

ZONING SUMMARY - COMMERCIAL - WHATELY MASSACHUSETTS

REGULATION REQUIREMENTS	TOWN REGULATIONS	REQUIRED	PROPOSED
LOT AREA	40,000 SQ FT	60,000 SQ FT	72,963 SQ FT
LOT FRONTAGE	175 FT	200 FT	426.78 FT
FRONT SETBACK	50 FT	50 FT	60 FT
SIDE SETBACK	20 FT	20 FT	29.3 FT
REAR SETBACK	20 FT	20 FT	57.1 FT
IMPERVIOUS AREA	----	<50% OF SITE	28.2% (20,580 SQ FT)
GREEN / OPEN SPACE	----	>50% OF SITE	71.8% (52,383 SQ FT)
BUILDING COVERAGE	----	<30% OF SITE	6.7% (4,896 SQ FT)
TOTAL DISTURBED AREA	<43,560 SQ FT	<43,560 SQ FT	~33,000 SQ FT (MAX)
DRIVEWAY AISLE WIDTH	12 FT (MIN)	12 FT (MIN)	12 FT
PARKING SPACES	8 SPACES	8 SPACES	8 SPACES
ADA PARKING SPACES	1 SPACE	1 SPACE	1 SPACE
PARKING SPACE SIZE	8.5' X 18'	9' X 18'	9' X 18'
LANDSCAPING	TBD	TBD	TBD

(THE ENTIRETY OF THE SITE CAN BE CLASSIFIED AS "UPLAND" FROM THE NEIGHBORING WETLANDS)

GENERAL NOTES

THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL AND STATE APPROVALS AND/OR PERMITS PRIOR TO THE BEGINNING OF ANY SITE IMPROVEMENTS. THE DEVELOPER/CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS OF THE LOCAL AND STATE AGENCIES.

THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE BEST AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO BEGINNING ANY CONSTRUCTION THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AND HAVE ALL UTILITIES MARKED ON THE GROUND. ALL LINES AND POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED. ALL DIMENSIONING ARE TAKEN TO BACK OF CURB FOR DRIVE ISLES & PARKING AREAS.

THE SITE CONTRACTOR SHALL COORDINATE ELECTRIC, TELEPHONE AND CABLE SERVICES WITH THE LOCAL UTILITY COMPANIES AND THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UNDERGROUND UTILITIES TO THE CONNECTION POINT AT THE FRONT OF THE BUILDING FOR EACH STRUCTURE.

LIGHT LOCATIONS SHOWN ON LAYOUT PLAN ARE FOR REFERENCE PURPOSES ONLY. A LIGHTING PLAN SHALL BE DONE BY A LICENSED ELECTRICIAN OR QUALIFIED PROFESSIONAL LIGHT POSTS SHOULD BE COORDINATED BY CONTRACTOR BASED OFF PHOTOMETRIC PLANS.

ALL DIMENSIONING WITHIN THE DRIVEWAYS AND CURBED AISLES ILLUSTRATE THE WIDTH OF THE TRAVELED WAY FROM THE TOE OF THE CURB TO THE TOE OF THE CURB. NO DIMENSIONING ON THE SITE PLANS ARE INTENDED TO ILLUSTRATE THE BACK OF THE CURB DIMENSIONING. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER.

ALL AREAS DISTURBED BY CONTRACTOR SHALL BE LOAMED AND SEEDDED UNLESS OTHERWISE NOTE. ALL NEW SURFACE TO MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS LINE AND GRADE

TO THE EDGE OF THE ROADWAY, AS APPLICABLE, THE SUBGRADE COMPACTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY, AND THE PAVEMENT REPLACED IN MULTIPLE COURSES TO MATCH THE EXISTING DEPTH OF PAVEMENT (4-INCHES MIN.) WITH A MAXIMUM COURSE THICKNESS OF 2-INCHES. ALL DISTURBED SUBGRADE AREAS ARE TO BE RECONSTRUCTED WITH A MINIMUM OF 12-INCHES OF PROCESSED GRAVEL COMPACTED IN 2 EQUAL LIFTS. AFTER COMPACTION, ALL SEAMS BETWEEN NEW AND EXISTING PAVEMENT ARE TO BE SEALED WITH A 4-INCH MINIMUM WIDTH ELASTIC, RUBBERIZED ASPHALTIC MEMBRANE TAPE.

ALL SAW CUT PAVEMENT SHALL BE JOINTED AND SEALED. ALL AREAS WHERE THE EXISTING ROADWAY PAVEMENT WILL BE DISTURBED, SUCH AS AT THE NEW DRIVEWAY ENTRANCES, AND AT ANY STRUCTURE MODIFICATIONS, THE PAVEMENT IS TO BE SAWCUT TO ITS FULL DEPTH BACK A MINIMUM OF 1-FOOT BEYOND THE EDGE OF DISTURBANCE, PARALLEL OR PERPENDICULAR

THE SITE HAS BEEN CONFIGURED FOR A WB-50 VEHICLE CONFIGURATION AND CAN SUCCESSFULLY BE NAVIGATED BY LAYING OUT THE PROPER TURNING RADIUS' ON SITE

JD ROSS - JDR BUILDERS

PROPOSED COMMERCIAL BUILDING - CONCEPT PLAN

EGYPT ROAD
WHATELY MASSACHUSETTS

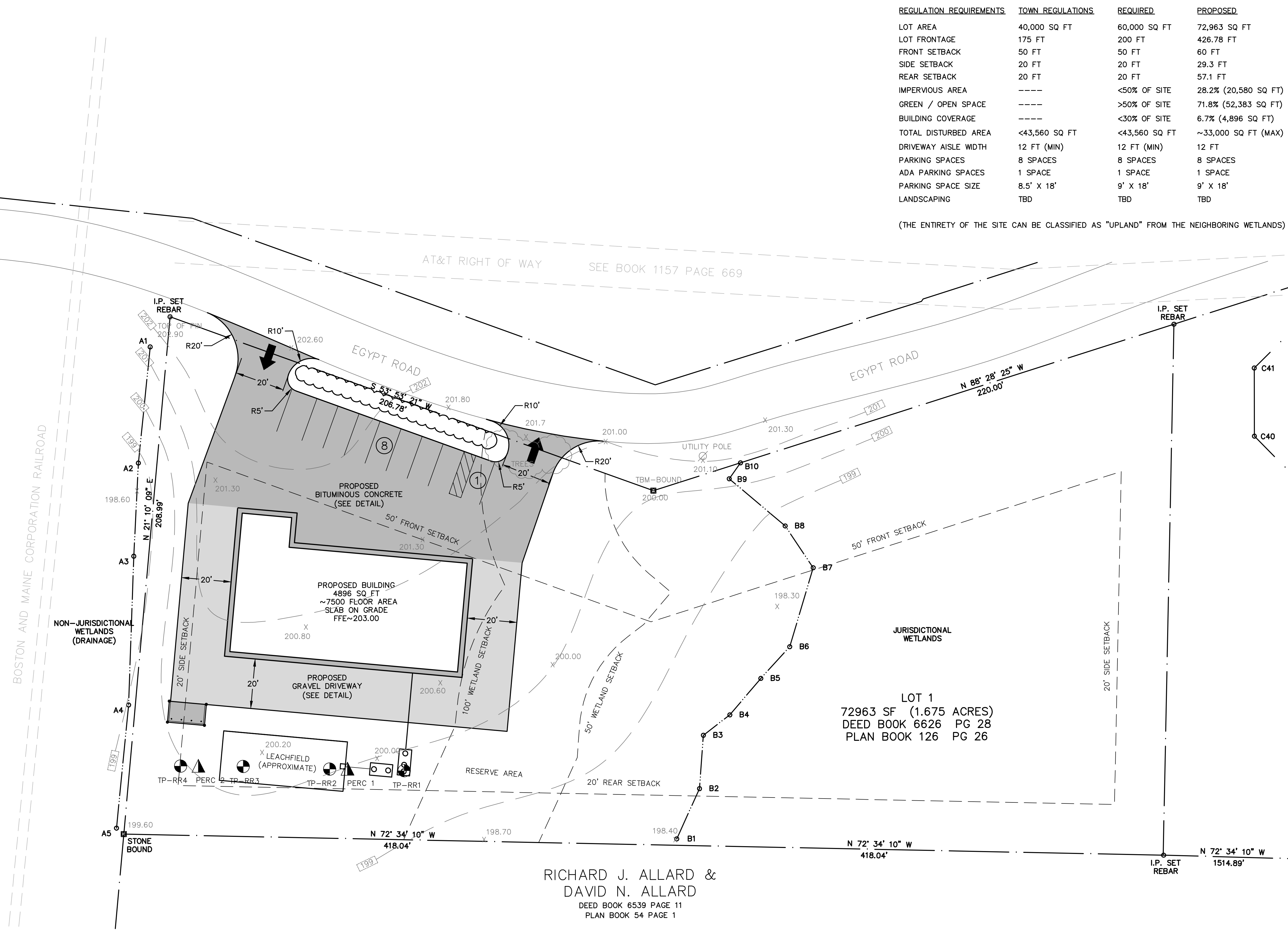
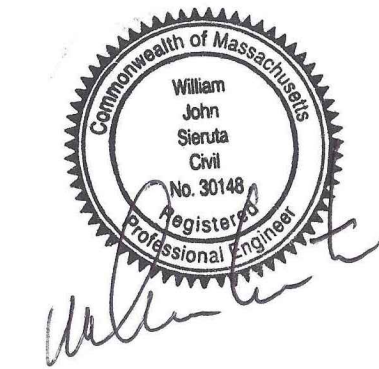
SIERUTA ENGINEERING

REGISTERED CIVIL AND ENVIRONMENTAL ENGINEERS
18 DEPOT ROAD
LEVERETT MA 01054
413-548-6658 413-549-1817 413-627-7244
PREPARED BY: JONATHAN SIERUTA E.I.T.
APPROVED BY: WILLIAM J. SIERUTA P.E.
SIERUTAENGINEERING@YAHOO.COM

PROJECT: JDR BUILDERS EGYPT RD
DATE: APRIL 6, 2023

SHEET: U1.0

SCALE: 1"=20'



RICHARD J. ALLARD &
DAVID N. ALLARD
DEED BOOK 6539 PAGE 11
PLAN BOOK 54 PAGE 1

