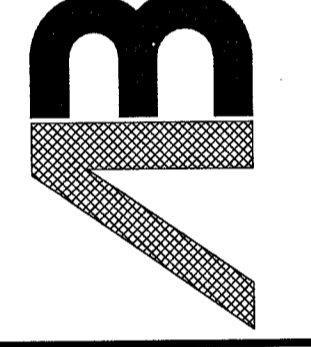


ASSOCIATED BUILDERS, INC.
THESE DOCUMENTS AND THE DESIGN AND CONSTRUCTION THEREOF ARE AN INVESTMENT OF AND THE PROPERTY OF ASSOCIATED BUILDERS, INC. AND ARE NOT TO BE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ASSOCIATED BUILDERS, INC.

ASSOCIATED BUILDERS, INC.
4 INDUSTRIAL DRIVE, SOUTH HADLEY, MA 01075
PHONE (413) 536-0021 FAX (413) 536-0908
EMAIL: abuilders@builders.com



DEMOLITION, LAYOUT & MATERIALS PLAN
Proposed Facility
Center for Human Development
Old Lyman Road
South Hadley, MA 01075

DATE	DESCRIPTION
01/25/19	ISSUED FOR BID
02/27/19	ISSUED FOR LOCAL APPROVALS

SCALE: 1" = 20'
JOB #: 18008
SHEET #: L2.1

Notes

- EXISTING CONDITION INFORMATION TAKEN FROM A SURVEY PLAN AND EXISTING CONDITION PLAN PREPARED FOR ASSOCIATED BUILDERS, INC. AND PREPARED BY HERITAGE SURVEYS, INC., COLLEGE HIGHWAY AND CLARK STREET, SOUTHAMPTON, MA. (413) 527-3600; PROJECT NO. 3213-181017; LAST REVISED 11/01/2018.
- WETLAND BOUNDARY TAKEN FROM A TOPOGRAPHICAL PLAN OF THE SUBJECT PARCEL AND NEIGHBORING BIG Y PARCEL PREPARED BY HERITAGE SURVEYS, INC. DATED 10/19/1995.
- REFER TO THE STORMWATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL TO BE COMPLETED PRIOR TO CONSTRUCTION AND DEMOLITION WORK.
- ACTUAL LOCATIONS OF SURFACE FEATURES SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENTS PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
- PRIOR TO STARTING EXCAVATION WORK ON THE SITE, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE AT 1-888-344-7233. CONTRACTOR SHALL GIVE A THREE DAY ADVANCED NOTIFICATION TO DIG SAFE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES NOT MARKED BY DIG SAFE.

Zoning Summary Chart

Zoning Ordinance Requirements – Business C Zoning District	Town Zoning – Business C	Proposed
LOT REQUIREMENTS:		
MINIMUM LOT AREA	20,000 s.f.	60,241 s.f. (±1.383 Ac.)
MINIMUM LOT FRONTAGE	100 ft.	297 ft.
BUILDING SETBACK REQUIREMENTS:		
MINIMUM FRONT YARD	10 ft.	17 ft.
MINIMUM SIDE YARD	25 ft.	44.5 ft.
MINIMUM REAR YARD	50 ft.	80 ft.
MAXIMUM BUILDING HEIGHT	60 ft.	24'-6"
MAXIMUM BUILDING COVERAGE	50%	16.8%
MAXIMUM IMPERVIOUS COVERAGE	80%	51.4%
PARKING REQUIREMENTS:		
MINIMUM PARKING STALL SIZE	9' x 18'	9' x 18'
MINIMUM PARKING SPACES REQUIRED	Required Spaces	Provided Spaces
Provisional Standards – 85% of peak demand	12 employees x 85% = 10.2 Total Spaces	44
MINIMUM LANDSCAPE BUFFER		
Along street lines	15'	15'

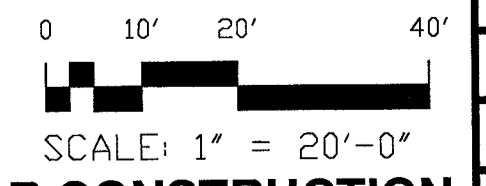
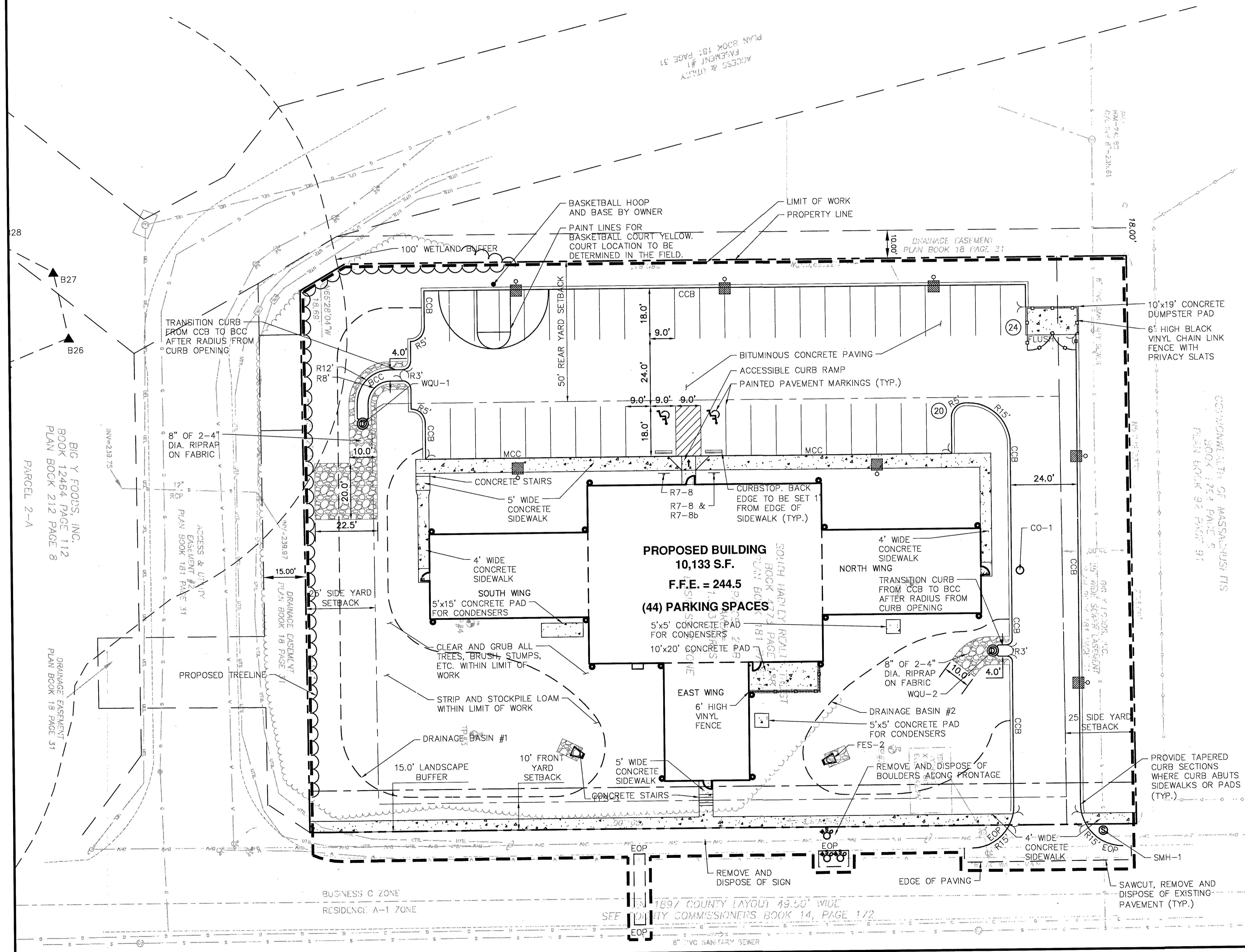
Curb Legend

Symbol	Description
CCB	CAPE COD BERM
BCC	BITUMINOUS CONCRETE CURB
MCC	MONOLITHIC CONCRETE CURB
EOP	EDGE OF PAVEMENT – NO CURB
Y	CURB TYPE CHANGE

NOTE: 6" REVEAL UNLESS OTHERWISE NOTED

Sign Summary

Description	MUTCD No.	Size
	R7-8	12"x18"
	R7-8b	12"x18"



NOT FOR CONSTRUCTION