

6,000 SF INDUSTRIAL BUILDING 4 KATIE MARIE DRIVE, BOURNE, MA



Building Size: 6,000 SF Footprint Steel Frame Building.
1,200 SF Second Floor Mezzanine, 50% Finished.
600 SF +/- Second Floor Storage Area.

Year Built: 2006.

Lot Size: 1.08 Acres
Land is located in Zone II, Ground Water Recharge

Roof: Metal, with Skylights.

Clear Height: 15 Feet at Eaves.

Bathrooms: Two ADA on the First Floor, One on Second Floor.

Utilities: Water, On Site Septic, Gas, Electric - 800 Amp, 208V
3-Phase.

Zoning: B-4

Real Estate Taxes: FY 2011 Taxes \$5,986.

For Sale at \$725,000 / \$120 SF
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508.833.5050



Southeast Commercial Real Estate, Inc.
www.southeastcommercialre.com



In accordance with Bourne Zoning Bylaw Section 4721, the following activities, among others, are specifically prohibited on site: motor vehicle service, washing or repair, cool storage, dry cleaner or laundromat, or storage of ice removal chemicals.



LEGEND

- ⊙ DEEP OBSERVATION HOLE
- ⊙ PERCOLATION TEST
- ⊙ EXIST. SPOT GRADE
- 112 EXIST. CONTOUR
- 112 PROPOSED CONTOUR
- ⊙ EXISTING TREE (Deciduous)
- ⊙ EXISTING SHRUB (Coniferous)
- WATER LINE
- GAS LINE
- ⊙ ELECTRIC/TELEPHONE PAD
- ⊙ TRANSFORMER PAD
- ⊙ ELECTRIC/TELEPHONE BOX
- ⊙ BUILDING MOUNT LIGHT
- ⊙ FLOOD LIGHT
- ⊙ POLE LIGHT
- ⊙ DUMPSTER
- ⊙ EMH ELECTRIC MANHOLE COVER
- ⊙ HANDICAP PARKING SIGN
- ⊙ PROPOSED BURNING BUSH
- 4" SCH 40 SEWER LINE
- W PROPOSED WATER
- G PROPOSED GAS
- E UNDERGROUND ELECTRIC
- D 12" ADS STORM DRAIN

NOTES:

Zoning District: B-4
 Quality Districts: Water Resource District, Zone II Wetland Protection Area

Required	Provided
Min. lot area: 40,000 s.f.	47,451 s.f.
Min. lot frontage: 150'	334'
Min. front yard: 30'	49.8'
Min. rear & side yard: 30'	rear: 30.7' & side: 11.3'
Max. lot coverage: 25%	12.64%

Proposed maximum building height is 18.5'

All loading will be done through the garage doors. No separate loading area necessary.

PARKING DATA

Office area/Showroom = 1,440 sf / 180 = 8 spaces
 Warehouse/Storage area = 4,560 sf / 1000 = 5 spaces
 Warehouse Employees: 11 maximum, spaces required 9 spaces
 Total Spaces required (by area) = 17
 Total spaces provided = 18

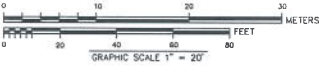
OPEN SPACE

Total Lot Area = 47,451 sf

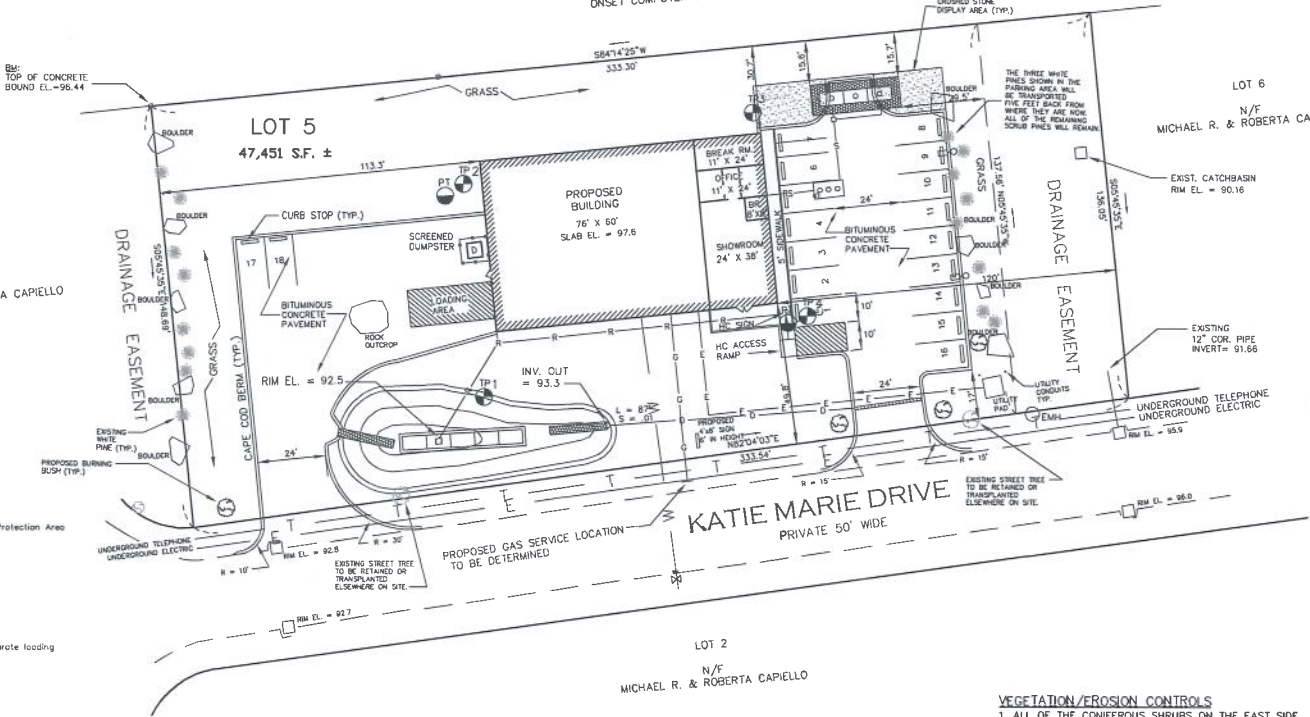
Impervious Area:
 Building/Roof = 6,000 sf = 12.6%
 Pavement, etc. = 12,328 sf = 26.0%
 Total Impervious = 18,328 = 38.6%

Usable Open Space = 61.4%

DONALD F. BRACKEN JR.
 110 STATE RD.
 SAGAMORE BEACH, MA.
 02562



MAP 35
 PARCEL 6
 N/F
 ONSET COMPUTER CORPORATION



VEGETATION/EROSION CONTROLS

- ALL OF THE CONIFEROUS SHRUBS ON THE EAST SIDE OF THE LOT WILL REMAIN. THE THREE SHRUBS SHOWN IN THE PARKING LOT LAYOUT WILL BE TRANSPLANTED FIVE FEET BACK FROM THE PROPOSED PARKING LOT. ALL OF THE CONIFEROUS SHRUBS ON THE WEST SIDE OF THE LOT WILL REMAIN.
- GRASS AREAS:
 - ALL GRADED AND EXPOSED AREAS SHALL BE LOAMED AND SEEDED.
 - THE TOP FOUR (4) INCHES SHALL BE A GOOD QUALITY LOAM, APPROVED BY THE ENGINEER AND SHALL BE RAKED AND ROLLED TO THE SATISFACTION OF THE ENGINEER.
 - GRASS SEED SHALL BE INDIGENOUS TO THIS REGION WHICH REQUIRES A MINIMAL AMOUNT OF SLOW RELEASE FERTILIZER.
 - THE LOAM SHALL BE SEEDED WITH COVER IN SUFFICIENT QUANTITY TO ASSURE ADEQUATE PROTECTION AND ESTABLISH GROWTH.

DATE	DESCRIPTION	INIT
4/7/05	BUILDING HEIGHT NOTE	TCR
4/6/05	GRASS SEED NOTE	TCR
3/31/05	ADD NOTES AND DETAILS	TCR
2/17/05	FINAL REVISIONS	TCR
2/9/05	REMOVE LOADING DOCK	TCR

REVISIONS

BENCHMARK DESCRIPTION
 TOP OF CONCRETE BOUND AT NORTHWEST CORNER OF SITE
 ELEV 96.44 (ASSUMED)

PLAN REFERENCE

L.C. PLAN 37355B

OWNER AND APPLICANT

BENJAMIN VO
 47 RODMAN ST.
 QUINCY, MA 02169

LAYOUT PLAN

4 KATIE MARIE DRIVE
 Map 35 Parcel 12
 BOURNE, MASS.

BENNETT ENGINEERING
 LAND SURVEYING, ENGINEERING, & DEVELOPMENT SERVICES

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