







Legend  
Road Names

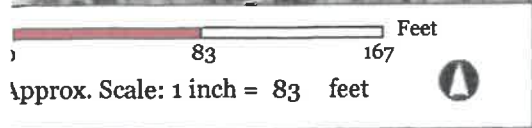
Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.

This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

**Town of Barnstable GIS Unit**  
367 Main Street, Hyannis, MA 02601  
508-862-4624  
gis@town.barnstable.ma.us



Map printed on: 3/5/2020





### ZONING TABLE

ZONING DISTRICT(S): MAH		RC-1: ASSUMED TO BE ZONED TO MAH DISTRICT	
OVERLAY DISTRICTS: ZONE A, GP (ENTIRE SITE AREA), RP00, SEP		PROPOSED USE: MULTI-FAMILY AFFORDABLE**	
ALLOWED USE: SF DWELLING; MULTI-FAMILY AFFORDABLE**		BASEMENT = XX SF	
EXIST USE: NURSING HOME		PROP 1st FLOOR = XX SF	
		PROP 2nd FLOOR = XX SF	
		PROP 3rd FLOOR = XX SF	
EXIST TOTAL BUILDING AREA=43,464 SF (PER ASSESSOR RECORDS)		TOTAL FLOOR AREA = XX SF	
EXIST BLDGS FOOTPRINT=21,522 SF		PROP TOTAL SITE BUILDING FOOTPRINT=22,294 SF	
EXIST BLDGS HAVE BEEN DEMOLISHED			
TOTAL PARCEL AREA: 144,681 SF (3.321 AC±)			
SPLIT ZONING LOT: MAH AND R01			
LOT AREA:	REQUIRED/ALLOWED	EXISTING	PROPOSED
MAH - 200 FT		MAH - LOT 1: 129,677 SF LOT 2: 15,004 SF	LOT 1 - 129,677 SF LOT 2 - 15,004 SF
FRONTAGE:		LOT 1 - 275 FT LOT 2 - 169 FT	LOT 1 - 275 FT LOT 2 - 169 FT
MAX. DENSITY - 16 UNITS PER ACRE			16x3.321 AC=53.1 UNITS 53 UNITS PROPOSED
BUILDING SETBACKS MAH ZONE:			
FRONT SETBACK	80 FT	-	78.5 FT
SIDE SETBACK	30 FT	-	49.7 FT
REAR SETBACK	30 FT	-	31.0 FT
PARKING SETBACKS MAH ZONE:			
FRONT SETBACK	50 FT	-	50 FT
SIDE SETBACK	10 FT	-	17.8 FT
REAR SETBACK	10 FT	-	99.8 FT
FRONT LANDSCAPE SETBACK	50 FT	-	50 FT
MAXIMUM BUILDING HEIGHT	30 FEET	-	29.5± FT
MAX. SITE COVERAGE (IMPERVIOUS AREA):	50% MAXIMUM	-	43.5% (62,670 SF)
NATURAL STATE	30% MINIMUM (43,404 SF)	15.5% (22,437 SF)**	14.4% (20,824 SF)** (1,590 SF AREA TO BE RESTORED TO NATURAL)
STREET TREES - FRONT YARD (1/30 FT OF FRONTAGE)	443.5/30=14.8 TREES	-	15 TREES
LANDSCAPE AREAS:			
10% INTERIOR PARKING	4,069 SF, MIN	-	14.3% (5,832 SF)
TREES - PARKING AREA (1/8 PS)	11 TREES	-	11 TREES
PARKING TABLE			
MULTI-FAMILY=1.5 PER UNIT x 53 UNITS	78.5 SPACES	-	
PLUS 1 VISITOR SPACE PER 10 REQD PS	7.95 SPACES	-	
TOTAL PARKING	87.45 SPACES	-	87 SPACES
ACCESSIBLE PARKING (TOTAL/VAN)*	4/1* SPACES	-	4/2* SPACES
PARKING STALL SIZE - 9'0"	20'x9'	-	HYANNIS FIRE TRUCK
DESIGN VEHICLE			
*ACCESSIBLE PARKING SPACES ARE INCLUDED AS PART OF THE TOTAL PARKING REQUIRED/PROVIDED COURT.			
** WITH SPECIAL PERMIT FROM ZBA			
***PRE-EXISTING, NON-CONFORMING			

### NOTES:

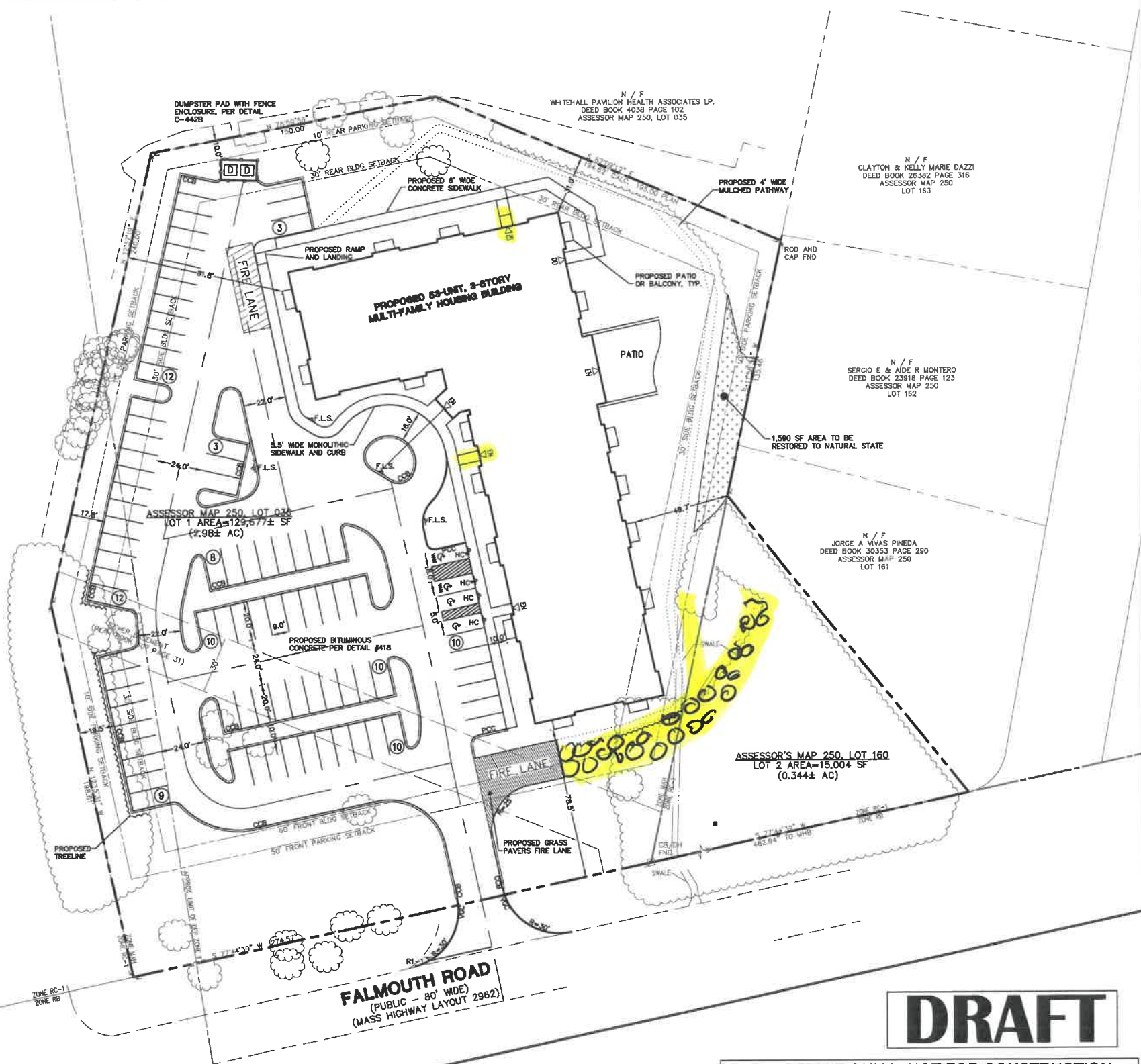
1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MASS, TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
4. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 8% 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.
5. DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND APPURTENANT ITEMS UNLESS OTHERWISE NOTED TO SAVE, SALVAGE OR RESET.
6. 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 THE 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.
7. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE.
8. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.
9. ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MDT SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROJECTING.
10. 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.
11. BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
12. SITE LIGHTING - SEE ELECTRICAL DRAWINGS IN ARCHITECTURAL PLAN PACKAGE FOR DETAILED INFORMATION.
13. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

SIGN SUMMARY				
M.U.T.C.D. NUMBER	SPECIFICATION	TEXT	QUANTITY	
RI-1	18" x 18"	STOP	1	
HC*	12" x 18"	SEE LOCAL REQUIREMENTS BOARD	4	
	12" x 18"	ELECTRIC HOLES ONLY BLACK LETTERS WHITE BACKGROUND	2	
	12" x 18"	NO PARKING FIRE LANE	4	

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, ORDINANCES, AND BYLAWS. SEE SIGN INSTALLATION DETAIL HEREIN.

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN WORDING AND COLOR REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (NOTE TO CONTRACTOR TO VERIFY HANDICAP PARKING SIGN FORMAT - SEE DETAIL HEREIN)

\* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED



Registered Professional Engineers  
and Land Surveyors

78 North Street - 3rd Floor  
Hyannis, Massachusetts 02601

Phone - (508) 771-7502  
Fax - (508) 771-7622  
www.baxter-nye.com

STAMP STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:  
**Standard Holdings, LLC**  
540 Main Street, Suite 18  
Hyannis, MA 02601

PROJECT TITLE  
**Multi-Family Housing Project**  
850 Falmouth Road  
Hyannis, MA 02601

DATE DESCRIPTION  
SHEET TITLE  
**Layout and Dimension Plan**

SHEET NO  
**C3.0**

DATE: AUGUST 17, 2020  
30 0 30 60  
SCALE IN FEET  
SCALE: 1"=30'  
DRAWN BY: AL CHECKED BY: JME  
JOB NO: 2020-009 FILE: 2020-009 DM.dwg

**DRAFT**

FOR PERMIT ONLY - NOT FOR CONSTRUCTION



STAMP      STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:  
**Standard Holdings, LLC**  
540 Main Street, Suite 18  
Hyannis, MA 02601

PROJECT TITLE  
**Multi-Family Housing Project**  
850 Falmouth Road  
Hyannis, MA 02601

DATE DESCRIPTION

SHEET TITLE

**Landscape Plan**

SHEET NO

**C3.2**

DATE: AUGUST 17, 2020

30 0 30 60

SCALE IN FEET

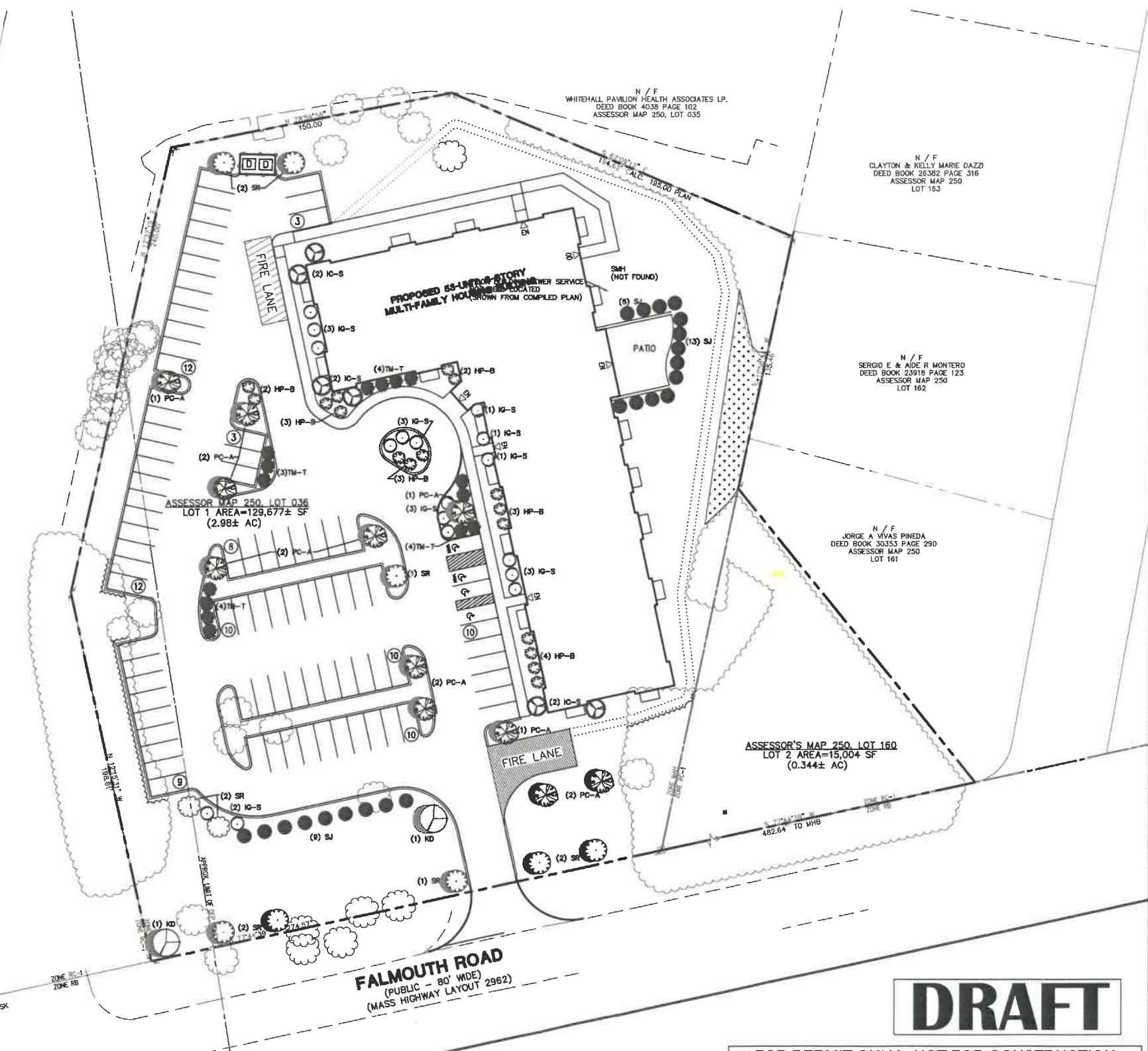
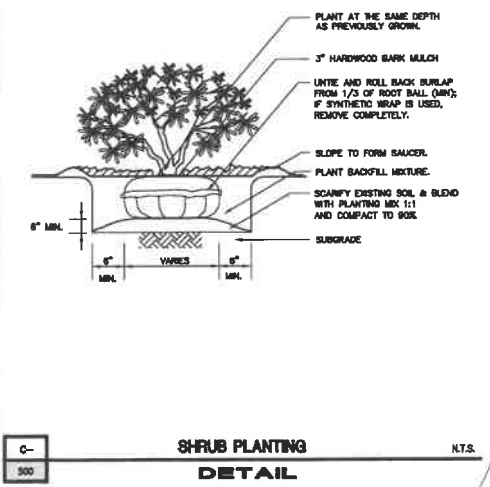
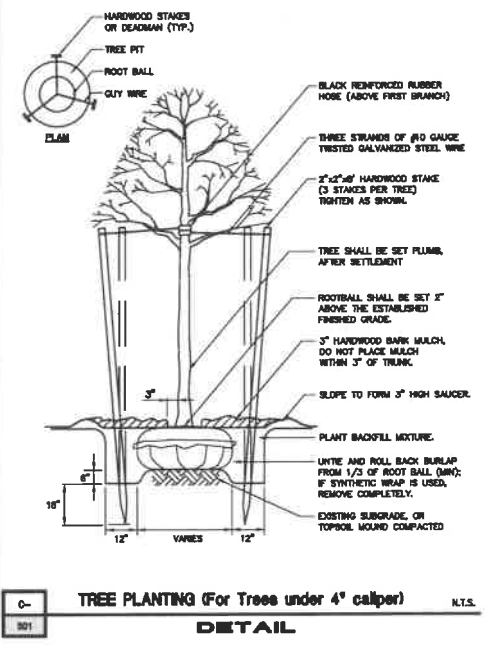
SCALE: 1"=30'

DRAWN BY: JKL CHECKED BY: MWC

JOB NO: 2020-009 FILE: 2020-009 DM.dwg

KEY SYMBOL S.I.D. LETTERS	COMMON NAME:	BOTANICAL NAME:	QUAN:	SIZE:	COMMENTS:
<b>TREES:</b>					
PC-A	-ARISTOKRAT FLOWERING PEAR	PIRUS CALLERYANA	11	3-3.5" CAL	
SR	-IVORY SILK JAPANESE LILAC TREE	SYRINGA RETICULATA	10	3-3.5" CAL	
KD	-KOUSA DOGWOOD	CORNUS KOUSA	2	7/8"	
<b>SHRUBS:</b>			TOTAL TREES	23	
SJ	-SPARTAN JUMPER	JUNIPERUS CHINENSIS 'SPARTAN'	22	6"	
IG-S	-SHAMROCK HONEYSUCKLE	ILEX GLABRA 'SHAMROCK'	11	2-2.5"	
HP-B	-BOBO HYDRANGEA	HYDRANGEA PANDOLATA 'BOBO'	12	2-2.5"	
IC-S	-STEEDES JAPANESE HOLLY	ILEX CRENATA 'STEEDES'	8	4-5"	
TM-T	-TAXUS X MEDIA 'TALANTON'	TALANTON YEW	15	2-2.5"	
			TOTAL SHRUBS	68	

- NOTES:**
1. PLANT SOIL SHALL BE 1/3 SPHAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.
  2. MULCH SHALL BE HORTICULTURAL QUALITY HEMLOCK BARK.
  3. PLANTS SHALL CONFORM TO MOST RECENT STANDARDS OF THE AMERICAN NURSERYMENS ASSOCIATION.
  4. PROVIDE 6" TOPSOIL & FINE GRADE & SEED ALL AREAS NOT OTHERWISE NOTED.
  5. ALL PLANTINGS AT DRIVE WAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF 3' OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.



**DRAFT**

FOR PERMIT ONLY - NOT FOR CONSTRUCTION