

RECEIVED
TOWN CLERK
HARWICH, MA

2023 MAY 11 A 11:31

NOTES:

1. The topographical data, including location of physical features are based on a survey performed on or about 02-01-1990, with conditions on the ground updated by a survey performed on or about 12-13-2018. Trees existing in 1990 have not been confirmed as existing.

2. Chapter 325, Article VI, §325-18 F. (2) Open terrace or steps, stoop or similar structure, under four feet in height: up to 1/2 the required yard setback.

3. Gazebo to be used as a bus stop shelter.

ZONING COMPLIANCE TABLE

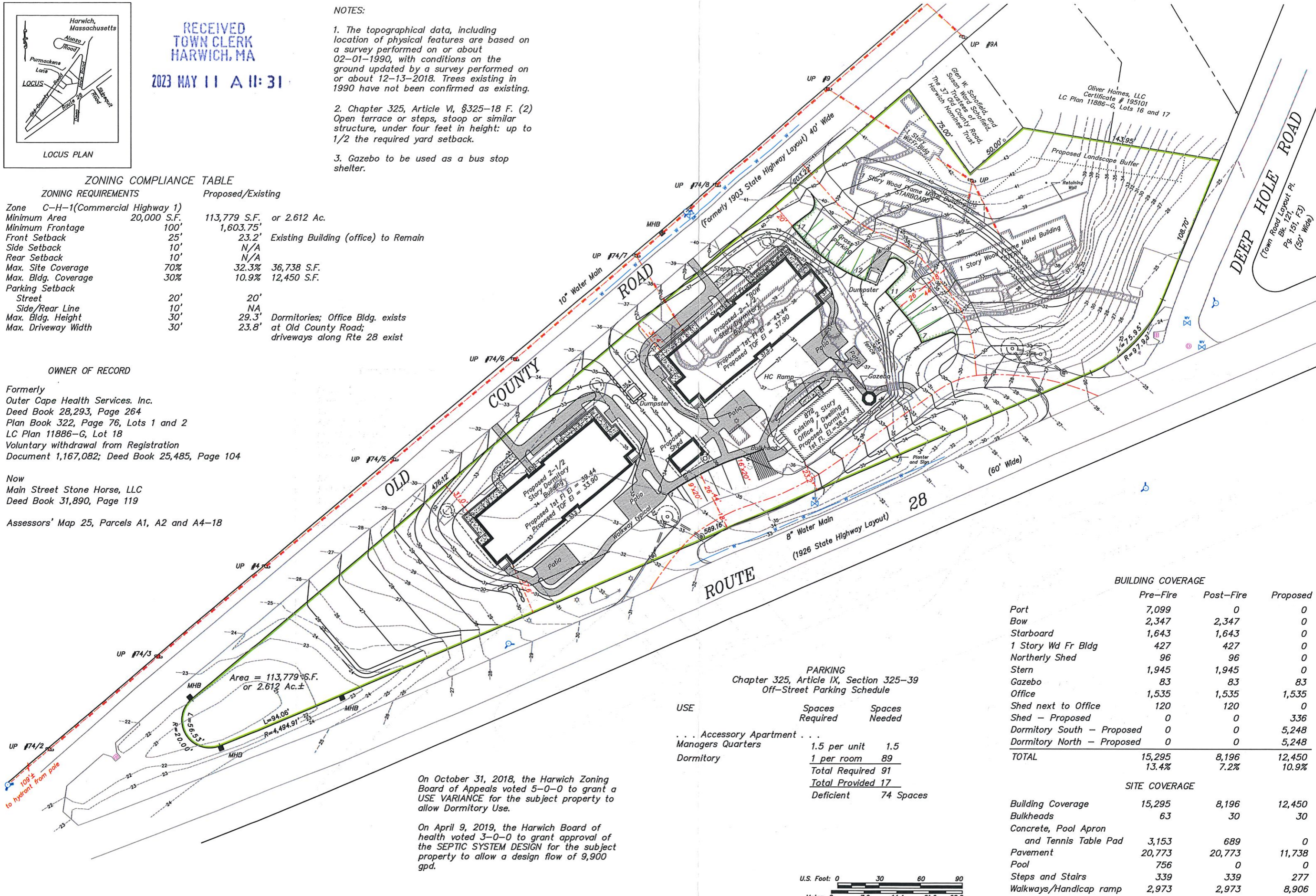
ZONING REQUIREMENTS		Proposed/Existing	
Zone	C-H-1(Commercial Highway 1)	113,779 S.F.	or 2.612 Ac.
Minimum Area	20,000 S.F.	1,603.75'	
Minimum Frontage	100'	23.2'	Existing Building (office) to Remain
Front Setback	25'	N/A	
Side Setback	10'	N/A	
Rear Setback	10'	N/A	
Max. Site Coverage	70%	32.3%	36,738 S.F.
Max. Bldg. Coverage	30%	10.9%	12,450 S.F.
Parking Setback			
Street	20'	20'	
Side/Rear Line	10'	NA	
Max. Bldg. Height	30'	29.3'	Dormitories; Office Bldg. exists at Old County Road; driveways along Rte 28 exist
Max. Driveway Width	30'	23.8'	

OWNER OF RECORD

Formerly
Outer Cape Health Services, Inc.
Deed Book 28,293, Page 264
Plan Book 322, Page 76, Lots 1 and 2
LC Plan 11886-G, Lot 18
Voluntary withdrawal from Registration
Document 1,167,082; Deed Book 25,485, Page 104

Now
Main Street Stone Horse, LLC
Deed Book 31,890, Page 119

Assessors' Map 25, Parcels A1, A2 and A4-18



Area = 113,779 S.F.
or 2.612 Ac. ±

On October 31, 2018, the Harwich Zoning Board of Appeals voted 5-0-0 to grant a USE VARIANCE for the subject property to allow Dormitory Use.

On April 9, 2019, the Harwich Board of health voted 3-0-0 to grant approval of the SEPTIC SYSTEM DESIGN for the subject property to allow a design flow of 9,900 gpd.

PARKING
Chapter 325, Article IX, Section 325-39
Off-Street Parking Schedule

USE	Spaces Required	Spaces Needed
... Accessory Apartment ...		
Managers Quarters	1.5 per unit	1.5
Dormitory	1 per room	89
Total Required	91	
Total Provided	17	
Deficient		74 Spaces

BUILDING COVERAGE

	Pre-Fire	Post-Fire	Proposed
Port	7,099	0	0
Bow	2,347	2,347	0
Starboard	1,643	1,643	0
1 Story Wd Fr Bldg	427	427	0
Northerly Shed	96	96	0
Stern	1,945	1,945	0
Gazebo	83	83	83
Office	1,535	1,535	1,535
Shed next to Office	120	120	0
Shed - Proposed	0	0	336
Dormitory South - Proposed	0	0	5,248
Dormitory North - Proposed	0	0	5,248
TOTAL	15,295	8,196	12,450
	13.4%	7.2%	10.9%

SITE COVERAGE

	Pre-Fire	Post-Fire	Proposed
Building Coverage	15,295	8,196	12,450
Bulkheads	63	30	30
Concrete, Pool Apron and Tennis Table Pad	3,153	689	0
Pavement	20,773	20,773	11,738
Pool	756	0	0
Steps and Stairs	339	339	277
Walkways/Handicap ramp	2,973	2,973	8,906

