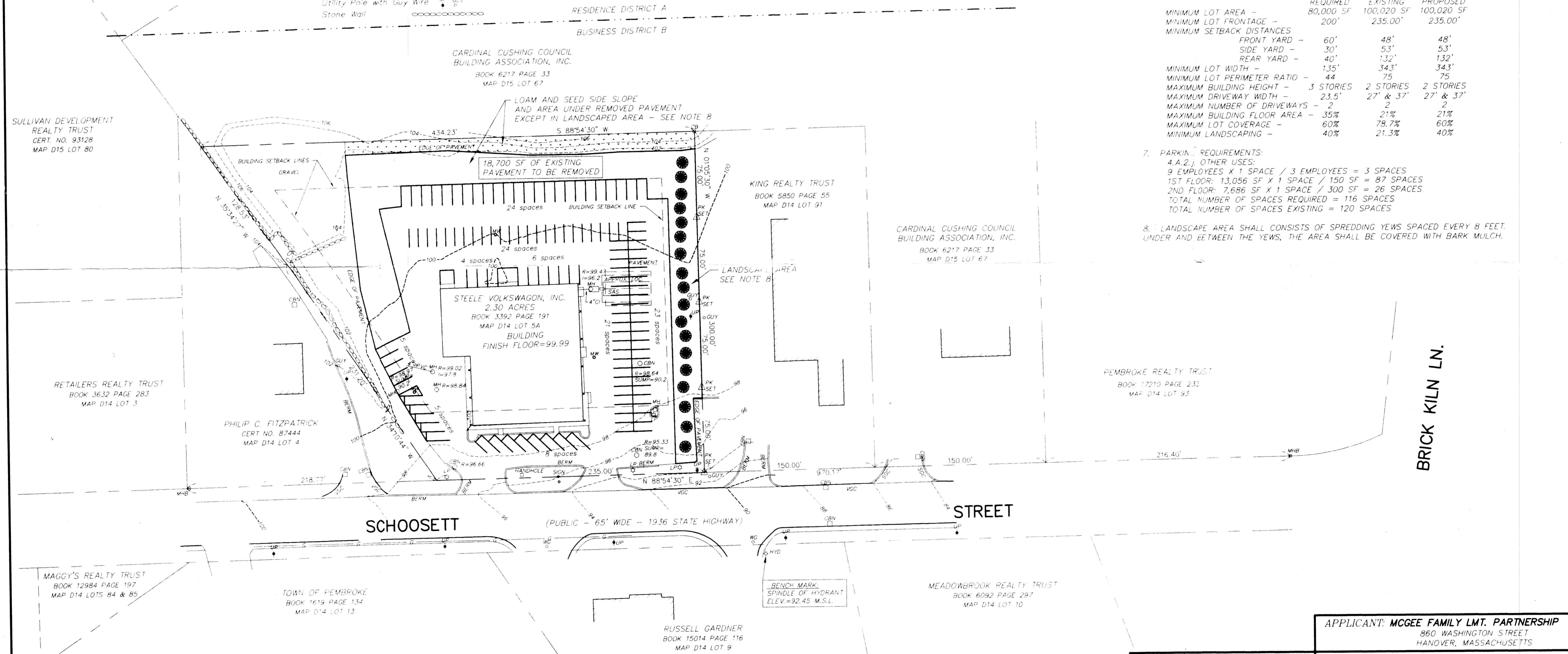
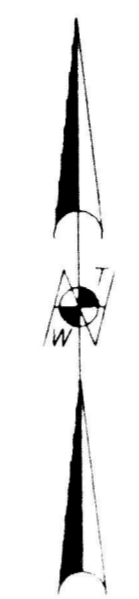


LOCUS PLAN
NTS

LEGEND

- Proposed Contours
- Existing Contours
- Property Line
- Easement Line
- Observation Hole
- Water Service
- Gas Service
- Cable Service
- Drainage System
- Electric Line
- Catch Basin
- Manhole-rim & invert elev.
- Vertical Granite Curbing
- Light Pole
- Shrub
- Monitoring Well
- Water Gate
- Utility Pole with Guy Wire
- Stone Wall



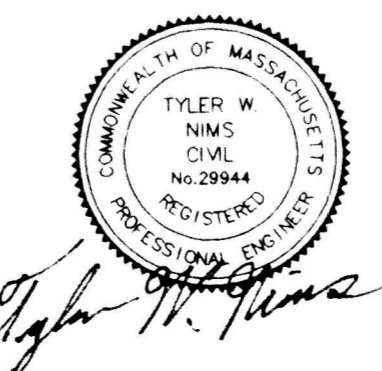
GENERAL NOTES

1. THIS PLAN IS BASED UPON AN INSTRUMENT SURVEY BY LAND PLANNING, INC. OF HANSON.
2. THE LOCUS IS LOCATED IN FLOOD ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN ON F.I.R.M. MAP 250277 0005C, REVISED FEBRUARY 19, 1982.
3. THE ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD).
4. DEED REFERENCE: BOOK 3392, PAGE 191.
5. THE LOCUS IS NOT WITHIN THE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT, NOR WITHIN A ZONE II OR III OF THE TOWN'S PUBLIC WATER SUPPLY WELLS, NOR ARE THERE ANY JURISDICTIONAL WETLANDS ON SITE.
6. THE LOCUS IS WITHIN BUSINESS DISTRICT B:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA -	80,000 SF	100,020 SF	100,020 SF
MINIMUM LOT FRONTAGE -	200'	235.00'	235.00'
MINIMUM SETBACK DISTANCES			
FRONT YARD -	60'	48'	48'
SIDE YARD -	30'	53'	53'
REAR YARD -	40'	132'	132'
MINIMUM LOT WIDTH -	135'	343'	343'
MINIMUM LOT PERIMETER RATIO -	44	75	75
MAXIMUM BUILDING HEIGHT -	3 STORIES	2 STORIES	2 STORIES
MAXIMUM DRIVEWAY WIDTH -	23.5'	27' & 37'	27' & 37'
MAXIMUM NUMBER OF DRIVEWAYS -	2	2	2
MAXIMUM BUILDING FLOOR AREA -	35%	21%	21%
MAXIMUM LOT COVERAGE -	60%	78.7%	60%
MINIMUM LANDSCAPING -	40%	21.3%	40%

7. PARKING REQUIREMENTS:
4.A.2. OTHER USES:
9 EMPLOYEES X 1 SPACE / 3 EMPLOYEES = 3 SPACES
1ST FLOOR: 13,056 SF X 1 SPACE / 150 SF = 87 SPACES
2ND FLOOR: 7,686 SF X 1 SPACE / 300 SF = 26 SPACES
TOTAL NUMBER OF SPACES REQUIRED = 116 SPACES
TOTAL NUMBER OF SPACES EXISTING = 120 SPACES
8. LANDSCAPE AREA SHALL CONSIST OF SPREADING YEWS SPACED EVERY 8 FEET. UNDER AND BETWEEN THE YEWS, THE AREA SHALL BE COVERED WITH BARK MULCH.

PLAN
Scale: 1" = 40'



Date	Check	Revisions

Designed by: JMM
 Drawn by: JMM
 Checked by: JWN
 Approved by: JWN

Scale: 1" = 40'
 Date: FEB. 19, 2001

APPLICANT: **MC GEE FAMILY LMT. PARTNERSHIP**
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SITE PLAN
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SHEET
 1 of 1
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