



LOCUS
1"=1000'

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DIMENSIONS ARE AS INDICATED.

USE OF THIS PLAN CONSTITUTES ACCEPTANCE OF TERMS AND CONDITIONS SET FORTH IN ACCOMPANYING PROJECT DOCUMENTATION.

IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM DISCREPANCIES WITH THE ENGINEER PRIOR TO USE.

REVISIONS		
NO.	DATE	COMMENT
1	10/17/23	ISSUED FOR INTERNAL REVIEW

PROJECT:
**SITE DEVELOPMENT PLAN
MODIFICATION
"CANAL STREET CROSSING"**
IN
**SAGAMORE BEACH,
MASSACHUSETTS**

PREPARED FOR:
**21 HUNTERS BROOK ROAD, INC.
323 MANLEY STREET
WEST BRIDGEWATER, MA**

DRAWING TITLE:
**MATERIALS AND
LAYOUT PLAN (R1)**

DRAFT:	CHECK:
SDC	GWC
DESIGN:	DATE:
SDC	12/05/2023
	SCALE:
	1"=40'
	SHEET:
	C-2

COMPARISON CHART

ZONING DISTRICT	RESIDENTIAL R-40 & BUSINESS B-2 SENIOR CARE OVERLAY DISTRICT (SECTION 4800)	
	PREVIOUSLY PROSPOED	CURRENTLY PROPOSED
TOWN HOMES (TH)	(15) TWO-BEDROOM	(28) TWO-BEDROOM (12) ONE-BEDROOM
MEDICAL OFFICE BUILDING (MOB)	3-STORY GFA= 39,180 SF	2-STORY GFA= 35,380 SF
ASSISTED LIVING (AL)	(90) APARTMENTS GFA=88,940 SF	NONE
WASTEWATER	MOB: 5,000 GPD AL: 14,850 GPD TH: 3,000 GPD TOTAL: 22,850	MOB: 3,750 GPD TH: 5,900 GPD TOTAL: 9,650
WATER USE	MOB: 5,883 GPD AL: 17,470 GPD TH: 3,529 GPD TOTAL: 26,882	MOB: 4,412 GPD TH: 6,941 GPD TOTAL: 11,353
PARKING	MOB: 175 SPACES AL: 30 SPACES TH: 30 SPACES	MOB: 153 SPACES TH: 64 SPACES
IMPERVIOUS SURFACE	208,652 SF	186,854 SF
TOWN HOME DENSITY		8,000 SF/UNIT REQUIRED 8,218 SF/UNIT PROPOSED

