

ZONING COMPLIANCE TABLE:

CRITERIA (FOOTNOTE)	REQUIRED	EXISTING (1)	PROPOSED
MINIMUM LOT AREA (S.F.)	70,000	89,066	89,066
MINIMUM LOT FRONTAGE (L.F.)	175	337.67	337.67
FRONT YARD SETBACK (FT.)	40	79.9 & 213.2	41
SIDE YARD SETBACK (FT.)	40	36.7 & 30.9	41
REAR YARD SETBACK (FT.)	40	288.2 & 91.7	241
LOT COVERAGE (% OF LOT)	50%	39%	48%
MAXIMUM NUMBER OF STORIES	3	2 & 1	2
BUILDING HEIGHT	35		

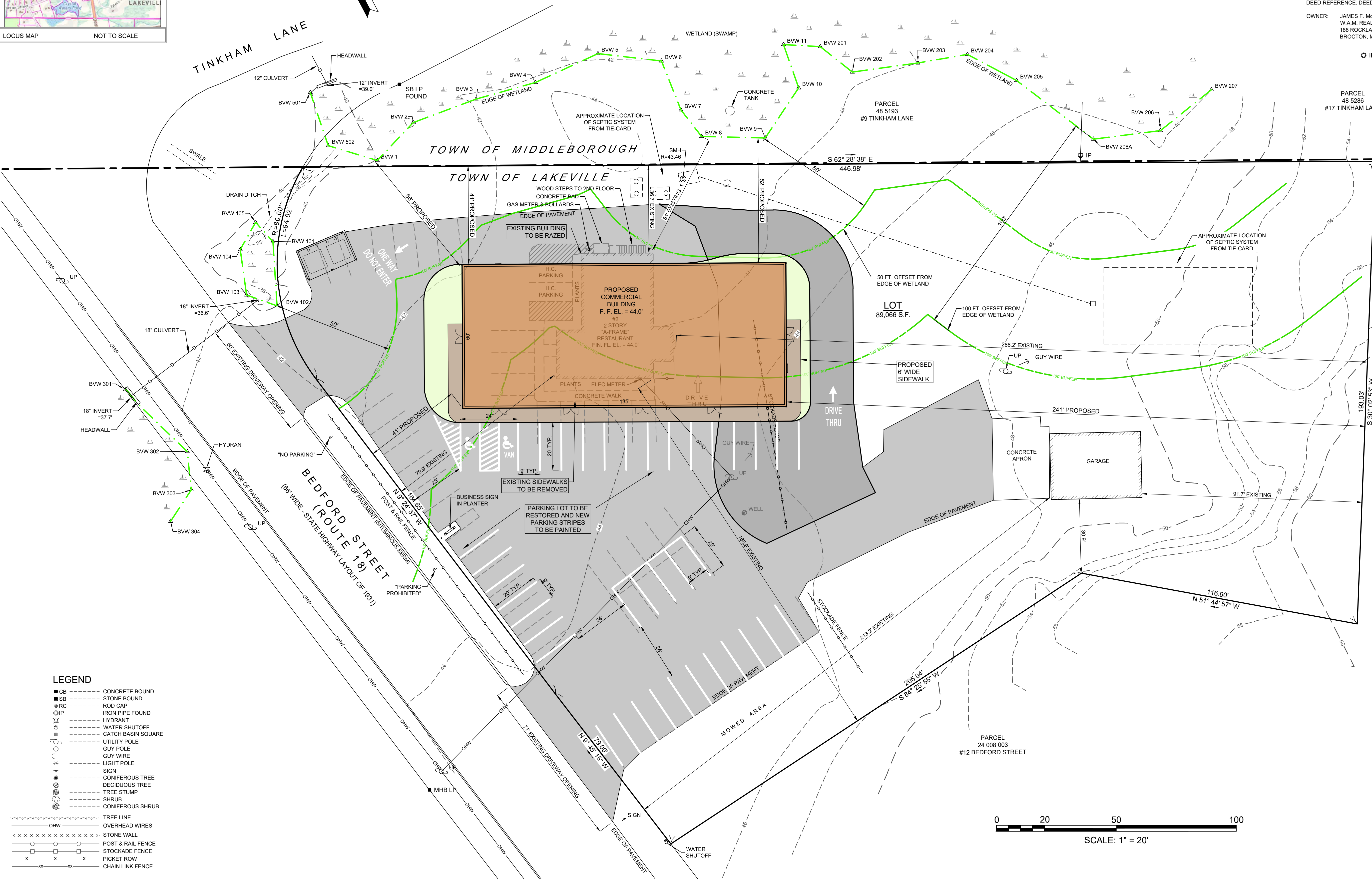
ZONING COMPLIANCE TABLE FOOTNOTES:
 (1) MULTIPLE EXISTING FIELDS SHOWN CORRESPOND TO THE TWO EXISTING STRUCTURES ON THE PROPERTY.

PARKING REQUIREMENTS (SECTION 6.5.3.3)

RESTAURANT: 1 SPACE / 2 OCCUPANTS + 1 / EMPLOYEE = 18 REQUIRED, 21 SPACE PROPOSED
 BANK: 1 SPACE / 150 S.F. GROSS FLOOR AREA + 1 / EMPLOYEE
 COMMERCIAL ESTABLISHMENT: 1 SPACE / 300 S.F. GROSS FLOOR AREA + 1 / EMPLOYEE
 PROPOSED RETAIL SPACE = _____ S.F.
 ANTICIPATED EMPLOYEES = _____
 REQUIRED PARKING SPACES = _____ x 1 SPACE / 300 S.F. + _____ x 1 SPACE / EMPLOYEE = _____ SPACES
 OFFICE: 1 SPACE / 300 S.F. GROSS FLOOR AREA OR 1 / EMPLOYEE, WHICHEVER IS GREATER
 PROPOSED OFFICE SPACE = _____ S.F.
 REQUIRED PARKING SPACES = _____ S.F. X 1 SPACE / 300 S.F. = _____ SPACES
 MINIMUM REQUIRED PARKING SPACES = _____ SPACES + 1 ACCESSIBLE SPACE PER TOWN REQUIREMENTS
 TOTAL PROPOSED PARKING SPACES = 34 SPACES + 2 ACCESSIBLE SPACES

GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM. DATUM: NAD 83. UNITS: U.S. SURVEY FEET.
 THE FINISHED FLOOR ELEVATION (FIN. FL. EL.) SHOWN HEREON IS BASED ON AN ASSUMED 1" LOWER THAN THE SURVEYED THRESHOLD ELEVATION. AN INTERIOR INSPECTION OF BUILDINGS WAS NOT PERFORMED.
 ZONING DISTRICT: BUSINESS, WATER RESOURCE PROTECTION DISTRICT
 PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF MINIMAL HAZARD ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25023C0314J, WITH A MAP EFFECTIVE DATE OF JULY 17, 2012.
 THIS LOT NOT LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA.
 THIS LOT IS NOT LOCATED WITHIN A NHESP ESTIMATED HABITATS OF RARE WILDLIFE.
 DEED REFERENCE: DEED BK 27232 PAGE 106
 OWNER: JAMES F. MANAMARA
 W.A.M. REALTY TRUST II
 188 ROCKLAND STREET
 BROCTON, MA 02401



LEGEND

■ CB	CONCRETE BOUND
■ SB	STONE BOUND
○ RC	ROD CAP
○ IP	IRON PIPE FOUND
○ H	HYDRANT
○ W	WATER SHUTOFF
○ C	CATCH BASIN SQUARE
○ U	UTILITY POLE
○ G	GUY POLE
○ L	LIGHT POLE
○ S	SIGN
○ CT	CONIFEROUS TREE
○ DT	DECIDUOUS TREE
○ TS	TREE STUMP
○ SR	SHRUB
○ CS	CONIFEROUS SHRUB
---	TREE LINE
---	OVERHEAD WIRES
---	STONE WALL
---	POST & RAIL FENCE
---	STOCKADE FENCE
---	PICKET ROW
---	CHAIN LINK FENCE

NOTICE
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DATE	DESCRIPTION	BY	CHK
PREPARED FOR:	MARK BOBOSION 367 MAIN STREET FALMOUTH, MA 02540		
PROJECT:	2 BEDFORD STREET LAKEVILLE, MASSACHUSETTS		
SHEET NO.: 1 OF 1	DATE: JULY 22, 2020		
DRAWN BY: JVB, RLR	CHECKED BY: MC		
PREPARED BY:	CAPE & ISLANDS ENGINEERING		
SUMMERFIELD PARK 800 FALMOUTH ROAD SUITE 301C MASHFEE, MA 02649		508.477.7272 PHONE 508.477.9072 FAX	www.CapeEng.com
DRAWING TITLE:		SITE PLAN CONCEPTUAL LAYOUT FOR 60' x 135' BUILDING	
ASSESSORS INFORMATION:		F_804120_2786666	

