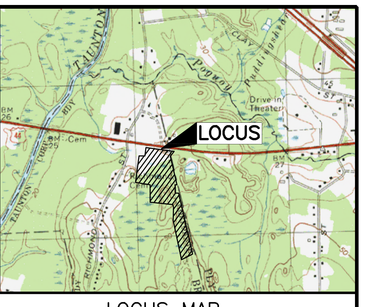

LOCUS MAP
NOT TO SCALE

ASSESSORS MAP/LOT

LOT NUMBER AS SHOWN ON CITY OF TAUNTON ASSESSORS MAP 4-46, BLOCK 63.

OWNER:

ROBERT M. McGEE, TRUSTEE OF
ROUTE 44 REALTY TRUST
880 WASHINGTON STREET
HANOVER, MA 02339

APPLICANT:

McGEE FAMILY LIMITED PARTNERSHIP
880 WASHINGTON STREET
HANOVER, MA 02339

DEED REFERENCES:

BRISTOL COUNTY NORTHERN DISTRICT
REGISTRY OF DEEDS
BOOK 14370, PAGE 262 AND
BOOK 14196, PAGE 34.

BUILDING AREA SUMMARY

BUILDING TYPE	BUILDING AREA (GFA)	FIRST FLOOR	MEZZANINE	OFFICE AREA
SHOWROOM	9,100 SF	7,000	2,100 SF	2,100
SHOWROOM	7,800 SF	6,000	1,800 SF	1,800
SERVICE BUILDING	40,500 SF	29,650	11,850 SF	8,100*

*MAXIMUM OFFICE AREA (INDUSTRIAL DISTRICT):
=20% OF TOTAL GFA

PARKING SUMMARY

BUILDING AREA (GFA)	USE	REQUIRED SPACES
7800 S.F. GFA	MISC.	27
9100 S.F. GFA	MISC.	31
32,400 S.F. GFA	MISC.	136

REQUIRED PARKING:
-MISC.-3 SPACES PLUS 1 SPACE PER
300 SF OVER 600 SF GFA
194 SPACES REQUIRED/194 SPACES PROVIDED

ZONING SUMMARY

ZONING REQUIREMENTS	HIGHWAY BUSINESS DISTRICT	REQUIRED: INDUSTRIAL DISTRICT	REQUIRED: RURAL RESIDENTIAL 8 DISTRICT	PROVIDED: HIGHWAY BUS/ INDUSTRIAL/ RR-8
MIN. LOT AREA	15,000 SF	1.5 ACRES	60,000 SF	1,031,138 SF
MIN. DRY LOT AREA	11,250 SF	1 ACRE	43,560 SF	667,300 SF
MIN. CONT. FRONTAGE	150 FT	150 FT	150 FT	507 FT
MIN. FRONT SETBACK	30 FT	35 FT	40 FT	90.91 FT
MIN. SIDE SETBACK	30 FT	35 FT	25 FT	60.30 FT
MIN. REAR SETBACK	30 FT	50 FT	30 FT	419.10 FT
MAX HEIGHT (STORIES)	3	3	2.5	1
MAX HEIGHT (FEET)	40 FT	50 FT	35 FT	28 FT
MAX % TOTAL LOT COVERAGE	80%	80%	40%	31%
MAX % STRUCTURE LOT COV.	80%	60%	20%	04%
MAX FAR TO (GFA) LOT SIZE	1.5	1.0	0.5	

LANDSCAPE SETBACK SUMMARY

INTENSITY CLASSIFICATION	REQ'D FRONT	REQ'D SIDE	REQ'D REAR
CLASS 4	15 FEET	25 FEET	25 FEET

File No. 04-3230	Acad. Ref. No. 04-3230-ZBA.DWG	SITEC Civil and Environmental Engineering Land Use Planning Marshfield • New Bedford	SITEC, Inc. 769 Plain Street, Unit C Marshfield, MA 02050 PHONE (781) 319-0100 FAX (781) 834-4783	project: McGEE FAMILY CAR DEALERSHIP ROUTE 44 (HARDING STREET) TAUNTON, MASSACHUSETTS client: McGEE FAMILY LIMITED PARTNERSHIP drawing title: SITE PLAN	scale: 1"=80' date: MARCH 2, 2005 drawn: GBN checked: ABT approved: SDG sheet 2 of 2 drawing number: ZBA-1	No. / Date / Chkd. / Aprvd.

N 84°38'24" W
30.69'
24'
11-PARKING SPACES
7-PARKING SPACES
46'
5'R
20'
22'
10-PARKING SPACES
4-PARKING SPACES
35'
10-PARKING SPACES
PARTS DELIVERY
18 BAYS
CUST. PARTS
P.M.
WAITING
KIT.
T
T
PROPOSED SERVICE BLDG.
FIRST FLOOR
=29,650 SF
SECOND FLOOR
=11,850 SF
TOTAL AREA
=40,500 SF±
18 BAYS
CONTAINED REFUSE
SERVICE DROP-OFF CANOPY
6-PARKING SPACES
9-PARKING SPACES
25-FOOT LANDSCAPE BUFFER REQUIRED
15-FOOT LANDSCAPE BUFFER PROVIDED
LAKEVILLE (BRISTOL COUNTY)
TOWN OF TAUNTON
CITY OF
(PLYMOUTH COUNTY)
S 13°45'45" E
82.80'
15'
LANDSCAPE AREA
N/F
JANOVSKY
SWALE
INDUSTRIAL DISTRICT (ID-14)
HIGHWAY BUSINESS (HBD-14)
MINIMUM BUILDING SETBACK (TYP.)
25' BUFFER
N 66°32'58" W
390.12'
50'
A-402
A-401
A-400
200A
201A
202A
203A
204A
205A
206A
207A
208A
209A
210A
211A
212A
224A
225A
226A
227A
228A
229A
230A
231A
232A
233A
234A
235A
236A
237A
238A
239A
240A
241A
242A
243A
244A
245A
246A
247A
248A
249A
250A
251A
252A
EXISTING TREELINE
N 18°31'42" E 369.44'
238.80'
35'
130.64'
RICHMOND CEMETERY
POOL AREA
EXISTING HOUSE
GARAGE
N/F
ROBERT HORSEMAN
RICHMOND STREET
(PUBLIC - VARIABLE WIDTH)
LOT AREA
1,031,138± SQ. FT.
23.67 ACRES
WETLAND AREA=363,838± SQ. FT.
UPLAND AREA=667,300± SQ. FT.
WIRE FENCE POSTS & REMNANTS
EDGE OF BORDERING VEGETATED WETLANDS (TYP.)
25' WETLAND BUFFER ZONE
CART PATH
INTERMITTENT STREAM
S 76°53'58" E
153.86'
N 08°41'55" E
227.68'
BUILDING
N/F
MICHAEL C. & PATRICK E.
FLIBOTTE TRUSTEES
N 18°41'55" E
117.53'
N/F
ROBERT N. DICROCE
OLD CRANBERRY BOG
DUMPSTER
PROPOSED CAR DEALERSHIP
7000 S.F.
HANDICAP PARKING SIGNS-"VAN"
DISPLAY
DISPLAY
10-PARKING SPACES
12-DISPLAY SPACES
6-PARKING SPACES
5-PARKING SPACES
5-PARKING SPACES
9-PARKING SPACES
2-VAN ACCESSIBLE HANDICAP PARKING SPACES
12-DISPLAY SPACES
LANDSCAPE AREA
PROPOSED CAR DEALERSHIP
6000 S.F.
HANDICAP PARKING SIGNS-"VAN"
DISPLAY
DISPLAY
10-PARKING SPACES
11-DISPLAY SPACES
10-PARKING SPACES
2-VAN ACCESSIBLE HANDICAP PARKING SPACES
17-DISPLAY SPACES
LANDSCAPE AREA
449.35'
LANDSCAPE AREA
S 81°18'05" E
EXISTING GUARDRAIL (TYP)
EDGE OF EXISTING PAVEMENT (TYP)
HARDING STREET
ROUTE 44
(PUBLIC - 1932 STATE HIGHWAY LAYOUT - 80' WIDE)
HYDRANT
UP
25-FOOT LANDSCAPE BUFFER REQUIRED
15-FOOT LANDSCAPE BUFFER PROVIDED

No.	Date	Chkd.	Aprvd.

scale: 1"=40'
date: MARCH 2, 2005
drawn: GBN
checked: ABT
approved: SDG
sheet 2 of 4
drawing number: ZBA-2

project: McGEE FAMILY CAR DEALERSHIP
ROUTE 44 (HARDING STREET)
TAUNTON, MASSACHUSETTS

client: McGEE FAMILY LIMITED PARTNERSHIP

drawing title: ZONING BOARD OF APPEALS PLAN

SITEC, Inc.
769 Plain Street, Unit C
Marshfield, MA 02050
PHONE (781) 319-2100
FAX (781) 834-4153

SITEC
Civil and Environmental Engineering
Land Use Planning
Marshfield • New Bedford

Acad No. TNT 04-3230_ZBA.DWG
File No. 04-3230

N 70°54'55" W
767.70'

RURAL RESIDENTIAL (RR–8)
INDUSTRIAL DISTRICT (ID–14)

N 19°05'05" E
295.16'

N 66°32'58" W
390.12'

S 24°28'20" W
56.93'

N 84°06'36" E
53.10'

S 24°28'20" W
257.59'

N 84°38'24" W
30.69'

N/F
BARDAN REALTY TRUST
DANIEL STRIAR, TRUSTEE

N/F
JUNE M. JANOVSKY

N/F
WARREN & BLANCHE LEE, ET AL

IP (FD.)

AUTOMOBILE STORAGE AREA

7 PARKING SPACES
9 PARKING SPACES
8 PARKING SPACES
7 PARKING SPACES
11 PARKING SPACES
5 PARKING SPACES
10 PARKING SPACES
11 PARKING SPACES
11 PARKING SPACES
10 PARKING SPACES
7 PARKING SPACES
4 PARKING SPACES
10 PARKING SPACES
6 PARKING SPACES

PROPOSED SERVICE BLDG.
FIRST FLOOR =29,650 SF
SECOND FLOOR =11,850 SF
TOTAL AREA =40,500 SF*

PARTS DELIVERY
18 BAYS
CUST. PARTS
P.M.
WAITING
KIT.
T
T
18 BAYS
CONTAINED REFUSE
SERVICE DROP–OFF CANOPY

100' BUFFER
50' BUFFER
25' BUFFER
30'
50'
35'
24'
22'
45'
20'
5'R

MINIMUM BUILDING SETBACK (TYP.)

25–FOOT LANDSCAPE BUFFER REQUIRED
15–FOOT LANDSCAPE BUFFER PROVIDED

25–FOOT LANDSCAPE BUFFER REQUIRED
15–FOOT LANDSCAPE BUFFER PROVIDED

INDUSTRIAL DISTRICT (ID–14)
HIGHWAY BUSINESS (HBD–14)

LAKEVILLE (PLYMOUTH COUNTY)
TAUNTON (BRISTOL COUNTY)
CITY OF TAUNTON

No.	Date	Chkd.	Aprvd.

scale: 1"=40'
date: MARCH 2, 2005
drawn: GBN
checked: ABT
approved: SDG
sheet 3 of 4
drawing number: ZBA–3

project:
McGEE FAMILY CAR DEALERSHIP
ROUTE 44 (HARDING STREET)
TAUNTON, MASSACHUSETTS

client:
McGEE FAMILY LIMITED PARTNERSHIP

drawing title:
ZONING BOARD OF APPEALS PLAN

SITEC
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Acad No. TNT 04–3230_ZBA.DWG
File No. 04–3230

No.	Date	Chkd.	Aprvd.

scale: 1"=40'
date: MARCH 2, 2005
drawn: GBN
checked: ABT
approved: SDG
sheet 4 of 4
drawing number: ZBA-4

project: McGEE FAMILY CAR DEALERSHIP
ROUTE 44 (HARDING STREET)
TAUNTON, MASSACHUSETTS

client: McGEE FAMILY LIMITED PARTNERSHIP

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File No. 04-3230