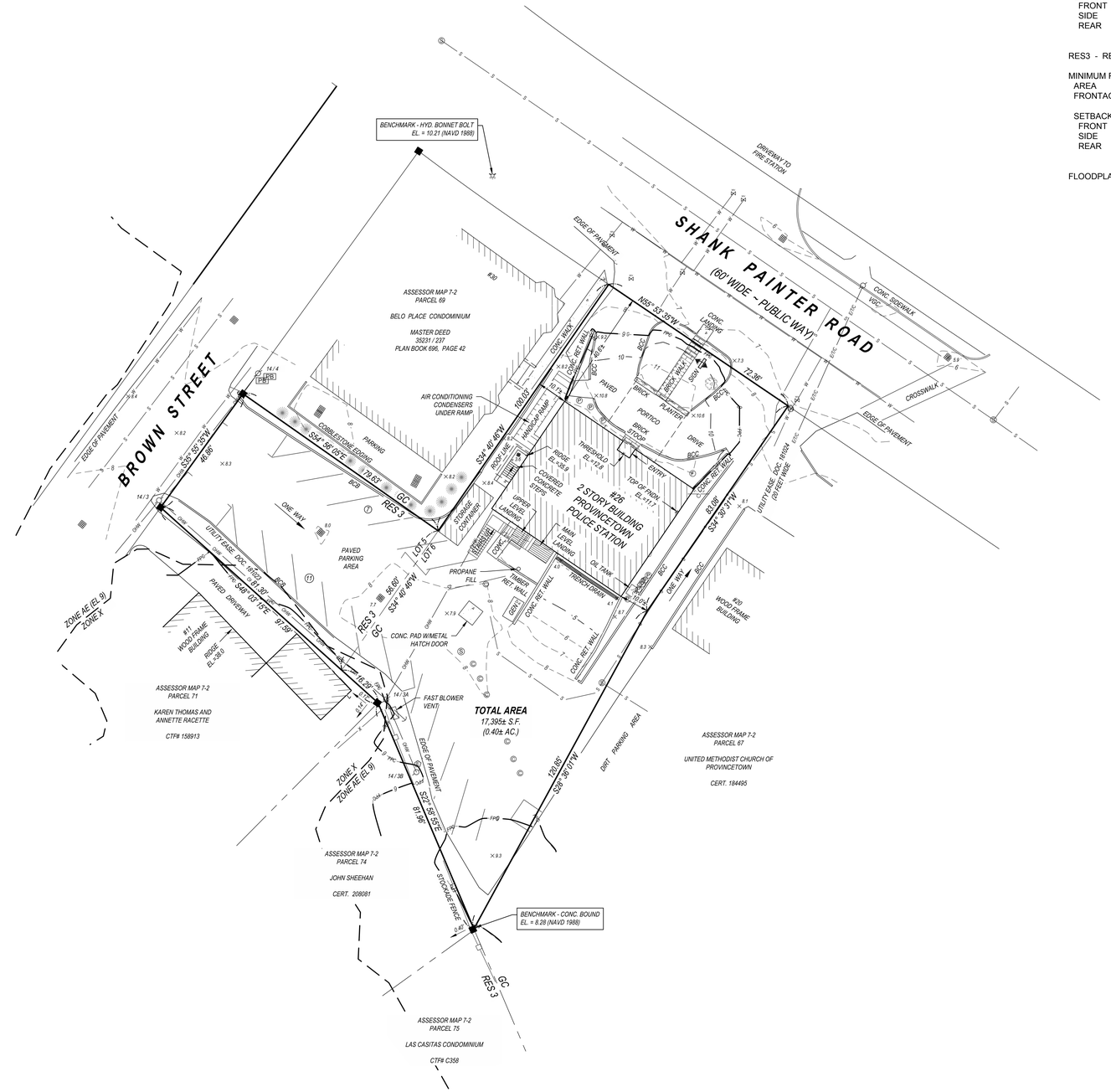
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM,
NORTH AMERICAN DATUM OF 1983, MAINLAND ZONE
(NAD83 (2011) (MYCS2) EPOCH 2010.00)

LEGEND

- BOUND
- SEPTIC MANHOLE
- CLEAN-OUT
- CATCH BASIN
- HYDRANT
- WATER GATE
- UTILITY POLE
- GUY WIRE
- PULL BOX
- FLOOD LIGHT
- VEHICLE CHARGER
- MISC. SIGN
- POST/BOLLARD
- FLAG POLE
- W — WATER SERVICE
- OHW — OVERHEAD WIRES
- S — GRAVITY SEWER
- X — PICKET FENCE
- STOCKADE FENCE
- 10 — CONTOUR
- x8.2 SPOT ELEV.
- VGC VERTICAL GRANITE CURB
- BCC BITUMINOUS CONCRETE CURB
- CONIFER TREE
- DECIDUOUS TREE



PLAN

20 10 0 20 60

1 inch = 20 ft.

ZONING CLASSIFICATION:

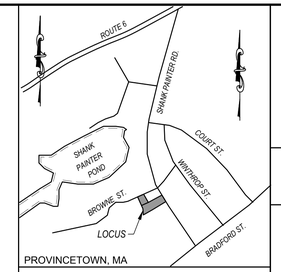
GC - GENERAL COMMERCIAL

MINIMUM REQUIREMENTS:	
AREA	7,000 S.F.
FRONTAGE	70 FT.
SETBACKS:	
FRONT	10 FT.
SIDE	10 FT.
REAR	25 FT.

RES3 - RESIDENTIAL DISTRICT 3

MINIMUM REQUIREMENTS:	
AREA	5,000 S.F.
FRONTAGE	50 FT.
SETBACKS:	
FRONT	20 FT.
SIDE	6 FT.
REAR	10 FT.

FLOODPLAIN OVERLAY DISTRICT



KEY MAP
NO SCALE

REFERENCE:

ASSESSORS MAP 7-2, PARCELS 68 & 70

LAND COURT CASE : 15435

OWNER OF RECORD:

TOWN OF PROVINCETOWN
BOARD OF SELECTMEN
CTF. # 98997

NOTES:

1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983, MAINLAND ZONE (NAD83 (2011) (MYCS2) EPOCH 2010.00) AND VERTICALLY TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BY RTK GPS OBSERVATIONS ON MM 02-21-2024 USING THE HXGN SMARTNET RTK NETWORK.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON 02-21-2024.
3. EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
4. THE ENTIRE SUBJECT PREMISES AS SHOWN LIES WITHIN FLOOD ZONE AE (EL 9) AND ZONE X AS INDICATED ON FLOOD INSURANCE RATE MAP NUMBER 25001C0112J FOR BARNSTABLE COUNTY MASSACHUSETTS WITH AN EFFECTIVE DATE OF JULY 16, 2014.
5. THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
6. WHILE CONDUCTING THE SURVEY IT WAS OBSERVED THAT ACCESS IS SHARED BY THE PROVINCETOWN POLICE DEPARTMENT AND UNITED METHODIST CHURCH THROUGH THE SITE FROM BROWN STREET TO A BACK PARKING AREA OF THE UNITED METHODIST CHURCH PARCEL AND THE ALLEY BETWEEN THE TWO PARCELS TO SHANK PAINTER ROAD. CROSS EASEMENTS WERE NOT DISCOVERED IN REGISTRY RESEARCH BUT MAY BE REVEALED IN A TITLE SEARCH.

I HEREBY CERTIFY THAT THE CONDITIONS SHOWN HEREON ARE ON THE GROUND AS OF FIELD SURVEY 02-21-2024.

DATE: MARCH 20, 2024

COMMONWEALTH OF MASSACHUSETTS
JOHN McELWEE
No. 34972
PROFESSIONAL LAND SURVEYOR

COASTAL engineering co.
part of Tighe&Bond

NO.	DATE	REVISION	BY

SEAL

PROJECT
ECOTEKTURE SALIENT PARTNERS LLC
26 SHANK PAINTER ROAD & 15 BROWN STREET
PROVINCETOWN, MA

SHEET TITLE
EXISTING CONDITIONS PLAN

SCALE 1" = 20'
DRAWING FILE E5075001-ECP.dwg
DATE 03-20-2024
DRAWN BY MAP
CHECKED BY JDM

C1.2.1

1 OF 1 SHEETS

PROJECT NO. E5075

Coastal Engineering Co., Inc. © 2024

J:\E5075 Ecotekture Salient Partners LLC\001 - Survey Services\CAD\WIP\E5075001-ECP.dwg 3/20/2024 8:22 AM