DUMPSTER ENCLOSURE
SCREENING DETAIL
8' HIGH CHAINLINK ON PAVEMENT
BLACK VINYL COATED CHAINLINK
WITH BLACK VINYL STRIPS.

DEBORA L. COUTURE
MAP 10, PARCEL 15
BOOK 17880, PAGE 381

275.00'
N39°50'49"W
RBR/F
301.07' (300.00' record)
S50°22'31"W
N50°22'31"E
300.00'

THIS AREA TO REMAIN UNDISTURBED NATURAL VEGETATION

PROPOSED SEPTIC SYSTEM GRADING LIMITS (SEE NOTE 1)

EXISTING EDGE OF ASPHALT
NEW (SAWCUT) EDGE OF ASPHALT
SNOW REMOVAL STORAGE AREA
TRASH
4' WIDE STRIPED ENTRY(TYPICAL)
EXISTING FENCE TO BE REMOVED
ASPHALT SURFACE
CATCH BASIN RIM = 498.68
10 SPACES
9 SPACES
5' WIDE WALKWAY
3' WIDE DOORWAY(TYPICAL)
CATCH BASIN RIM=498.25
54.8'
25.2'
25.0'
19.2'
19.1'

EXISTING ONE-STORY BUILDING
FIN.FLOOR = 499.90
EXTERIOR BUILDING FOOTPRINT= 12,870 SQ.FT.

ROOF PEAK= 515.43
TOP/CONC= 499.88
16.8'
"DO NOT ENTER" SIGN MOUNTED ON SUPPORT COLUMN
EXISTING WELL

COVERED CONCRETE WALK
8 SPACES
6 SPACES
ENTRANCE
5' WIDE WALKWAY
2 SPACES
2 SPACES
4 SPACES
ASPHALT SURFACE
EXISTING/PROPOSED SEPTIC SYSTEM(SEE NOTE 1)
EXISTING STORM DRAIN (SEE NOTE 2)
63.0'
19.3'
19.3'
CATCH BASIN RIM=497.74
PERENNIAL FLOWERS TO BE MAINTAINED AROUND SIGN(10)
100' WETLAND BUFFER
3 SPACES
3 SPACES
3 SPACES
2 SPACES
OVERHEAD UTILITY LINES
EDGE OF WETLANDS (SEE NOTE 3)

S39°37'29"E
275.00'
GB/F (EPLP)
VERTICAL BITUMINOUS CURB(TYPICAL)
EXISTING EDGE OF ASPHALT
EXISTING VERTICAL ASPHALT CURB
GUARDRAIL
SILTATION BARRIER (STRAW WATTLES)
VEGETATION ALONG SIDE OF ROAD TO BE KEPT CUT SHORT TO ALLOW CLEAR VISION.

L1 L2 L3 L4

DOG KENNEL
DOG KENNELS & SHEDS
DOG KENNEL
DOG KENNEL OFFICE

WILLIAM E JONES &
DENISE G. JONES
MAP 5, PARCEL 2
BOOK 12703, PAGE 356

TIRE BARNS REALTY TRUST
MAP 5, PARCEL 4
BOOK 26961, PAGE 85

18" OAK
18" OAK
27" OAK
30" MAPLE
32" OAK
32" OAK

THIS AREA IS TO HAVE EXISTING TREES SELECTIVELY TRIMMED, THE EXISTING INVASIVE PLANTS/SHRUBS REMOVED AND NEWLY PLANTED SHRUBS INSTALLED. (SEE NOTE 5 AND TABLE OF PLANTS)

LANDSCAPE AREAS L1,L2,L3 & L4 ARE TO BE MAINTAINED GRASS AREAS.

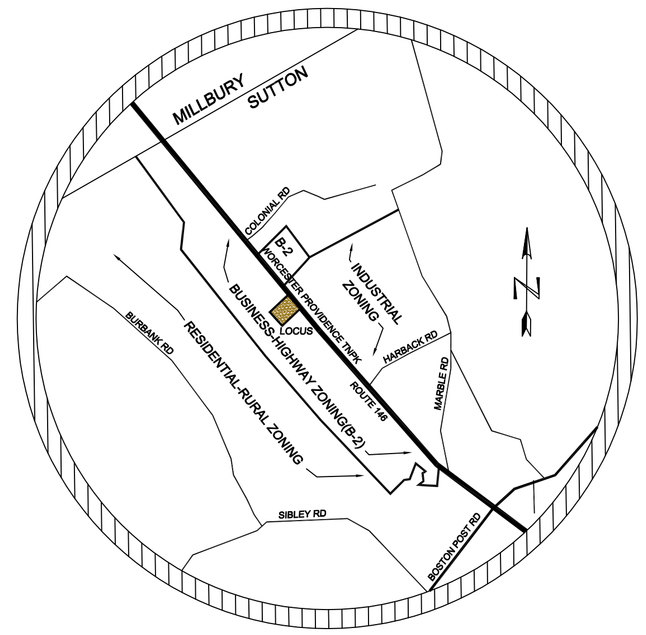
WORCESTER - PROVIDENCE TURNPIKE
(ROUTE 146 - 1936LO - 120' ROW)

OWNER: MELVIN GLICKMAN,
TRUSTEE OF THE G&M REALTY TRUST
BOOK 56037, PAGE 309
MAP 5, PARCEL 3
LOT AREA = 82,646 S.FT.
ZONING: B-2(BUSINESS-HIGHWAY)

ZONING REQUIREMENTS

DISTRICT	MINIMUM LOT DIMENSION		MINIMUM SETBACK FRONT	SIDE	REAR
	AREA	FRONTAGE			
B-2 BUSINESS-HIGHWAY	40,000 SQ.FT.	200 FEET	50 FEET	20 FEET	40 FEET

LOCUS MAP



NOTES:

1. Elevations, benchmark, exsiting contours and final septic grading is shown on "PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM" by JH Engineering Group, dated 7/25/16.
2. The existing storm drainage shown is based on exposed apurtenances. No asbuilt or plan documents are known to exist. Improvements to catch basins are noted on septic plan.
3. Exterior improvements will include pavement overlay, striping, pavement curbing and landscape area improvements. No Notice of Intent is required for this site.
4. There will be no increase in over-lot drainage since the current conditions will only be improved.
5. All landscaping shown will be performed in coordination with and approval of the Planning Department and Planning Board.
6. The construction of this building pre-dates the current zoning requirements. No additional extension of this building is proposed.
7. Remove the existing pavement within landscape area L1 & L2 (lying within the right of way), bring back to original grade with clean topsoil and seed with vegetation consistent with the existing vegetation in order to provide a much more cleaner and attractive site..

1,242 S.FT. STORAGE
1,120 S.FT. YOGA ROOM NUTRITION SALES
276 S.FT. STORAGE
619 S.FT. ENGINEER-SURVEY
1,455 S.FT. BODYWORKS

PARKING REQUIREMENTS (TABLE 4): USE	REQUIREMENT	NEEDED
PROFESSIONAL OFFICE	1 SPACE/250 SQ.FT. 619/250	3 SPACES
GENERAL RETAIL	1 SPACE/225 SQ.FT. 1120/225	5 SPACES
STORAGE	1 SPACE/2000 SQ.FT. 1518/2000	1 SPACES
CROSS-FIT/BODYWORKS	1 SPACE/225 SQ.FT. 9613/225	43 SPACES
TOTAL OFF-STREET PARKING REQUIRED		52 SPACES

TOTAL FOOTPRINT AREA = 12,870 S.FT.
8,158 S.FT.
CROSS-FIT TRAINING

TOTAL PARKING SPACES PROVIDED = 52 SPACES

THIS PLAN IS ACCEPTED BY MAJORITY OF THE PLANNING BOARD MEMBERS AS DATED AND SIGNED BELOW:

DATE:

LANDSCAPE PLANTINGS SCHEDULE

- "CHERRY PLUM" PLUM TREE (2 - 2-1/2" DBH)
- "STELLA DE ORO" DAY LILLY (15 #2 POTS)
- CALLERY PEAR TREE (2 - 2-1/2" DBH)
- "MAGIC CARPET" SPIREA (15 #2 POTS)

REVISIONS
11/07/16: PER PLAN BOARD REVIEW

SITE PLAN
EXISTING COMMERCIAL PROPERTY
64 WORCESTER PROVIDENCE TURNPIKE
SUTTON, MA

OWNER:
MELVYN GLICKMAN

HAWK Consulting, Inc.
3 Wedgewood Lane
Millbury, MA 01527
Phone: (203) 814-7960

DATE: 10/23/16
JOB# 16-009
SCALE: 1"=20'