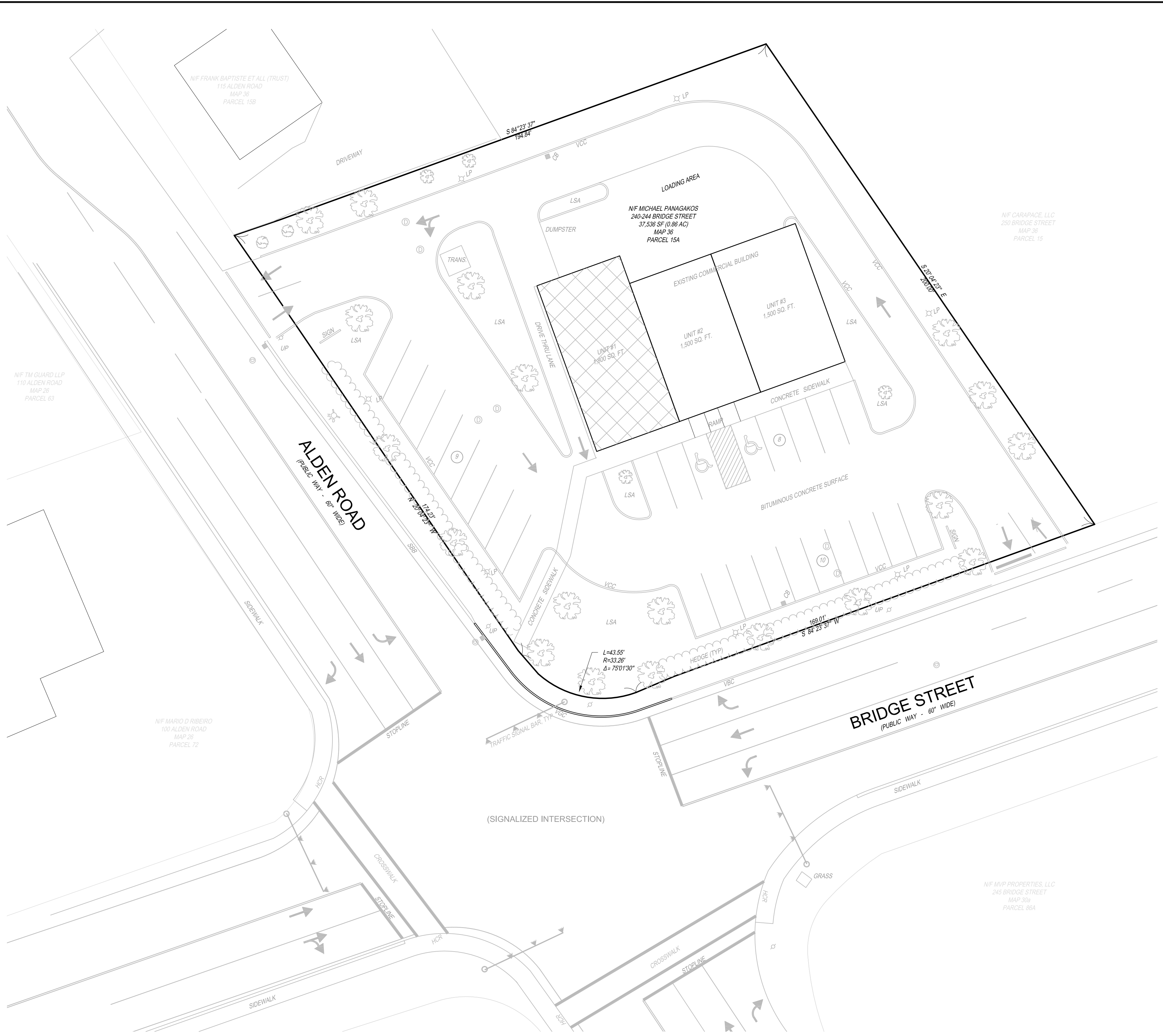


- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SEEK A SPECIAL PERMIT FOR A MARIJUANA ESTABLISHMENT UNDER SECTION 19B-29.7 OF THE FAIRHAVEN ZONING BY-LAWS. THE PROPOSED FACILITY WILL BE LOCATED IN THE EXISTING STRUCTURE AND THERE WILL BE NO CHANGE IN EXTERIOR DESIGN ELEMENTS SUCH AS LIGHTING, PARKING, UTILITIES AND LANDSCAPING, ET CETERA.
 - IN ACCORDANCE WITH 935 CMR 500.110(3) THERE ARE NO KNOWN PRE-EXISTING PUBLIC OR PRIVATE SCHOOLS PROVIDING EDUCATION IN KINDERGARTEN OR ANY OF GRADES ONE THROUGH 12 WITHIN 500-FT OF THE PROPERTY BOUNDARIES OF THE SUBJECT PARCEL.
 - THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
 - OWNER OF RECORD:
MICHAEL PANAGAKOS
133 FAUNCE CORNER ROAD
DARTMOUTH, MA 02747
 - ASSESSORS REFERENCE
MAP 36 LOT 15A
LOT AREA=37,536 SF (0.86 AC)
NO WETLANDS
ZONING: INDUSTRIAL DISTRICT
OVERLAY: MEDICAL MARIJUANA OVERLAY DISTRICT
MIN AREA: 50,000 SF
MIN FRONTAGE: 140 FEET
CONTIGUOUS UPLAND: 35,000 SF
PERCENT OF MINIMUM LOT AREA: 70%
SETBACKS:
F: 50 FT, S: 25 FT, R: 50'
MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM BUILDING COVERAGE: 25%
MAXIMUM LOT COVERAGE: 65%
 - DEED REFERENCE:
- BOOK 4982, PAGE 22
SOUTH BRISTOL COUNTY REGISTRY OF DEEDS
 - PLAN REFERENCES:
PLAN BOOK 151, PAGE 68
SOUTH BRISTOL COUNTY REGISTRY OF DEEDS
 - VERTICAL DATUM IS BASED UPON NAVD88, IN US SURVEY FEET.
 - UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE, ABOVE GROUND EVIDENCE AND RECORD INFORMATION AND ARE ONLY APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-888-344-7233)
 - PARCEL AND RIGHT OF WAY LINES WERE OBTAINED FROM THE MASSACHUSETTS GIS AND UNRECORDED SITE PLANS.
 - TOPOGRAPHIC FEATURES TAKEN FROM MASSACHUSETTS GIS DATA LAYER AND ORTHOGRAPHIC PHOTOGRAPHY.

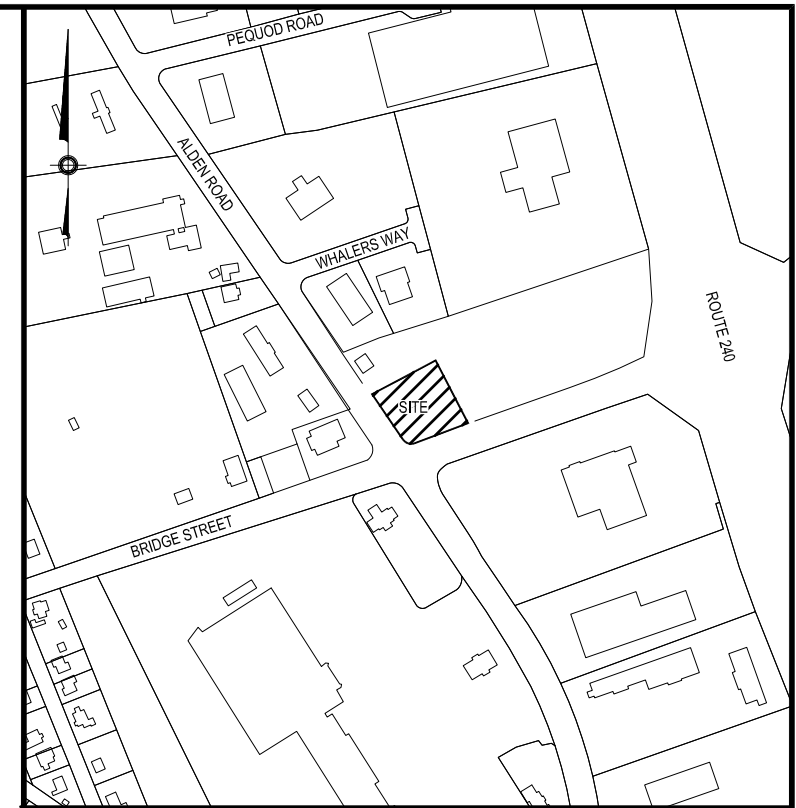


PLAN VIEW
SCALE: 1" = 20'

PARKING & USE ANALYSIS

UNIT	TENANT	AREA	USE	PARKING	
UNIT 1 SPACES	ELEVATED RETAIL, LLC	1,800 SF	MARIJUANA DISPENSARY(PROPOSED)	RETAIL (1/250 SF)	= 8
UNIT 2 SPACES	T MOBILE	1,500 SF	RETAIL	RETAIL (1/250 SF)	= 6
UNIT 3 SPACES	REACH NAILS AND SPA	1,500 SF	SPA	RETAIL (1/250 SF)	= 6
				REQUIRED	20
				PROVIDED	27

- ABBREVIATIONS**
- THESE STANDARD ABBREVIATIONS MAY BE FOUND IN THE DRAWINGS.
- CB CATCH BASIN
 - LP LIGHT POLE
 - LSA LANDSCAPE AREA
 - SBB SLOPED BITUMINOUS BERM
 - HCR HANDICAP RAMP
 - UP UTILITY POLE
 - WV WATER VALVE
 - VCC VERTICAL CONCRETE CURB
 - VGC VERTICAL GRANITE CURB



LOCUS MAP
NOT TO SCALE

GREEN SEAL ENVIRONMENTAL, LLC
114 STATE ROAD, BUILDING B
SAGAMORE BEACH, MA 02562
TEL: (508) 888-6034
FAX: (508) 888-1506
WWW.GSEENV.COM

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN ENGINEER, GREEN SEAL ENVIRONMENTAL, LLC. UNAUTHORIZED REPRODUCTION FOR ANY PURPOSE IS AN INFRINGEMENT UPON COPYRIGHT LAWS. VIOLATORS WILL BE SUBJECT TO PROSECUTION.

DIMENSIONS ARE AS INDICATED.

USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS SET FORTH IN ACCOMPANYING PROJECT DOCUMENTATION.

IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM DISCREPANCIES WITH THE ENGINEER PRIOR TO USE.

REVISIONS

NO.	DATE	COMMENT
1	3/16/22	ADDED SITE DETAIL

PURPOSE:
SPECIAL PERMIT
MARIJUANA ESTABLISHMENT

LOCUS:
240 BRIDGE STREET, UNIT #1
FAIRHAVEN, MA 02719

PREPARED FOR:
ELEVATION RETAIL II, LLC

DRAWING TITLE:
SITE PLAN

CAD TECH: TRG	CHECKED BY: JDP
-------------------------	---------------------------

ENGINEER: SDC	DATE: 2/18/2022
-------------------------	---------------------------

SCALE:
AS NOTED

SHEET:
C-1

