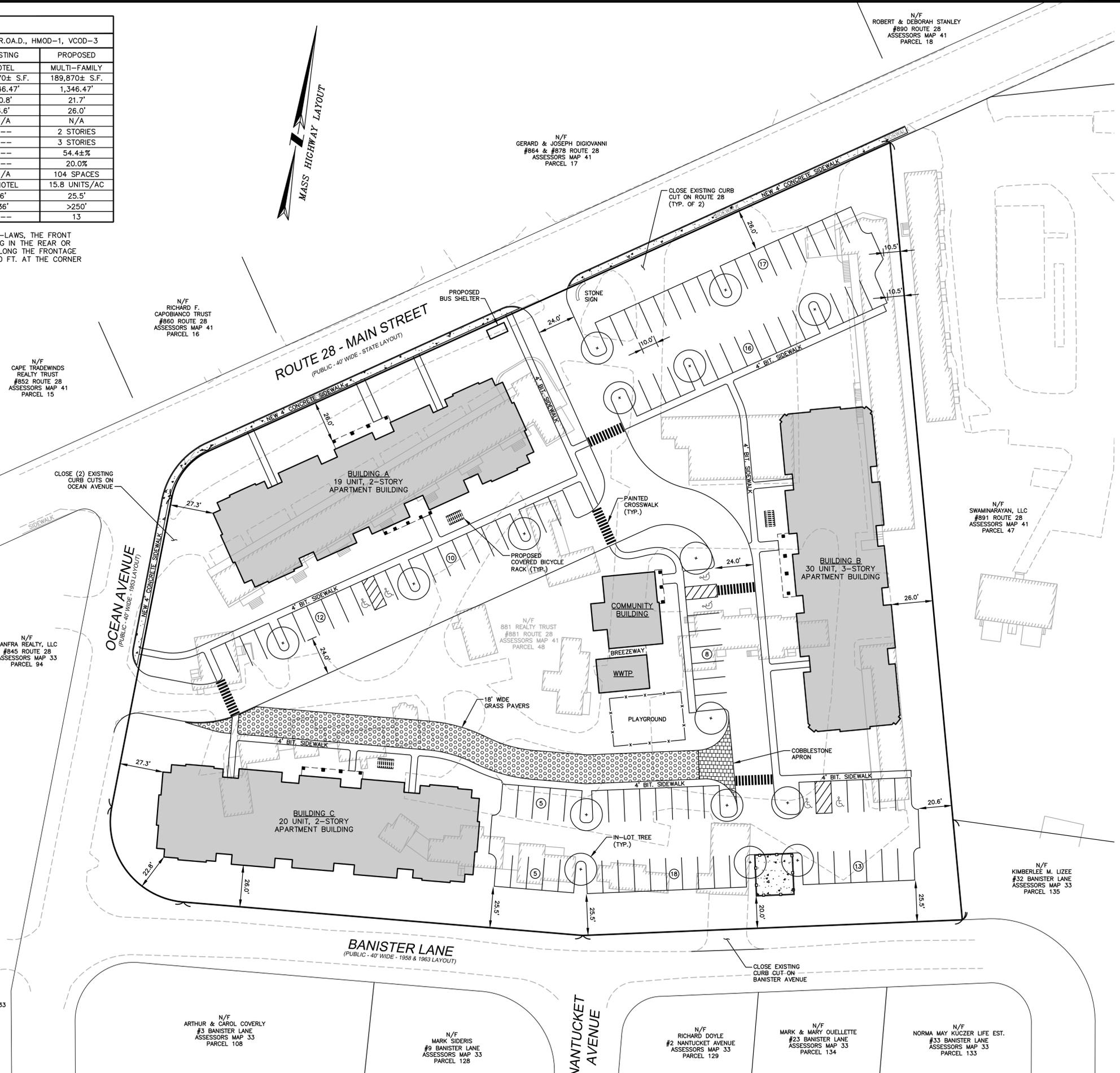


ZONING COMPLIANCE TABLE			
ZONING DISTRICT: B-2	OVERLAY DISTRICTS: GIZ, R.O.A.D., HMOD-1, VCOD-3		
CRITERIA: HMOD-1	REQUIRED	EXISTING	PROPOSED
SITE USE		MOTEL	MULTI-FAMILY
MINIMUM LOT AREA	100,000 S.F.	189,870± S.F.	189,870± S.F.
MINIMUM LOT FRONTAGE	125'	1,346.47'	1,346.47'
MINIMUM BUILDING FRONT YARD SETBACK*	30'	20.8'	21.7'
MINIMUM BUILDING SIDE YARD SETBACK	25'	6.6'	26.0'
MINIMUM BUILDING REAR YARD SETBACK	20'	N/A	N/A
MAXIMUM BUILDING HEIGHT WITHIN 50'	35'	---	2 STORIES
MAXIMUM BUILDING HEIGHT OUTSIDE 50'	45'	---	3 STORIES
MAXIMUM IMPERVIOUS COVERAGE	70%	---	54.4±%
MAXIMUM BUILDING COVERAGE	25%	---	20.0%
NUMBER OF PARKING SPACES (69 UNITS)	104 SPACES	N/A	104 SPACES
MAXIMUM DENSITY	16 UNITS/AC	1 MOTEL	15.8 UNITS/AC
MINIMUM PARKING FRONT YARD SETBACK	25'	6'	25.5'
MINIMUM SEPARATION BETWEEN DRIVEWAYS	250'	36'	>250'
IN-LOT TREES 104 SPACES @ 1 PER 8	13	---	13

\* IN ACCORDANCE WITH SECTION 203.5(X) OF THE YARMOUTH ZONING BY-LAWS, THE FRONT YARD SETBACK MAY BE REDUCED TO 25 FT. TO ACCOMMODATE PARKING IN THE REAR OR SIDE OF THE BUILDING. IF THE CORNER LOT HAS A CURVED RADIUS ALONG THE FRONTAGE ON A PUBLIC WAY, THE FRONT YARD SETBACK MAY BE REDUCED TO 20 FT. AT THE CORNER ONLY.



*B. Yergatian* 10/11/16

BRIAN G. YERGATIAN DATE  
PROFESSIONAL ENGINEER

### CAVALIER MOTOR LODGE

881 ROUTE 28  
IN  
SOUTH YARMOUTH MASSACHUSETTS  
(BARNSTABLE COUNTY)

### CONCEPTUAL SITE PLAN

OCTOBER 11, 2016

REVISIONS:

NO.	DATE	DESC.

**ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION**

PREPARED FOR:  
DAKOTA PARTNERS, INC.  
1264 MAIN STREET  
WALTHAM, MA 02451  
(781) 899-4002

**BSC GROUP**  
349 Route 28, Unit D  
W. Yarmouth, Massachusetts  
02673  
508 778 8919

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SCALE: 1" = 30'  
0 15 30 60 FEET



**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	NOTES	SIZE
APB	2	ACER PALMATUM 'BLOODGOOD' Bloodgood Japanese Maple	B & B	2-2.5" CAL.
ARO	11	ACER RUBRUM 'OCTOBER GLORY' October Glory Red Maple	B & B	3"-3.5" CAL.
AFJ	19	ACER X FREEMANII 'JEFFSRED' Autumn Blaze Maple	B & B	3-3.5" CAL.
CBF	3	CARPINUS BETULUS 'FASTIGIATA' Pyramidal European Hornbeam	B & B	3-3.5" CAL.
GTH	12	GLEDITSIA TRIACANTHOS INERMIS 'HALKA' Halka Thornless Honey Locust	B & B	3-3.5" CAL.
MCZ	5	MALUS ZUMI CALOCARPA Redbud Zumi Crabapple	B & B	3" CAL.
PXO	5	PRUNUS X OKAME Okame Cherry	B & B	3" CAL.
PCC	21	PYRUS CALLERYANA 'CLEVELAND SELECT' Cleveland Select Pear	B & B	3" CAL.
PCN	4	PYRUS CALLERYANA 'NEW BRADFORD' New Bradford Pear	B & B	3" CAL.
QPP	3	QUERCUS PALUSTRIS Pin Oak	B & B	3-3.5" CAL.
EVERGREEN TREES	QTY	BOTANICAL NAME	NOTES	SIZE
PAN	15	PICEA ABIES Norway Spruce	B & B	6'-7' HT.
PPG	2	PICEA PUNGENS GLAUCA 'BLUE SELECT' Blue Colorado Spruce	B & B	6-7' HT.
PNA	5	PINUS NIGRA Austrian Black Pine	B & B	6-7' HT.
PSW	7	PINUS STROBUS White Pine	B & B	6-7' HT.
TON	20	THUJA OCCIDENTALIS 'DARK GREEN' Dark American Arborvitae	B & B	6-7' HT.
SHRUBS	QTY	BOTANICAL NAME	SIZE	
AD	3	AZALEA X 'DELAWARE VALLEY WHITE' Valley White Azalea	18-24" HT.	
AL	31	AZALEA X 'LEMON DROP' Azalea	18-24" HT.	
CK	262	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' Feather Reed Grass	1 GAL.	
CP	106	CEPHALOTAXUS HARRINGTONIA PROSTRATA Prostrate Plum Yew	18-24" SPRD.	
EC	24	ENKIANTHUS CAMPANULATUS Enkianthus	3-4' HT.	
FI	14	FORSYTHIA X INTERMEDIA Border Forsythia	18-24" HT.	
HS	2	HIBISCUS X 'SUMMER STORM' Summer Storm Hibiscus	3-4' HT.	
HA	5	HYDRANGEA ARBORESCENS 'ANNABELLE' Annabelle Smooth Hydrangea	15-18" HT.	
HE	2	HYDRANGEA MACROPHYLLA 'BAILMER' TM Endless Summer	15-18" HT.	
HN	32	HYDRANGEA MACROPHYLLA 'NIKKO BLUE' Nikko Blue Hydrangea	18-24" HT.	
HD	1	HYDRANGEA PANICULATA 'PINK DIAMOND' Pink Diamond Hydrangea	3-4' HT.	
HJ	54	HYPERICUM X 'HIDCOTE' Hidcote St. John's Wort	15-18" HT.	
LI	59	LIGUSTRUM X IBOLIUM Ibodium Privet	3-4' HT.	
MM	28	MISCANTHUS SINENSIS MORNING LIGHT Japanese Silver Grass	3 GAL.	
ML	28	MISCANTHUS SINENSIS 'LITTLE KITTEN' Little Kitten Eulalia Grass	2 GAL.	
PS	140	PANICUM VIRGATUM 'SHENANDOAH' Switch Grass	2 GAL.	
PH	10	PENNISETUM ALOPECUROIDES 'HAMELN' Hamel Dwarf Fountain Grass	2 GAL.	
PM	37	PIERIS JAPONICA 'MOUNTAIN FIRE' Mountain Fire Pieris	24-30" HT.	
RC	33	RHODODENDRON CATAWBIENSE 'ALBUM' White Catawba Rhododendron	36"-48"	
RO	72	ROSA X 'RADRAZZ' Knock Out Shrub Rose	15-18" HT.	
GROUND COVERS	QTY	BOTANICAL NAME	CONT.	SPACING
	593	HEMEROCALLIS X 'HAPPY RETURNS' Happy Returns Daylily	2 GAL.	12" o.c.
	122	JUNIPERUS PROCUMBENS Dwarf Procumbent Juniper	2 GAL.	36" o.c.



LESLIE D. FANGER, RLA  
LANDSCAPE ARCHITECT

**CAVALIER MOTOR  
LODGE  
REDEVELOPMENT**

881 ROUTE 28

IN  
SOUTH YARMOUTH  
MASSACHUSETTS  
(BARNSTABLE COUNTY)

**LANDSCAPE PLAN**

OCTOBER 11, 2016

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02673

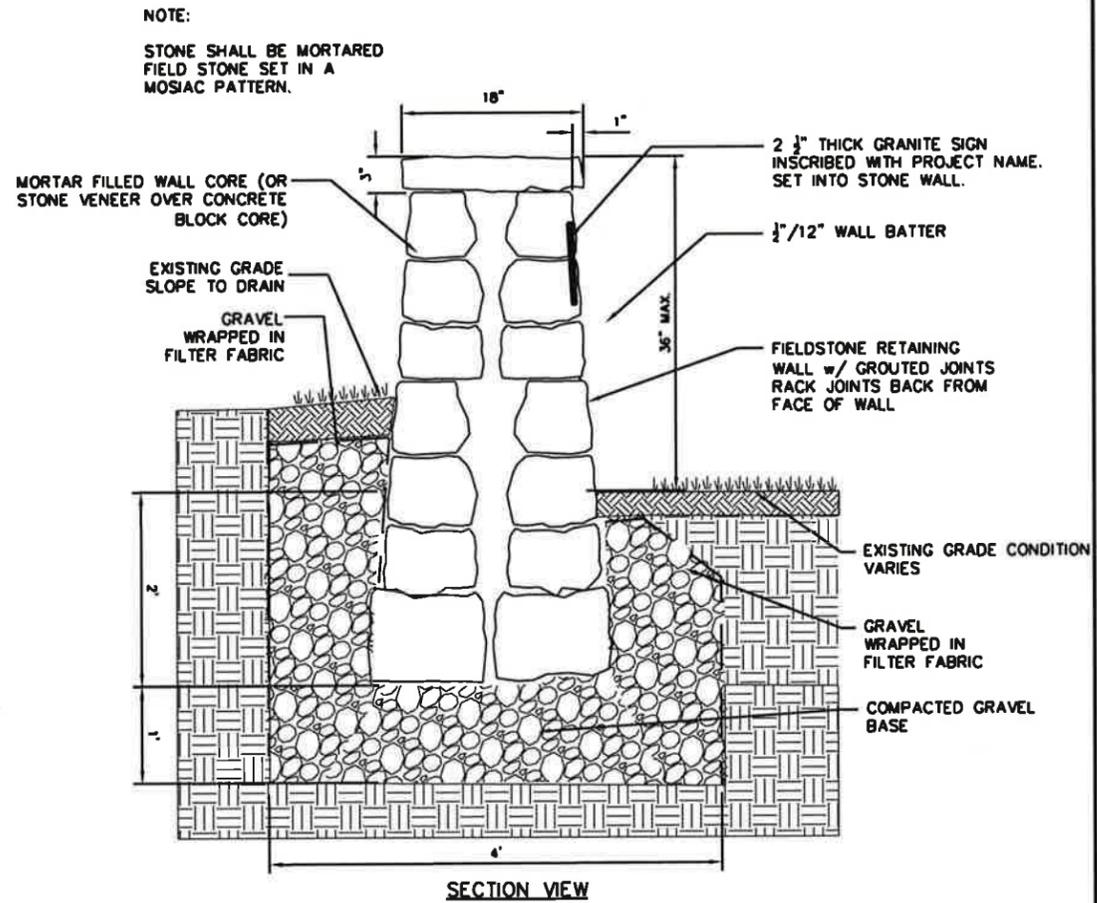
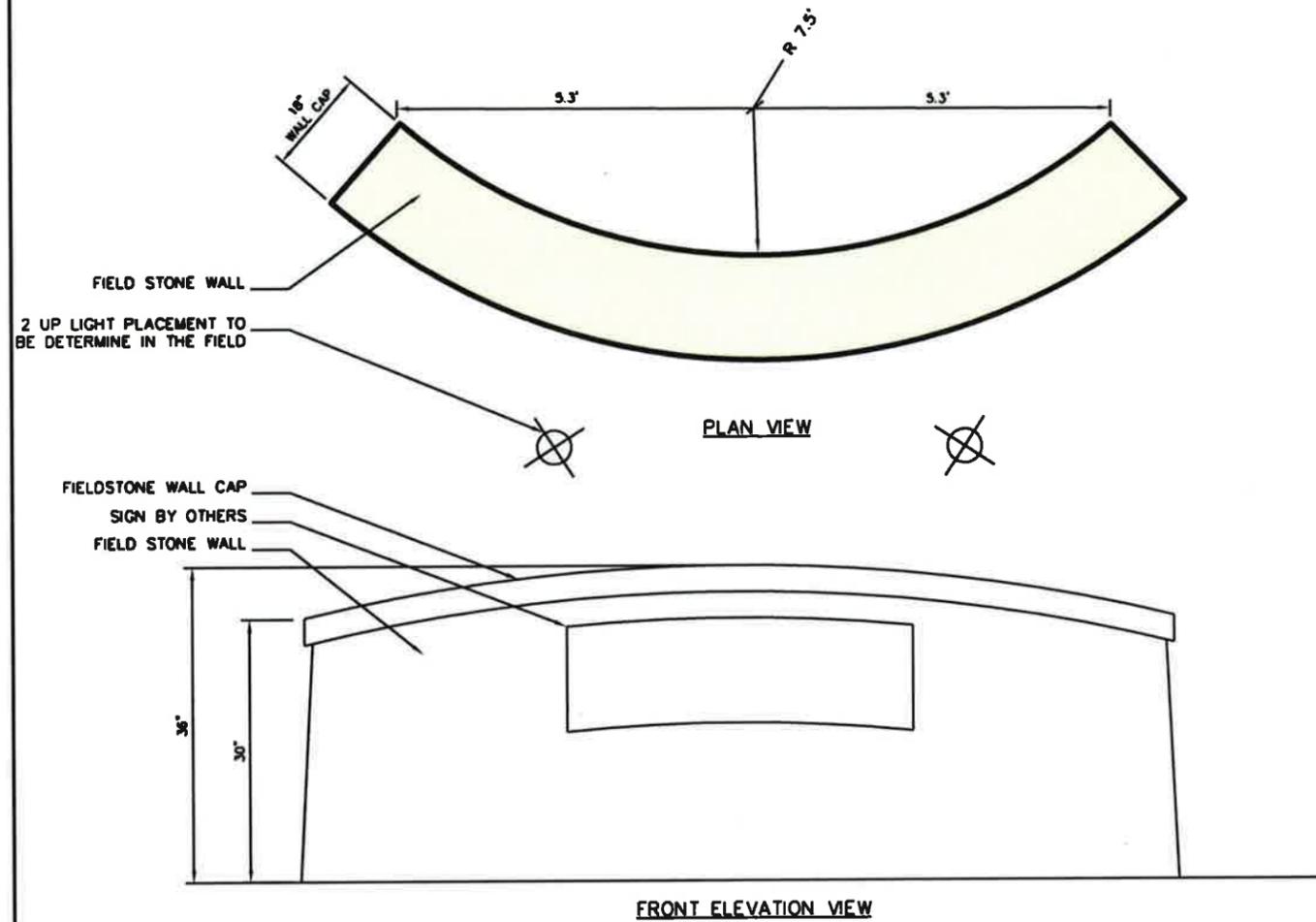
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SCALE: 1" = 30'  
0 15 30 60 FEET

FILE: 4981802-LSC.dwg  
DWG. NO: 6234-05  
JOB. NO: 49818.02

SHEET **L-100**





NOTE:  
STONE SHALL BE MORTARED  
FIELD STONE SET IN A  
MOSIAC PATTERN.

**STONE WALL ENTRANCE SIGN**



*B. G. Yergatian*  
10/11/16

**CAVALIER MOTOR  
LODGE  
REDEVELOPMENT**

881 ROUTE 28

**SOUTH YARMOUTH  
MASSACHUSETTS  
(BARNSTABLE COUNTY)**

**SIGN PLAN**

OCTOBER 11, 2016

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349 Main Street - Route 28  
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Job No.: 49818.02 Date: 10/11/2016  
Scale: NONE Revised: \_\_\_\_\_  
Dwg No: \_\_\_\_\_  
File: Stone Wall Entry Sign.dwg