



ZONING TABLE

ZONING DISTRICT(S): HB	PROPOSED USE: OFFICE	REQUIRED/ALLOWED IN HB	PROVIDED
OVERLAY DISTRICTS: WP, SEP	BLDG 1-TOTAL FLOOR AREA = 20,018 SF	40,000 SF	139,246 SF
ALLOWED USE: OFFICE	PROP 1st FLOOR = 9,628 SF	20 FT	522 FT
	PROP 2nd FLOOR = 9,628 SF	BUILDING SETBACKS HB ZONE:	100 FT-ROUTE 132
EXIST USE: TRANSIT WAREHOUSE**	BLDG 1 FOOTPRINT = 10,390 SF	FRONT SETBACK	60 FT-ATTUCKS LN
	BLDG 2-TOTAL FLOOR AREA = 4,900 SF	SIDE/REAR SETBACK	30 FT/20 FT
	PROP 1st FLOOR = 4,900 SF	PARKING SETBACK	10 FT
	BLDG 2 FOOTPRINT = 4,900 SF	MAX. BLDG. HEIGHT(STORIES):	2 STORIES OR 30 FT
EXIST TOTAL BUILDING AREA=11,134 SF	TOTAL SITE BUILDING FOOTPRINT=15,290 SF	MAX. LOT COVERAGE: (30% MAX.)	EXIST: 12,978 SF (9.3%)
EXIST BUILDING TO BE DEMOLISHED		MAX. SITE COVERAGE: (50% MAX. IMPERV.)	EXIST: 77,285 SF (55.5%)*
TOTAL PARCEL AREA: 139,246 SF (3.1997 AC)		NATURAL STATE (30% MIN.)	EXIST: 21,810 SF (15.7%)*
		STREET TREES - FRONT YARD (1/30 FT OF FRONTAGE)	17 TREES
		PARKING LOT LANDSCAPING	
		HB: 10% INTERIOR PARKING	4,320 SF
		TREES - PARKING AREA (1/8 PS)	11
		OFFICE - PARKING AREA (1/8 PS)	83 SPACES
		PLUS 1 PER SEPARATE SUITE	3 SPACES
		TOTAL PARKING	86 SPACES
		HANDICAP PARKING (TOTAL/VAN)	4/1 SPACES
		DESIGN VEHICLE	BARN. LADDER TRUCK
		**SPECIAL PERMIT	

- ### NOTES:
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MHDS, TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
 - THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
 - ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES < 2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
 - PROPOSED WALKWAYS AND CONCRETE FLAT WORK SHOWN AS
 - DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES, UTILITIES AND APPURTENANT ITEMS UNLESS OTHERWISE NOTED TO SAVE, SALVAGE OR RESET.
 - EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
 - DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR FACE OF CURB WHERE APPLICABLE.
 - CONTRACTOR'S TEMPORARY STAGING AREA: THE CONTRACTOR SHALL ERECT A TEMPORARY STAGING AREA. THE EXACT LOCATION AND CONFIGURATION OF THE AREA TO BE DETERMINED. THE CONTRACTOR SHALL INSTALL A CONTINUOUS, 6' HIGH, 9 GA. CHAIN LINK FENCE AROUND THE ENTIRE PERIMETER OF THE WORK AREA. INSTALL ONE, 20' WIDE DOUBLE LEAF CLF GATE IN THE PERMETER FENCE LINE.
 - ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MUTCD STANDARDS. TYPICAL LINE WIDTH FOR LANE AND PARKING STALL STRIPING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STALL COLOR SHALL BE WHITE, TYPICAL, UNLESS OTHERWISE NOTED.
 - BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
 - SITE LIGHTING - SEE ELECTRICAL SITE PLANS BY OTHERS FOR DETAILED INFORMATION ON SITE LIGHTING.
 - SEE LANDSCAPING PLAN BY OTHERS FOR PLANTING INFO.

SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION	TEXT	QUANTITY
R1-1	24" x 24"		2
HC*	12" x 18"		4
R3-2	24" x 24"		1

SEE LOCAL REQUIREMENTS (VAN) (4)

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN INFORMATION AND WORDING REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY. ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS. LOCAL REQUIREMENTS, WHEN THEY EXIST, SHALL SUPERCEDE MUTCD. * ADD "VAN ACCESSIBLE" WHERE ASTERISKED

BAXTER NYE ENGINEERING & SURVEYING

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Hyannis, Massachusetts 02601

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CONSULTANT	
CONSULTANT	

PREPARED FOR:

Keller Company, Inc.
1436 Iyannough Road
Hyannis, MA 02601

PROJECT TITLE

Greenside Office Park
10 Attucks Lane
Barnstable, MA

NO	BY	DATE	DESCRIPTION

SHEET TITLE

Layout and Dimension Plan

SHEET NO

C3.0

DATE: JUNE 3, 2016

SCALE: 1"=20'

DRAWN/DESIGN BY: JKL CHECKED BY: MWE

JOB NO: 2015-093 CADD FILE: 2015-093DM.dwg

PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

IYANNOUGH ROAD/ROUTE 132
(STATE HIGHWAY LAYOUT - 200' WIDE)

SEE INSERT FOR DETAIL OF PEDESTRIAN CROSSING

3:10/15/2016 10:58:34 AM C:\PROJECTS\2015-093\DRAWINGS\2015-093-DM.dwg 6/15/2016 1:55:55 PM JKL
 15/06/2016 10:58:34 AM C:\PROJECTS\2015-093\DRAWINGS\2015-093-DM.dwg 6/15/2016 1:55:55 PM JKL
 15/06/2016 10:58:34 AM C:\PROJECTS\2015-093\DRAWINGS\2015-093-DM.dwg 6/15/2016 1:55:55 PM JKL