

ZONE: PU, B3 & GR
 MAP: 5A SECTION: 3 PARCEL: 4
FLOOD ZONE: A10 (EL 14): B & NON-HAZARD C
 Panel No. 255211 0002 G (7/15/92)
 PLAN REFERENCE: L.C. PLAN 11332 F
 BENCHMARK: N.G. V.D. (1929)

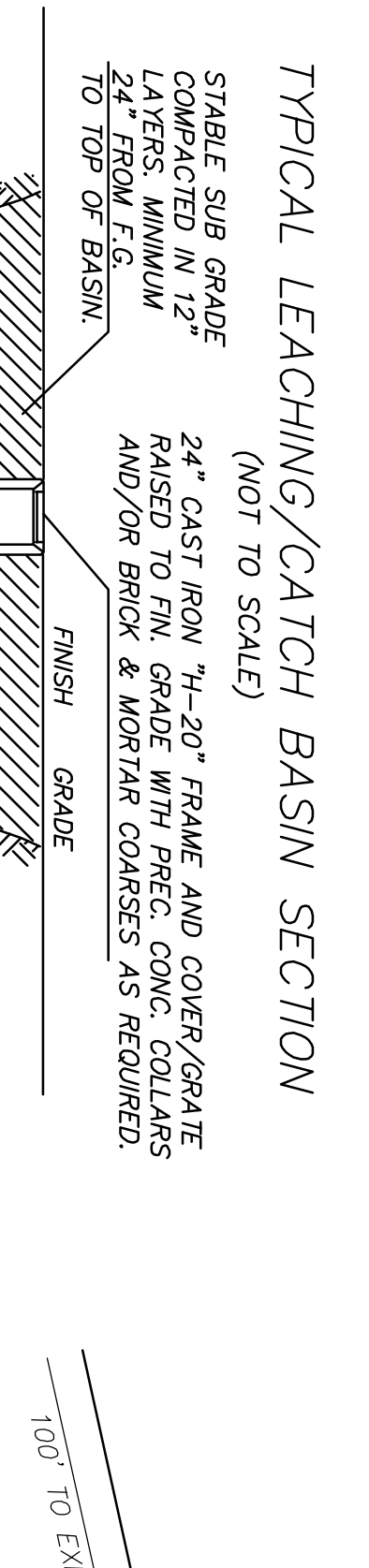
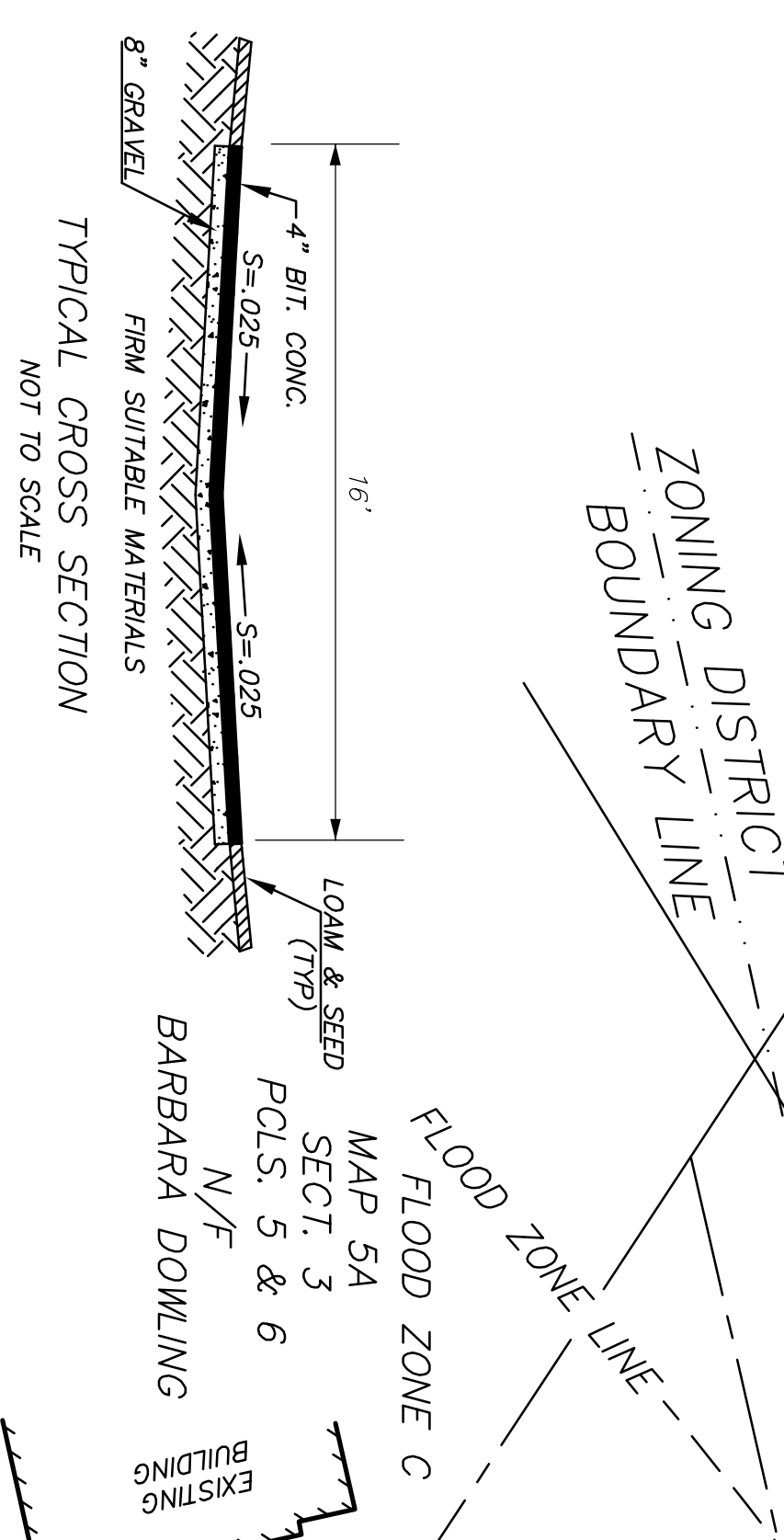
EXISTING LOT COVERAGE
 STRUCTURES STRUCTURES/PAVING/PARKING
 4,062.39 s.f. = 6 % 9,192.88 s.f. = 14 %

TOTAL LOT AREA BREAKDOWN
 LOT AREA = 67,760 sq.ft. = 100 %
 WETLAND AREA = 150 sq.ft. = <1 %
 PROPOSED BUILDING AREA = 14,422 sq.ft. = 21.3 %
 PROPOSED PAVED PARKING/DRIVE AREA = 11,161 sq.ft. = 16.47 %
 PROPOSED SIDEWALK/PATIO AREA = 2,160 sq.ft. = 3.2 %
 TOTAL PROPOSED IMPERVIOUS COVERAGE = 25,583 sq.ft. = 37.8 %
 TOTAL PROPOSED STRUCTURES/PAVING/PARKING (NO PATIOS/WALKS) 26,378 sq.ft. = 38.9 %

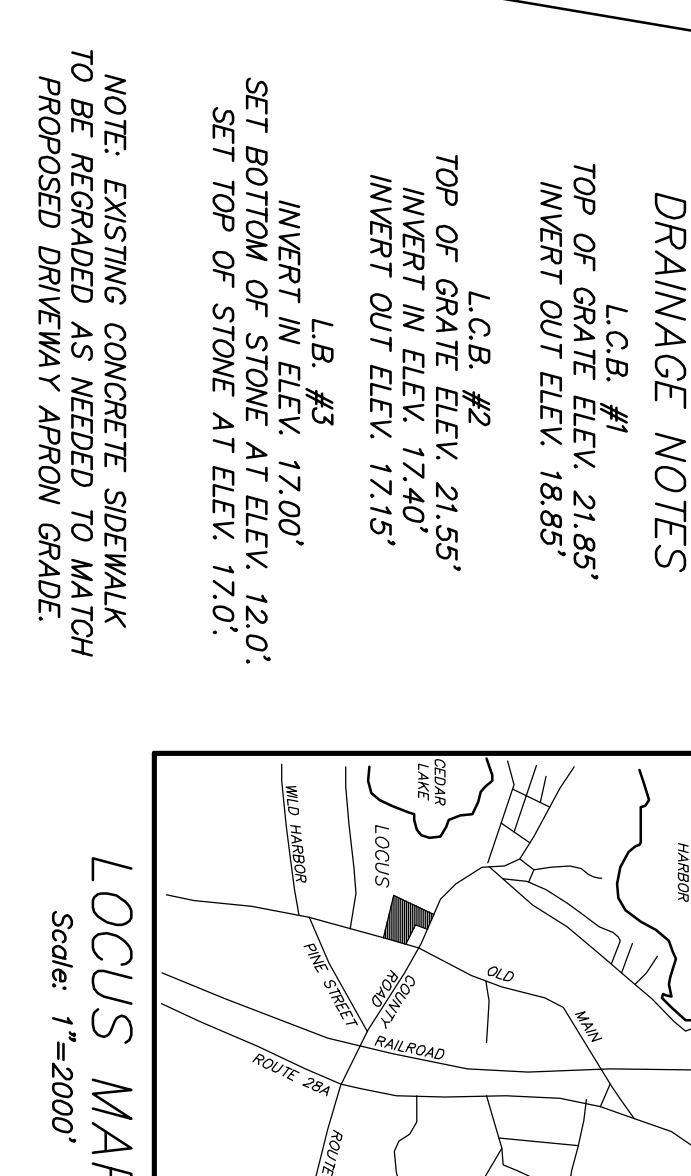
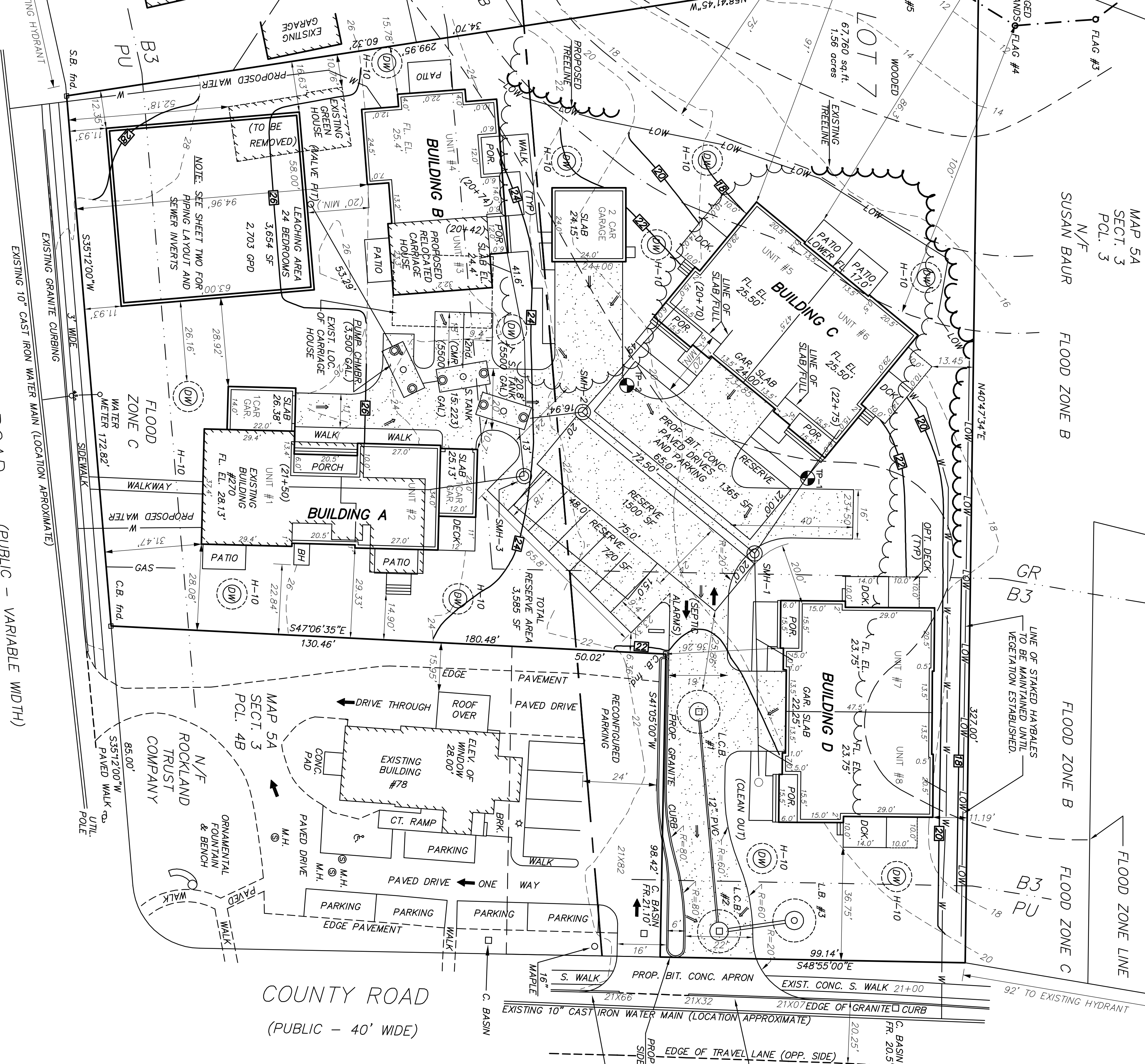
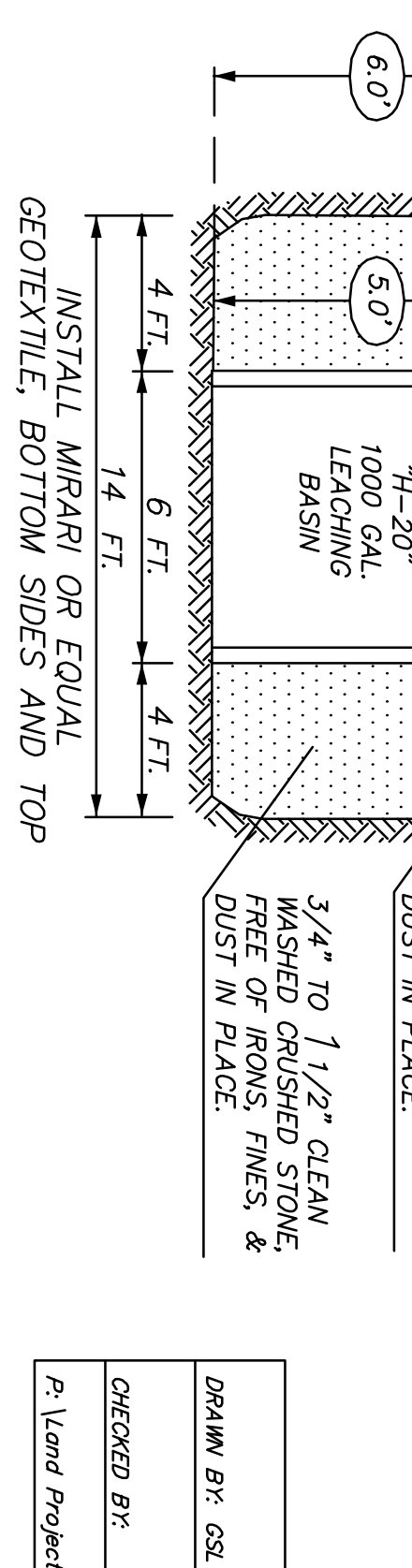
EROSION CONTROL
 A ROW OF STAKED HAY BALES/SILTATION FENCE SHALL BE PLACED AROUND THE PERIMETER OF THE SITE AS SHOWN AND MAINTAINED TO PREVENT EROSION, SLIDING AND LOSS OF STABILITY. SUITABLE PLANT MATERIAL SHALL BE PLANTED. SOON AFTER CONSTRUCTION OF THIS PROJECT. COMPETE FOR CONSTRUCTION TO MAINTAIN STABILITY AND TO PREVENT EROSION, SLIDING AND OTHER INSTABILITY AFTER CONSTRUCTION OF THIS PROJECT.

DRYWELL NOTE
 ALL ROOF RUNOFF IN TO BE ROUTED INTO PROPOSED DRYWELLS THROUGH THE USE OF GUTTERS, DOWNSPOUTS AND 6 INCH PVC PIPING.

PARKING REQUIREMENTS
 2 SPACES PER DWELLING UNIT.
 TOTAL SPACES REQUIRED = 16 SPACES
 7 ADDITIONAL PARKING SPACES SHOWN ON EAST SIDE OF DRIVEWAY. THESE SPACES ARE 9' WIDE BY 18' LONG WITH A 9.4' CURB LENGTH. A TOTAL OF 24 SPACES ARE SHOWN.



TYPICAL LEACHING/CATCH BASIN SECTION (NOT TO SCALE)
 24" CAST IRON "4-20" FRAME AND COVER/GRATE RAISED TO FIN. GRADE WITH PREC. CONC. COLLARS AND/OR BRICK & MORTAR CONCRETS AS REQUIRED TO TOP OF BASIN.
 4 ML. POLY. COVER
 2" OF 1/8" TO 1/2" WASHED PEASTONE, FREE OF IRONS, FINES, & DUST IN PLACE.
 3/4" TO 1 1/2" CLEAN WASHED CRUSHED STONE, FREE OF IRONS, FINES, & DUST IN PLACE.
 FINISH GRADE

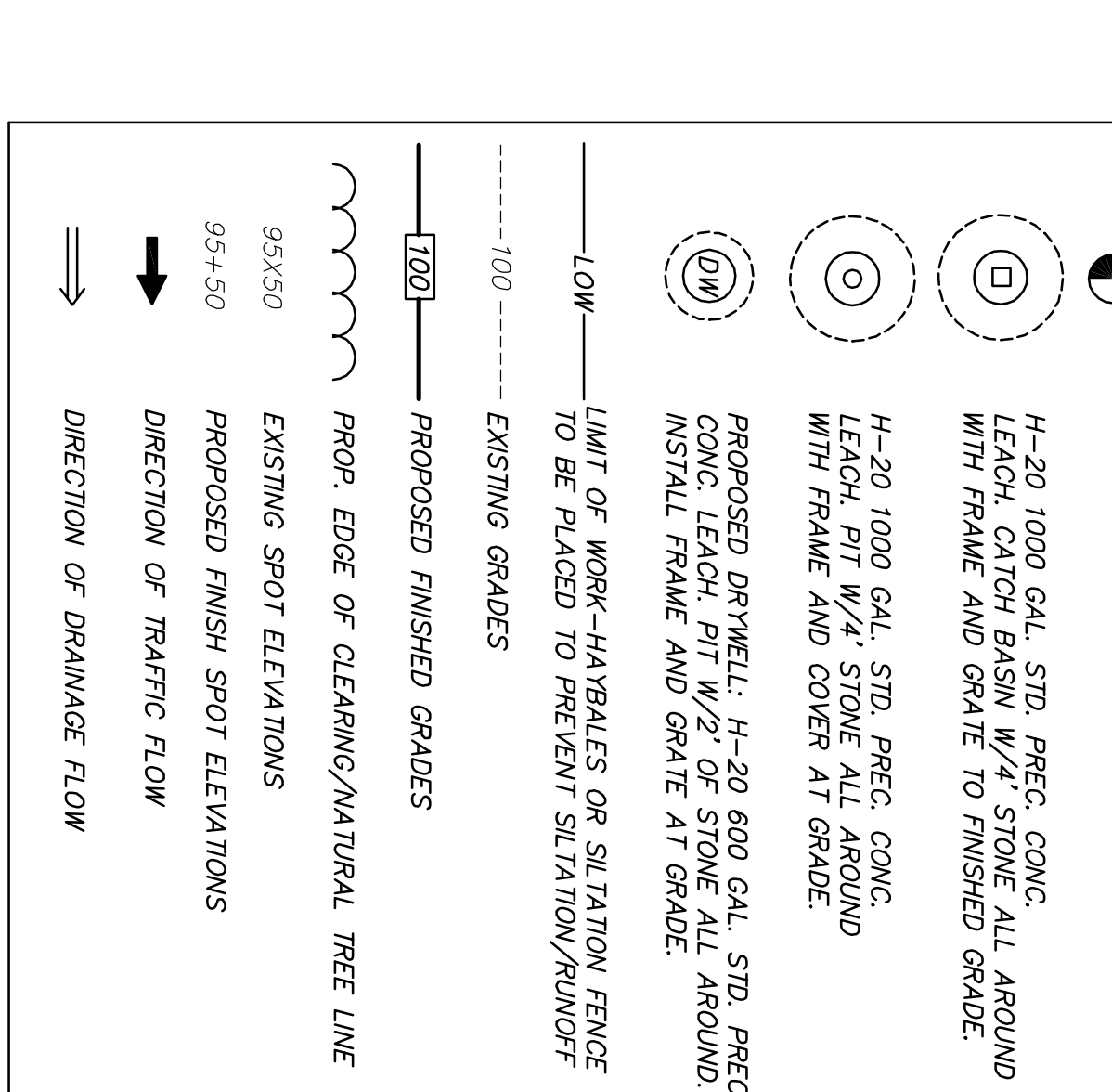


GR/B3 ZONING REQUIREMENTS

INTENSITY OF USE	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 sq.ft.	67,760 sq.ft.
MIN. LOT WIDTH	125'	200'
MIN. LOT FRONT	100.00'	172.82'
MIN. FRONT YARD	25.00'	31.47'
MIN. REAR/SIDE YARD	10.00'	11.19'
MAX. LOT COVERAGE BY STRUCTURES (GR)	20.0 %	18.6 %
MAX. LOT COVERAGE BY STRUCTURES (B3)	35.0 %	24.4 %
MAX. BUILD. HEIGHT	35.00'	29'

LEGEND

- TP TEST PIT & PERCOLATION TEST LOCATION
- H-20 1000 GAL. STD. PREC. CONC. LEACH CATCH BASIN W/4" STONE ALL AROUND WITH FRAME AND GRATE TO FINISHED GRADE.
- H-20 1000 GAL. STD. PREC. CONC. LEACH PIT W/4" STONE ALL AROUND WITH FRAME AND COVER AT GRADE.
- PROPOSED DRYWELL: H-20 600 GAL. STD. PREC. CONC. LEACH PIT W/4" STONE ALL AROUND. INSTALL FRAME AND GRATE AT GRADE.
- LIMIT OF WORK-HAYBALES OR SILTATION FENCE TO BE PLACED TO PREVENT SILTATION/RUNOFF
- EXISTING GRADES
- PROPOSED FINISHED GRADES
- PROP. EDGE OF CLEARING/NATURAL TREE LINE
- EXISTING SPOT ELEVATIONS
- PROPOSED FINISH SPOT ELEVATIONS
- DIRECTION OF TRAFFIC FLOW
- DIRECTION OF DRAINAGE FLOW



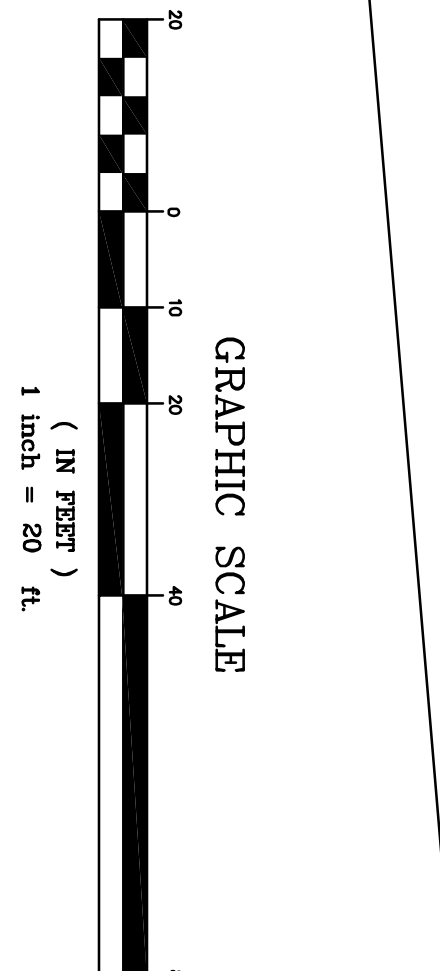
Scale: 1"=20'
 Date: 12/03/04

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DWG: SKETCH7 REV. 4/15/2011

"PLAN REVISIONS"

NO.	DATE	REVISION	DESCRIPTION	BY
9	10/21/05	REVISE AREA CALCS		GSL
10	3/07/06	REVISE LAYOUT		GSL
11	3/19/06	PARKING RECONFIG.		GSL
12	3/24/06	PARKING RECONFIG.		GSL
13	4/14/10	REVISE UNITS 5 THRU 8		GSL
14	4/15/17	REVISE ALL UNITS		GSL



DRAMA BR. GSI

CHECKED BY	DATE	SHEET	OF
	5/14/04	1	2

PLand Projects 2004 (000000) (dwg) Sketch7.dwg