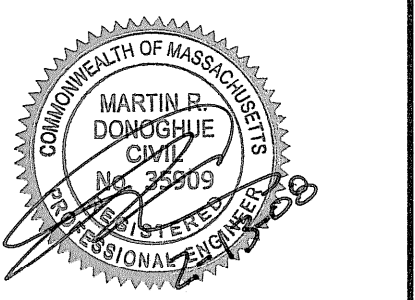


NO.	DATE	REVISION
7	2-13-08	NO CHANGES TO THIS SHEET
6	12-10-07	UPDATE BUILDING DIMENSIONS AND PROPOSED GRADE
5	11-19-07	UPDATE BUILDING DIMENSIONS AND EXISTING GRADE
4	8-20-07	REVISE BUILDING & PARKING LAYOUT, UPDATE ZONING TABLE
3	6-13-07	UPDATE BUFFER ZONE DENOTATION
2	6-6-07	REVISE DRIVEWAY, PARKING LAYOUT, & DUMPSTER LOCATION
1	5-24-07	REVISE DRIVEWAY & PARKING LAYOUT, ADD WILDLIFE RAMPS



**PROJECT:** HERRING COVE VILLAGE  
 21 BRADFORD STREET EXT., PROVINCETOWN, MA

**SHEET TITLE:** LAYOUT AND MATERIALS PLAN

**SCALE:** AS NOTED

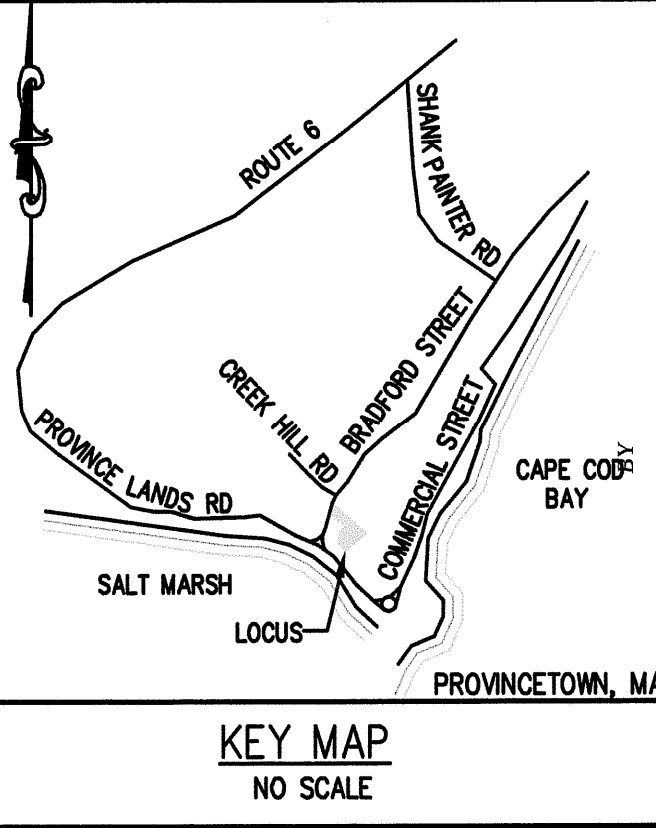
**DRAWING FILE:** C16853.dwg

**DATE:** 05/02/07

**DRAWN BY:** TLM

**CHECKED BY:**

**PROJECT NO.:** C16853.00



**PLAN REFERENCES:**  
 ASSESSORS MAP 5-3, PARCEL 23  
 L.C. PLAN 17025H  
 TOPOGRAPHIC SURVEY DATA FROM: SITE PLAN SHOWING EXISTING CONDITIONS BY: EAST CAPE ENGINEERING INC. PREPARED FOR: HERRING COVE VILLAGE  
 REVISED DATE: MARCH 14, 2007  
 DATE: JANUARY 17, 2007  
 SHEETS: C2.1.1 & C2.4.1

**FLOOD NOTE:**  
 FLOOD ZONE A2 (EL.10) & ZONE C AS SHOWN ON FEMA FIRM PANEL #255218 0003C REVISED JULY 15, 1992

**LEGEND**

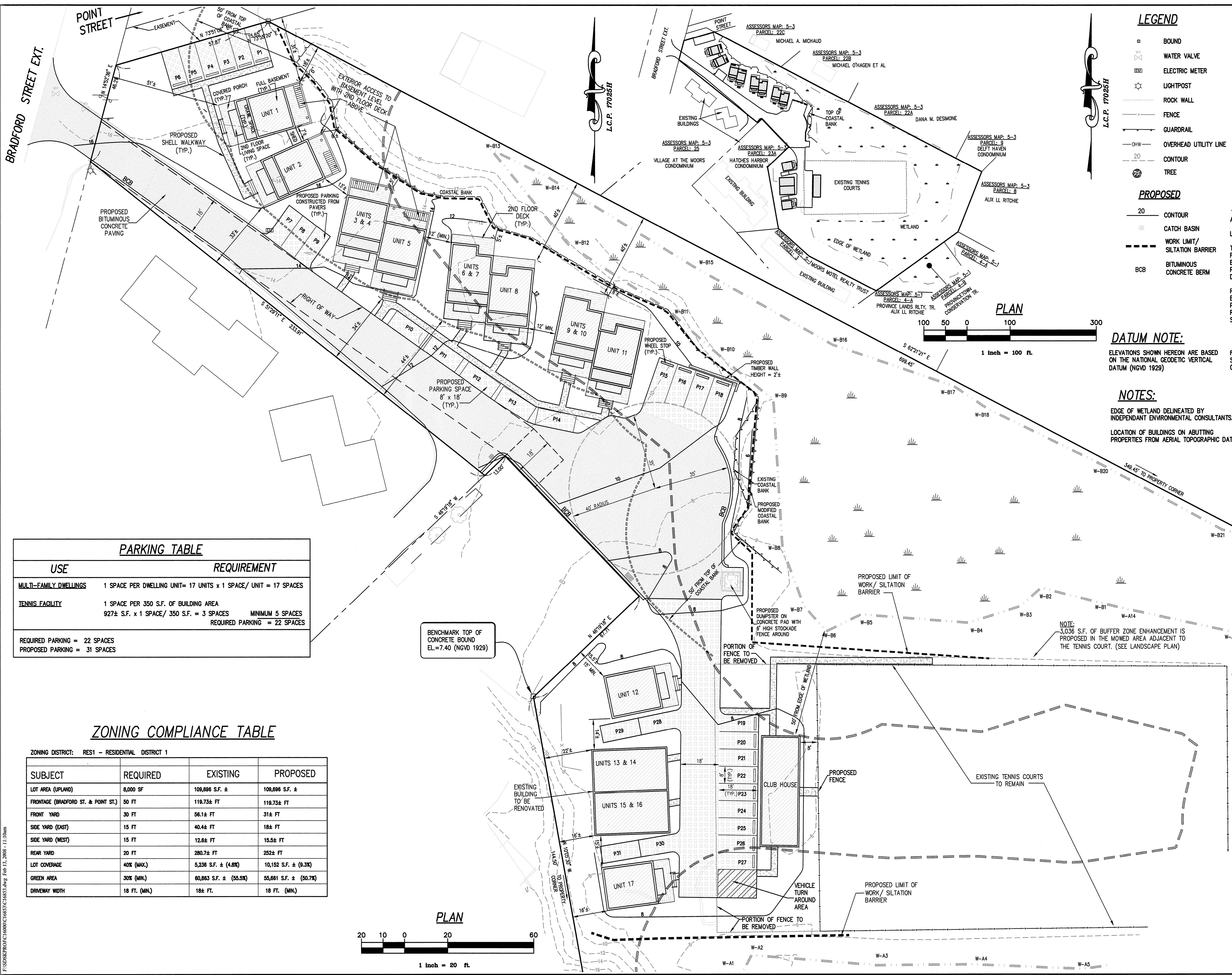
- BOUND
  - ⊗ WATER VALVE
  - ⊕ ELECTRIC METER
  - ⊙ LIGHTPOST
  - ROCK WALL
  - FENCE
  - GUARDRAIL
  - OHW OVERHEAD UTILITY LINE
  - 20 CONTOUR
  - TREE
- PROPOSED**
- 20 CONTOUR
  - ▭ CATCH BASIN
  - - - WORK LIMIT/SILTATION BARRIER
  - ▨ BITUMINOUS CONCRETE BERM

**DATUM NOTE:**  
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929)

**NOTES:**  
 EDGE OF WETLAND DELINEATED BY INDEPENDANT ENVIRONMENTAL CONSULTANTS.  
 LOCATION OF BUILDINGS ON ABUTTING PROPERTIES FROM AERIAL TOPOGRAPHIC DATA.

**PARKING SPACE TABLE:**

P1	UNIT 1
P2	EXTRA
P3	UNIT 2
P4	EXTRA
P5	EXTRA
P6	EXTRA
P7	UNIT 3
P8	UNIT 4
P9	UNIT 5
P10	UNIT 6
P11	UNIT 7
P12	UNIT 8
P13	UNIT 9
P14	UNIT 10
P15	UNIT 11
P16	TENNIS 1 (EMPLOYEE)
P17	TENNIS 2 (EMPLOYEE)
P18	TENNIS 3 (EMPLOYEE)
P19	TENNIS 4
P20	TENNIS 5
P21	TENNIS 6
P22	TENNIS 7
P23	TENNIS 8
P24	UNIT 13
P25	UNIT 14
P26	UNIT 15
P27	UNIT 16
P28	UNIT 12
P29	EXTRA
P30	UNIT 17
P31	EXTRA



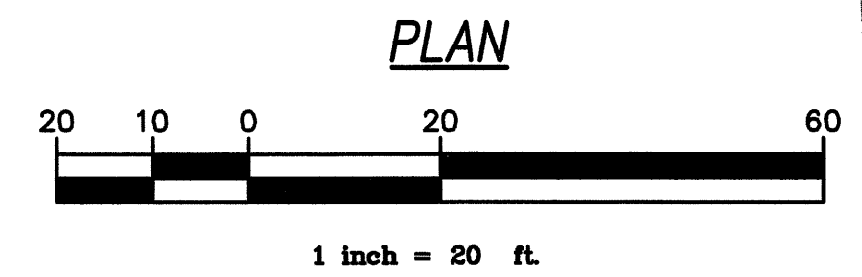
**PARKING TABLE**

USE	REQUIREMENT
MULTI-FAMILY DWELLINGS	1 SPACE PER DWELLING UNIT = 17 UNITS x 1 SPACE/ UNIT = 17 SPACES
TENNIS FACILITY	1 SPACE PER 350 S.F. OF BUILDING AREA 927± S.F. x 1 SPACE/ 350 S.F. = 3 SPACES MINIMUM 5 SPACES REQUIRED PARKING = 22 SPACES
	REQUIRED PARKING = 22 SPACES PROPOSED PARKING = 31 SPACES

**ZONING COMPLIANCE TABLE**

ZONING DISTRICT: RES1 - RESIDENTIAL DISTRICT 1

SUBJECT	REQUIRED	EXISTING	PROPOSED
LOT AREA (UPLAND)	8,000 SF	109,696 S.F. ±	109,696 S.F. ±
FRONTAGE (BRADFORD ST. & POINT ST.)	50 FT	119.73± FT	119.73± FT
FRONT YARD	30 FT	56.1± FT	31± FT
SIDE YARD (EAST)	15 FT	40.4± FT	18± FT
SIDE YARD (WEST)	15 FT	12.6± FT	15.5± FT
REAR YARD	20 FT	280.7± FT	252± FT
LOT COVERAGE	40% (MAX.)	5,236 S.F. ± (4.8%)	10,152 S.F. ± (9.3%)
GREEN AREA	30% (MIN.)	60,863 S.F. ± (55.5%)	55,861 S.F. ± (50.7%)
DRIVEWAY WIDTH	18 FT. (MIN.)	18± FT.	18 FT. (MIN.)



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