



Figure 1
Site Location Map
Proposed Retail Marijuana Dispensary
Fairhaven, MA

115
ALDEN
ROAD

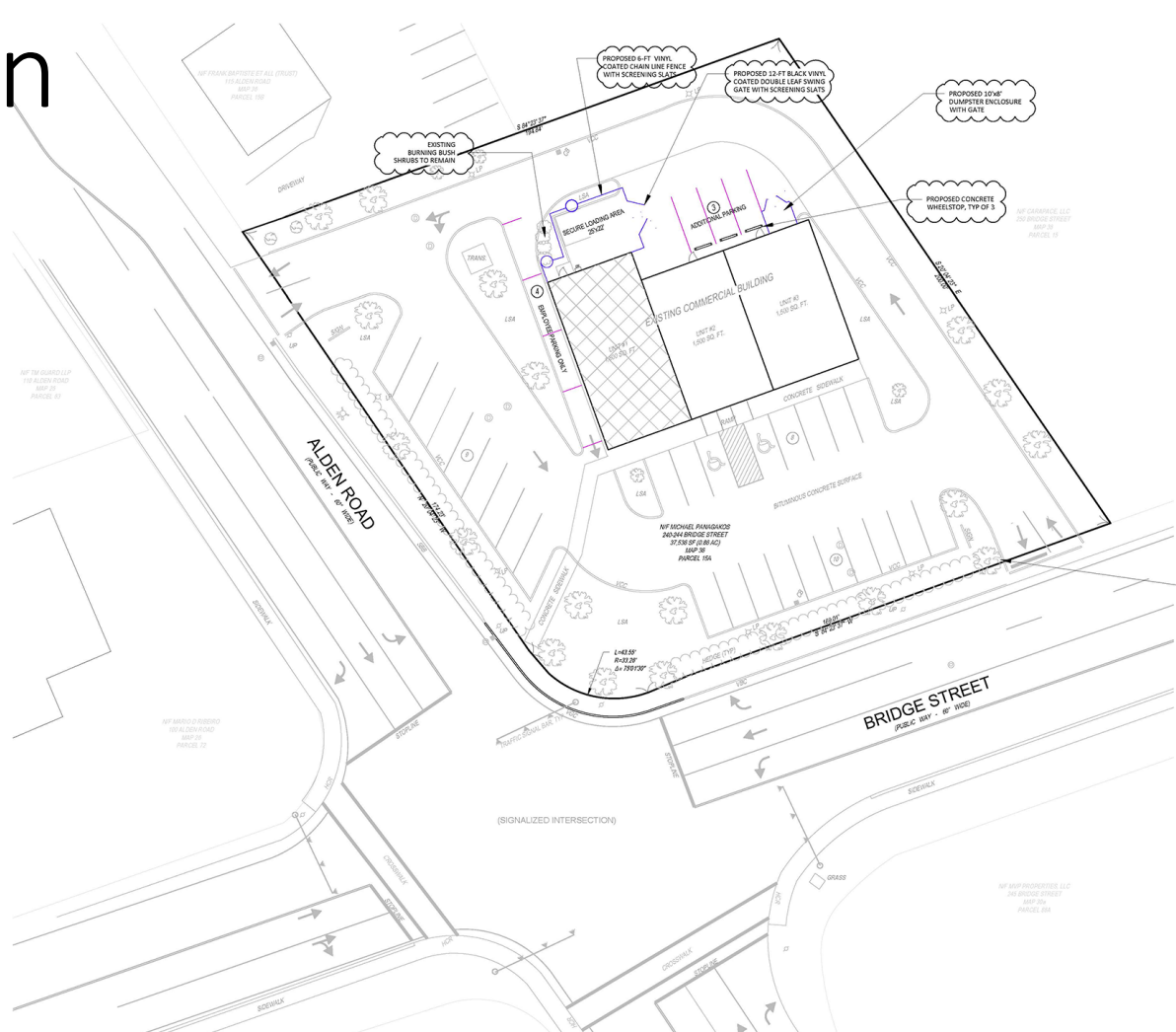
240 244
BRIDGE
STREET



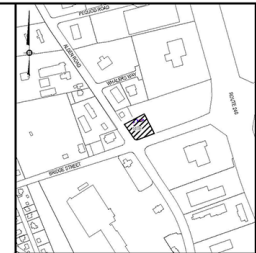
Revised Plan



- 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 NAVD83, 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.



- 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
SAGANORE 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.

NO.	DATE	COMMENT
1	3/16/22	ADDED SITE DETAIL
2	3/23/22	ADD PROPOSED SIGN SIGNAGE
3	7/27/22	RELOCATE DUMPSTER, ADD REAR PARKING

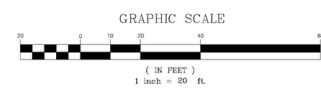
PROPOSED SIGN
"NO LEFT TURN"
"4 PM TO 6 PM"
SUNDAYS - HOLIDAYS
(MUTCO 33A CA, OR EQUAL)



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 34



PURPOSE:
SPECIAL PERMIT MARIJUANA ESTABLISHMENT

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

PREPARED FOR:
ELEVATION RETAIL II, LLC

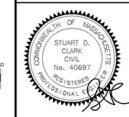
DRAWING TITLE:
SITE PLAN

CAD TECH: TRG
CHECKED BY: JDP

ENGINEER: SDC
DATE: 2/18/2022

SCALE: AS NOTED

SHEET: C-1



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
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- VGC VERTICAL GRANITE CURB

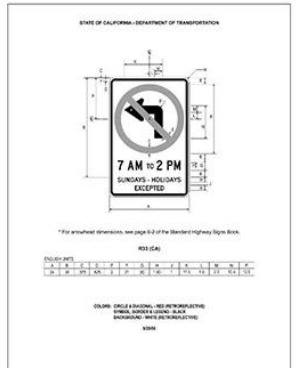


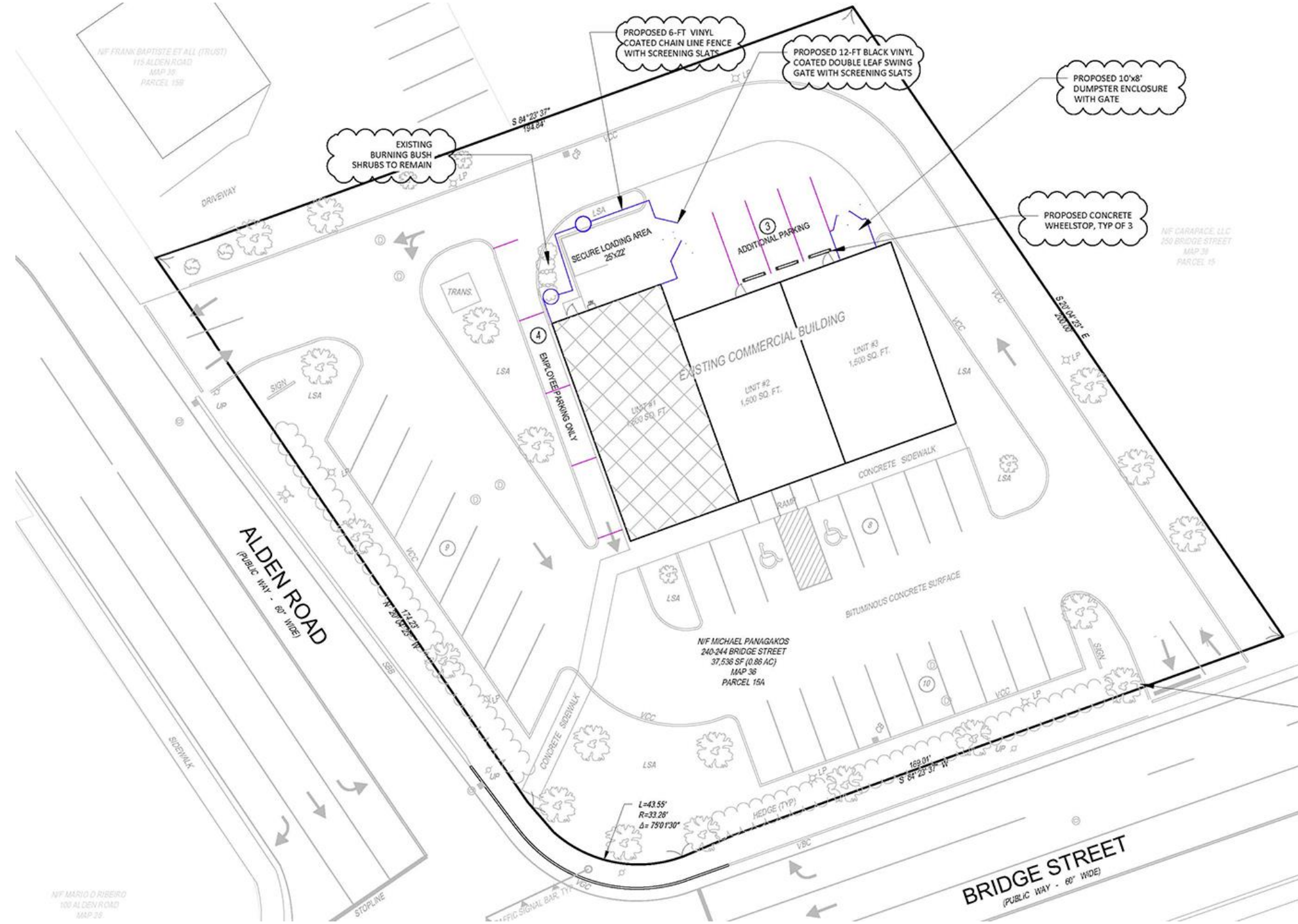
PARKING & USE ANALYSIS

TENANT	AREA	USE	PARKING	REQUIRED
ELEVATED RETAIL, LLC	1,800 SF	MARIJUANA DISPENSARY (PROPOSED)	RETAIL (1/250 SF)	8
T MOBILE	1,500 SF	RETAIL	RETAIL (1/250 SF)	6
REACH NAILS AND SPA	1,500 SF	SPA	RETAIL (1/250 SF)	6
SPACES				REQUIRED 20
SPACES				PROVIDED 34

PLAN VIEW
SCALE: 1" = 20'

PROPOSED SIGN
'NO LEFT TURN'
'4 PM TO 6 PM'
SUNDAYS - HOLIDAYS
(MUTCD 33A CA, OR EQUAL)





N/F FRANK BAPTISTE ET AL (TRUST)
115 ALDEN ROAD
MAP 36
PARCEL 15B

EXISTING
BURNING BUSH
SHRUBS TO REMAIN

PROPOSED 6-FT VINYL
COATED CHAIN LINE FENCE
WITH SCREENING SLATS

PROPOSED 12-FT BLACK VINYL
COATED DOUBLE LEAF SWING
GATE WITH SCREENING SLATS

PROPOSED 10'x8'
DUMPSTER ENCLOSURE
WITH GATE

PROPOSED CONCRETE
WHEELSTOP, TYP OF 3

N/F GARAPACE, LLC
250 BRIDGE STREET
MAP 36
PARCEL 15

SECURE LOADING AREA
25'x22'

ADDITIONAL PARKING

EXISTING COMMERCIAL BUILDING

CONCRETE SIDEWALK

BITUMINOUS CONCRETE SURFACE

N/F MICHAEL PANAGAKOS
240-244 BRIDGE STREET
37,536 SF (0.86 AC)
MAP 36
PARCEL 15A

L=43.55'
R=33.26'
Δ=750'130"

BRIDGE STREET
(PUBLIC WAY - 60' WIDE)

ALDEN ROAD
(PUBLIC WAY - 60' WIDE)

N/F MARIO D RIBICCI
100 ALDEN ROAD
MAP 36

BAPTISTE ET ALL (TRUST)
115 ALDEN ROAD
MAP 39
PARCEL 158

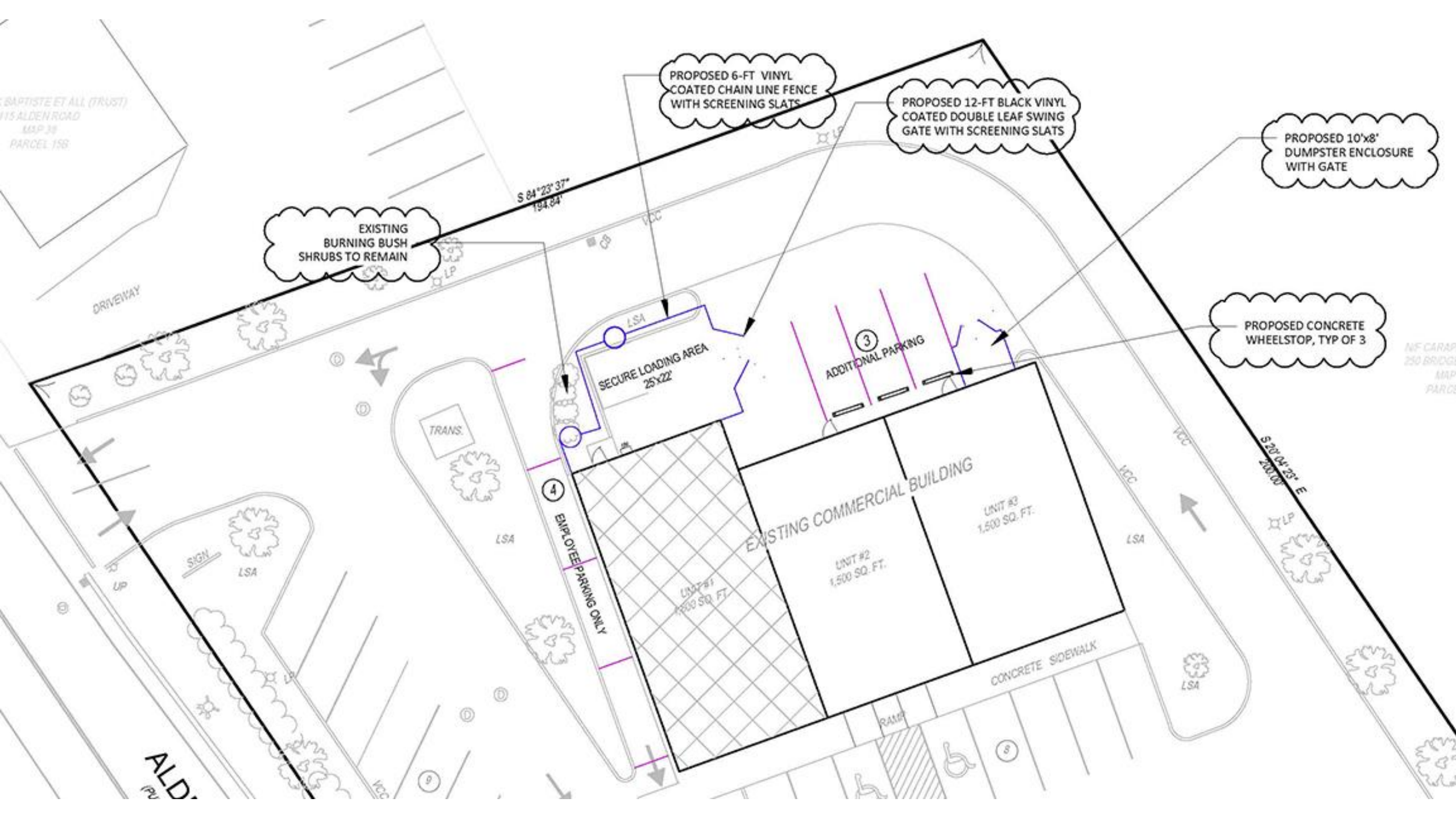
PROPOSED 6-FT VINYL
COATED CHAIN LINE FENCE
WITH SCREENING SLATS

PROPOSED 12-FT BLACK VINYL
COATED DOUBLE LEAF SWING
GATE WITH SCREENING SLATS

PROPOSED 10'x8'
DUMPSTER ENCLOSURE
WITH GATE

EXISTING
BURNING BUSH
SHRUBS TO REMAIN

PROPOSED CONCRETE
WHEELSTOP, TYP OF 3



NF CARP
230 BRIDGE
MAP
PARCEL

ALDEN
RD

DRIVEWAY

SECURE LOADING AREA
25'x22'

ADDITIONAL PARKING

EXISTING COMMERCIAL BUILDING

UNIT #3
1,500 SQ. FT.

UNIT #2
1,500 SQ. FT.

UNIT #1
1,500 SQ. FT.

EMPLOYEE PARKING ONLY

CONCRETE SIDEWALK

S 84°23'37"
194.84'

S 20°04'23" E
202.00'

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Elevation Retail Marijuana - Narrative Updates

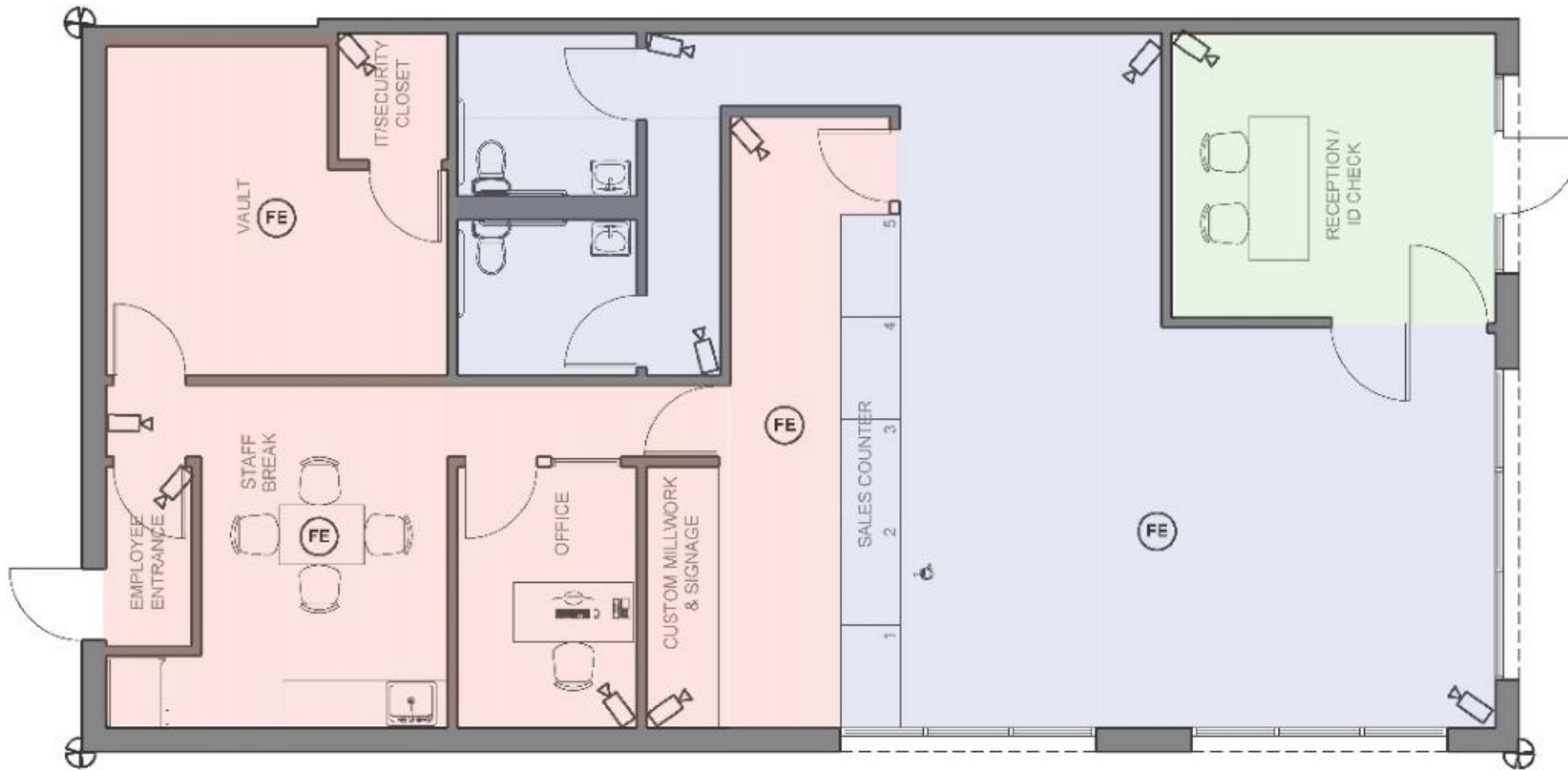
- *The Applicant has approval from property owner for “No Left Turn” sign to apply 24 hours per day .*
- *An additional seven (7) spaces; 4 dedicated for Applicant’s employees only and 3 to the rear of the building for additional general use. Additionally, the Applicant is in negotiations with neighboring properties for additional spaces.*
- *Revised plans show a secure fenced area to the rear of the dispensary. This area will allow delivery vehicles to securely enter the gate, which will be closed and locked prior to product delivery. The delivery court yard will have continuous video coverage and all product delivery and transport will be in accordance with the state’s regulations 935 CMR 500.*
- *Revised plan relocates the strip mall dumpster to create a secure delivery area.*
- ***Expected Customer Clarification:** The traffic report indicates the peak weekday flow to be 17 customers per hour with a 26 customer visit peak per hour on weekends. On average, the Applicant expects around 20 customers per hour.*

Original Plan – Superseded



BE FOUND IN THE DRAWING

CB	CATCH BASIN
LP	LIGHT POLE
LSA	LANDSCAPE AREA
SBB	SLOPED BITUMINOUS SURFACE
HCR	HANDICAP RAMPS
UP	UTILITY POLE
WV	WATER VALVE
VCC	VERTICAL CURB
VGC	VERTICAL GRANITE CURB



LEGEND:

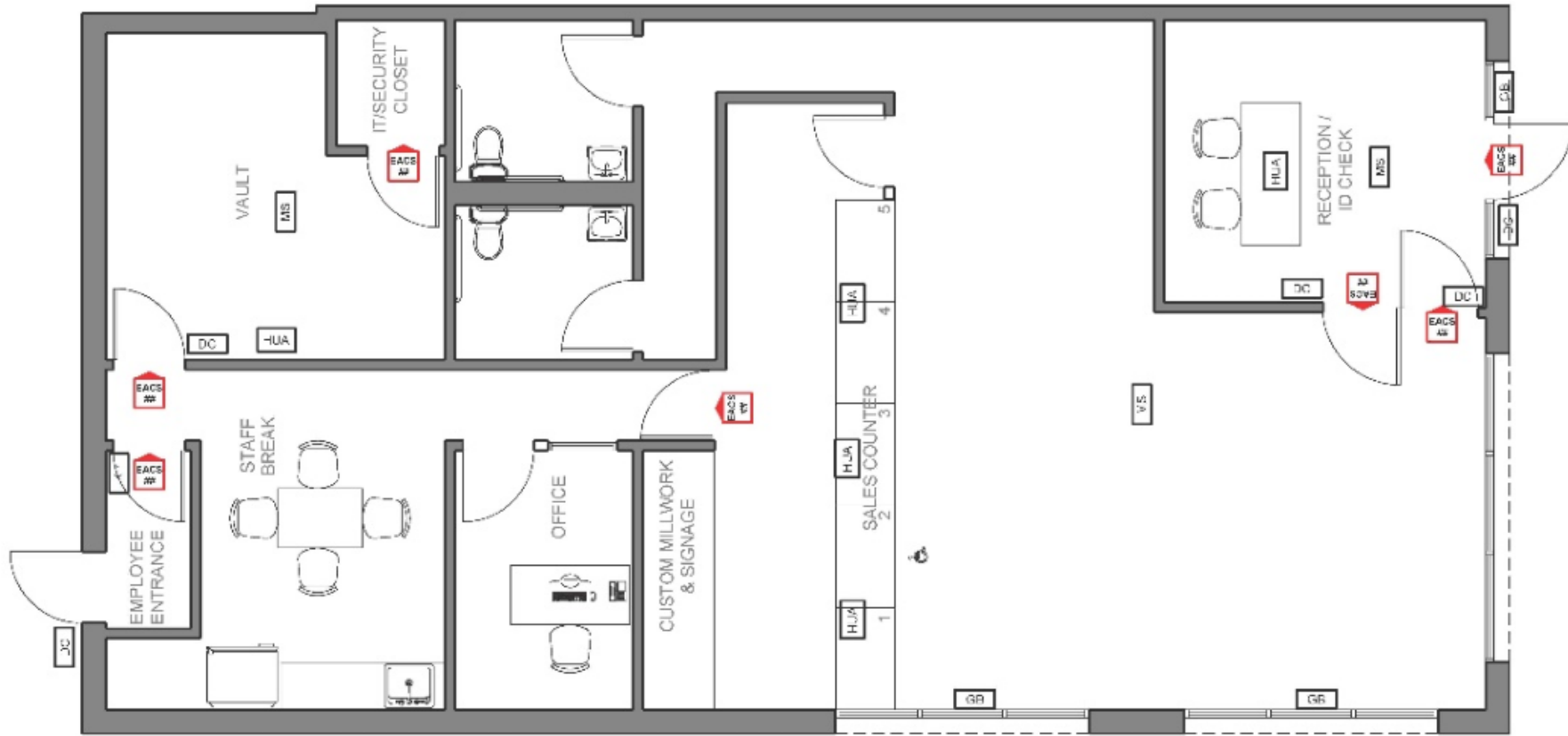
-  FIXED VIEW CAMERA
TOTAL: 11
-  TRIPLED HEAD VIEW CAMERA
TOTAL: 2
-  7 SHIELD CAMERA
TOTAL: 4
-  FOUR HEAD VIEW CAMERA
TOTAL: 0
-  # SECURITY ZONES
-  PUBLIC AREA
LEVEL 1 SECURITY
-  RESTRICTED AREA
LEVEL 2 SECURITY
-  SECURED ACCESS ONLY
LEVEL 3 SECURITY

NOTE:
CAMERA ICON INDICATES TARGET VIDEO DIRECTION, BUT NOT FULL FIELD OF VIEW

NO.	DIR.	RECEPTOR	NO.	DIR.	DIR.

Floor Plan
Scale: 1/8" = 1'-0"

PROJECT:	240 BRIDGE ST. FAIRHAVEN, MA 02719
VIDEO SURVEILLANCE PLAN	
DATE:	03-01-22
DESIGNER:	



- LEGEND:**
- HUA HOLDUP ALARM BUTTON
TOTAL: 8
 - DC DOOR CONTACT
TOTAL: 7
 - GB GLASS BREAK DETECTOR
TOTAL: 5
 - MS MOTION SENSOR
TOTAL: 4
 - EACS SECURE DIRECTION OF TRAVEL
ELECTRONIC ACCESS CONTROL
SYS & MR DOOR
TOTAL: 5
 - # SECURITY ZONES

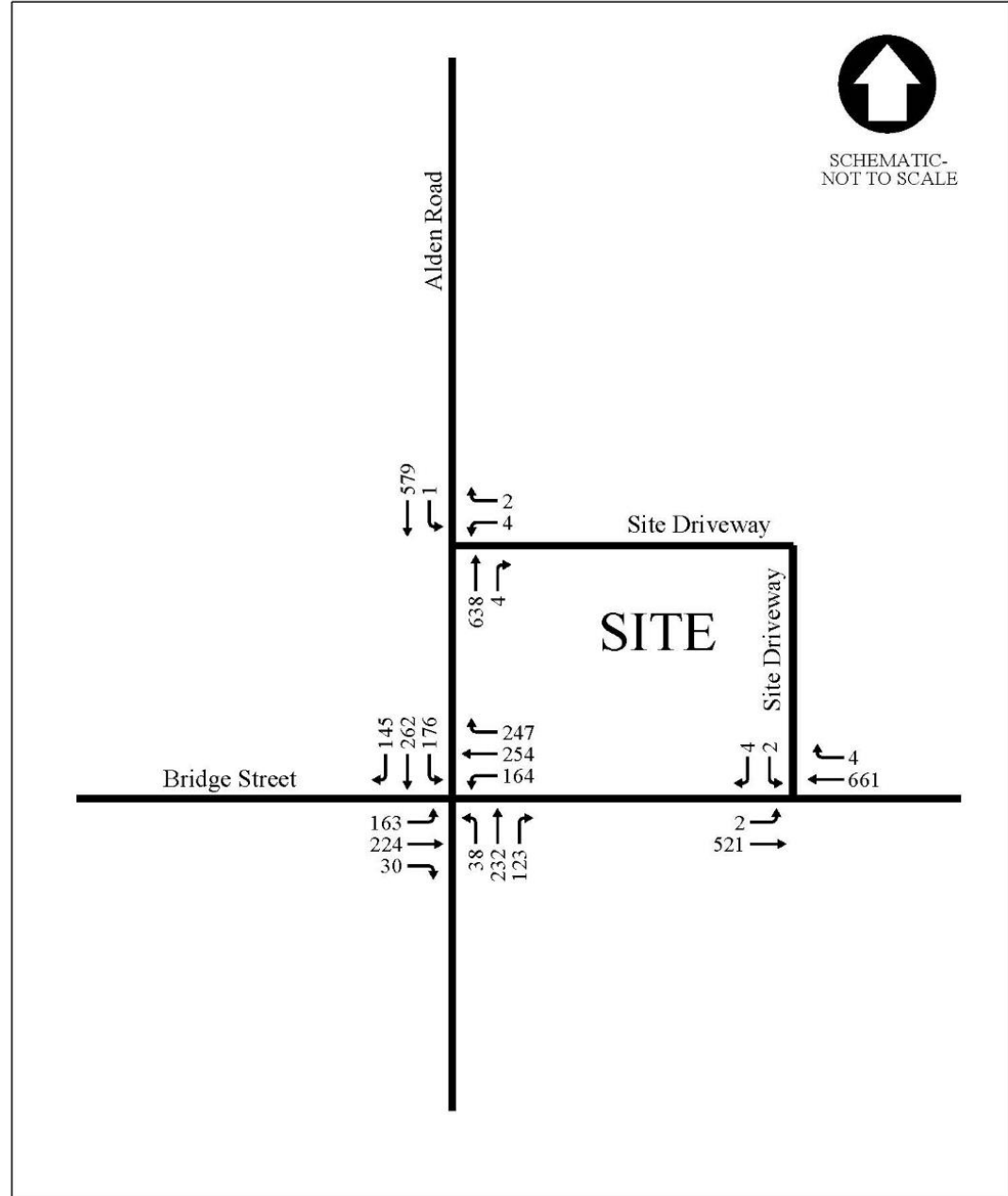
SECURE DIRECTION OF TRAVEL
ELECTRONIC ACCESS CONTROL
SYS & MR DOOR
TOTAL: 5

SECURITY ZONES

NO.	QTY.	DESCRIPTION	NO.	QTY.	NO.	QTY.

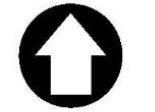
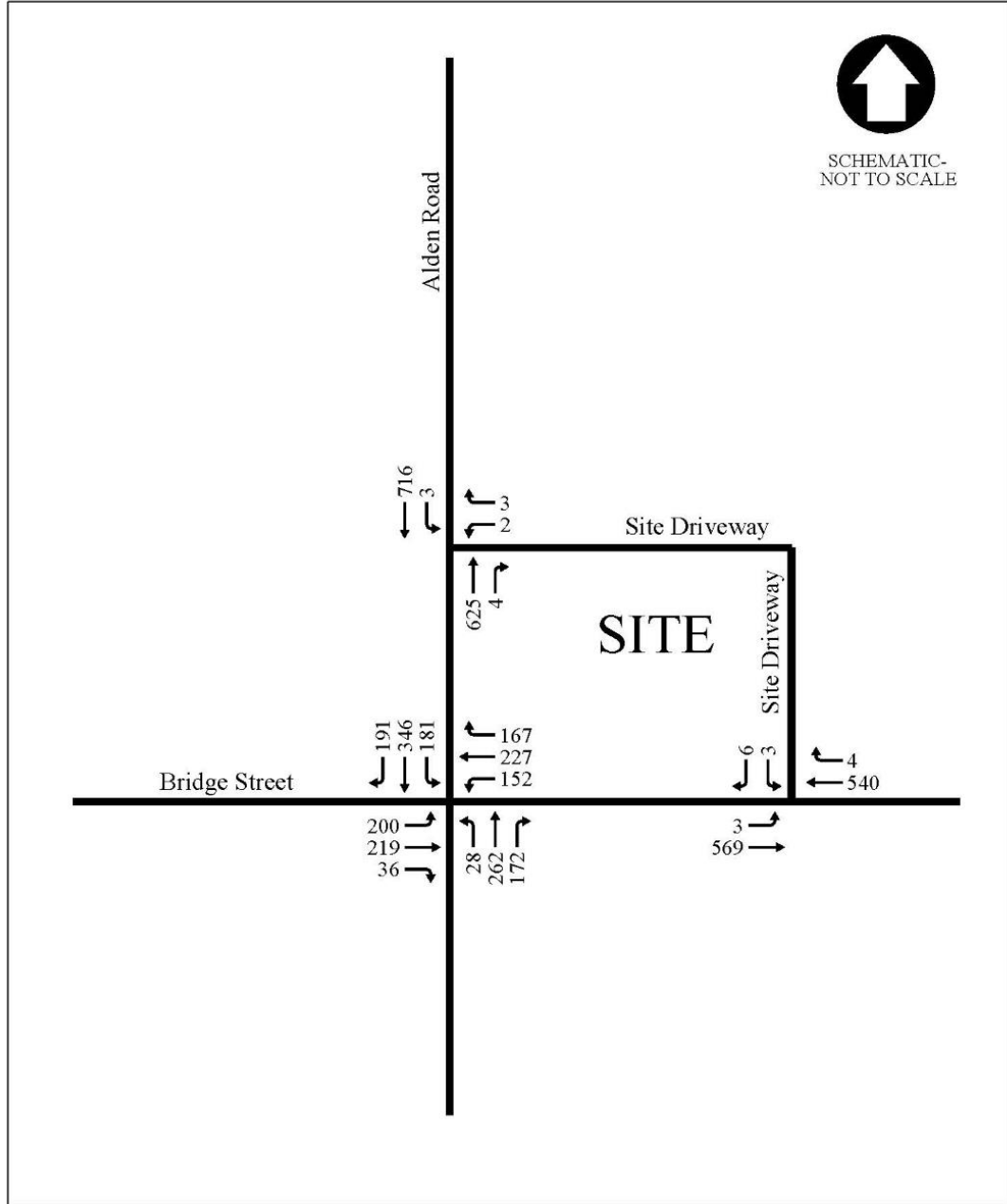
Floor Plan
Scale: 1/8" = 1'-0"

<p>240 BRIDGE ST. FAIRHAVEN, MA 02719</p>
<p>ACCESS CONTROL / INTRUSION PLAN</p>
<p>DATE: 10-13-21</p>
<p>PROJECT NO:</p>



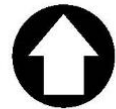
SCHEMATIC - NOT TO SCALE

Figure 2
 2022 Existing Weekday Afternoon
 Peak Hour Traffic Volumes
 Proposed RMD
 Fairhaven, Massachusetts



SCHEMATIC - NOT TO SCALE

Figure 3
2022 Existing Saturday MIDDAY
Peak Hour Traffic Volumes
Proposed RMD
Fairhaven, Massachusetts



SCHEMATIC-
NOT TO SCALE

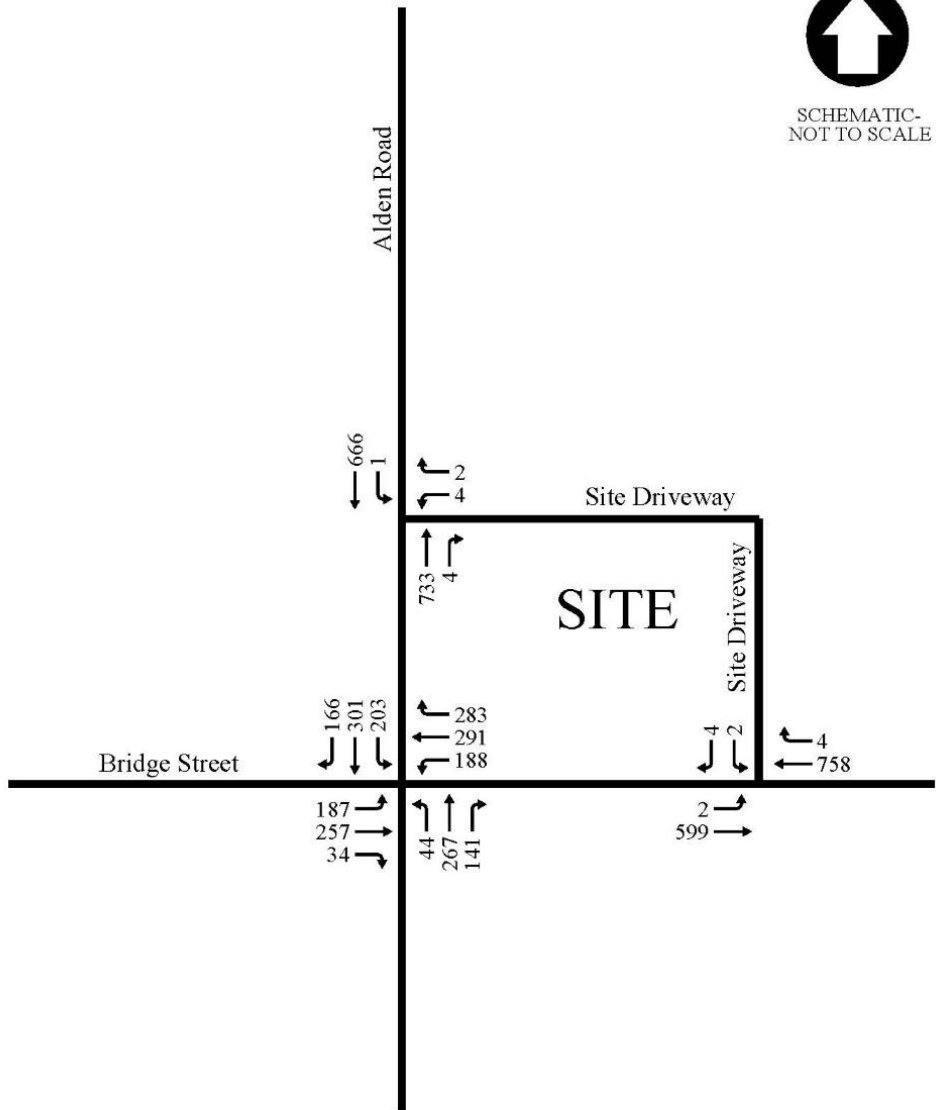
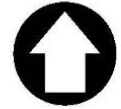


Figure 4
 2029 No Build Weekday Afternoon
 Peak Hour Traffic Volumes
 Proposed RMD
 Fairhaven, Massachusetts



SCHEMATIC-
NOT TO SCALE

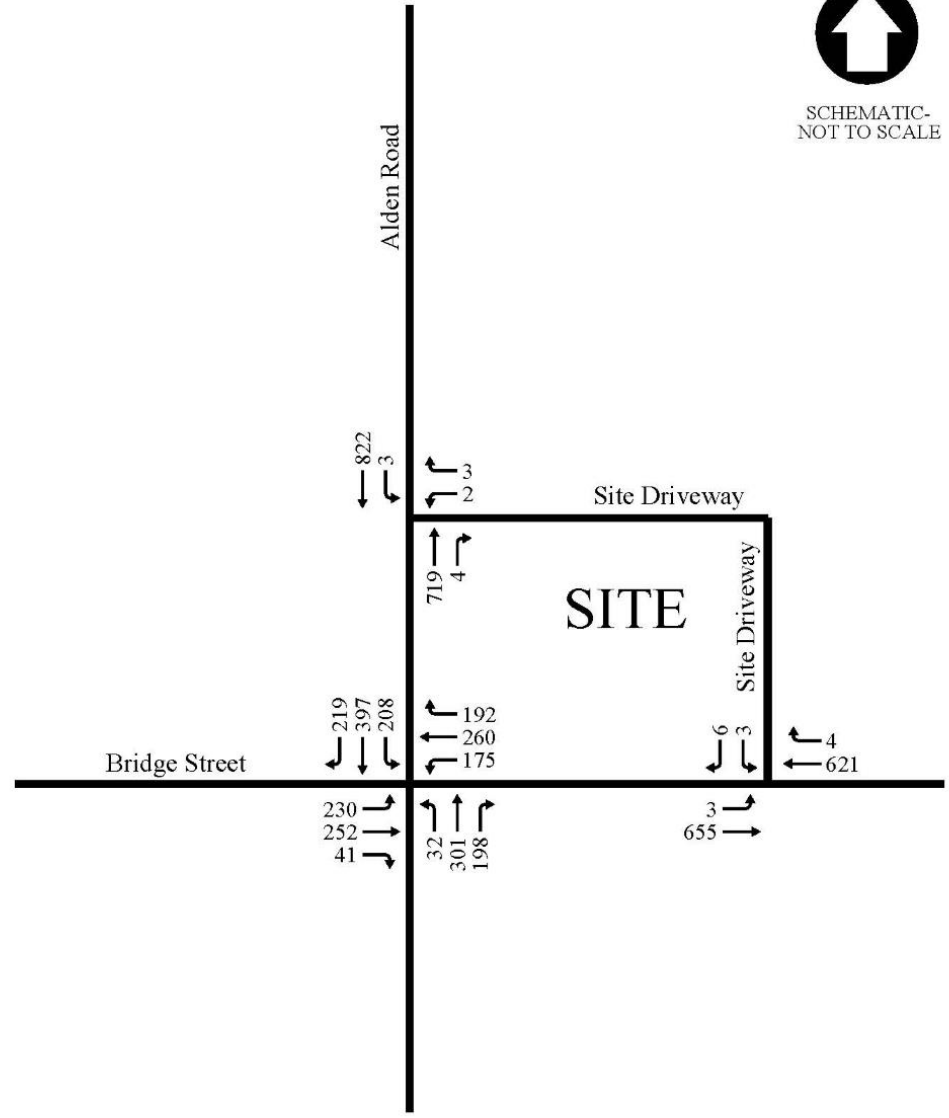


Figure 5
 2029 No Build Saturday Midday
 Peak Hour Traffic Volumes
 Proposed RMD
 Fairhaven, Massachusetts

Special Permit: 2022-07-08 – Elevation Retail Marijuana

- **Applicant:** Andre Arzumanyan (Elevation Retail II, LLC) represented by Green Seal Engineering.
- **Project Location:** 240 Bridge Street on the northeast corner of Alden and Bridge Streets (Map 36 Lot 15A, a 0.86-acre property).
- **Proposal:** To locate a new retail marijuana dispensary in Unit 1 at 240 Bridge Street on the northeast corner of Alden and Bridge Streets.
- **Zoning:** Industrial District (I) and Marijuana Overlay District.
- **Local Permits:** Planning for Special Permit; Building; Elevation II already has Host Community Agreement with the Select Board. The Cannabis Control Commission approved a provisional license with conditions on November 18, 2021. The conditions include that the final License is subject to compliance with local codes and bylaws. Adult-use marijuana is not allowed until they receive a final CCC License.
- **Site Data/ Existing Conditions:** There are now a few changes to the existing plaza with three commercial tenants in the 4,800 sf building. Currently 5 cars can park in the rear. The revised plan shows parking for 3 and a new separate dumpster enclosure. A drive through would now be employee parking for 4.

Project History:

- In 2012, the State of Massachusetts voted to allow Medical Marijuana.
- The term “Marijuana Establishment” is defined as “a Marijuana Retailer, Marijuana Product Manufacturer, Cultivator, Craft Marijuana Cultivator Cooperative, Independent Testing Laboratory, Standards Laboratory, Research Facility, Marijuana Micro-business, Marijuana Transporter, or any other type of Marijuana-related business, including a Medical Marijuana Treatment Center that has been duly licensed by the Massachusetts Cannabis Control Commission or relevant State Agency.”
- The Town voted to amend the Zoning Bylaw (§ 198-29.7) to permit recreational Marijuana sales in November 2018. An effort to reverse the vote to legalize marijuana was unsuccessful.
- A Host Community Agreement for Adult Use Recreational Marijuana was voted on April 26, 2021 with the Fairhaven Board of Selectmen. The Cannabis Control Commission approved a provisional license with conditions on November 18, 2021.

Project Summary:

- To locate a new retail marijuana dispensary in Unit 1 at 240 Bridge Street on the northeast corner of Alden and Bridge Streets. There are no major changes to the exterior of the building.
- As part of the Application, Elevations has provided the following plans and permits: CCC Provisional License; a Security Plan; and what appears to be the Management Plan; Business and Resource Plan; A Traffic Impact Assessment; the Host Community Agreement with Fairhaven; and the proposed site plan. They have also provided a Traffic Study prepared by McMahan Associates.
- **Hours of Operation:** Proposed hours **are requested to be 9:00 am to 10:00 pm.**
- **Site Plan:** The site currently has a Sprint office and a nail spa. The proposed unit was a cycle workout location.
- **Landscape:** No change to the existing landscape is proposed. There is a significant vegetated buffer along Bridge Street and Alden Road.
- **Lighting:** No change to the existing lighting although State law discusses securing the perimeter.
- **Signage:** Not allowed per the bylaw.
- **Utilities:** Served by Town water and sewer and utilities.
- **Waste Management:** Revised plans show a screened enclosure and loading area behind the building.
- **Stormwater:** There is no change to the amount of impervious surface. Application says existing stormwater controls consist of two catch basins and two trench drains that flow to an existing Stormceptor system that keeps runoff on the site.

Comments from Town Departments:

- Fire Department: No issues. Will work with Building to make sure codes are followed.
- Police Department: Noted application for Host Community Agreement mentioned distance to treatment center but it is not in the State or local bylaw. Also questioned internal arrangement of vault and security personnel.
- Public Works Department:
 - Highway Department: No concerns
 - Water: Applicant states the existing unit has two bathrooms and they will be re-used. The dispensary will not use any water other than the bathrooms for employees only. All plumbing is in place and only the fixtures will be replaced as part of the fit-out.
- Building: Building codes will be addressed at time of permitting.
- Planning: The biggest concern is left turns in on Bridge Street and left turns out on Bridge Street and Alden Road for those trying to cross 3 lanes to take a right on Bridge. The application proposes to restrict left turns out on Bridge during weekdays from 4:00 – 6:00 pm with internal signage. The maneuver is already illegal and needs more than a sign. Will there be any additional security lighting or a fence as stated in the application? The parking requirement is based on square feet. With increased staff and two other commercial units in the plaza the existing parking may not be enough. If there is an increased demand the site does not have room to deal with overflow. The application says that they are not pursuing delivery to customers at this time but may consider a third party delivery. That has not been factored into the traffic study

Access/Circulation:

- **Access:**

- Access to the site is provided by 2 two-way driveways, one on the north side of Bridge Street and one on the east side of Alden Road. Both are located approximately 200 feet from the intersection within an area multiple turning lanes.
- The westbound approach on Bridge Street and the northbound and southbound approaches on Alden Road all include an exclusive left-turn lane, a through lane, and an exclusive right-turn lane.
- Bridge Street is classified as an Urban Collector with a posted speed limit of 35 mph.
- Alden Road is a minor arterial with a posted speed limit of 35 mph.

- **Circulation**

- The east and north side are one-way counter clockwise. The south and west sides are two-way.

- **Sight Lines:** Adequate.

Safety and LOS

- **Safety/Accidents:** Crash data for the study area intersections was obtained from MassDOT for the most recent five-year period available. This data includes yearly crash summaries for 2015-2019.
 - The signalized intersection of Alden Road at Bridge Street had a total of 85 reported crashes over the five-year period analyzed, resulting in a crash rate of 1.90 crashes per MEV, which is higher than both the statewide and District 5 averages for a signalized intersection.
- **Level of Service:**
 - According to the traffic study the signalized intersection of Bridge Street at Alden Road currently operate at overall level-of service (LOS) D during the weekday afternoon and Saturday midday peak hours and shows the same LOS D Under the 2029 No Build and the 2029 Build conditions, with longer delays.
- **Vehicular Volume of Road:**
 - Traffic Counts done by SRPEDD on Alden Road just to the north of I-195 in May 2019 counted 12,544 vehicles per day.

Parking, Transit and Pedestrian

- **Parking:**

- **Existing:** 27 with two accessible spaces. Up to 5 cars park in the back in area originally labelled as loading area.
- **Proposed:** Plans now show 34 parking spaces with two accessible spaces. Four spots have been added in the drive through for employees and three are shown in the back.
- The parking requirement is based on square feet. With increased staff and two other commercial units in the plaza the existing parking may not be enough.
- If there is an increased demand the site does not have room to deal with overflow.

- **Mass Transit:** The closest SRTA stop is their most popular transit stop located just west of the intersection of Bridge Street at Alden Road.

- **Pedestrian:** No sidewalks in front of site. Property has sidewalk leading to corner for future sidewalk.

Traffic Summary:

- The proposal will add a significant number of trips to the corner of Bridge Street and Alden Road. The primary concern is left turns into the site on Bridge Street and left turns out of the site on Bridge Street and Alden Road.
- The Application says that the site driveway on Bridge Street would restrict left turns exiting the site during the 4:00-6:00 PM weekday peak period with a W3-2 sign with a plaque for the timing restrictions. Signage would be included to direct patrons towards the Alden Road site driveway during the weekday afternoon (4:00 PM to 6:00 PM) peak period turning.
- In any case, it is already an illegal maneuver that should be restricted at all times. The concern is an increase of out of Town customers that just want to get back to the highway as quickly as possible.
- Crash statistics reveal that the intersection already experiences a higher crash rate than both the statewide and District 5 averages.
- As 1 of 3 tenants with a potentially higher demand for employee parking and customers the little plaza has no room to accommodate overflow demand.



























LA CYCLE

REACH NAILS & SPA

T-Mobile

Panagakos LEASING

PACIA WOODS













Alden Mazza

T-Mobile

Bridgewater Credit Union, A Division of...

ATM

The Pasta House

Jake's Diner

Data: SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

1985

41°38'47.78" N 70°53'13.06" W elev 50 ft eye alt 465 ft



© 2022 Google

© 2022 Google

© 2022 Google





© 2022 Google

Google Earth



















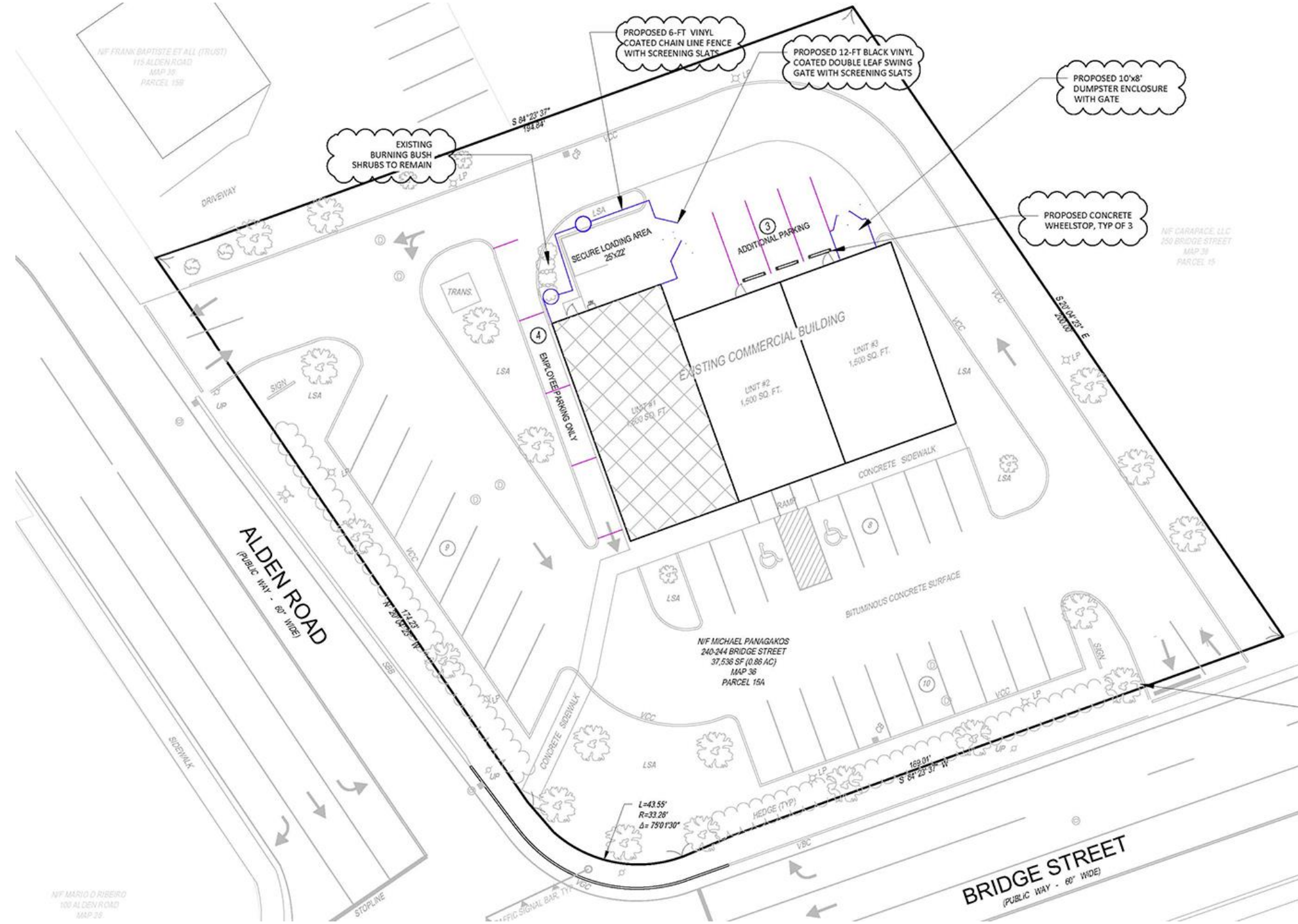
LA CYCLE

REACH NAILS & SPA

ONLY

ON





N/F FRANK BAPTISTE ET AL (TRUST)
115 ALDEN ROAD
MAP 36
PARCEL 15B

EXISTING
BURNING BUSH
SHRUBS TO REMAIN

PROPOSED 6-FT VINYL
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WITH SCREENING SLATS

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25'x22'

ADDITIONAL PARKING

EXISTING COMMERCIAL BUILDING

CONCRETE SIDEWALK

BITUMINOUS CONCRETE SURFACE

N/F MICHAEL PANAGAKOS
240-244 BRIDGE STREET
37,536 SF (0.86 AC)
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PARCEL 15A

ALDEN ROAD
(PUBLIC WAY - 60' WIDE)

BRIDGE STREET
(PUBLIC WAY - 60' WIDE)

N/F MARIO D RIBICCI
100 ALDEN ROAD
MAP 36

L=43.55'
R=33.26'
Δ=750'130"

S 84° 23' 37"
194.84'

S 20° 42' 57" E
207.00'

169.01'
S 84° 23' 31" W

DRIVEWAY

TRANS.

EMPLOYEE PARKING ONLY

RAMP

CONCRETE SIDEWALK

HEDGE (TYP)

STOP LINE

TRAFFIC SIGNAL BAR TYP

SIDEWALK

CONCRETE SIDEWALK

SIDEWALK

TRAFFIC SIGNAL BAR TYP

BAPTISTE ET ALL (TRUST)
115 ALDEN ROAD
MAP 39
PARCEL 158

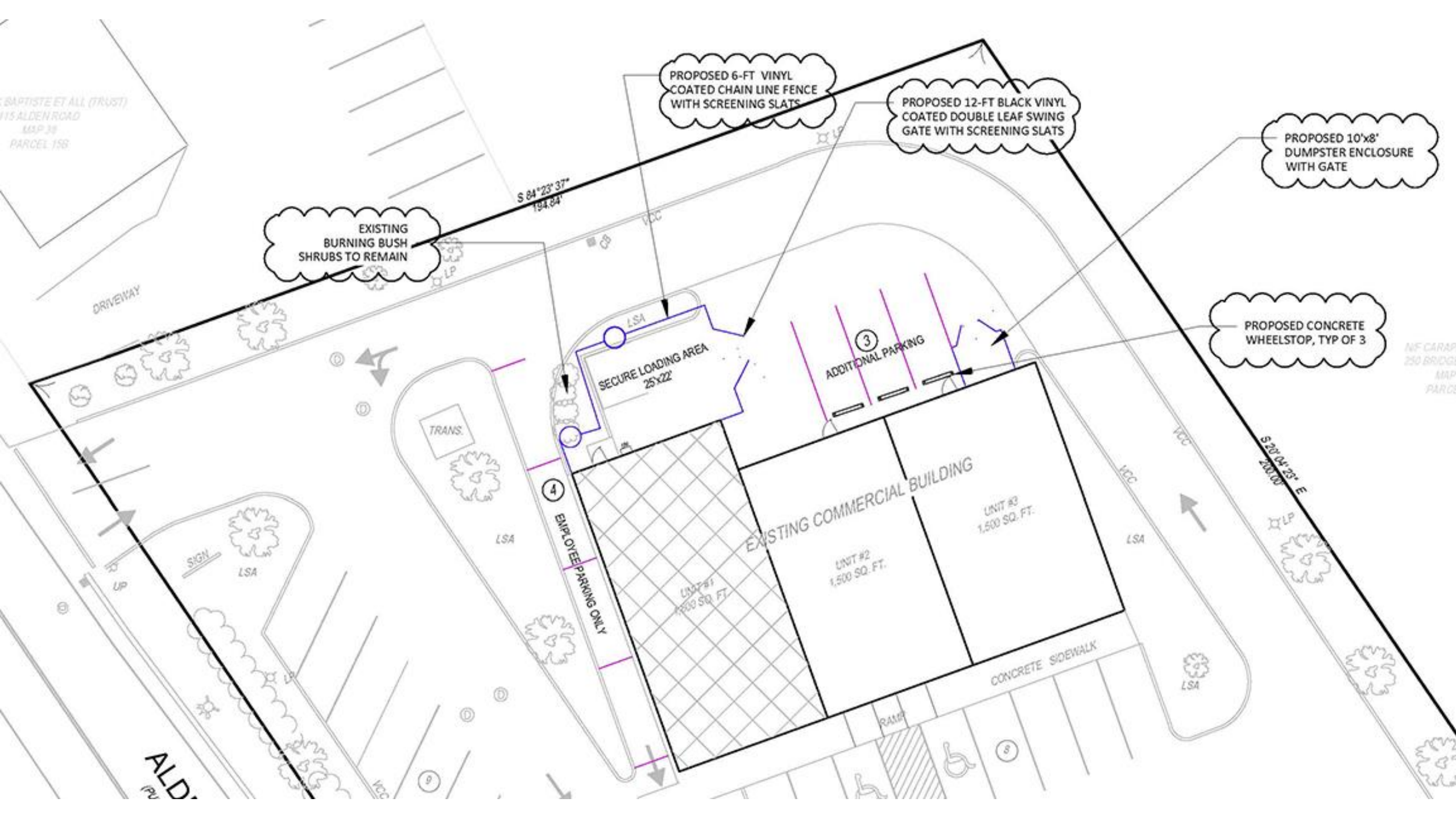
PROPOSED 6-FT VINYL
COATED CHAIN LINE FENCE
WITH SCREENING SLATS

PROPOSED 12-FT BLACK VINYL
COATED DOUBLE LEAF SWING
GATE WITH SCREENING SLATS

PROPOSED 10'x8'
DUMPSTER ENCLOSURE
WITH GATE

EXISTING
BURNING BUSH
SHRUBS TO REMAIN

PROPOSED CONCRETE
WHEELSTOP, TYP OF 3



NF CARP
230 BRIDGE
MAP
PARCEL

ALDEN