

- NOTES:**
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 2. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AND THE TOWN OF MANCHESTER BY THE SEA DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST THE LOCATION OF THE EXISTING UTILITIES.
DIGSAFE: 1-800-344-7233
MANCHESTER BY THE SEA DPW: (978) 526-1242
 3. ALL CURBING RADI SHALL BE 3' UNLESS OTHERWISE NOTED. ALL RADII AND DIMENSIONS MEASURED AT FACE OF CURB.
 4. EXISTING CONDITIONS BASE PLAN TAKEN FROM AN EXISTING CONDITIONS' BASE PLAN ENTITLED "EXISTING CONDITIONS", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC., ORIGINAL SCALE "1"=50", DATED SEPTEMBER 21, 2020.
 5. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE COORDINATED WITH THE MANCHESTER BY THE SEA DPW AND SHALL CONFIRM TO THE LATEST MUTCD STANDARDS.
 6. THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD BE USED FOR SUCH PURPOSES. IT DOES NOT ILLUSTRATE ENGINEERED SITE SOLUTIONS.

LEGEND:

PROPERTY LINE	---
SIGN	+
BOLLARD	•
BUILDING	▭
BUILDING ARCHITECTURE	▭
CURB	—
RETAINING WALL	—
PARKING STRIPING	▭
ROADWAY STRIPING	▭
TRAFFIC ARROWS	→
HEAVY DUTY CONCRETE	▭
SIDEWALK	▭
ADA ACCESSIBLE RAMP	▭
ADA DET. WARNING SURFACE	▭
SETBACK LINE	—
PARKING COUNT	⑩
WOOD GUARDRAIL	—
CHAIN LINK FENCE	—
WOOD FENCE	—
TREE LINE	—
TRANSFORMER	⊕

PARKING SUMMARY CHART

USE: PROFESSIONAL OR OTHER OFFICE
 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA
 (244,000 GROSS S.F. / 300) = 813 SPACES

TOTAL SPACES REQUIRED = 813 SPACES
 TOTAL SPACES PROPOSED = 813 SPACES

ADA REQUIRED:
 THERE ARE 813 TOTAL PARKING SPACES REQUIRING 2% OF THE TOTAL (16) TO BE ACCESSIBLE STALLS PER ADA REGULATIONS AND 2 OF THEM TO BE VAN ACCESSIBLE.

ADA PROVIDED:
 16 ADA ACCESSIBLE SPACES, 8 OF WHICH SHALL BE VAN ACCESSIBLE.

SURFACE PARKING		TOTAL PARKING	
STANDARD SPACES	ACCESSIBLE SPACES	TOTAL PROPOSED	TOTAL REQUIRED
797	16	813	813

PARKING NOTES:
 (1) OFF-STREET PARKING SPACES SHALL BE DESIGNED WITH MINIMUM DIMENSIONS OF 9 FEET BY 20 FEET.

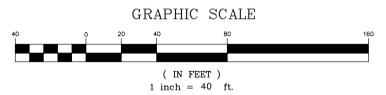
LAND USAGE TABLE - LIMITED COMMERCIAL DISTRICT (LCD) & WATER RESOURCE OVERLAY PROTECTION DISTRICTS - ZONE 3

ITEM	REQUIRED DIMENSIONAL REGULATION	PROPOSED DIMENSIONS
MINIMUM LOT AREA	217,800 SQUARE FEET 5.00± ACRES	1,015,729± S.F. 23.32± ACRES
MINIMUM LOT WIDTH	500 FEET	293.2± FEET
MINIMUM FRONT SETBACK	150 FEET	237.9 FEET
MINIMUM SIDE SETBACK	100 FEET	100.5 FEET
MINIMUM REAR SETBACK	100 FEET	102.1 FEET
MAXIMUM BUILDING HEIGHT	35 FEET (2.5 STORIES)	TBD FEET (2 STORIES)
MAXIMUM LOT COVERAGE REQUIREMENTS BY STRUCTURES	20%	12.2% (122,000± S.F.)
MINIMUM LOT COVERAGE REQUIREMENTS FOR NATURAL LANDSCAPED AREA	25%	62.8% (637,953± S.F.)
MAXIMUM LOT COVERAGE BY PARKING LOT AREA	25%	25.0% (255,776± S.F.)

- (1) PER MANCHESTER ZONING BYLAW, BUILDING HEIGHT IS MEASURED FROM THE HIGHEST POINT OF THE ROOF TO THE MEAN PRE-CONSTRUCTION GRADE.
- (2) EXACT BUILDING HEIGHT TO BE DETERMINED.
- (3) SEE MANCHESTER ZONING BYLAW 6.2.6 FOR PARKING LOT AREA REQUIREMENTS.



MATCH LINE - C-102A
 MATCH LINE - C-102B



ISSUED FOR REVIEW
 APRIL 14, 2021

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

APPLICANT/OWNER:
 SLV SCHOOL STREET, LLC
 257 HILLSIDE AVENUE
 NEEDHAM, MA 02494

PROJECT:
 THE SANCTUARY AT
 MANCHESTER BY THE SEA
 0 SCHOOL STREET
 MANCHESTER-BY-THE-SEA, MA

PROJECT NO. 2725-01 DATE: 09-24-2020
 SCALE: 1"=40' DWG. NAME: C2725-01

DESIGNED BY: CMQ/SIL CHECKED BY: CMQ



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