

LOCUS MAP

SCALE 1"=2000'±
 LOCUS ASSESSORS
 MAP 58-F1_2
 LOT SIZE: 1.97 AC.
 OWNER: 195 QUEEN ANNE ROAD, LLC
 ONE WASHINGTON MALL, 16TH FLOOR
 BOSTON, MA 02108
 CERTIFICATE: 222354
 LCP 42051-A

QUEEN ANNE ROAD

ZONING SUMMARY

ZONING DISTRICT: I-L DISTRICT

	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 S.F.	85,749 SF
MIN. LOT FRONTAGE	100'	185.82'
MIN. FRONT SETBACK	25'	31.2'
MIN. SIDE SETBACK	25'	26.0'
MIN. REAR SETBACK	50'	50.4'
MAX. BUILDING HEIGHT	40'	25'
MAX. BUILDING HEIGHT	2.5 STORIES	1 STORY
MAX. BUILDING COVERAGE	40%	17.1%
MAX. SITE COVERAGE	70%	69.8%
PARKING SETBACK FRONT	15'	30'+
PARKING SETBACK SIDE	5'	10'

SITE IS NOT IN A FLOOD HAZARD ZONE
 FEMA PANEL 25001C0603J EFF.
 7-16-2014

NAVD88 DATUM
 LOT SIZE: 85,749 SF ± 1.97± ACRES
 PROP. BLDG COVERAGE: 17.1%
 PROP. SITE COVERAGE: 69.8%

SITE IS NOT IN A STATE ZONE 2 WATER SUPPLY
 PROTECTION AREA OR LOCAL GROUNDWATER DISTRICT

LEGEND

- 99 --- EXISTING CONTOUR
- X 99.1 EXIST. SPOT ELEV.
- [99] PROPOSED CONTOUR
- [98.4] PROPOSED SPOT EL.
- TH1 TEST HOLE
- 2% SLOPE OF GROUND
- UTILITY POLE
- FIRE HYDRANT
- 3" CAL. RED MAPLE TREE OR APPROVED EQUAL SEE DETAILS
- PROPOSED 3 GAL. SHRUB ALTERNATE BETWEEN: PUM RHODODENDRON, NIKO BLUE HYDRANGEA, WHITE AZALEA, (#3 RED TWIG DOGWOOD IN RAIN GDNS)
- NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



SITE/LANDSCAPE PLAN

**#195 QUEEN ANNE ROAD
 HARWICH, MA**

PARKING CALCULATIONS:

NEW BUILDING:
 WAREHOUSE/CONTRACTOR BAYS: 1/1,000 SF + 1/EMPL.
 7480 SF / 1000 = 7.5 + 10 empl. + 5Comp.Veh.=22.5

EXISTING BUILDING:
 AUTO SALES: 800 SF / 3000 +6 CARS +2 EMPL=9
 AUTO SERVICE: 2 EMPL.+2/BAY +3 CARS = 7
 WAREHOUSE/CONTRACTOR BAYS: 1/1000 +1/EMPL.
 5584 SF/1000 = 6 + 6 EMPL. = 12 SPACES

ADDITIONAL COMPANY VEHICLES: 8 = 8 SPACES

TOTAL REQUIRED: 59

PROVIDED: 59 INCLUDING 3 VAN HANDICAP SPACES

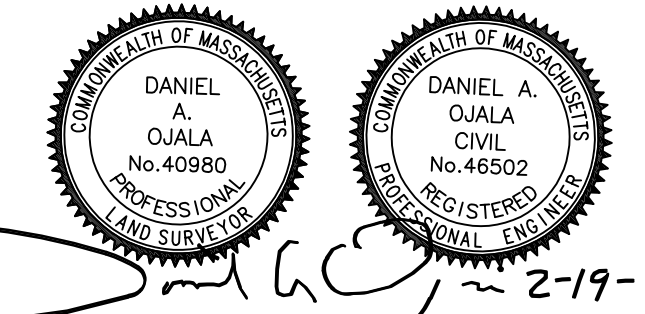
10% INTERIOR LANDSCAPE OF NEW PARKING: 3069/21163 = 14% OK

TREES: 59 SPACES / 5 = 12 TREES REQ. 15 PROVIDED

NOTES:
 WAIVER REQUESTED (IF DEEMED REQUIRED) TO HAVE OVERHEAD DOORS SERVE AS THE LOADING/SERVICE AREA FOR EACH UNIT.

NO OUTSIDE STORAGE, INCLUDING VEHICLES (EXCEPT THOSE ASSOCIATED WITH AN APPROVED AUTOMOTIVE SERVICE OR SALES USE) ARE PROHIBITED ON THE SITE INCLUDING DESIGNATED PARKING SPACES.

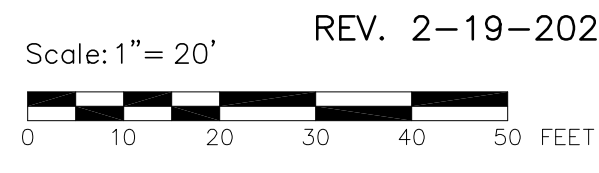
LIGHTS TO BE FULL CUTOFF, ADD SHIELDS IF NEEDED TO CONTAIN ALL LIGHT ONSITE, SEE LIGHTING PLAN.



DANIEL A. OJALA PLS DATE
 PERMIT SET- NOT FOR CONSTRUCTION

195 QUEEN ANNE ROAD, LLC

PREPARED FOR
 DATE: 8-31-2020
 REV. 9-23-2020 (ADJUST PARKING/ISLANDS/STAFF COMMENTS)
 REV. 2-19-2021 (REDUCE BLDG, PARKING/RAIN GARDENS)



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