

ZONING TABLE - CH-2

SUBJECT: ASSESSORS MAP 87 PARCEL U3-67	REQUIRED	EXISTING	PROPOSED
LOT AREA	50,000 S.F.	63,619± S.F.	NO CHANGE
FRONTAGE	150 FT.	479 FT.	NO CHANGE
FRONT SETBACK	50 FT.	95.5± FT.	NO CHANGE
SIDE SETBACK	25 FT.	119.2± FT.	NO CHANGE
REAR SETBACK	25 FT.	27.3± FT.	NO CHANGE
BUILDING COVERAGE	30%	5% (3,227± S.F.)	NO CHANGE
SITE COVERAGE	70%	41% (25,855± S.F.)	44% (28,023± S.F.)
BUILDING HEIGHT	2½ STORY OR 30 FT.	25.4± FT.	NO CHANGE
SITE COVERAGE - WATER RESOURCE DISTRICT	40%	41% (25,855± S.F.)	44% (28,023± S.F.)

PARKING TABLE

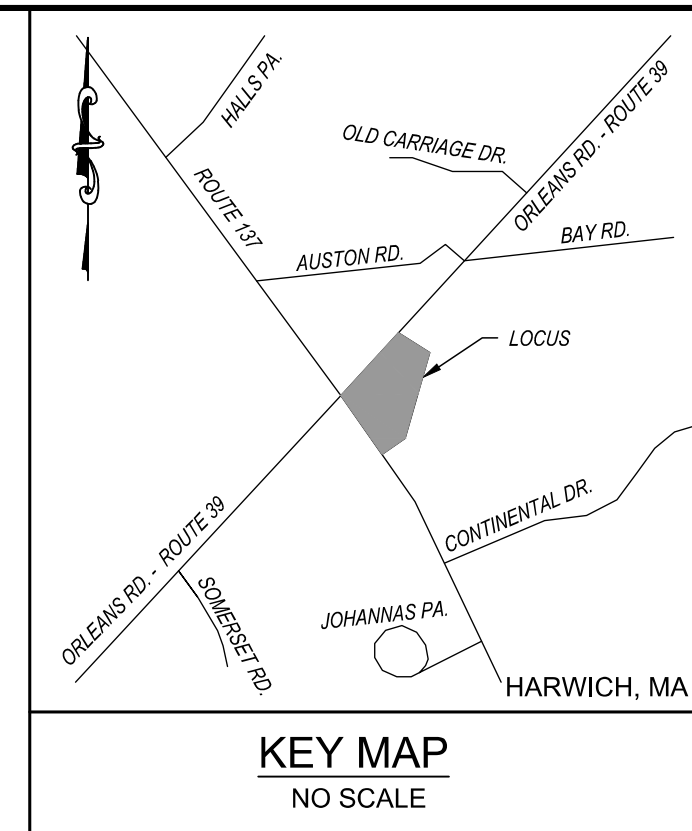
USE	REQUIRED USE	EXISTING USE	PROPOSED USE	MIN. REQUIRED STALLS
BANK	1 PER EMPLOYEE 1 PER 250 S.F. FLOOR AREA	9 EMPLOYEES 2,625 S.F. FLOOR AREA	NO CHANGE	19 SPACES
ACCESSIBLE STALLS	PER 15-25 STALLS 1 MIN			24 TOTAL (INCLUDING 1 VAN ACCESSIBLE STALL)

RETENTION POND AREA BY ELEVATION

ELEVATION (FT)	EXISTING	PROPOSED	CHANGE
64	3,311± S.F.	4,420± S.F.	1,109± S.F.
65	8,323± S.F.	8,330± S.F.	7± S.F.
66	13,601± S.F.	13,807± S.F.	206± S.F.
CUMULATIVE AREA	25,235± S.F.	26,557± S.F.	1,322± S.F.

RETENTION POND VOLUME BY ELEVATION

ELEVATION (FT)	EXISTING	PROPOSED	CHANGE
64	0± C.F.	0± C.F.	0± C.F.
65	5,817± C.F.	6,375± C.F.	558± C.F.
66	10,962± C.F.	11,069± C.F.	107± C.F.
CUMULATIVE VOLUME	16,779± C.F.	17,444± C.F.	665± C.F.



REFERENCE:
ASSESSORS MAP 87, PARCEL U3-67
CTF. #119032
L.C.P. 39774¹
DOC. 496.018
DOC. 500.787
DOC. 1,372,521

- NOTES:**
- VERTICAL DATUM IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON THE HEXAGON SMARTNET RTK NETWORK.
 - THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON 10-29-2021.
 - EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
 - THE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE X, AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0609J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.
 - THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
 - THE LIMITS OF THE SURVEY ARE WITHIN THE PARKING AND DRIVE-THRU AREA AND APPROXIMATELY 30 FEET SOUTH OF THE DRIVE-THRU APPROACH LANE.
 - REFER TO PLAN BOOK 680, PAGE 87 FOR TEMPORARY SEWER CONSTRUCTION EASEMENTS (NOT PLOTTED).

LEGEND

EXISTING	PROPOSED
(MISC. SIGN)	(MISC. SIGN)
(P) POST	(S) SEPTIC MANHOLE
(F) FLAG POLE	(CB) CATCH BASIN
(S) SEPTIC MANHOLE	(MC) MAJOR CONTOUR
(CB) CATCH BASIN	(MNC) MINOR CONTOUR
(IV) IRRIGATION VALVE	(+67.50) SPOT ELEV.
(EM) ELECTRIC METER	(D) DRAIN PIPE
(GM) GAS METER	(S) SEWER PIPE
(C) CONTOUR	(5) PARKING SPACE COUNT
(+67.3) SPOT ELEV.	(EC) EROSION CONTROL
(T) DECIDUOUS TREE	(CC) CONCRETE CURB
(D) DRAIN PIPE	(VCC) VERTICAL CONCRETE CURB
(5) PARKING SPACE COUNT	(FCC) FLUSH CONCRETE CURB
	(S-C) SAW CUT

260 Cranberry Hwy, Orleans, MA 02653
508.255.6311 P 508.255.6700 F

NO.	DATE	REVISION	BY
1	03-08-22	ADD WATER RESOURCE OVERLAY DISTRICT SITE COVERAGE	DAV

3/26/2022

PROJECT: CAPE COD FIVE CENTS SAVINGS BANK

129 ROUTE 137

SHEET TITLE: PROPOSED SITE IMPROVEMENTS

HARWICH, MA

SCALE: 1"=20'
DRAWING FILE: C19754-CIV.dwg
DATE: 03-03-2022
DRAWN BY: DAV
CHECKED BY: SMR/BJW

C2.1.1

1 OF 2 SHEETS

PROJECT NO. C19754.00

ISSUED FOR PERMITTING ONLY
NOT FOR CONSTRUCTION

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