

- ENVIRONMENTAL NOTES:**
- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
  - SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER MAP AUGUST 1, 2021 ESTIMATED HABITATS OF RARE WILDLIFE FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
  - SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."
  - SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021. PRIORITY HABITATS OF RARE SPECIES FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).
  - SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.

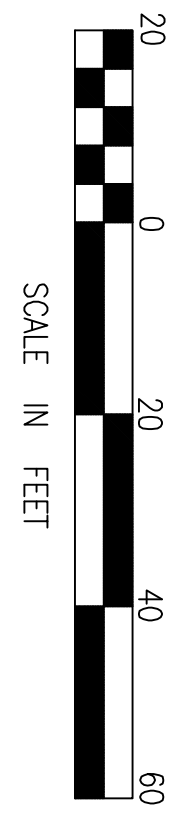
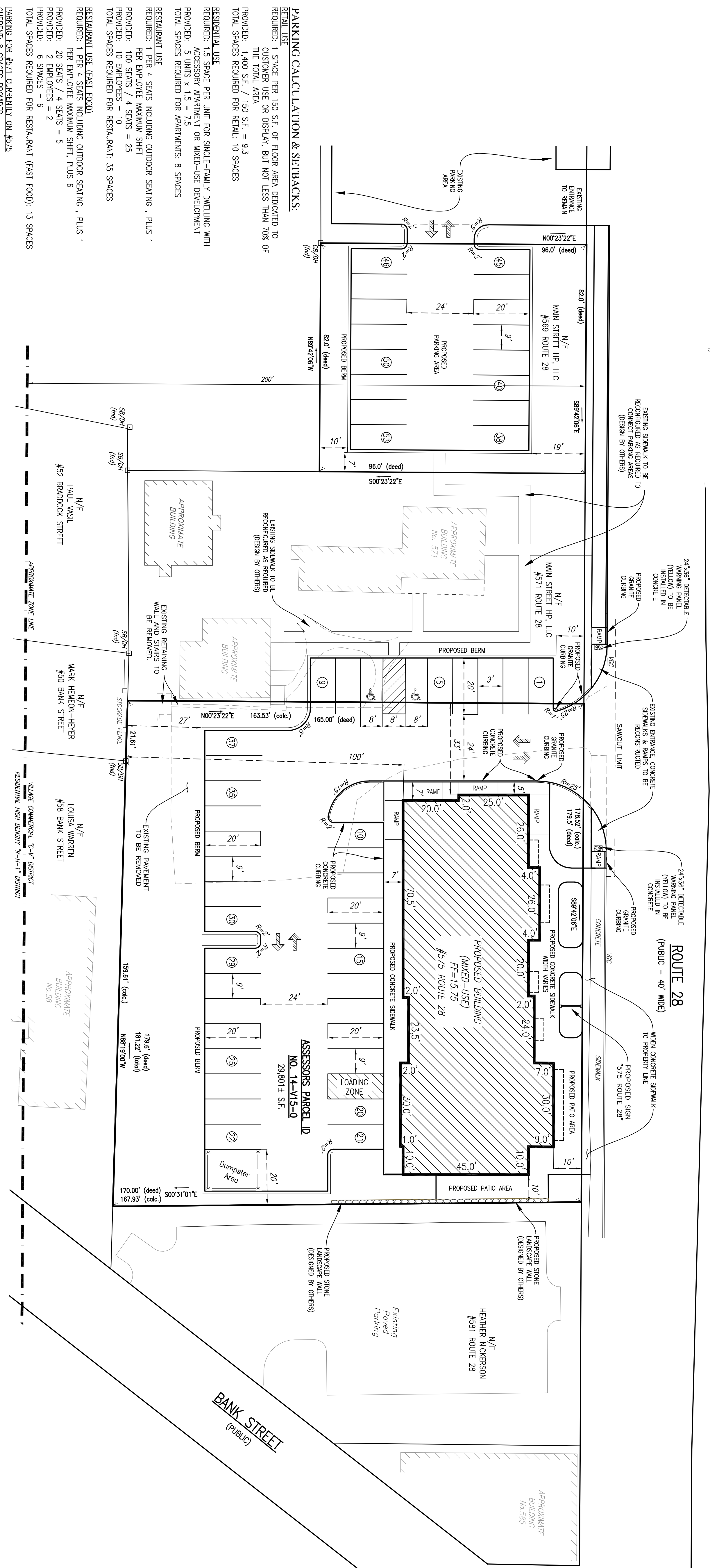
**FLOOD NOTE:**  
 BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD RESURFACING RATE MAP, AS SHOWN ON EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:**
- PLAN REFERENCES:  
 1.1 LAND COURT PLAN NO. 23643-0  
 1.2 PLAN BOOK 640 PAGE 62
  - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING MARCH OF 2022
  - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - SUBJECT SITE IS IN THE COMMERCIAL VILLAGE "CV" ZONING DISTRICT AND THE VILLAGE COMMERCIAL OVERLAY.
  - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
  - EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HARWICH BOARD OF HEALTH.

**RECORD OWNER:**  
 ASSESSORS PARCEL ID NO. 14-115-0  
 HARWICH, MA  
 MAIN STREET HP, LLC  
 15 COPPLAND DRIVE  
 BEDFORD, MA 01730  
 DEED BOOK 26895 PAGE 106

**ENGINEER:**  
 MERRILL ENGINEERS AND LAND SURVEYORS  
 26 UNION STREET  
 PLYMOUTH, MA 02360  
 508-746-6060

**ARCHITECT:**  
 ARCHITECTURAL, INC.  
 115 WAREHOUSE ROAD, SUITE F  
 BURLINGAME, MA 02532  
 508-759-4828



**PARKING CALCULATION & SETBACKS:**

**RETAIL USE:**  
 REQUIRED: 1 SPACE PER 150 S.F. OF FLOOR AREA DEDICATED TO CUSTOMER USE OR DISPLAY, BUT NOT LESS THAN 70% OF THE TOTAL AREA  
 PROVIDED: 1,400 S.F. / 150 S.F. = 9.3  
 TOTAL SPACES REQUIRED FOR RETAIL: 10 SPACES

**RESIDENTIAL USE:**  
 REQUIRED: 1.5 SPACE PER UNIT FOR SINGLE-FAMILY DWELLING WITH ACCESSORY APARTMENT OR MIXED-USE DEVELOPMENT  
 PROVIDED: 5 UNITS x 1.5 = 7.5  
 TOTAL SPACES REQUIRED FOR APARTMENTS: 8 SPACES

**RESTAURANT USE:**  
 REQUIRED: 1 PER 4 SEATS INCLUDING OUTDOOR SEATING, PLUS 1 PER EMPLOYEE MAXIMUM SHIFT  
 PROVIDED: 100 SEATS / 4 SEATS = 25  
 TOTAL SPACES REQUIRED FOR RESTAURANT: 35 SPACES

**RESTAURANT USE (EAT FOOD):**  
 REQUIRED: 1 PER 4 SEATS INCLUDING OUTDOOR SEATING, PLUS 1 PER EMPLOYEE MAXIMUM SHIFT, PLUS 6  
 PROVIDED: 2 EMPLOYEES = 2  
 TOTAL SPACES REQUIRED FOR RESTAURANT (EAT FOOD): 13 SPACES

**PARKING FOR #571 CURRENTLY ON #575**  
 CURRENT: 8 SPACES PROVIDED

**TOTAL SPACES REQUIRED: 74 SPACES (2 HC SPACES)**

**OFFSETTING HOURS OF USE FOR PARKING REDUCTION**  
 RESTAURANT (FAST FOOD): 6AM - 2PM  
 RESTAURANT: 4PM - 11PM  
 OFFSETTING PARKING: -13 SPACES

**TOTAL SPACES REQUIRED/PROPOSED WITH OFFSETTING HOURS:** 61 SPACES (2 HC SPACES)

**SPACES PROVIDED AT #575: 37 SPACES (INCLUDES 2 HC SPACES)**  
**SPACES PROVIDED AT #569: 16 SPACES**  
**TOTAL SPACES PROVIDED: 53 SPACES (INCLUDES 2 HC SPACES)**

**MIN. FRONT YARD:** 10 FT  
**MIN. SIDE YARD:** 0 FT  
**MIN. REAR YARD:** 10 FT

**ZONING DATA:**

DISTRICT: COMMERCIAL-VILLAGE (CV) & VILLAGE COMMERCIAL OVERLAY (VCO)

**CRITERIA:**

REQUIRED:	PROPOSED:
LOT SIZE	13,000 S.F.
MIN. FRONT YARD	10 FT
MIN. SIDE YARD	10 FT
MIN. REAR YARD	100 FT
MAX. SITE COVERAGE	80%
MAX. BLDG. HEIGHT	30 FT (2.5 STORES)
	29.75 FT (2.5 STORES)

INDEX	
SHEET	DESCRIPTION
1 of 8	LAYOUT PLAN
2 of 8	EXISTING CONDITIONS PLAN
3 of 8	GRADING AND DRAINAGE PLAN
4 of 8	SEPTIC AND UTILITY PLAN
5 of 8	CONSTRUCTION DETAILS
6 of 8	CONSTRUCTION DETAILS
7 of 8	CONSTRUCTION DETAILS
8 of 8	DEMOLITION AND EROSION CONTROL PLAN

<p><b>REVISIONS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>07-14-22</td> <td>ADD GREASE TRAP &amp; UPGRADE PARKING SPACES</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	07-14-22	ADD GREASE TRAP & UPGRADE PARKING SPACES	<p><b>DESIGNED BY:</b> TMS</p> <p><b>DRAWN BY:</b> TMS</p> <p><b>CHECKED BY:</b> TAP</p>	<p><b>DATE:</b> MAY 19, 2022</p> <p><b>SCALE:</b> 1"=20'</p> <p><b>JOB NO.:</b> 22-145</p> <p><b>LATEST REVISION:</b> 07-14-2022</p>	<p><b>SITE PLAN</b></p> <p><b>#575 ROUTE 28 (MAIN STREET)</b>  <b>HARWICH, MASSACHUSETTS</b></p> <p>PREPARED FOR: MAIN STREET HP, LLC        P.O. BOX 51299        BOSTON, MA 02205</p>	<p><b>Merrill</b>        Engineers and Land Surveyors</p> <p>427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200        26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060        WWW.MERRILLINC.COM</p>
NO.	DATE	DESCRIPTION								
1	07-14-22	ADD GREASE TRAP & UPGRADE PARKING SPACES								

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