



Site Plan
Oak Bluffs, Mass.

Prepared For
Prospect Girls, LLC
 January 22, 2021 (April 12, 2021) (May 6, 2021)

Land Surveying & Civil Engineering
Schofield, Barbini & Hoehn Inc.
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 MV 12173 (ZBA & Building Permit)

Notes:

- A. Locus lies within the Oak Bluffs R-1 Zoning District
 required lot size: 10,000 sq ft
 required property line setbacks: 20' front, 20' side, and 20' rear
- B. Average Natural Grade (existing structure/addition): $(12.7+12.4+17.2+16.8)/4 = 14.8$
 max ridge elevation by zoning: $14.8+32.0 = 46.8$
 existing ridge: 50.9 (36.1' above ANG)
- Average Natural Grade: (proposed structure): $(11.3+10.7+15.1+15.9)/4 = 13.3$
 max ridge elevation by zoning: $13.3+32.0 = 45.3$
 proposed ridge elevation: 43.1