

MAP 22/PARCEL 2A
OWNERS UNKNOWN

IP FOUND

S06°10'38"W

165.00'

IP FOUND

MAP 22/PARCEL 2
N/F
T. TRIANDAFILOU
DEED BK 5971, PG 37
PLAN 188 OF 1973

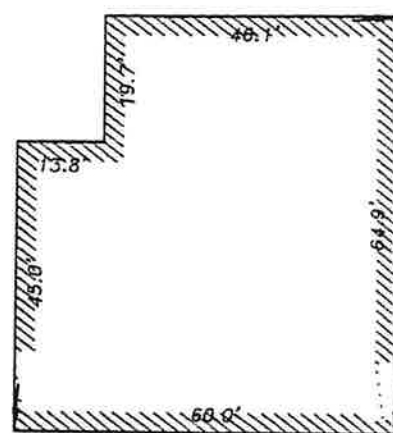
MAP 22/PARCEL 1
N/F
THAI REALTY TRUST
DEED BK 21474, PG 451
AREA: 32,653± sq ft

N86°17'24"E

200.00'

S86°17'56"W

200.00'



1 ROD FOUND

L=165.00' R± 2568.55'

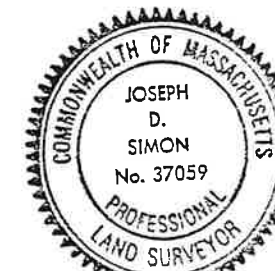
23.45'

L=41.45'

IP FOUND

LAFAYETTE ROAD (ROUTE 1)
1910 S.H.L.O.

I CERTIFY THAT THE SURVEY PERFORMED TO PREPARE THIS PLAN CONFORMED TO THE PROCEDURAL AND TECHNICAL STANDARDS FOR AN ON-THE-GROUND CADASTRAL SURVEY IN ACCORDANCE WITH COMMONWEALTH OF MASSACHUSETTS 250 CMR SECTION 8.01, AND THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR THE NEW WAYS ARE SHOWN AND THAT THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.



Joseph D. Simon
REGISTERED PROFESSIONAL LAND SURVEYOR

11/12/03
DATE

ZONING

C COMMERCIAL
LOT SIZE: 0.5 ACRES; FRONTAGE: 100'
YARD SETBACKS: FRONT: 50; SIDE: 20; REAR: 20

Deed Book	Page	Insp. By	Drafted By	Checked By
21474	451	JDS, MO	EDx	JS

CERTIFIED PLOT PLAN

Scale: 1" = 30'

Nov. 5, 2003

158 Lafayette Road
Salisbury, MA

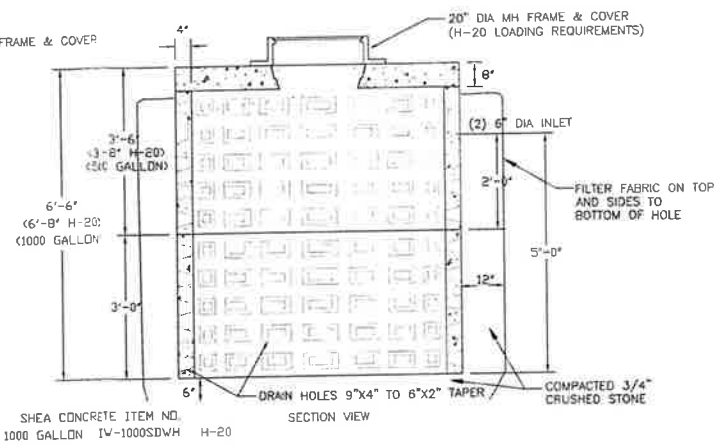
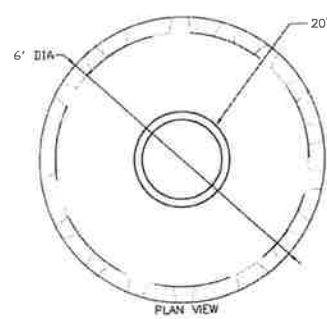
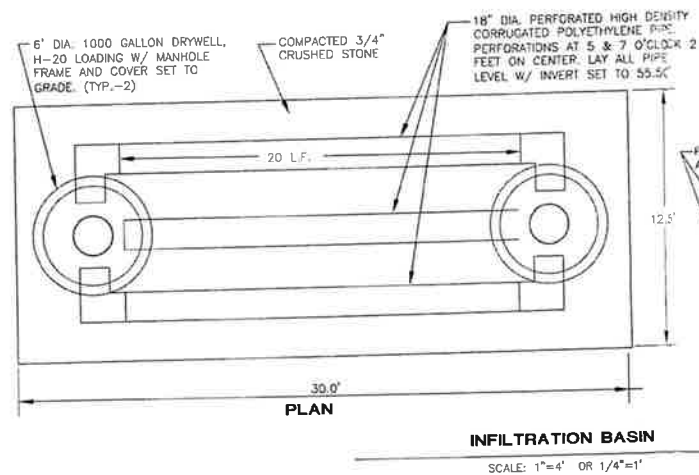
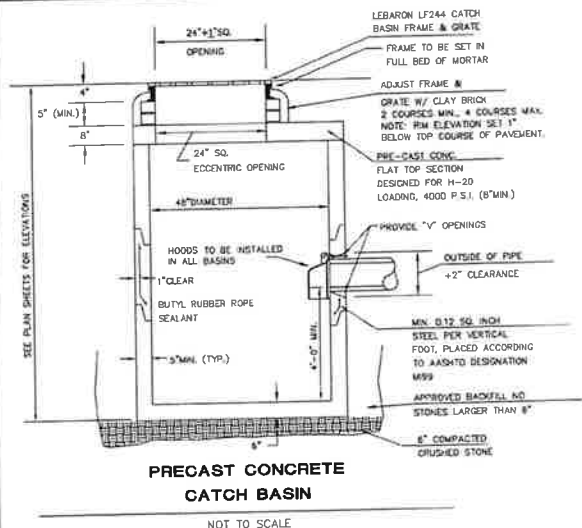
Prepared for: Fulcrum Inc., Architects
22 Lafayette Road
Salisbury, MA 01952

Inspection
Date
10/20/03



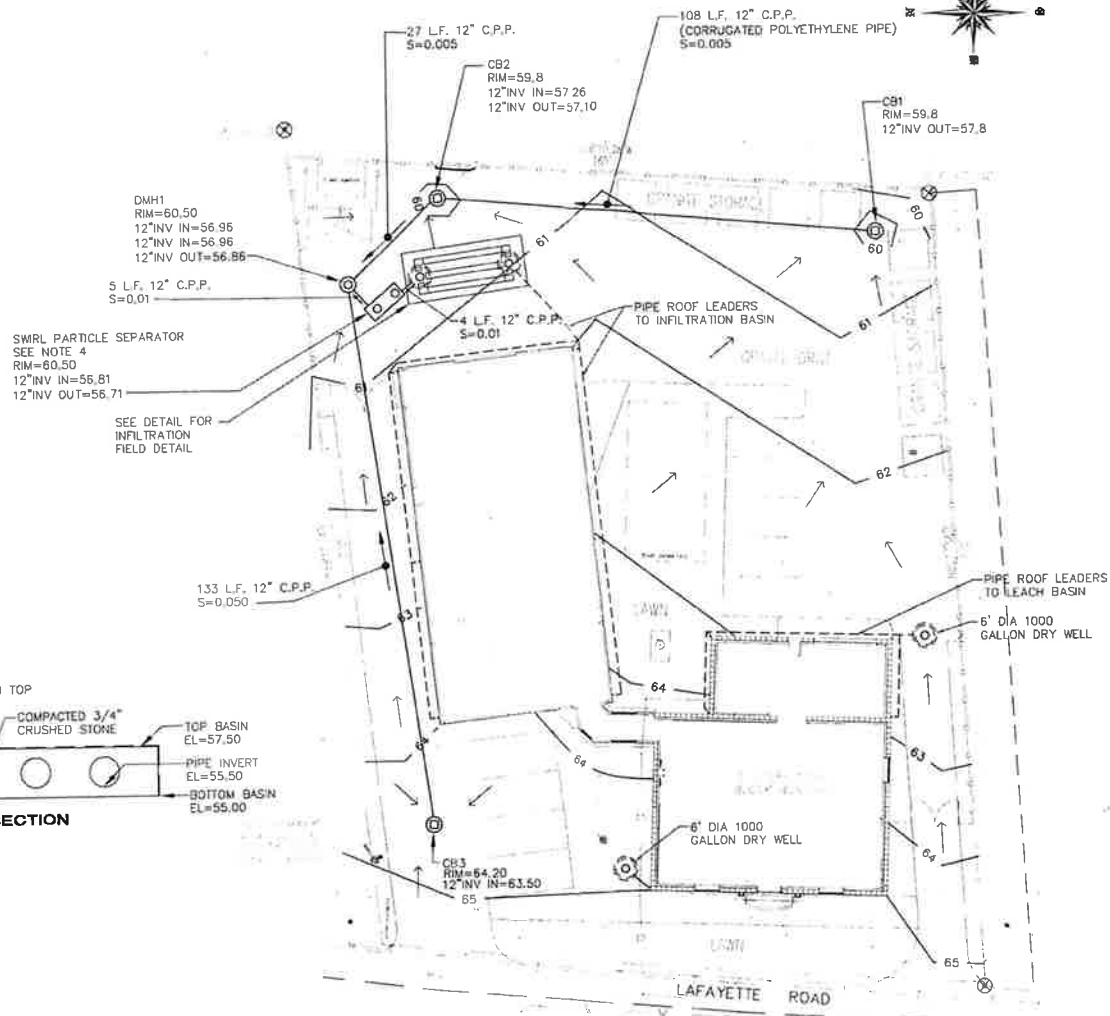
Clipper City
Surveying Engineering & Mapping, Inc.
P.O. Box 918 Newburyport, MA 01950
1-978-465-9992

Job No.
03-066
Dwg. No.
288

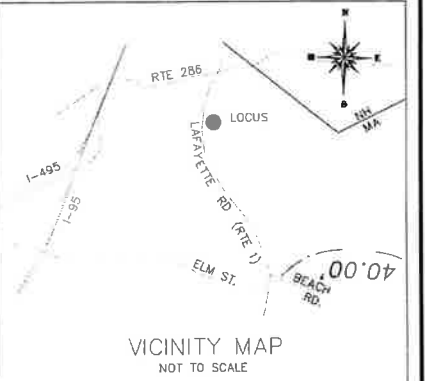


DRY WELL CYLINDRICAL 1000 GALLON STACKABLE
NOT TO SCALE

- NOTES:
1. CONCRETE 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. COVER AND WALLS SHALL CONFORM TO H-20 LOADING REQUIREMENTS.
 3. UNITS FOR INFILTRATION BASINS USE SOLID BARREL FOR UPPER SECTION. PROVIDE PIPE OPENINGS AS REQUIRED. SEE PLAN FOR PIPE SIZE AND SPACING.



SCALE: 1" = 20'



- NOTES:**
- 1.) ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY AND WERE COMPILED ACCORDING TO AVAILABLE RECORD FROM THE VARIOUS COMPANIES AND PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION, REPAVING OR OTHER CONSTRUCTION, ALL UTILITY COMPANIES MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS. CALL "DIG SAFE" AT 1-888-344-7233. CLIPPER CITY ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED.
 2. THE VERTICAL DATUM IS NGVD88 BASED ON MHD BM# 4874 DISK ON 286 OVERPASS OF I95 (ELEV.= 99.34)
 3. ALL DRAINAGE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE PIPE
 4. SWIRL PARTICLE SEPARATOR SHALL BE VORTECHS, DOWNSTREAM DEFENDER, STORM KING, OR APPROVED EQUAL. SEPARATOR SHALL BE SIZED TO REMOVE 80% TOTAL SUSPENDED SOLIDS FOR A DESIGN FLOW OF 1.0 CFS AS PUBLISHED IN MANUFACTURER'S MANUAL. PROVIDE CATALOG DATE TO ARCHITECT OF THE PROPOSED UNIT FOR APPROVAL PRIOR TO ORDERING.

FIELD:	J. SIMON, M. O'DONNELL
CALC:	S.SAWYER
CHECK:	S.SAWYER
DATE OF ORIGINAL:	DEC. 23, 2003
REVISION:	DATE: , 2003
REVISION:	DATE: , 2003
REVISION:	DATE: , 2003
REVISION:	DATE: , 2003
REVISION:	DATE: , 2003

ZONING:

1.) ZONING DISTRICT = "C" (COMMERCIAL)
LOT SIZE: 0.5 ACRES; FRONTAGE: 100'
YARD SETBACKS: FRONT: 50; SIDE: 20; REAR: 20

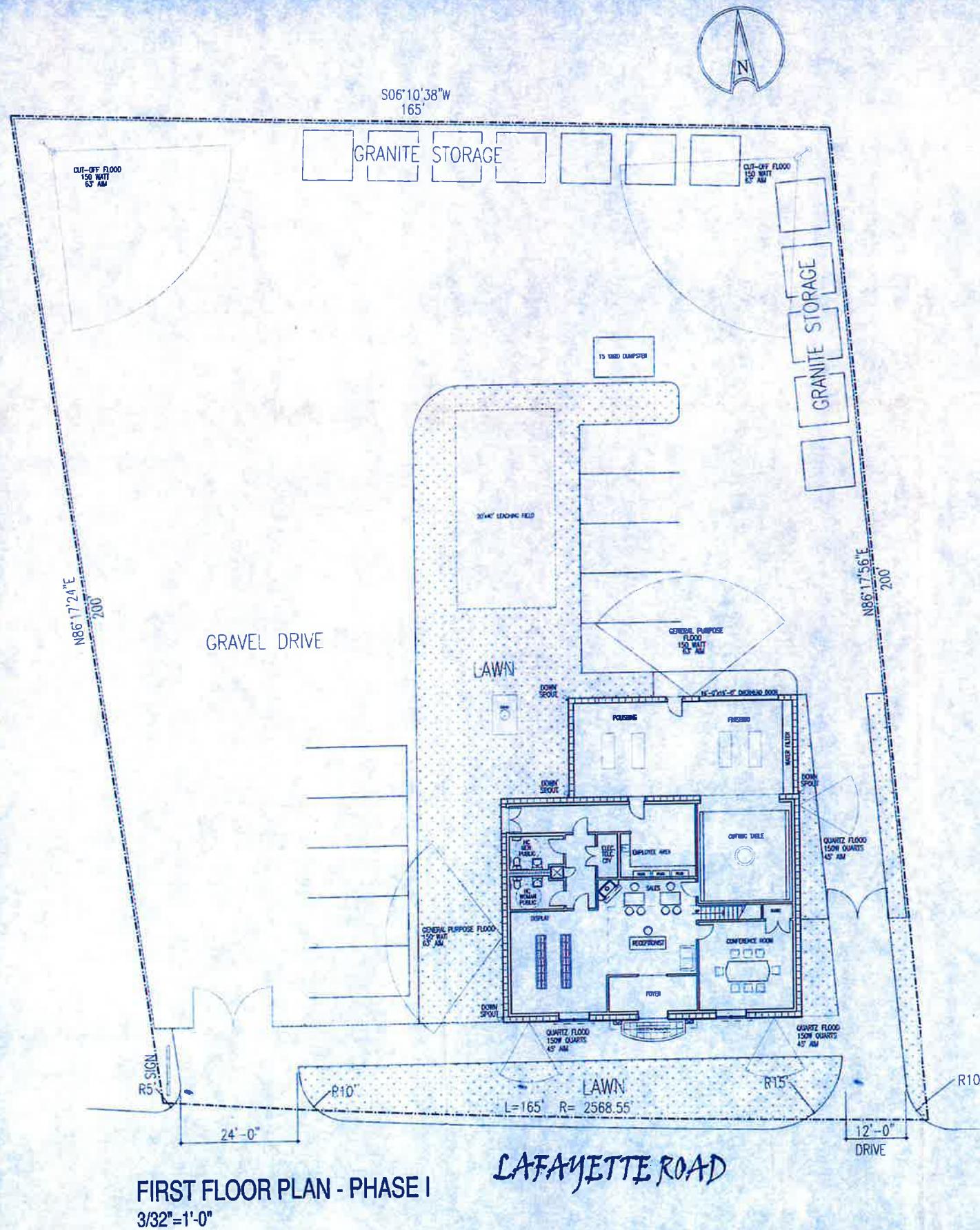
THE SUBJECT PROPERTY IS SITUATE IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO FEMA-FIRM COMMUNITY PANEL NO. 250103 0002C EFFECTIVE DATE 9/4/86

GRADING & DRAINAGE PLAN

PROJECT LOCATION:
#158 Lafayette Road
PROJECT ADDRESS:
Salisbury, MA
PREPARED FOR:
Brandon Pham

JOB NUMBER: 03-066 DWG NUMBER: 293 FILE PATH: E:\2003\PM\03-066\293-000\293-000.DWG

Clipper City
Surveying Engineering & Mapping, Inc.
P.O. Box 918 Newburyport, MA 01950
1-978-465-9992



ZONING ANALYSIS

FROM "SALISBURY ZONING",
PROVIDED BY THE TOWN OF SALISBURY

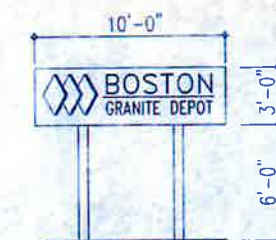
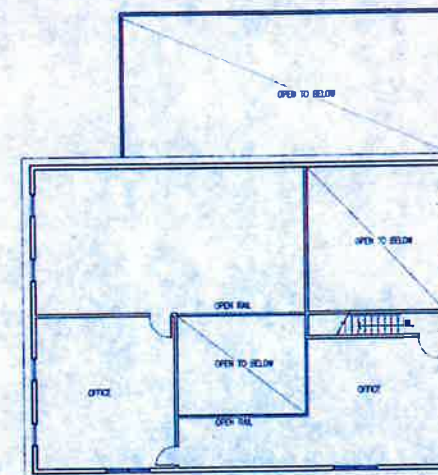
ZONING DISTRICT - C- COMMERCIAL

DIMENSIONAL CONTROLS	EXISTING & PHASE I	REQUIRED	PROPOSED PHASE II
LOT AREA	32,653 SF		32,653 SF
BUILDING COVER	3,589 SF		7,840 SF
OPEN SPACE	29,064 SF		24,813 SF
LANDSCAPING			
LOT COVERAGE	11 %	25 %	24 %
FRONTAGE	165'	100'	165'
FRONT YARD SETBACK	16.73'	50'	16.73'
SIDE YARD A SETBACK	17.63'	20'-COM./COM.	17.63'
SIDE YARD B SETBACK	70.48'	20'-COM./COM.	21.33'
REAR YARD SETBACK	113.92'	20'	44.42'
HEIGHT	30.40'	35'	12.92'

OFF STREET PARKING REQUIREMENTS 6+ 0 9

APPLICANT INFORMATION

THAI REALTY TRUST (BOSTON GRANITE DEPOT)
158 LAFAYETTE ROAD
SALISBURY, MA 01950



FULCRUM, INC.
ARCHITECTS
22 LAFAYETTE RD
SALISBURY, MA 01952
Telephone: (978)462-5151
Facsimile: (978)462-5518
E-Mail: fulcrum@thepipeline.net

PROJECT:

BOSTON GRANITE DEPOT
LAFAYETTE ROAD
SALISBURY, MA 01952

ISSUED FOR:
EXISTING COND. 10/14/2003
SK REVIEW 11/7/2003
SK REVIEW 11/10/2003

DRAWN BY:
DREW

CHECKED BY:
RNI

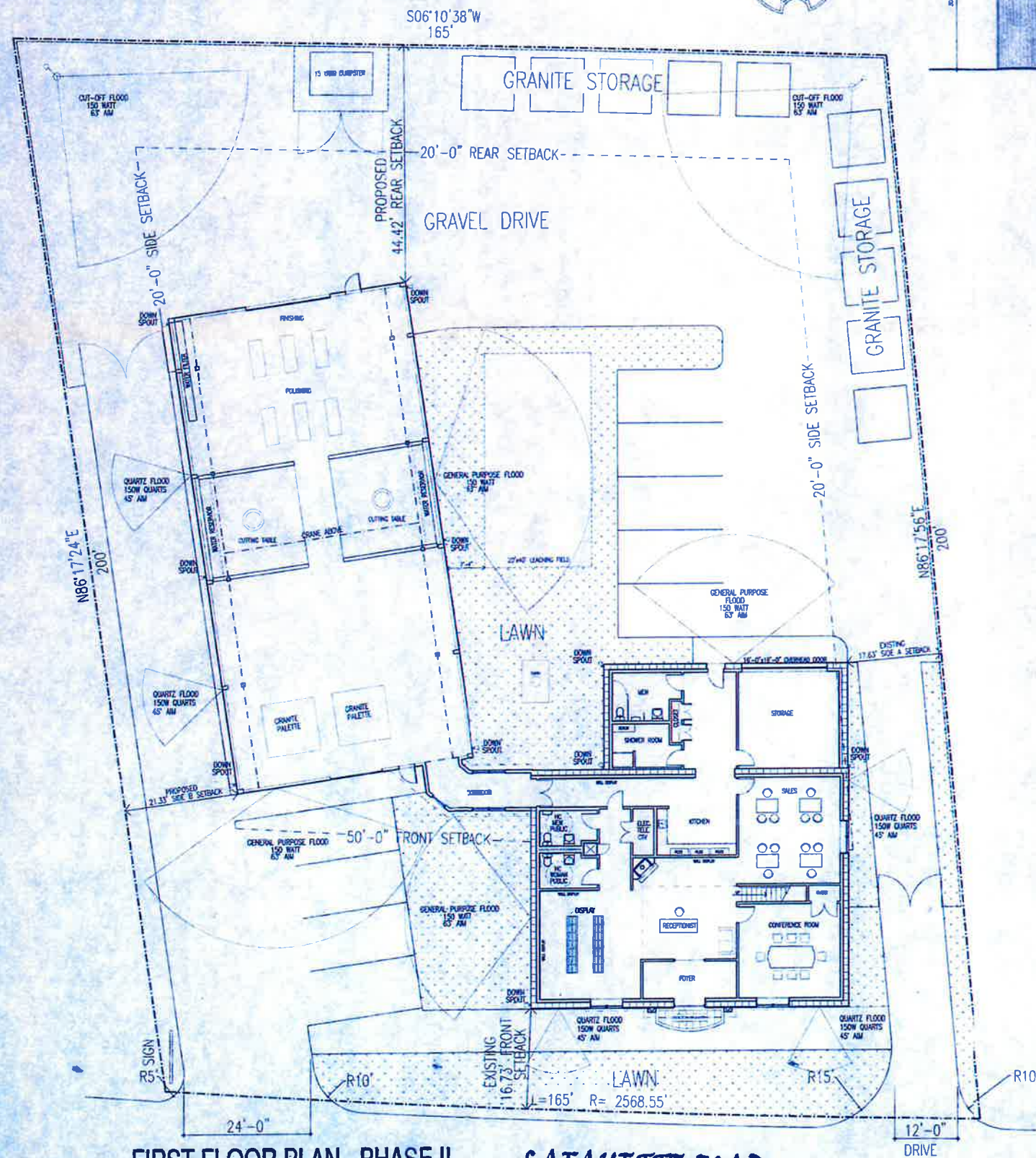
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SEAL:



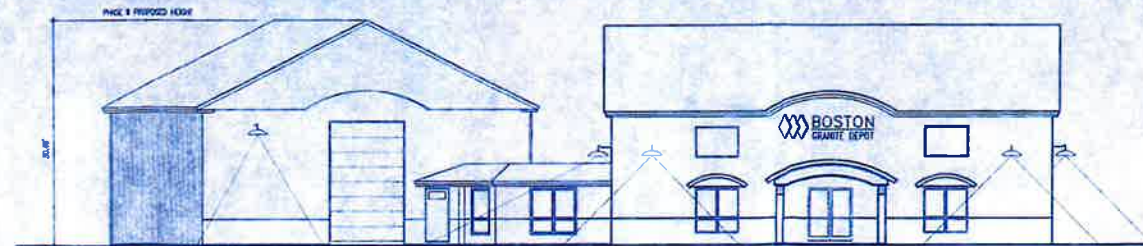
SHEET NUMBER:

SK-1



FIRST FLOOR PLAN - PHASE II
3/32"=1'-0"

LAFAYETTE ROAD



STREET ELEVATION-PHASE II
3/32"=1'-0"

ZONING ANALYSIS

FROM "SALISBURY ZONING",
PROVIDED BY THE TOWN OF SALISBURY

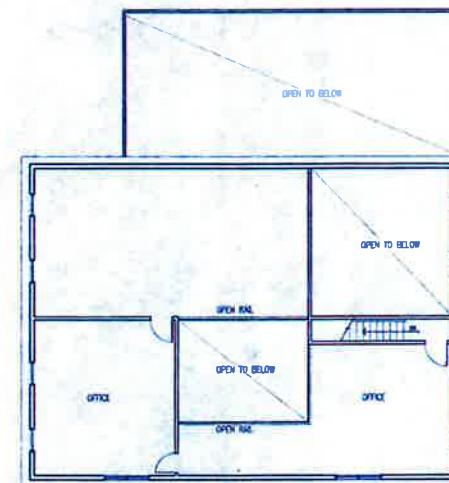
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OFF STREET PARKING REQUIREMENTS

APPLICANT INFORMATION

THAI REALTY TRUST (BOSTON GRANITE DEPOT)
158 LAFAYETTE ROAD
SALISBURY, MA 01950



SECOND FLOOR PLAN
3/32"=1'-0"



STREET SIGN (30 SF)
1/4"=1'-0"

FULCRUM, INC.
ARCHITECTS
22 LAFAYETTE RD
SALISBURY, MA 01952

Telephone: (978)462-5151
Facsimile: (978)462-5518
E-Mail: fulcruminc@bnet.net

PROJECT:

BOSTON GRANITE DEPOT
LAFAYETTE ROAD
SALISBURY, MA 01952

ISSUED FOR:
EXISTING COND. 10/14/2003
SK REVIEW 11/7/2003
SK REVIEW 11/10/2003

DRAWN BY:
ORW

CHECKED BY:
RNL

FILE: S:\Boston Granite Depot\BostonGraniteDepot



SHEET NUMBER:

SK-2