

PARCEL ID: 16-13
N/F
TOWN OF CARVER

PARCEL ID: 49-51
N/F
BRIAN KELLEHER, TR.

STREET

MAIN

NORTH

PARCEL ID: 16-15-2
N/F
NADER MOUWARD, TR.

PARCEL ID: 16-14
N/F
SURESH B. PATEL, TR.

PARCEL ID: 16-15-1
Area = 53,983 s.f.

#60
EXISTING BUILDING
"QUICKEEZ"

EXISTING BUILDING
7,200 SQ.FT./FLR.

EXISTING PUBLIC
WATER SUPPLY WELL

ZONING : GENERAL BUSINESS / GB

	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000 S.F.	53,983 S.F.
MINIMUM LOT FRONTAGE	200 FT.	150.00 FT.
MINIMUM LOT WIDTH	80 FT.	206 FT.
MINIMUM FRONT YARD SETBACK	40 FT.	93.5 FT.
MINIMUM SIDE YARD SETBACK	25 FT.	33.3 FT.
MINIMUM REAR YARD SETBACK	25 FT.	53.3 FT.
MAXIMUM BUILDING HEIGHT	40 FT.	LESS THAN 40 FT.
MAXIMUM NO. STORIES	2	2
MAXIMUM BUILDING AREA	50%	13.3%
LANDSCAPE AREA (FRONT)	20 FT	22'-27'
LANDSCAPE AREAS (SIDE & REAR)	10 FT	0'-23' / 12'-36'
PARKING SPACES	..	29
HANDICAP PARKING SPACES	..	2
HANDICAP / VAN PARKING SPACES	..	XX

RETAIL - 1 SPACE PER 250 SF. OF G.F.A. - 7,200 SF. = 29 SPACES
EXISTING PARKING PROVIDED = 29 SPACES

FOREST

PARCEL ID: 49-61
N/F
TOWN OF CARVER
REDEVELOPMENT AUTHORITY

FULLER
STREET

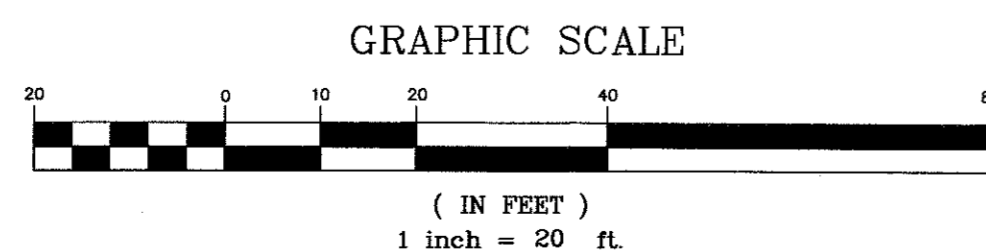
PARCEL ID: 50-5-1
N/F
FOUR SHAMROCKS LLC

STREET

" 58 North "
EXISTING CONDITIONS PLAN
IN
CARVER, MASSACHUSETTS
PREPARED FOR
TIACELINA LLC

SCALE: 1" = 20' AUGUST 24, 2023

B Arthur F. Borden & Associates, Inc.
Professional Land Surveyors & Civil Engineers
38 North Main Street, Unit 1 - The Landmark Center
Carver, Massachusetts 02330
(508) 880-3439 - WWW.AFB5SURVEY.COM



No.	DATE	CHKD	REVISION

S:\LAND PROJECTS 2007\3337 - FROSTY DAWG SANTOROS\DWG\3337_SV1.DWG