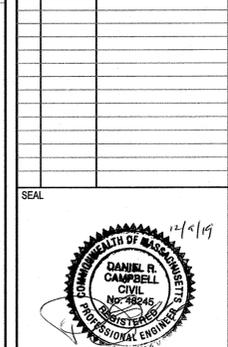
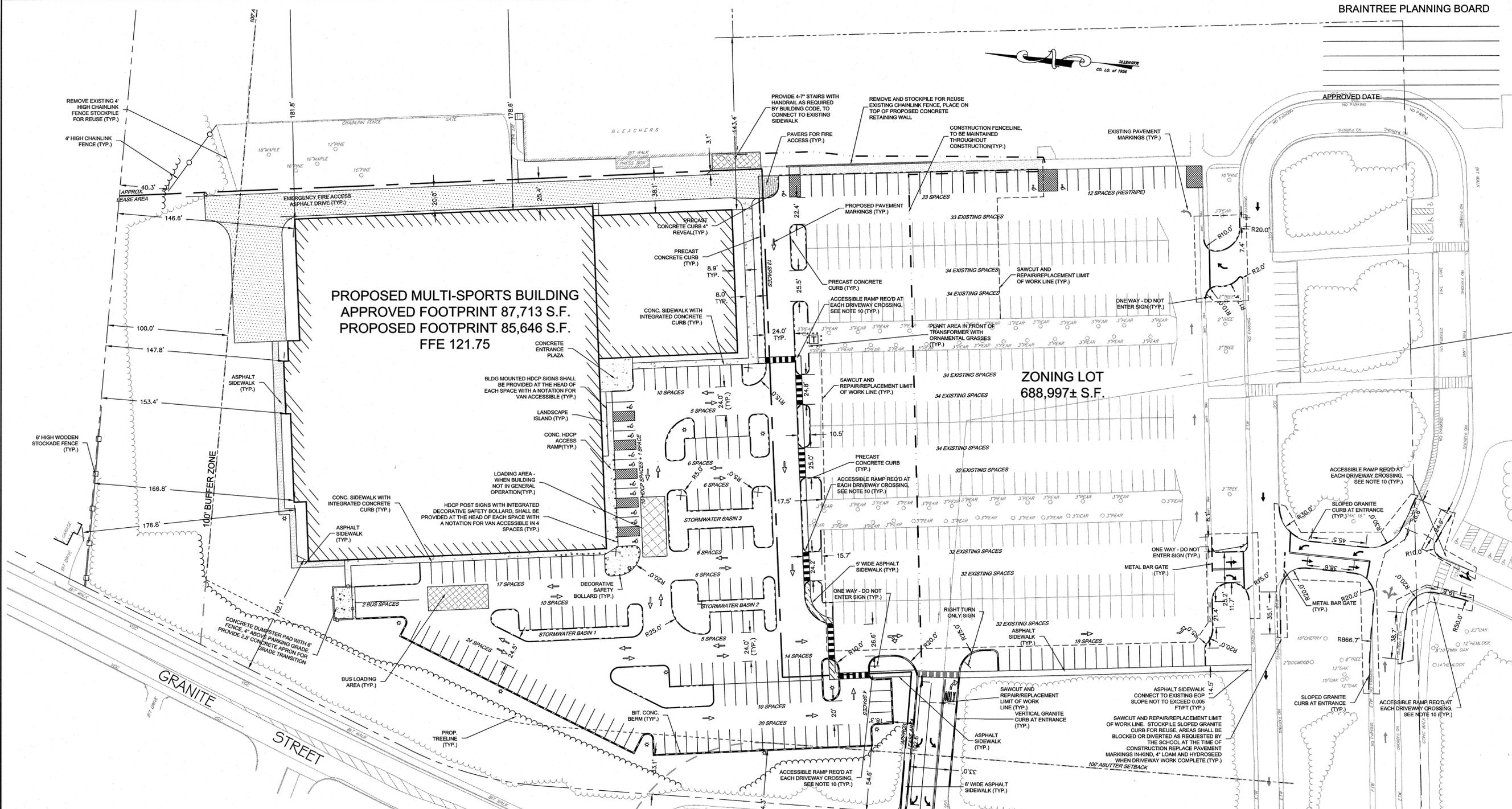


NO	DATE	REVISIONS
1	12/21/2015	PERMITTING SUBMISSION
2	03/16/2016	COMMENT RESPONSE
3	07/26/2016	COMMENT RESPONSE
4	12/13/2016	BUILDING MODIFICATION
5	01/13/2017	COMMENT RESPONSE/BLDG FIPRNT
6	05/16/2017	COMMENT RESPONSE
7	08/09/2017	COMMENT RESPONSE
8	01/16/2018	COMMENT RESPONSE
9	02/05/2018	APPROVAL CONDITIONS
10	07/20/2018	REVISED BUILDING
11	08/14/2019	REVISED BUILDING FOR DISCUSSION



DATE: JULY 30, 2015
 DRAWN: DRC/NF
 SCALE: 1" = 40'



PROPOSED MULTI-SPORTS BUILDING
 APPROVED FOOTPRINT 87,713 S.F.
 PROPOSED FOOTPRINT 85,646 S.F.
 FFE 121.75

ZONING LOT
 688,997± S.F.

LEGEND

EXISTING	PROPOSED
100'	100'
CONTOUR	CONTOUR
STORM DRAIN	STORM DRAIN
WATER	WATER
ELECTRIC MANHOLE	ELECTRIC MANHOLE
ELECTRICAL	ELECTRICAL
GAS	GAS
SANITARY SEWER	SANITARY SEWER
HYDRANT	HYDRANT
SEWER MANHOLE	SEWER MANHOLE
DRAIN MANHOLE	DRAIN MANHOLE
VALVE	VALVE
CATCH BASIN	CATCH BASIN
CURB	CURB
SPOT GRADE	SPOT GRADE
HP RAMP	HP RAMP
HAY BALES W/ SILTATION FENCE	HAY BALES W/ SILTATION FENCE
LIGHT POLE	LIGHT POLE
UTILITY POLE	UTILITY POLE
POST INDICATOR VALVE	POST INDICATOR VALVE
TRAFFIC DIRECTION	TRAFFIC DIRECTION

ZONING BY-LAW REQUIREMENTS
 ZONING DISTRICT: WATERSHED HIGHWAY BUSINESS
 USE: INDOOR RECREATION

	REQUIRED	PROPOSED
MIN. LOT AREA (S.F.)	43,560	688,997
MIN. LOT FRONTAGE	150'	1,159.78'
FRONT YARD SETBACK	50'	107.0'
SIDE YARD SETBACK	30'	100'
REAR YARD SETBACK	50'	125.4'
MAX. BLDG/LOT COVERAGE	70%	12.5%
BUILDING FLOOR AREA (S.F.)		113,900
MAX. BUILDING HEIGHT	45' / 50'	45'
MIN. OPEN SPACE	30%	70±%
MIN. LOT WIDTH	150'	1,159±
MIN. LOT DEPTH	200'	688.89'

PARKING REQUIREMENTS	REQUIRED	PROVIDED
USE: INDOOR RECREATION		
1 SPACE / 250 S.F. GROSS	463.6	515*
REGULAR SPACES		502
HANDICAP SPACES	9	13
TOTAL SPACES	464	515

NOTES:

- EXISTING CONDITIONS WERE OBTAINED FROM FIELD SURVEY PREPARED BY LEVEL DESIGN GROUP, LLC OR THEIR AFFILIATED COMPANIES MAY 13, 2015. THE RESOURCE AREAS, IN ACCORDANCE WITH 310 CMR 10.00 WITHIN 100' OF PROPOSED DEVELOPMENT WERE FLAGGED AT THE SAME TIME AS THE SURVEY WAS BEING PREPARED.
- THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. NOTIFY "DIG-SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY SITE DEMOLITION OR EXCAVATION.

PARKING:
 * PARKING SPACES EXISTING AND PROPOSED ARE AND SHALL BE GOVERNED BY THE ZONING VARIANCE APPROVED BY THE TOWN OF BRAINTREE ZONING BOARD OF APPEALS.

LAYOUT AND MATERIAL NOTES:

- CONCRETE SIDEWALK ASSOCIATED WITH BUILDINGS SHALL CONTAIN HAUNCHED CAST IN PLACE CURB ASSOCIATED WITH THE INSTALLATION.
- MAIN DRIVEWAY THROUGHOUT SHALL UTILIZE PRE-CAST CONCRETE CURBING, UNLESS OTHERWISE NOTED.
- INTERIOR PARKING AREAS, SHALL CONTAIN BIT. CONC. ASPHALT CURBING OR UNLESS OTHERWISE SPECIFIED
- ALL WALLS SHALL HAVE A MINIMUM 4' TALL BLACK CHAIN LINK FENCE INSTALLED FOR FALL PROTECTION.
- ALL PAVEMENT WITHIN THE ACCESS DRIVEWAYS AS WELL AS THE FIRE ACCESS AT THE EAST SIDE OF THE BUILDING SHALL BE TRUCK STYLE BITUMINOUS ASPHALT PAVEMENT.
- THE REMAINDER OF THE SITE, I.E. PARKING SPACES, SHALL CONTAIN AUTOMOTIVE BITUMINOUS ASPHALT PAVEMENT.
- A WALL IS PROPOSED TO RETAIN SLOPE, SHOULD THE SLOPE BE EXPOSED LEDGE FACE. THE WALL CAN BE ELIMINATED IN THESE AREAS AT THE TIME OF CONSTRUCTION AND WITH THE APPROVAL OF THE SITE ENGINEER.
- ALL PARKING ON-SITE SHALL BE STANDARD 9'X18' SPACES UNLESS OTHERWISE DETAILED.
- EACH HANDICAPPED PARKING AREA SHALL CONTAIN A MINIMUM OF ONE VAN ACCESSIBLE MARKED SPACE.
- CROSS WALKS SHALL BE EQUIPPED WITH HANDICAPPED RAMPS WITH ASSOCIATED WARNING STRIPS.
- SIGNS: SIGNS SHALL BE LIMITED TO ADVERTISING ONLY THE PERSON(S), FIRM, COMPANY, OR ENTITY OPERATING THE USE CONDUCTED ON THE SITE, OR THE PRODUCTS PRODUCED OR SOLD THEREON, IN ADDITION TO DIRECTIONAL AND INFORMATIONAL SIGNS. SIGNS MAY BE ILLUMINATED PROVIDED THAT NO SIGNS, NOR ANY OTHER CONTRIVANCE, SHALL BE DEvised OR CONSTRUCTED SO AS TO GYRATE, BLINK, OR MOVE IN ANY ANIMATED FASHION. ALL SIGNAGE SHALL COMPLY WITH THE BRAINTREE ZONING BYLAW/ORDINANCE.
- ALL TRAFFIC CONTROL SIGNAGE SHALL COMPLY WITH THE MUTCD STANDARDS.

PETERSEN POOL
 INDOOR SPORT CENTER - PERMITTING DOCUMENTS
 A PORTION OF AM 1042, PARCELS 01 & 02
 128 TOWN STREET
 BRAINTREE, MASSACHUSETTS



LAYOUT & MATERIALS

C-2.0
 SHEET 5 OF 19

0' 20' 40' 80'

1410/1705