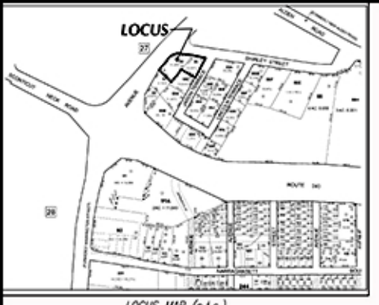
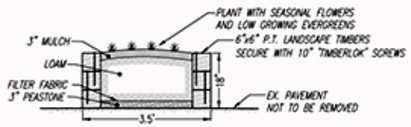


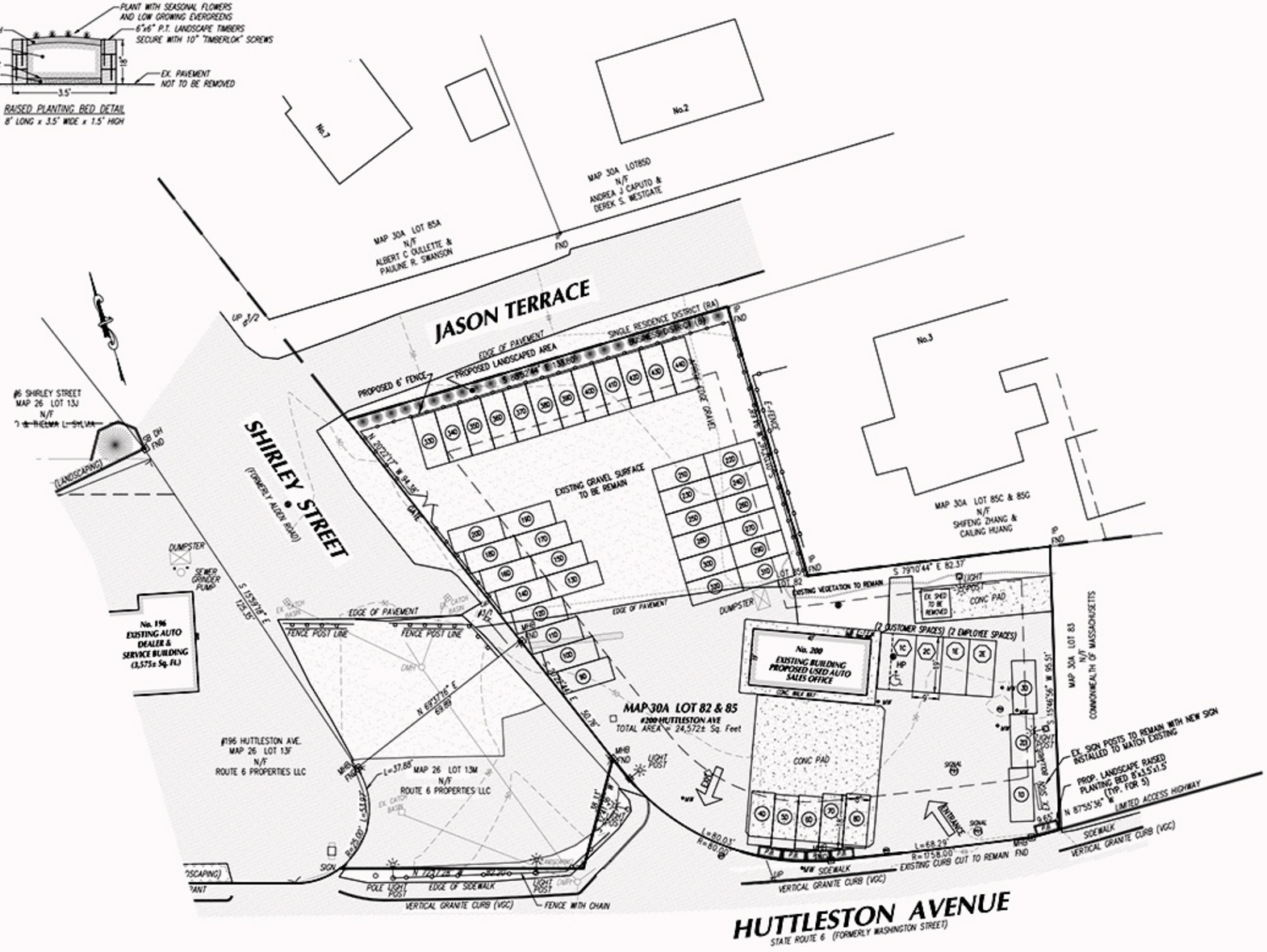
LOCUS MAP (n.t.s.)

LANDSCAPING NOTES:

1) LANDSCAPE SCREEN AREA ADJACENT TO JASON TERRACE TO CONSIST OF ARBORVITAES (6' MATURED HEIGHT) PLANTED 5 FEET ON CENTER (APPROX 26 PLANTS).
2) LANDSCAPE AREA TO BE SLIGHTLY ELEVATED, COVERED WITH A LANDSCAPE WEED BLOCK FABRIC PRIOR TO PLANTING AND FINISHED WITH 3"-4" OF DARK PINE BARK MULCH OR EQUAL.
3) EXISTING LIGHT POSTS TO BE REFURBISHED OR REPLACED AS NEEDED, WITH DOWNWARD FACING LED LIGHTING, SET TO LIMIT OVER-WASH ONTO ABUTTING RESIDENTIAL PROPERTIES.
4) LANDSCAPE PLANTING BEDS ALONG HUTTLESTON AVE TO PLANTED WITH SEASONAL FLOWERS AND LOW GROWING EVERGREENS.



RAISED PLANTING BED DETAIL
8' LONG x 3.5' WIDE x 1.5' HIGH



NOTES:

1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE NUMBER OF PARKING SPACES AND DISPLAY SPACES AVAILABLE FOR A USED CAR DEALERSHIP AT THE LOCUS.
2) EXISTING CONDITIONS FOR PROJECT LOCUS WAS PERFORMED BY AN ON-THE-GROUND SURVEY PERFORMED ON 6-18-21.
3) BUILDINGS FOR ABUTTING LOTS SHOWN ARE DIGITIZED FROM MASSGIS IMAGES AND ARE APPROXIMATE LOCATIONS AND SIZES ONLY.
4) LOT 82 SHOWN ON PLAN BOOK 147 PAGE 95.
   LOT 82 SUBJECT TO:
   a. "NOTICE OF ACTIVITY AND USE LIMITATION" AS RECORDED IN DEED BOOK 5062 PAGE 110-126.
   b. LIMITED ACCESS AS SHOWN ON MASS. HIGHWAY LAYOUT 5940.
   c. BOARD OF APPEALS DECISION RECORDED IN DEED BOOK 2704 PAGE 102 (ORCA 1991).
   d. PLANNING BOARD SPECIAL PERMIT ISSUED SEPT 13, 2012.
5) LOT 85 SHOWN AS LOT 13 ON PLAN BOOK 57 PAGE 23.

REQUIRED PARKING SPACE TABLE

LOTS 82 & 85 MAP 30A

REQUIRED PARKING SPACES PER SEC 198-27.B(2)
(PARKING SCHEDULE - RETAILING)
REQUIRED: ONE (1) SPACE PER 250. sf OF GROSS LEASABLE FLOOR AREA.
TOTAL BUILDING AREA OF 200 HUTTLESTON AVE =760 sf
REQUIRED SPACES = 760sf/250sf = 4 SPACES

REQUIRED SPACES PROVIDED:

1E EMPLOYEE	2 SPACES	(9'X18)
1C CUSTOMER	2 SPACES	(9'X18)
TOTAL	4 SPACES	

USED CAR DEALERSHIP

PER SEC 198-27.F
NUMBER OF VEHICLES AND AREA TO BE OCCUPIED TO BE DETERMINED BY BOARD OF SELECTMEN/BUILDING COMMISSIONER.

DISPLAY SPACES PROVIDED:

1D SALES DISPLAY 44 SPACES (8'X18)

CURRENT ZONING:
BUSINESS DISTRICT - B
MINIMUM AREA = 15,000 S.F.
MINIMUM FRONTAGE = 100'
MINIMUM BUILDING SETBACKS:
FRONT = 20'
REAR = 10' ABUTTING RESIDENCE DISTRICT
SIDE = 10' ABUTTING RESIDENCE DISTRICT
MAXIMUM LOT COVERAGE = 70%
MAXIMUM BUILDING COVERAGE 25%

SITE INFORMATION

SITE ADDRESS:
200 HUTTLESTON AVE
ASSESSORS MAP #30A - LOTS #82 & 85

OWNER OF RECORD:
200 HUTTLESTON AVENUE REALTY TRUST
CATHERINE TASSOPOULOS, TRUSTEE
DEED BOOK 12193, PAGE 116
DEED BOOK 13701 PAGE 168 - TRUSTEE

APPLICANT:
SAKO PROPERTIES, Inc.
196 HUTTLESTON AVENUE
FAIRHAVEN, MA

Rev. #	DATE	BY	DESCRIPTION
1			

USED CAR DEALERSHIP VEHICLE DISPLAY LAYOUT PLAN

ASSESSORS LOT 82 & 85 ON MAP 30A
#200 HUTTLESTON AVE
FAIRHAVEN, MA
PREPARED FOR
SAKO PROPERTIES, INC.

Sheet 1 of 1 Sheets

SCALE: 1"=20' DATE: JAN 24, 2022
0 10 20 40 60

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
1 COUNTY RD, P.O. BOX 480, MATTAPOISETT, MA 02739
1-508-758-7866

N. DOUGLAS SCHNEIDER CIVIL No. 38540 REGISTERED PROFESSIONAL ENGINEER

Drawn By: N.D.S. | Check By: N.D.S. | Job No. 2609