



**ISSUED FOR REGULATORY REVIEW**  
**11-19-2025**

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**U-Haul of Dennis Port**

**Amerco Real Estate Company**

17 Shad Hole Rd.  
Dennis Port, MA

MARK	DATE	DESCRIPTION
PROJECT NO:	AS148-002	
DATE:	11/19/2025	
FILE:	AS148-002-CIV.dwg	
DRAWN BY:	MJB	
DESIGNED BY:	MJB	
CHECKED BY:	SMR	
APPROVED BY:	SMR	

PLAN SHOWING PROPOSED BUILDING IMPROVEMENTS

SCALE: AS SHOWN

**C-100**  
SHEET 1 OF 1

**ZONING TABLE**

SUBJECT:	ZONING DISTRICT: GENERAL COMMERCIAL II (GC-II) & RESIDENTIAL 40 (R-40)		OVERLAY DISTRICT: FLOOD PLAIN DISTRICT
	REQUIRED	EXISTING	PROPOSED
LOT SIZE	40,000 S.F.	110,460± S.F. <sup>1</sup>	NO CHANGE
LOT FRONTAGE (SHAD HOLE RD.)	150 FT.	117.9± FT.	NO CHANGE
LOT WIDTH (SHAD HOLE RD.)	150 FT.	148± FT.	NO CHANGE
FRONT SETBACK (SHAD HOLE RD.)	50 FT.	49.3± FT.	NO CHANGE
SIDE SETBACK (NORTH)	25 FT.	27.6± FT.	NO CHANGE
SIDE SETBACK (SOUTH)	25 FT.	25.6± FT.	NO CHANGE
REAR SETBACK	25 FT.	25.2± FT.	NO CHANGE
SITE COVERAGE	70% MAX. (77,322± S.F.)	54.7% (60,480± S.F.)	NO CHANGE
BUILDING HEIGHT	2 STY. EXCLUSIVE OF ROOF	2 STY.	NO CHANGE

1. PARCEL I AND PARCEL II TOTAL COMBINED LOT AREA (INCLUDES LAND SUBJECT TO COASTAL STORM FLOWAGE - FLOOD ZONE AE (EL.10))

**EXISTING CONDITIONS:**

SEE PLAN TITLED "ALTA/NPS LAND TITLE SURVEY" PREPARED BY COLLIER'S ENGINEERING & DESIGN DATED NOVEMBER 11, 2025 BY SEAN P. PIERCE, PLS.

**TITLE V DESIGN FLOW:**

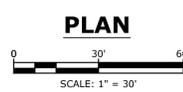
EXISTING DESIGN FLOW \*:  
7,280± S.F. (OFFICE SPACE) x 75/1000 S.F. = 546 GPD  
WAREHOUSE 15 GPD/EMPLOYEE x 5 EMPLOYEES = 300 GPD  
TOTAL EXISTING DESIGN FLOW = 856 GPD

PROPOSED DESIGN FLOW:  
5,819± S.F. (OFFICE SPACE) x 75/1000 S.F. = 436 GPD  
WAREHOUSE 15 GPD/EMPLOYEE x 5 EMPLOYEES = 75 GPD

TOTAL PROPOSED DESIGN FLOW = 511 GPD  
(NO INCREASE IN DESIGN FLOW IS PROPOSED)

EXISTING LEACHING CAPACITY (SIDEWALLS + BOTTOM) = 1,159± S.F. x .74 GAL./S.F. = 857.8 GPD \*

\* FOR MORE INFORMATION REGARDING EXISTING SEWAGE DISPOSAL SYSTEM SEE PLAN TITLED "PLAN OF LAND" IN DENNIS PORT, MA, PREPARED FOR DENNIS EAST INTERNATIONAL, INC., PREPARED BY R.J. O'HEARN, PLS, RS, DATED AND STAMPED SEPTEMBER 28, 2005.



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