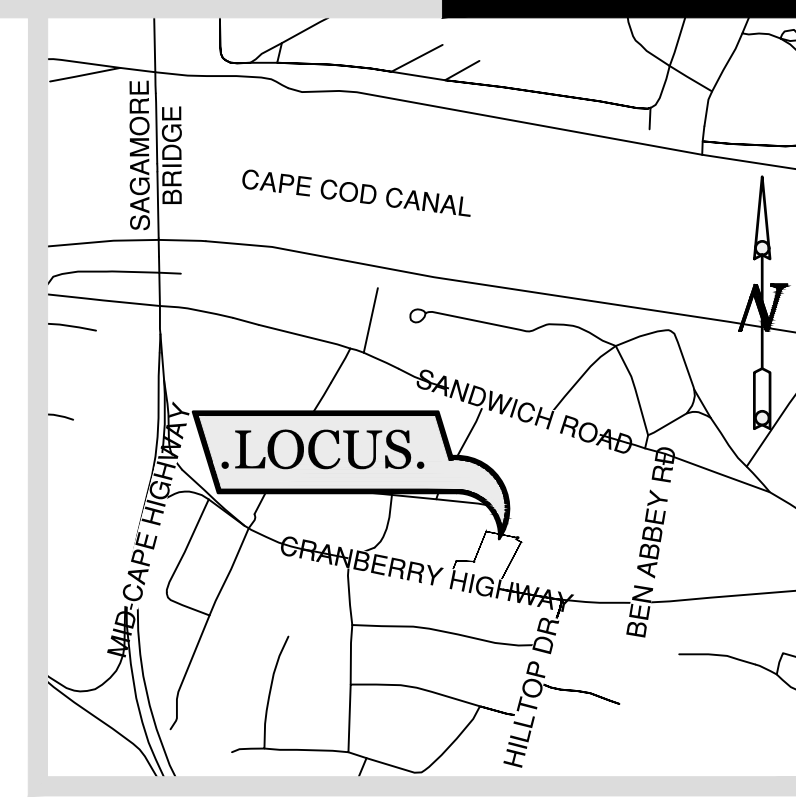
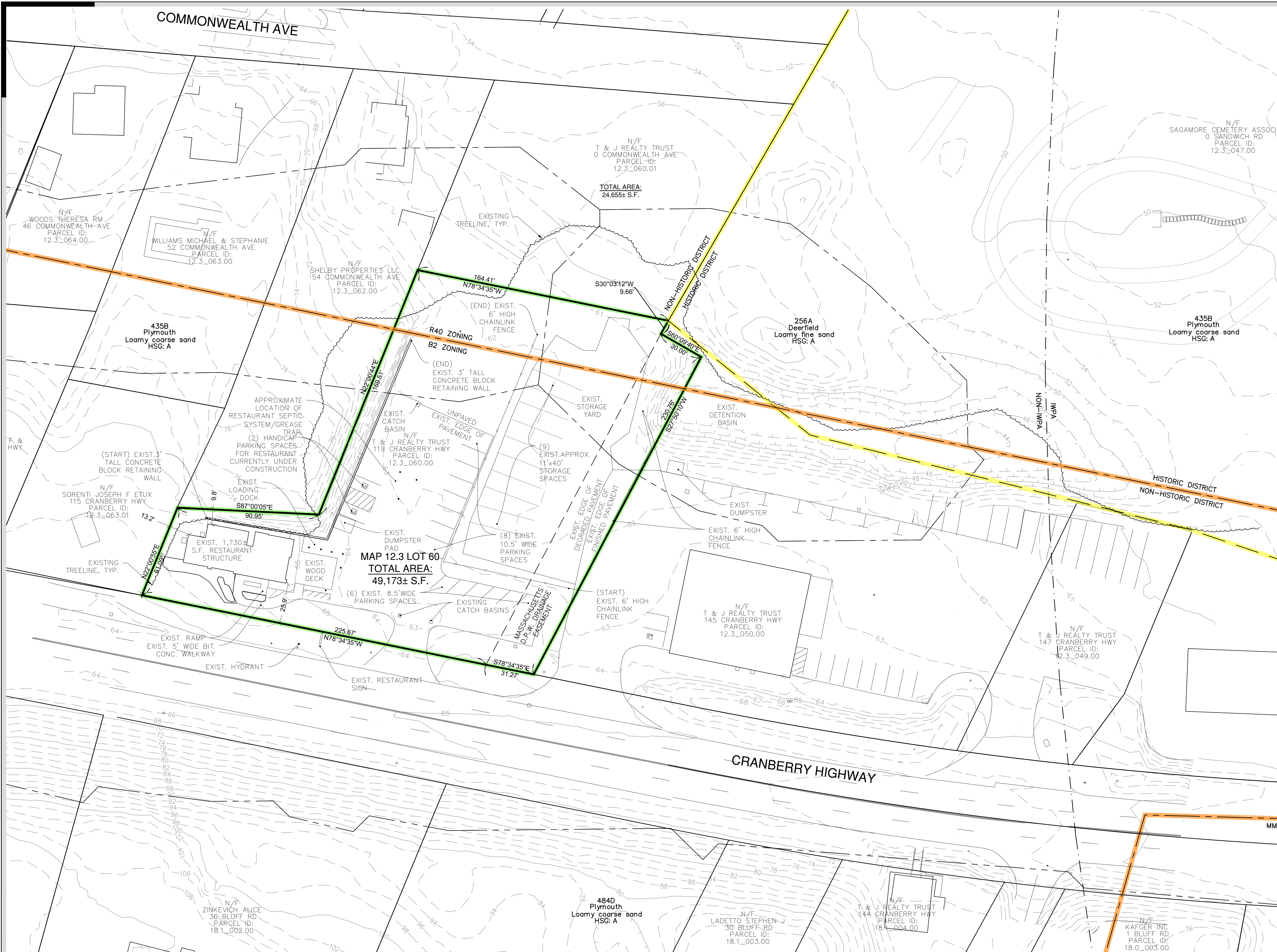


COMMONWEALTH AVE



SITE LOCUS
1"=100'



MAP 12.3 LOT 60
TOTAL AREA:
49,173± S.F.

TOTAL AREA:
24,659± S.F.

SUBJECT PROPERTY INFORMATION:

1. THE SUBJECT PROPERTY IS SHOWN AS LOT 60 ON ASSESSOR'S MAP 12.3, OWNED BY T & J REALTY TRUST.
2. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 0318K EFFECTIVE DATE 7/6/2021.
3. REFER TO DEED BOOK 26534 PAGE 237
4. INFORMATION SHOWN IS APPROXIMATE AND COMPILED FROM AVAILABLE RESOURCES INCLUDING: IWPA ZONE FROM MASSGIS, OFF-SITE TOPOGRAPHY FROM LIDAR, SOILS FROM USDA WEB SOIL SURVEY.
5. ON-THE GROUND OBSERVATIONS WERE PERFORMED USING DRONE AERIAL PHOTOGRAPHY BY GM2.
6. PROPERTY LINE INFORMATION FROM GM2.
7. NO CHANGES TO THE RESTAURANT OR ASSOCIATED PARKING IS PROPOSED.

PARKING SUMMARY:

REQUIRED:
(RESTAURANT) 10 SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA
(1,230± S.F. GFA/1000)10= 12.3
13 SPACES REQUIRED
PROVIDED:
14 SPACES PROVIDED

LEGEND:

- USDA SOIL TYPE
- SUBJECT PROPERTY
- APPROX. ZONING LINE
- HISTORIC PRESERVATION DISTRICT

ENGINEER

W. ENGINEERING, LLC
27 JEFFERSON ST.
TAUNTON, MA 02780
508-821-8245
www.W-CIVIL.com

SCALE: 1" = 30'

.W. ENGINEERING LLC

PROJECT:
119 CRANBERRY HIGHWAY
SAGAMORE, MA
PREPARED FOR:
CANAL FUEL
SHEET NAME:
EXISTING CONDITIONS
DATE: 9/22/2023 SCALE: AS SHOWN
REVISED: 10/17/2023
DRAWN BY: JAG

SHEET NO. 1 OF 3

EVAN WATSON
CIVIL
No. 47130
MASSACHUSETTS

COMMONWEALTH AVE

ZONING REQUIREMENTS				
	B-2	R-40	EXISTING	PROPOSED
MIN. LOT AREA	20,000 S.F.	40,000 S.F.	49,173± FT	49,173± FT
MIN. LOT FRONTAGE	125 FT	125 FT	225.7± FT	225.7± FT
MIN. FRONT YARD	30 FT	30 FT	25.9 FT	25.9 FT
MIN. REAR & SIDE YARD	12 FT	15 FT	9.8 FT	9.8 FT*
MAX. LOT COVERAGE (STRUCTURE)	50%	20%	3.5%	10.8%
MAX. BUILDING HEIGHT	35 FT	35 FT	17± FT	30± FT
MIN. USABLE OPEN SPACE	20%	20%	38%	38%

*EXISTING NON-CONFORMING

ADDITIONAL ZONING NOTES:

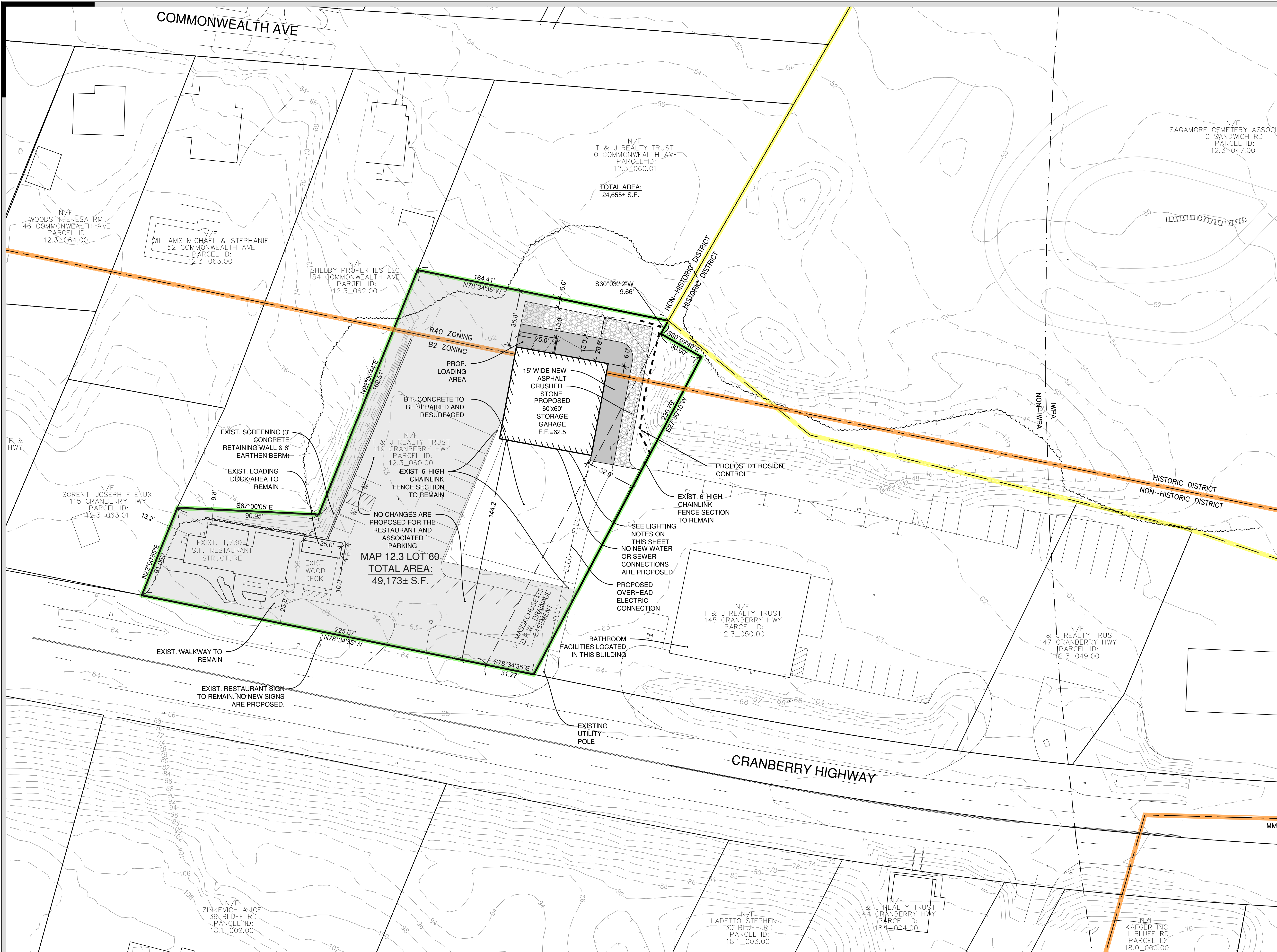
2130: DIVIDED LOT. WHERE A DISTRICT BOUNDARY LINE DIVIDES ANY LOT EXISTING AT THE TIME SUCH LINE IS ADOPTED, THE REGULATIONS FOR ANY DISTRICT IN WHICH THE LOT HAS FRONTAGE ON A STREET MAY BE EXTENDED NOT MORE THAN 30 FEET INTO THE OTHER DISTRICT BY SPECIAL PERMIT OF THE PLANNING BOARD.

SITE PLAN REVIEW CHECKLIST NOTES:

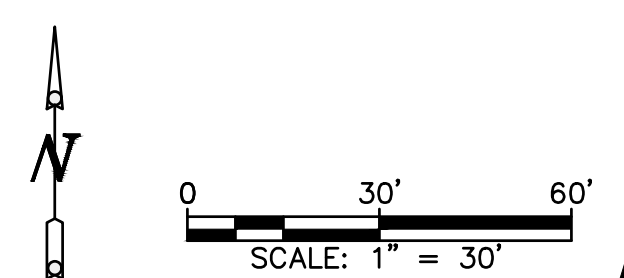
- LOCATION & BOUNDARIES**
SHOWN ON EXISTING CONDITIONS & PROPOSED SITE PLAN.
- ADJACENT STREETS & WAYS**
SHOWN ON LOCUS, EXISTING CONDITIONS & PROPOSED SITE PLAN.
- TOPOGRAPHY**
ON-SITE TOPOGRAPHY FROM DRONE AERIAL PHOTOGRAPHY SHOWN IN 1 FOOT CONTOURS BY GM2. OFF-SITE TOPOGRAPHY FROM LIDAR SHOWN IN 2 FOOT CONTOURS. NO SIGNIFICANT GRADING IS PROPOSED.
- EXISTING & PROPOSED VEGETATION**
EXISTING VEGETATION DESCRIBED ON EXISTING CONDITIONS PLAN AND THE LANDSCAPE PLAN (DETAIL SHEET). NO VEGETATION REMOVAL OR PLANTING IS PROPOSED.
- STRUCTURES**
EXISTING RESTAURANT STRUCTURE AND PROPOSED STORAGE GARAGE ARE SHOWN ON THE PROPOSED SITE PLAN.
- DRIVES/ACCESS/EGRESS**
ACCESS TO PROPOSED GARAGE SHALL CONTINUE TO BE VIA THE EXISTING DRIVE AT 145 CRANBERRY HIGHWAY.
- WALKWAYS**
THE EXISTING WALKWAY ASSOCIATED WITH THE RESTAURANT IS SHOWN ON THE EXISTING SITE PLAN. NO NEW WALKWAYS ARE PROPOSED.
- PARKING**
PARKING SUMMARY IS SHOWN ON EXISTING CONDITIONS PLAN. NO ADDITIONAL PARKING IS REQUIRED OR PROPOSED FOR THE STORAGE GARAGE.
- LOADING AREAS**
PROPOSED LOADING AREA SHOWN ON THE PROPOSED SITE PLAN. EXISTING RESTAURANT LOADING AREA SHOWN ON THE EXISTING CONDITIONS PLAN.
- SCREENING**
THE PROPOSED BUILDING IS SET BACK 144.2'. NO NEW SCREENING IS PROPOSED. EXISTING PARKING AREA ASSOCIATED WITH RESTAURANT IS SCREENED BY 3' HIGH CONCRETE BLOCK WALL AND 6' HIGH EARTHEN BERM AS SHOWN ON THE EXISTING CONDITIONS PLAN. ABUTTING PROPERTY TO NORTH OF PROPOSED BUILDING IS UNDER COMMON OWNERSHIP.
- WATER SUPPLY**
NO NEW WATER SUPPLY OR CONNECTION IS PROPOSED.
- SANITARY SEWERAGE**
NO NEW SANITARY SEWERAGE CONNECTION IS PROPOSED. (BATHROOM FACILITIES ARE LOCATED AT 145 CRANBERRY HIGHWAY.)
- STORM DRAINAGE**
NO NEW STORM DRAINAGE STRUCTURES ARE PROPOSED. NO INCREASE OF IMPERVIOUS AREA IS PROPOSED.
- UTILITIES**
THE PROPOSED ELECTRIC CONNECTION IS SHOWN ON THE PROPOSED SITE PLAN. NO OTHER NEW UTILITY CONNECTIONS ARE PROPOSED.
- WASTE CONTROL**
THE PROPOSED STORAGE GARAGE WILL NOT GENERATE SUBSTANTIAL WASTE. EXISTING WASTE MANAGEMENT LOCATED AT 145 CRANBERRY HIGHWAY WILL BE UTILIZED.
- EROSION CONTROL**
PROPOSED EROSION CONTROL IS SHOWN ON THE PROPOSED SITE PLAN.
- SIGNS**
NO NEW SIGNS ARE PROPOSED. THE EXISTING RESTAURANT SIGN LOCATION IS SHOWN ON THE EXISTING CONDITIONS PLAN.
- LIGHTING PLAN**
NO NEW EXTERIOR LIGHTING IS PROPOSED. SEE LIGHTING PLAN AND NOTES ON THE DETAIL SHEET.
- LANDSCAPE PLAN**
NO VEGETATION REMOVAL OR NEW PLANTINGS ARE PROPOSED. SEE LANDSCAPE PLAN ON THE DETAIL SHEET.
- FLOOR PLANS**
THE PROPOSED STORAGE GARAGE WILL BE OPEN. CONCEPTUAL FLOOR PLANS ARE SHOWN ON THE DETAIL SHEET.
- ARCHITECTURAL ELEVATIONS**
CONCEPTUAL ELEVATIONS ARE SHOWN ON THE DETAIL SHEET.

LEGEND:

- SUBJECT PROPERTY
- APPROX. ZONING LINE
- HISTORIC PRESERVATION DISTRICT



MAP 12.3 LOT 60
TOTAL AREA:
49,173± S.F.

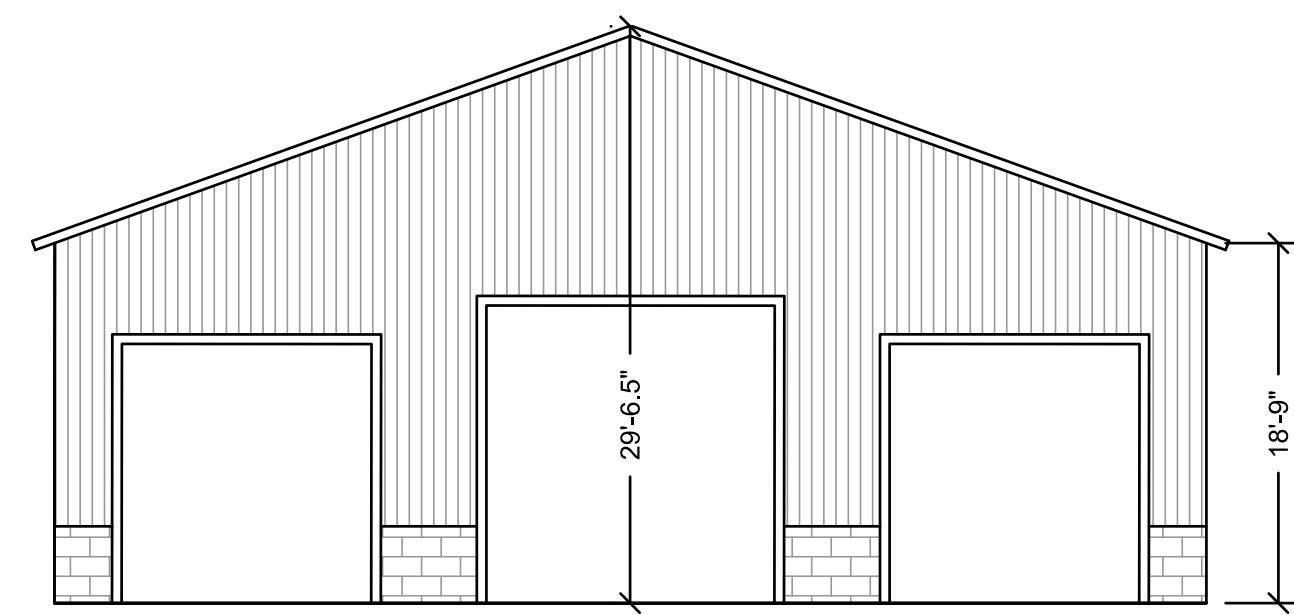


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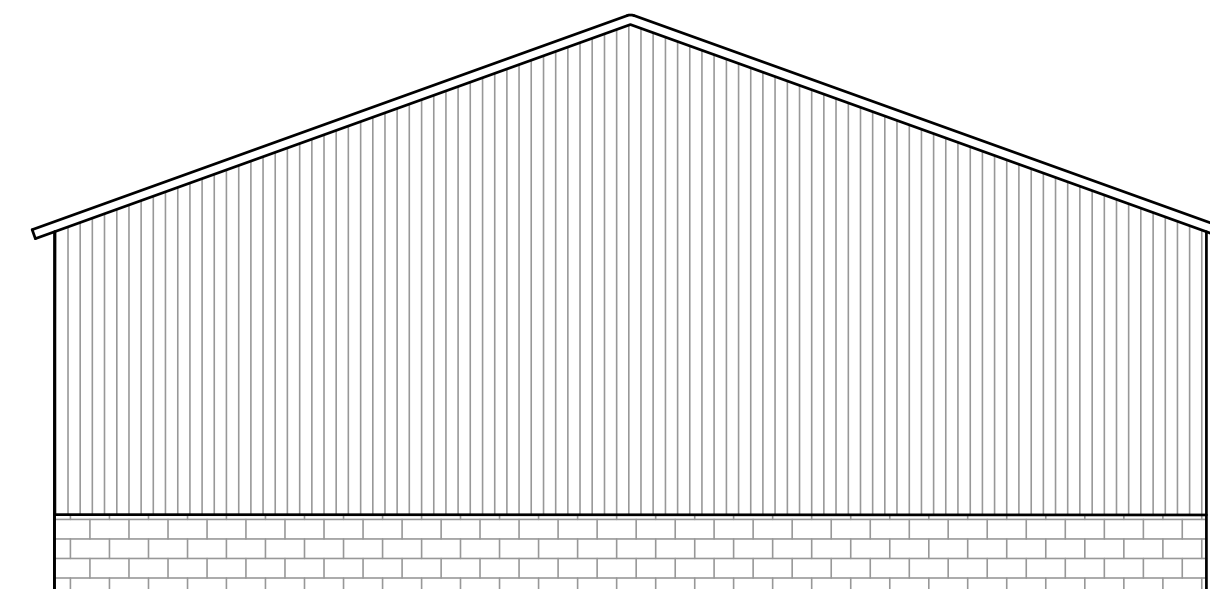
W. ENGINEERING LLC

PROJECT:
119 CRANBERRY HIGHWAY
SAGAMORE, MA
PREPARED FOR:
CANAL FUEL
SHEET NAME:
PROPOSED SITE PLAN
DATE: 9/22/2022 SCALE: AS SHOWN
REVISED: 10/17/2023
DRAWN BY: JAG

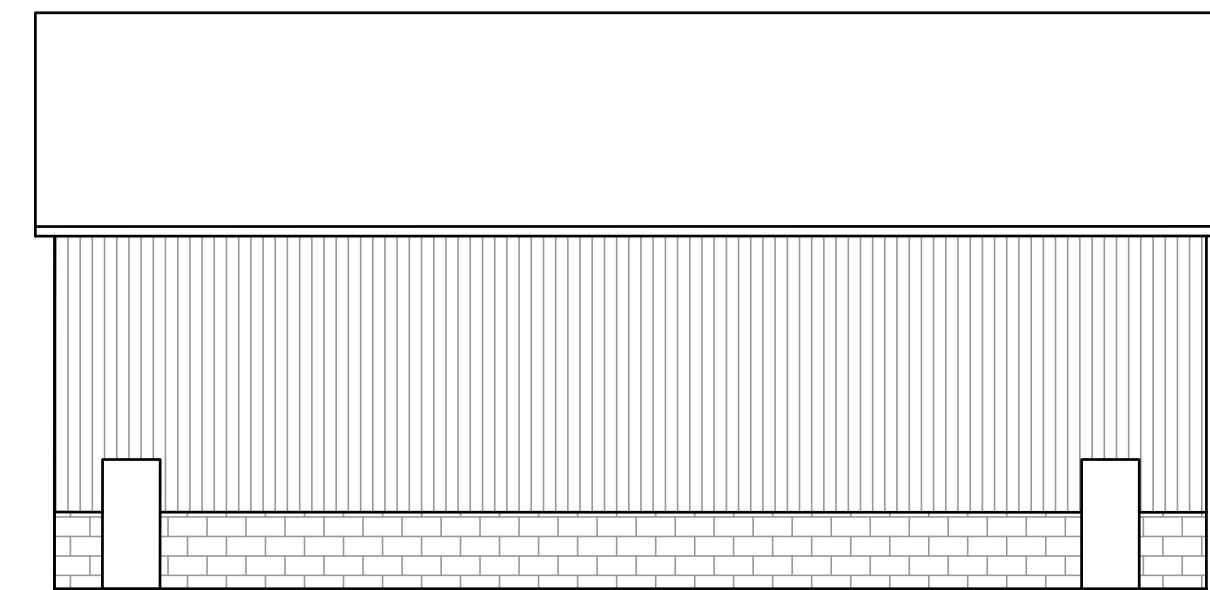




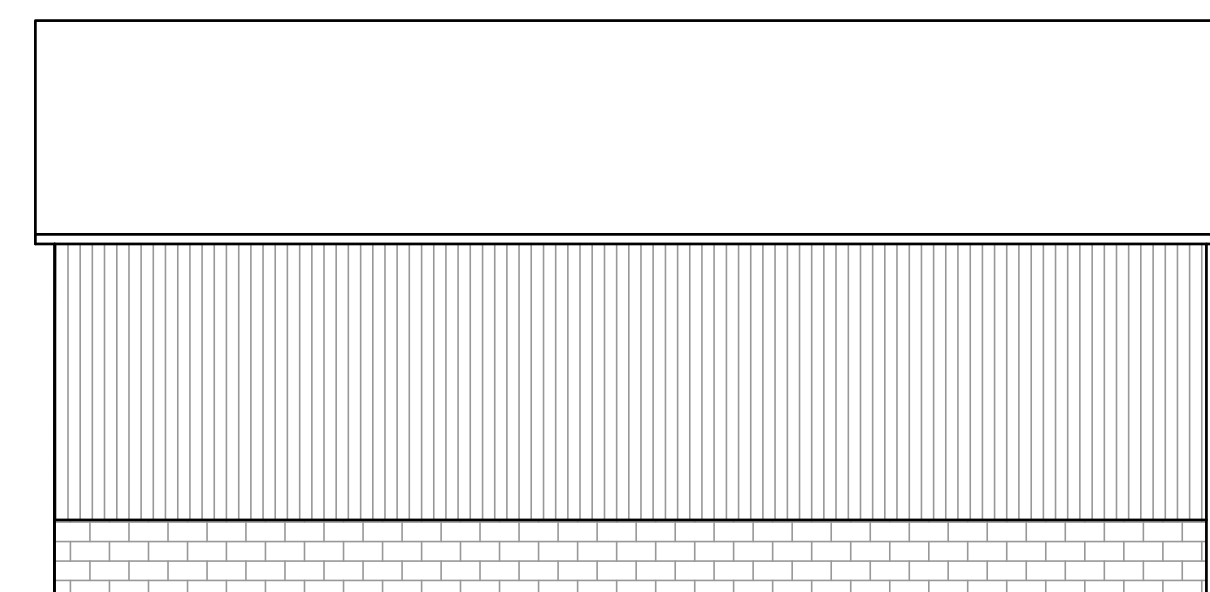
CONCEPTUAL SOUTH ELEVATION
NOT TO SCALE



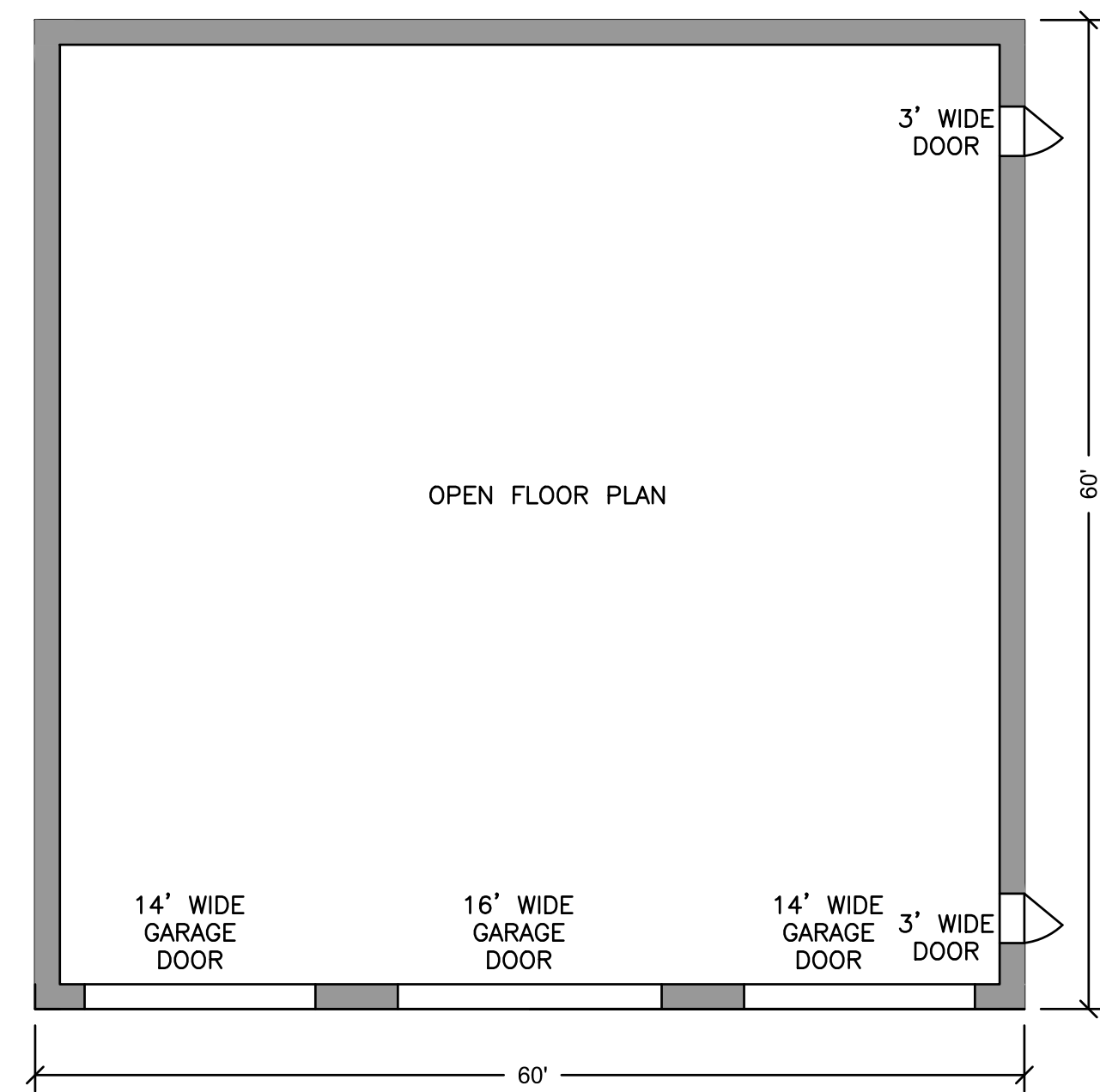
CONCEPTUAL NORTH ELEVATION
NOT TO SCALE



CONCEPTUAL EAST ELEVATION
NOT TO SCALE



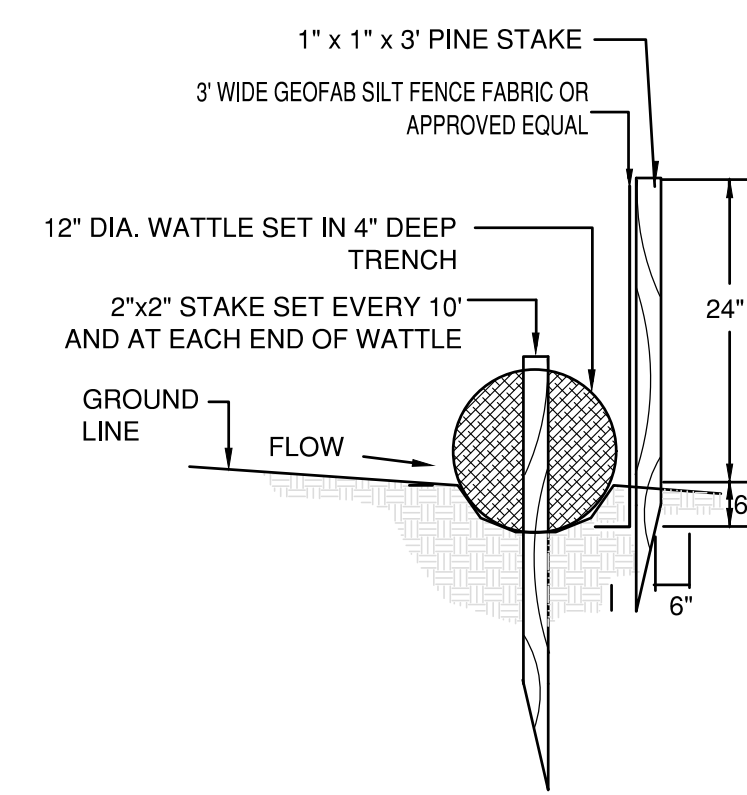
CONCEPTUAL WEST ELEVATION
NOT TO SCALE



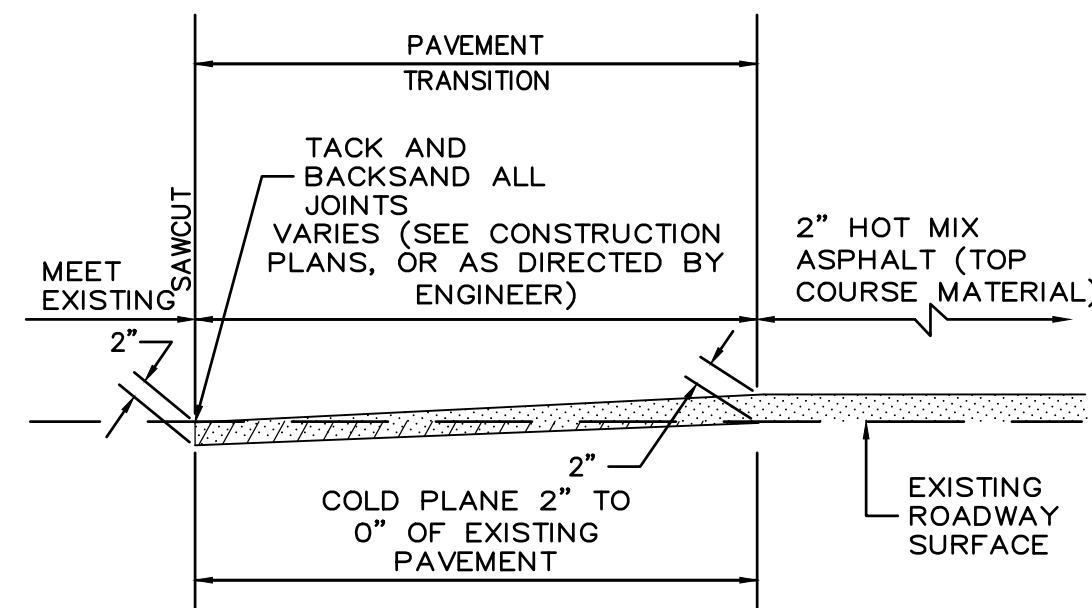
OPEN FLOOR PLAN
NOT TO SCALE

NOTES:

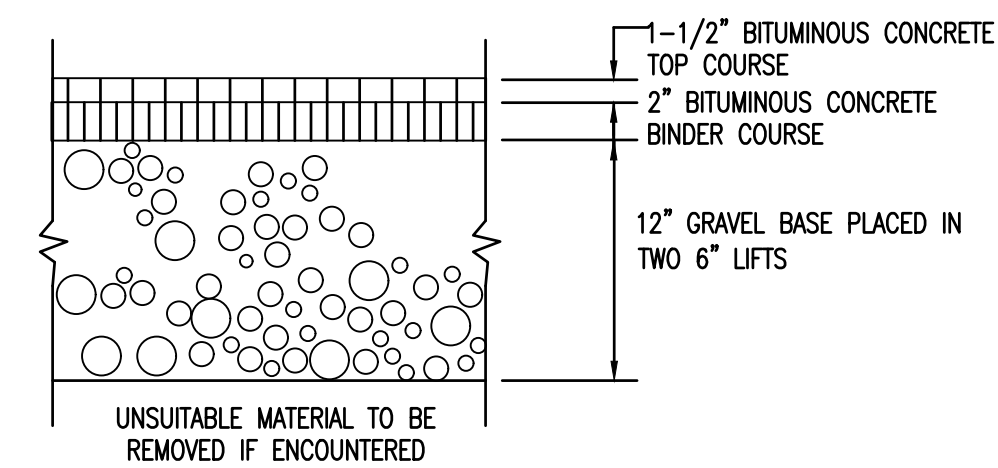
1. BUILDING BY MORTON BUILDINGS, INC. STYLE 306, 60'x18'x60'.
2. SEE ARCHITECTURAL PLANS/SPECIFICATIONS.



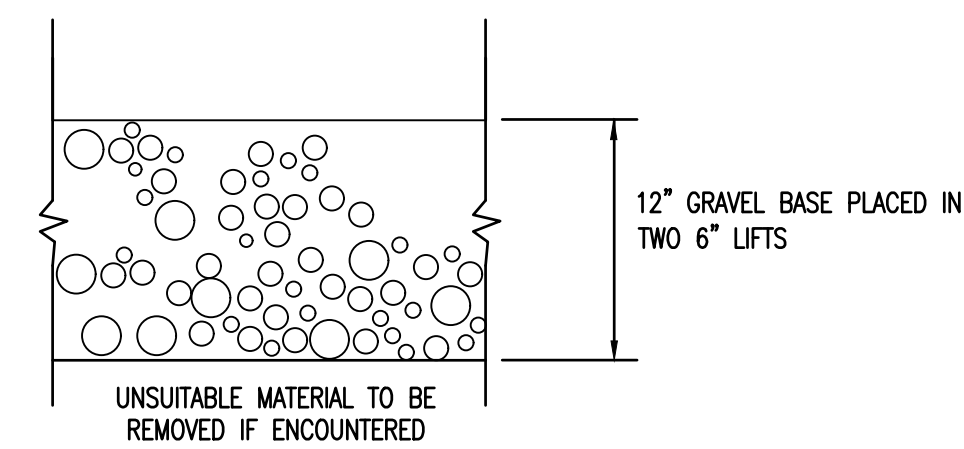
EROSION CONTROL: STRAW WATTLE
WITH SILT FENCE
NOT TO SCALE



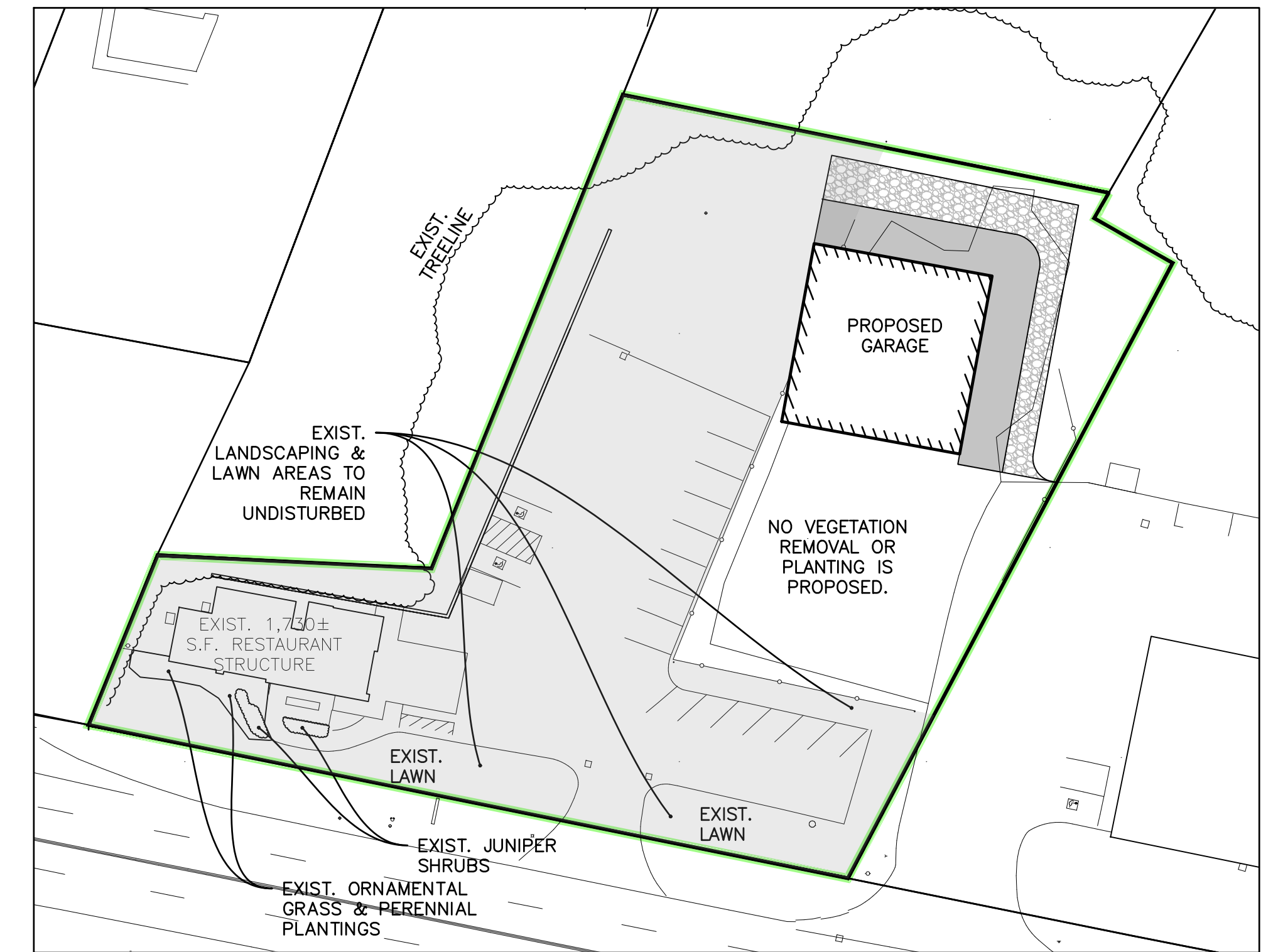
PAVEMENT TRANSITION
NOT TO SCALE



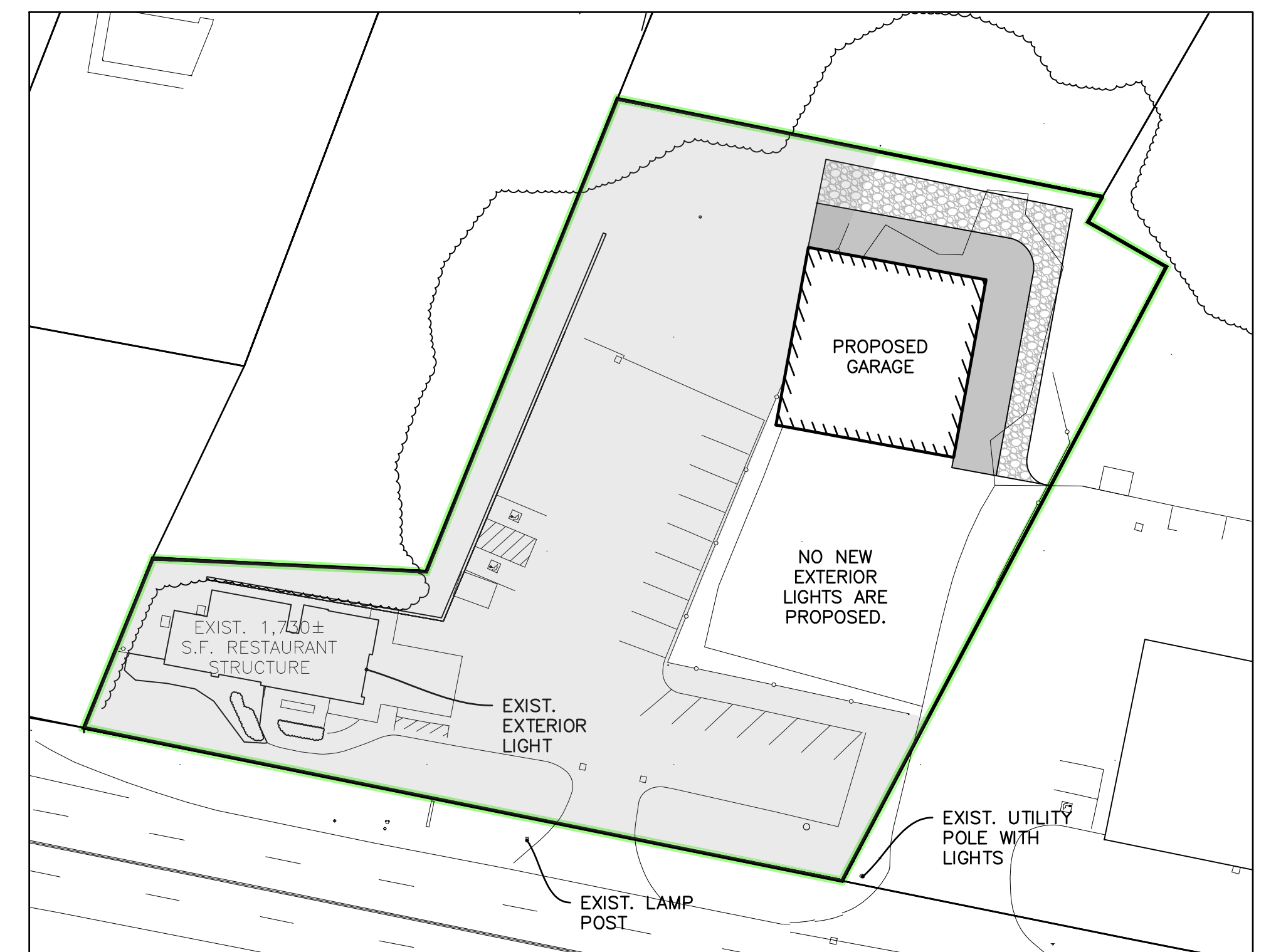
BITUMINOUS PAVEMENT
NOT TO SCALE



CRUSHED STONE SURFACE
NOT TO SCALE



LANDSCAPE PLAN
SCALE: 1"=40'

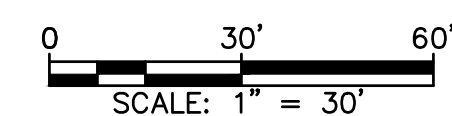


LIGHTING PLAN
SCALE: 1"=40'

LIGHTING NOTES:

NO NEW EXTERIOR LIGHTING IS CURRENTLY PROPOSED. ALL FUTURE LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS:

- PROPOSED GARAGE SHALL USE FULL CUTOFF LIGHT FIXTURES FOR EXTERIOR LIGHTING IN WHICH NO MORE THAN 2.5% OF THE TOTAL OUTPUT IS EMITTED AT 90 DEGREES FROM THE VERTICAL POLE OR BUILDING WALL ON WHICH IT IS MOUNTED.
- FLOOD, AREA AND UP-LIGHTING IS NOT ALLOWED.
- REFLECTORS AND SHIELDING SHALL BE PROVIDED TO MINIMIZE ALL LIGHT AT THE PROPERTY LINES.



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W.
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SHEET NO.
3 OF 3