

NOTES:

1. As-Built drainage location based on dwg drawing furnished by Moran Associates, LLC dated 05-26-2020.
2. The finish course of pavement has NOT been laid, but the catch basins have been adjusted and do function.
3. The Bus Stop shelter is setback 17' from the Rte 28 layout; and the Electric Enclosure for the septic system is setback 15' from the County Road. Neither of which comply with minimum setback requirements, however, Bus Stop shelters typically are located within street layouts and the shed is no different than a large transformer, i.e. it does not serve a typical use that shed are usually used for.
3. The Ballard lights have been removed and will be replaced with higher lights.

ZONING REQUIREMENTS

Zone C-H-1(Commercial Highway 1)

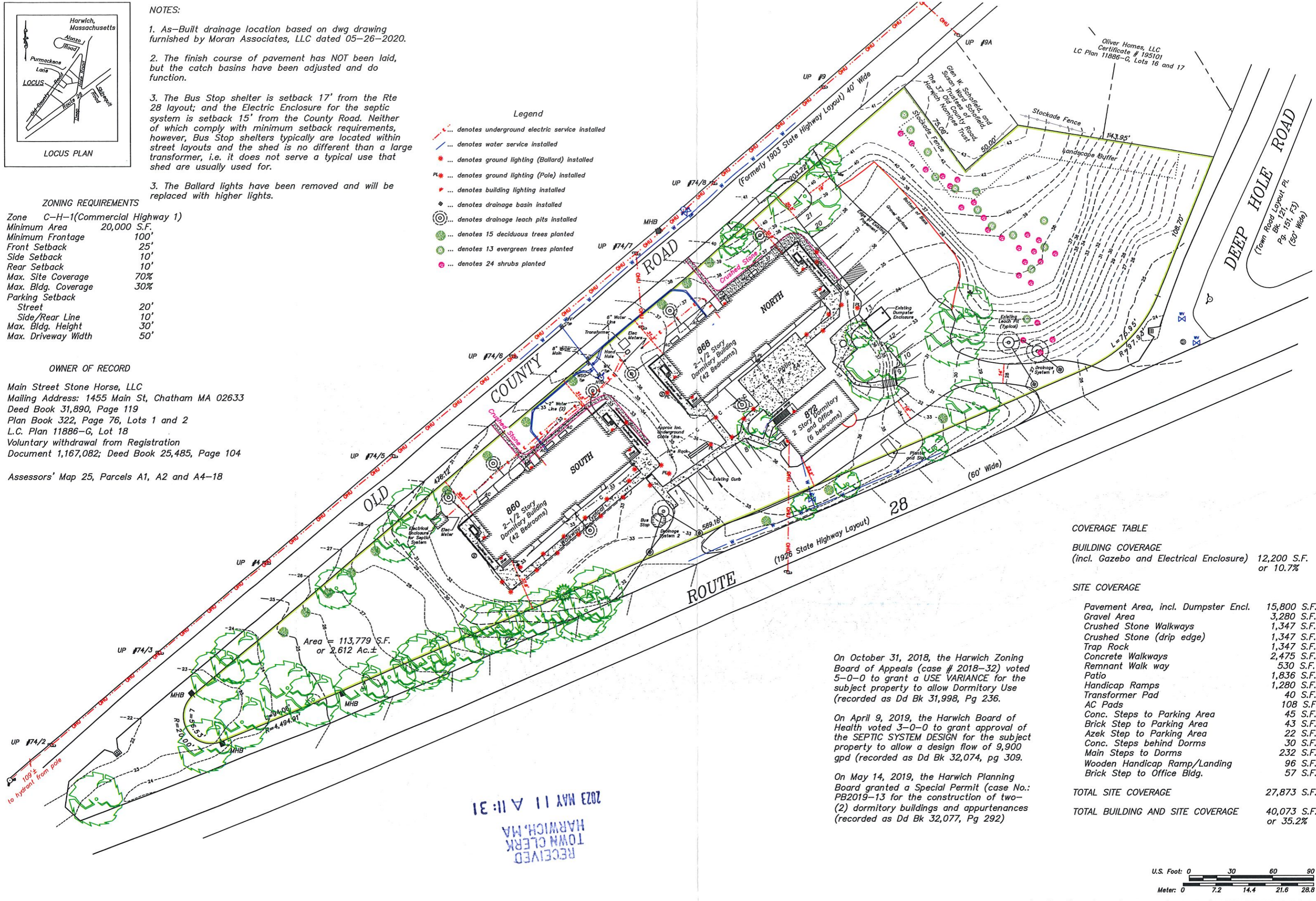
Minimum Area	20,000 S.F.
Minimum Frontage	100'
Front Setback	25'
Side Setback	10'
Rear Setback	10'
Max. Site Coverage	70%
Max. Bldg. Coverage	30%
Parking Setback	
Street	20'
Side/Rear Line	10'
Max. Bldg. Height	30'
Max. Driveway Width	50'

OWNER OF RECORD

Main Street Stone Horse, LLC
 Mailing Address: 1455 Main St, Chatham MA 02633
 Deed Book 31,890, Page 119
 Plan Book 322, Page 76, Lots 1 and 2
 L.C. Plan 11886-G, Lot 18
 Voluntary withdrawal from Registration
 Document 1,167,082; Deed Book 25,485, Page 104

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

- Legend**
- ... denotes underground electric service installed
 - ... denotes water service installed
 - * ... denotes ground lighting (Ballard) installed
 - PL* ... denotes ground lighting (Pole) installed
 - ... denotes building lighting installed
 - ... denotes drainage basin installed
 - ⊙ ... denotes drainage leach pits installed
 - ... denotes 15 deciduous trees planted
 - ... denotes 13 evergreen trees planted
 - ... denotes 24 shrubs planted



COVERAGE TABLE

BUILDING COVERAGE (incl. Gazebo and Electrical Enclosure)	12,200 S.F. or 10.7%
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SITE COVERAGE

Pavement Area, incl. Dumpster Encl.	15,800 S.F.
Gravel Area	3,280 S.F.
Crushed Stone Walkways	1,347 S.F.
Crushed Stone (drip edge)	1,347 S.F.
Trap Rock	1,347 S.F.
Concrete Walkways	2,475 S.F.
Remnant Walk way	530 S.F.
Patio	1,836 S.F.
Handicap Ramps	1,280 S.F.
Transformer Pad	40 S.F.
AC Pads	108 S.F.
Conc. Steps to Parking Area	45 S.F.
Brick Step to Parking Area	43 S.F.
Azek Step to Parking Area	22 S.F.
Conc. Steps behind Dorms	30 S.F.
Main Steps to Dorms	232 S.F.
Wooden Handicap Ramp/Landing	96 S.F.
Brick Step to Office Bldg.	57 S.F.

TOTAL SITE COVERAGE	27,873 S.F.
TOTAL BUILDING AND SITE COVERAGE	40,073 S.F. or 35.2%

On October 31, 2018, the Harwich Zoning Board of Appeals (case # 2018-32) voted 5-0-0 to grant a USE VARIANCE for the subject property to allow Dormitory Use (recorded as Dd Bk 31,998, Pg 236).

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 (recorded as Dd Bk 32,074, pg 309).

On May 14, 2019, the Harwich Planning Board granted a Special Permit (case No.: PB2019-13 for the construction of two-(2) dormitory buildings and appurtenances (recorded as Dd Bk 32,077, Pg 292)

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