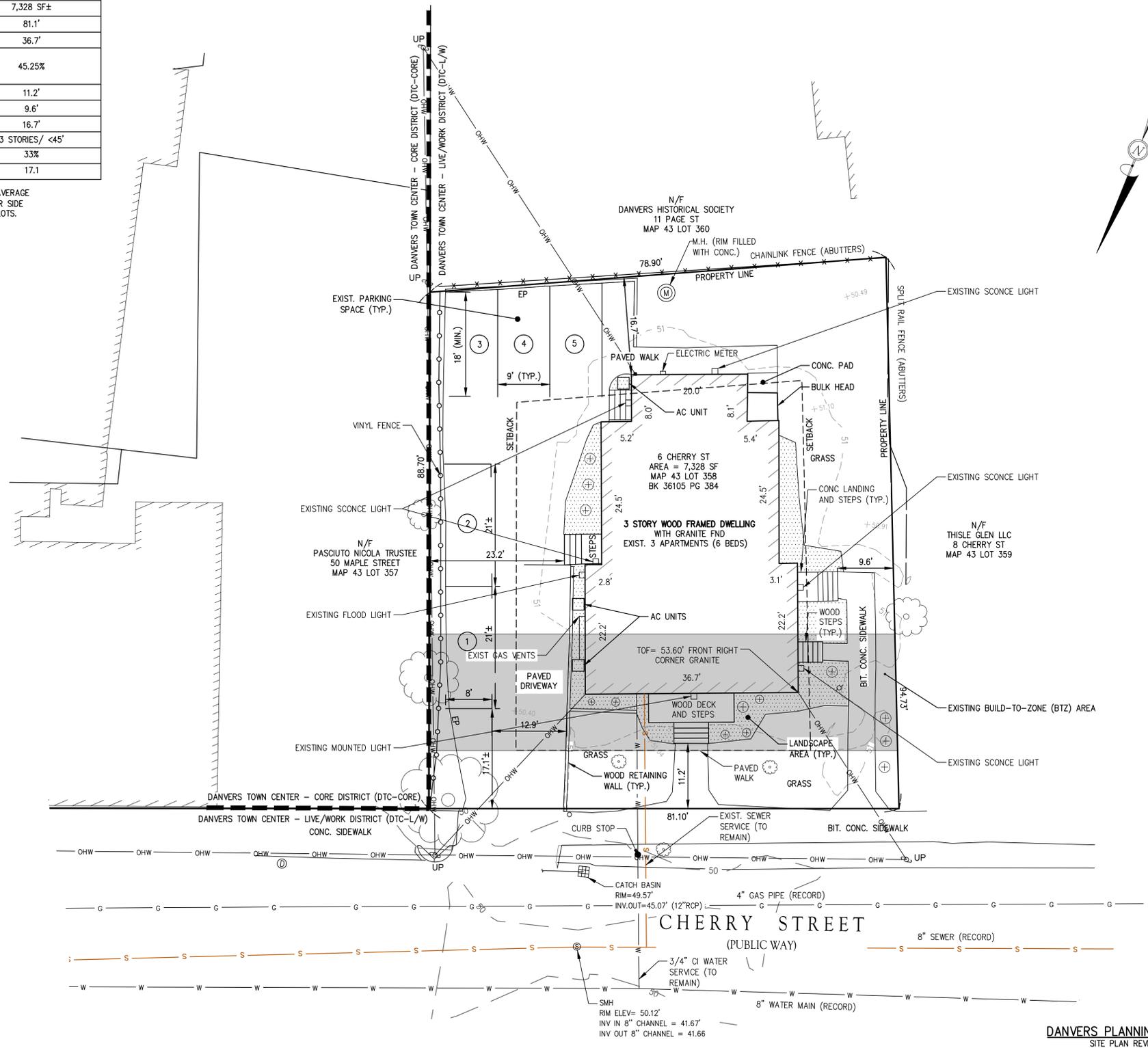
- IMPERVIOUS SURFACE AREA = 4,538 SF±
- PERVIOUS SURFACE AREA = 2,791 SF±
- EXIST. PERVIOUS AREA / EXIST. IMPERVIOUS AREA = [2,791 SF±] / [4,538 SF±] = 61.5% >> 30%

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. 978-774-5486, W. WWW.MORINCAMERON.COM



REVISIONS

NO.	DESCRIPTION	DATE
1	OUTDOOR AMENITY SPACE CALC. & PARKING SPACE SETBACK DIM. & STORMWATER MANAGEMENT	05-28-2020
2	ADDRESSING TOWN COMMENTS	06-19-2020

REVISIONS

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1	OUTDOOR AMENITY SPACE CALC. & PARKING SPACE SETBACK DIM. & STORMWATER MANAGEMENT	05-28-2020
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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**

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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:

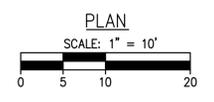
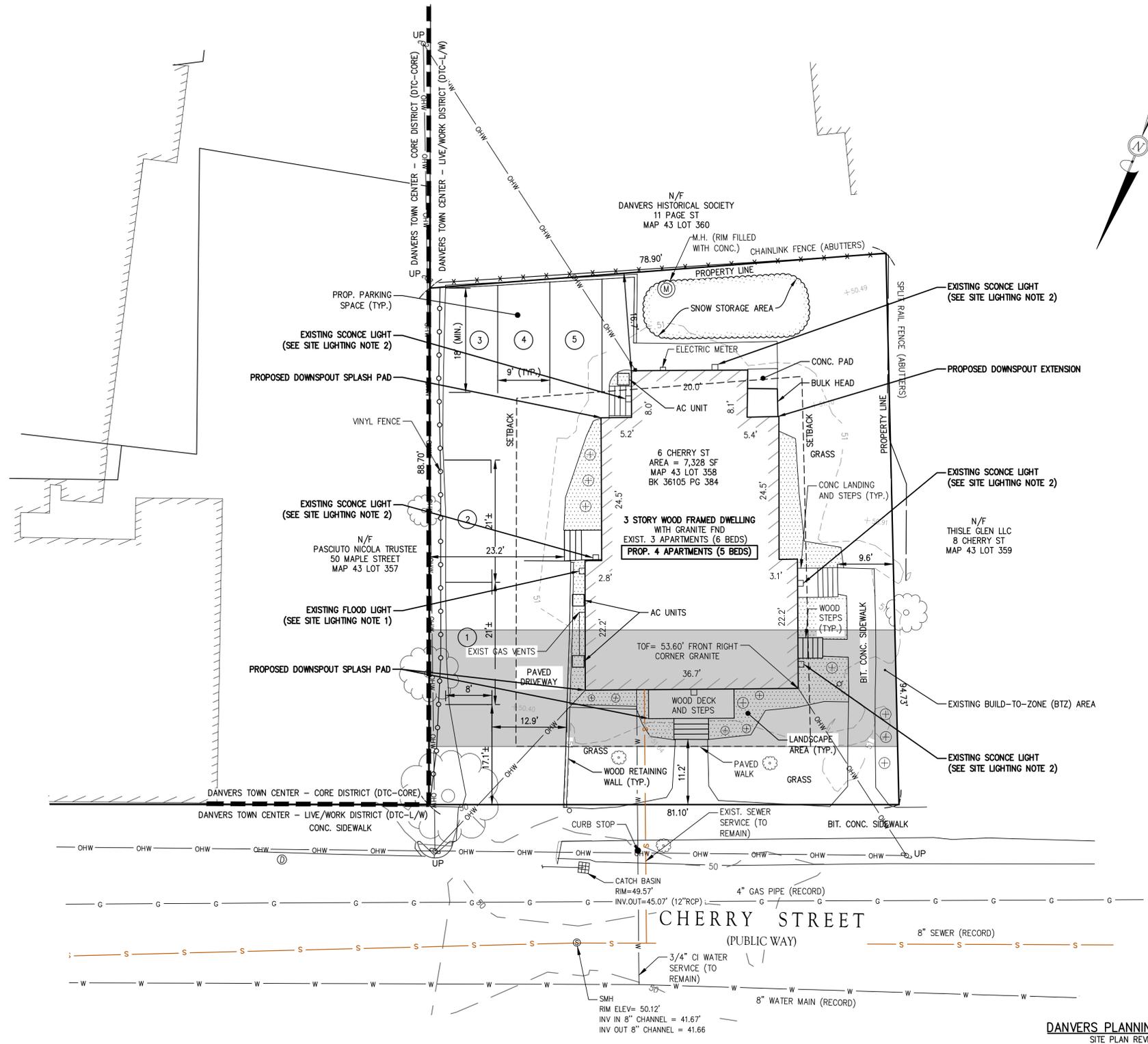
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SURVEY BY: MCG
DRAFTED BY: ABC
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: 1" = 10'
DATE: MARCH 20, 2020

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SITE DEVELOPMENT PLANS
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 PREPARED FOR: **ANFM REALTY, LLC**

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