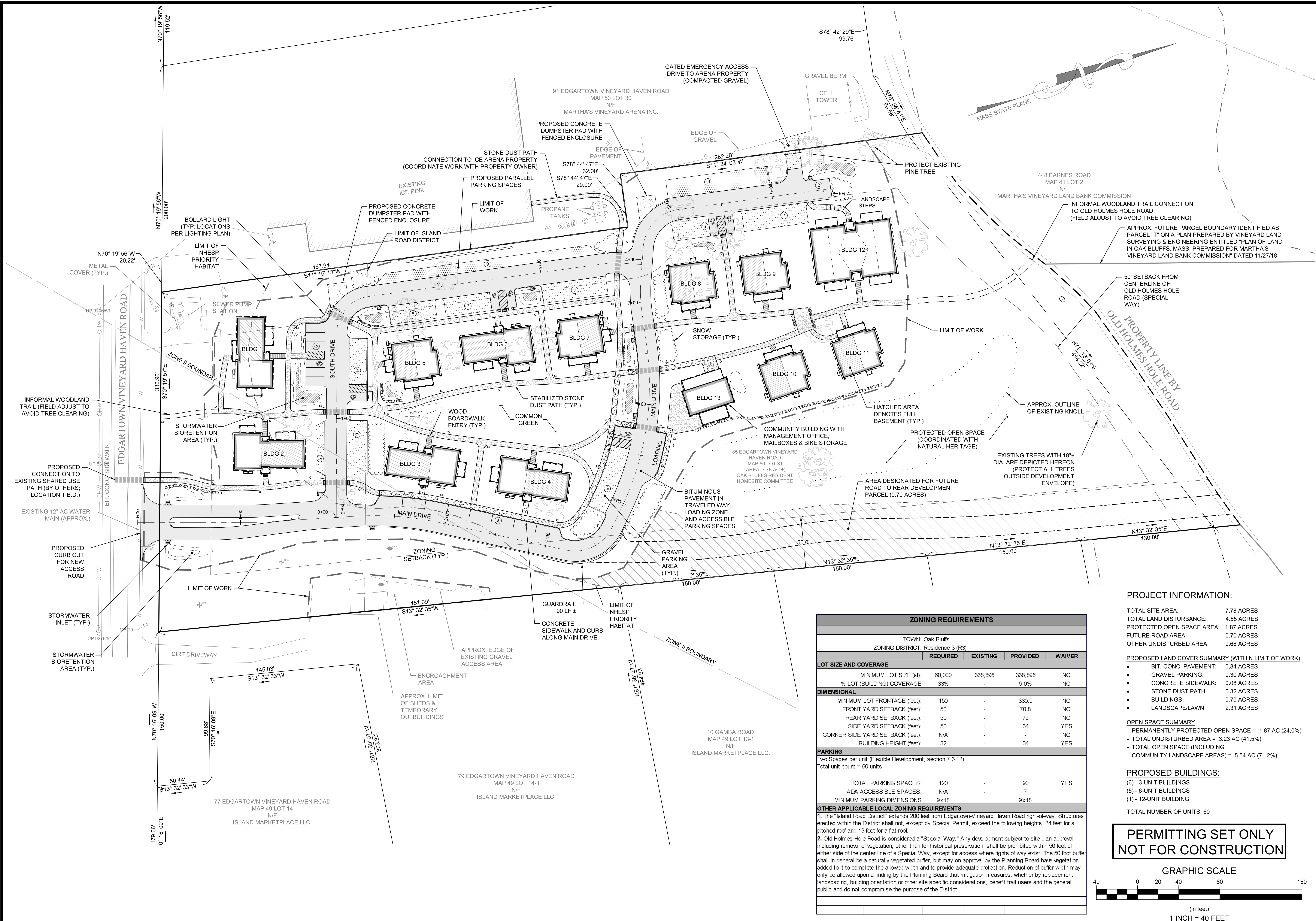


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ZONING REQUIREMENTS				
TOWN: Oak Bluffs				
ZONING DISTRICT: Residence 3 (R3)				
	REQUIRED	EXISTING	PROVIDED	WAIVER
LOT SIZE AND COVERAGE				
MINIMUM LOT SIZE (sf)	60,000	338,896	338,896	NO
% LOT (BUILDING) COVERAGE	33%	-	9.0%	NO
DIMENSIONAL				
MINIMUM LOT FRONTAGE (feet)	150	-	330.9	NO
FRONT YARD SETBACK (feet)	50	-	70.8	NO
REAR YARD SETBACK (feet)	50	-	72	NO
SIDE YARD SETBACK (feet)	50	-	34	YES
CORNER SIDE YARD SETBACK (feet)	N/A	-	-	NO
BUILDING HEIGHT (feet)	32	-	34	YES
PARKING				
Two Spaces per unit (Flexible Development, section 7.3.12)				
Total unit count = 60 units				
TOTAL PARKING SPACES:	120	-	90	YES
ADA ACCESSIBLE SPACES:	N/A	-	7	
MINIMUM PARKING DIMENSIONS:	9x18'	-	9x18'	
OTHER APPLICABLE LOCAL ZONING REQUIREMENTS				
1. The "Island Road District" extends 200 feet from Edgartown-Vineyard Haven Road right-of-way. Structures erected within the District shall not, except by Special Permit, exceed the following heights: 24 feet for a pitched roof and 13 feet for a flat roof.				
2. Old Holmes Hole Road is considered a "Special Way." Any development subject to site plan approval, including removal of vegetation, other than for historical preservation, shall be prohibited within 50 feet of either side of the center line of a Special Way, except for access where rights of way exist. The 50 foot buffer shall in general be a naturally vegetated buffer, but may on approval by the Planning Board have vegetation added to it to complete the allowed width and to provide adequate protection. Reduction of buffer width may only be allowed upon a finding by the Planning Board that mitigation measures, whether by replacement landscaping, building orientation or other site specific considerations, benefit trail users and the general public and do not compromise the purpose of the District.				

PROJECT INFORMATION:

TOTAL SITE AREA: 7.78 ACRES
 TOTAL LAND DISTURBANCE: 4.55 ACRES
 PROTECTED OPEN SPACE AREA: 1.87 ACRES
 FUTURE ROAD AREA: 0.70 ACRES
 OTHER UNDISTURBED AREA: 0.66 ACRES

PROPOSED LAND COVER SUMMARY (WITHIN LIMIT OF WORK)

- BIT. CONC. PAVEMENT: 0.84 ACRES
- GRAVEL PARKING: 0.30 ACRES
- CONCRETE SIDEWALK: 0.08 ACRES
- STONE DUST PATH: 0.32 ACRES
- BUILDINGS: 0.70 ACRES
- LANDSCAPE/LAWN: 2.31 ACRES

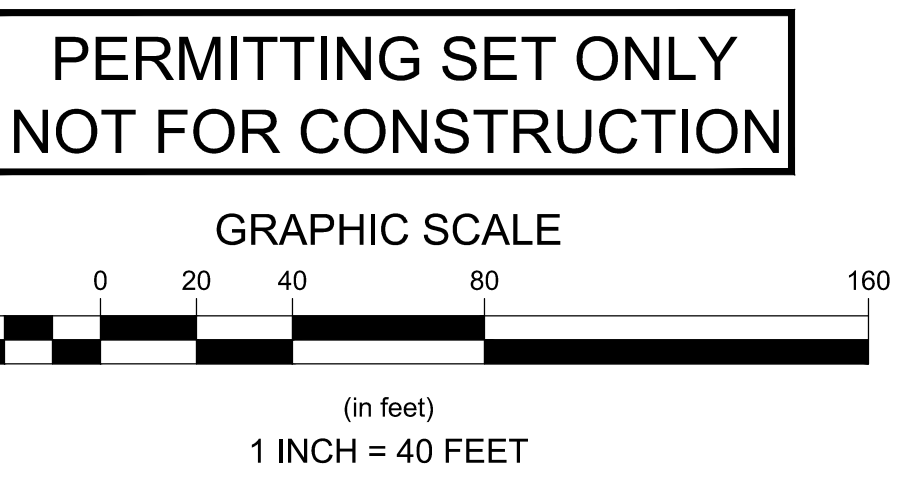
OPEN SPACE SUMMARY

- PERMANENTLY PROTECTED OPEN SPACE = 1.87 AC (24.0%)
- TOTAL UNDISTURBED AREA = 3.23 AC (41.5%)
- TOTAL OPEN SPACE (INCLUDING COMMUNITY LANDSCAPE AREAS) = 5.54 AC (71.2%)

PROPOSED BUILDINGS:

- (6)- 3-UNIT BUILDINGS
- (5)- 6-UNIT BUILDINGS
- (1)- 12-UNIT BUILDING

TOTAL NUMBER OF UNITS: 60



<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>By</th> <th>Appr.</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/28/23</td> <td>M.L.</td> <td>J.F.</td> <td>Site Plan, Grading & Drainage Edits</td> </tr> </tbody> </table>	Rev.	Date	By	Appr.	Description	1	06/28/23	M.L.	J.F.	Site Plan, Grading & Drainage Edits	<p style="text-align: center;">OVERALL SITE PLAN</p>
Rev.	Date	By	Appr.	Description							
1	06/28/23	M.L.	J.F.	Site Plan, Grading & Drainage Edits							
<p>SOUTHERN TIER PERMIT PLANS 85 EDGARTOWN-VINEYARD HAVEN ROAD OAK BLUFFS, MASSACHUSETTS</p>											
<p>PROJECT INFORMATION:</p> <p>TOTAL SITE AREA: 7.78 ACRES TOTAL LAND DISTURBANCE: 4.55 ACRES PROTECTED OPEN SPACE AREA: 1.87 ACRES FUTURE ROAD AREA: 0.70 ACRES OTHER UNDISTURBED AREA: 0.66 ACRES</p>											
<p>PROPOSED BUILDINGS:</p> <ul style="list-style-type: none"> (6)- 3-UNIT BUILDINGS (5)- 6-UNIT BUILDINGS (1)- 12-UNIT BUILDING <p>TOTAL NUMBER OF UNITS: 60</p>											
<p>PERMITTING SET ONLY NOT FOR CONSTRUCTION</p>											
<p>GRAPHIC SCALE</p>											
<p>MVC AMENDMENT PLANS 06/28/23</p>											
<p>Project Number: 22008</p>		<p>Sheet: 5 of 18</p>									
<p>Sheet Number: C - 5</p>											

Horsley Witten Group, Inc.
 Sustainable Environmental Solutions
 90 Route 6A
 Sandwich, MA 02563
 508-833-6600 voice
 508-833-3150 fax

Designed By: MLE/WH
 Drawn By: E/WH
 Checked By: PAC
 Date: DECEMBER 8, 2022