

Assessors' ID: 141-41-14A

OWNER OF RECORD:

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 Chatham Works Holdings, LLC
 Deed Book 30,660, Page 151
 Plan Book 216, Page 105, Lot 14
 Certificate No. 213620
 L.C. Plan 12,310-G, Lot 14

Zone	GB-3 (General Business)		
	As-Built	Required	Proposed
Lot Area	34,582 S.F.±	10,000 S.F.	34,582 S.F.±
Buildable Upland	34,582 S.F.±	10,000 S.F.	34,582 S.F.±
Frontage	306.92 Ft.	100 Ft.	306.92 Ft.
Front Yard Setback (Primary)	123.9 Ft.	50 Ft.	128.0 Ft.
Front Yard Setback (Secondary)	36.9 Ft.	30 Ft.	30.0 Ft.
Side and Rear Yard Setback	315.0 Ft.	15 Ft.	15.6 Ft.
Lot Coverage	23,008 S.F.±	20,749 S.F.	23,340 S.F.±
or	66.5%	60%	67.5%
Green Area	11,574 S.F.±	13,833 S.F.	11,250 S.F.±
Front Parking Setback	0 Ft.	20 Ft.	10.2 Ft.*
Side Parking Setback	0 Ft.	15 Ft.	0 Ft.

Parking Notes:

The definitive site plan describes the existing parking front setback at 10.2'. This was based on a presumption that the shell drive that until recently existed just south of parking space 27 was not a space. The shell space was constructed between 2001 and 2003 and was used for parking. It is the intention of this amendment to include the reclassification of the setback.

The uses in the building are Work Share (Office) space, Retail and the Fitness Center. There are incidental uses including Child Care, Locker Area, Bathrooms and Hallways that are not included in the square footage requirements for the parking. The areas below are based on the final architectural drawings.

The Fitness Center has been calculated based on 1 space per 200 S.F. which is a standard from the Falmouth Bylaw, the International Health, Racquet & Sportsclub Association and the requirement used for Bodystrong in South Chatham.

The shared workspace calculation has been based 70% occupancy which is an estimate for such uses provided by WorkBar, the workspace management program.

The total parking required by these calculations is 55 spaces. 58 spaces were constructed.

Parking Requirements

Dedicated Areas	Area (S.F.)	Requirement	Count
Fitness Center	4825 S.F.	1 space per 200 S.F.	25
Retail	240 S.F.	1 space per 150 S.F.	2
Office (35 desks)	2205 S.F.	70% capacity	21
Other (Accessory Space)	2675 S.F.	None	0
Employees	7	7 Employees	7
Total			55

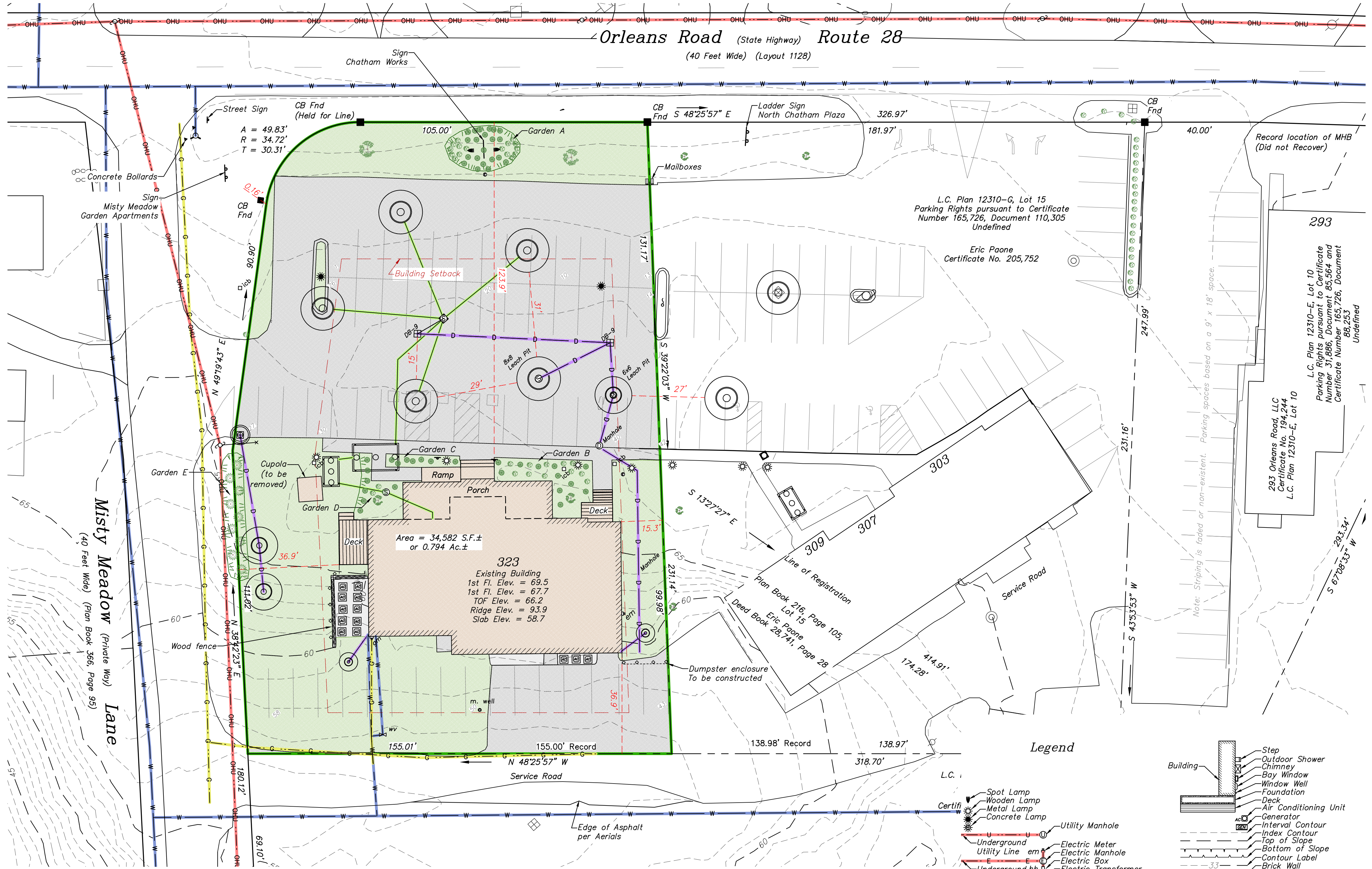
Septic Flows

Previous Flow	Volume	Rate	Total
Restaurant	203 seats	35 gallons per day per seat	7,105 gallons per day
Existing Flow			
Fitness Center	70 lockers	20 gallons per day per locker	1,400 gallons per day
Office	2,205 S.F.	75 gallons per day per 1000 S.F.	166 gallons per day
Retail / Juice Bar	240 S.F.	50 gallons per day per 1000 S.F.	12 gallons per day
Total			1,578 gallons per day

CHATHAM PLANNING BOARD

Date of Approval _____

Chairman _____



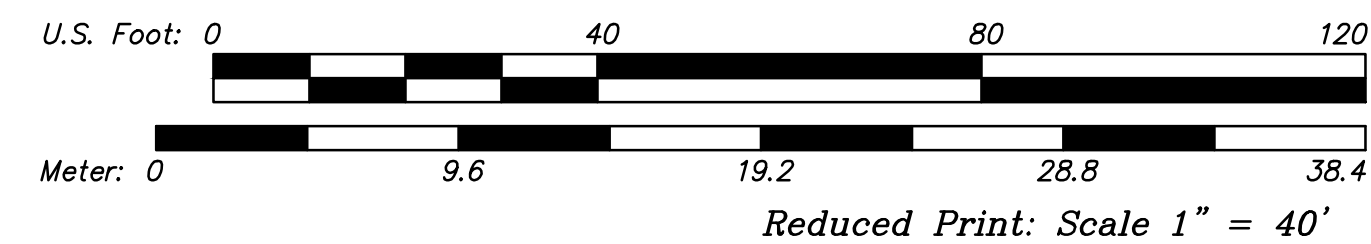
Drainage & Utility Notes:

The drainage and other utilities depicted hereon are based on the locations of those structures with covers set to grade. Those locations of the items not visible are based on the proposed locations of the same.

Building Height:

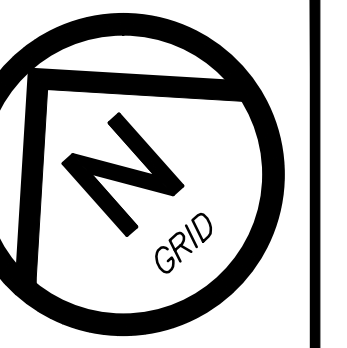
Please refer to the Variance dated September 18, 2019 recorded in the Barnstable County Registry of Deeds in Deed Book 32,383, Page 302 and the Barnstable County Land Court in Document 1,381,261.

Building	Elevation	Average
NORTH	65.8 + 65.9 + 65.6 + 65.6 =	262.9 / 4 = 65.7
EAST	65.4 + 64.5 + 58.9 =	188.8 / 3 = 62.9
SOUTH	56.9 + 57.6 + 58.5 =	173.0 / 3 = 57.7
WEST	58.5 + 64.5 + 65.8 =	188.8 / 3 = 62.9
TOTAL		249.3
GRADE PLANE		
	249.3 / 4 =	62.3
MAXIMUM RIDGE ELEVATION		
	62.3 + 30 =	92.3
MAXIMUM HEIGHT ABOVE TOP OF FOUNDATION		
	92.3 - Top of Foundation 66.2	26.1
EXISTING BUILDING HEIGHT		
	92.3 - Ridge Elevation 93.9	-1.6



Legend

- Spot Lamp
- Wooden Lamp
- Metal Lamp
- Concrete Lamp
- Utility Manhole
- Electric Meter
- Electric Manhole
- Electric Box
- Electric Transformer
- Guy Pole
- Utility Pole
- Guy Wire
- Anchor
- Telephone Pedestal
- Telephone Manhole
- Cable Manhole
- Cable Pedestal
- Communications Line
- Gas Meter
- Gas Manhole
- Gas Gate
- Sewer Service
- Sewer Cleanout
- Sewer Valve
- Sewer Manhole
- Sewer Main
- Septic Vent
- Septic Cleanout
- Septic Manhole
- Septic Line
- Sprinkler Head
- Irrigation Control Box
- Irrigation Line
- Monitoring Well
- Well
- Water Shut Off
- Water Meter Pit
- Water Valve
- Water Main
- Catch Basin
- Drainage Manhole
- Round Catch Basin
- Drainage Line
- Step
- Outdoor Shower
- Chimney
- Bay Window
- Window Well
- Foundation
- Air Conditioning Unit
- Generator
- Interval Contour
- Index Contour
- Top of Slope
- Bottom of Slope
- Contour Label
- Brick Wall
- Foundation
- Concrete Wall
- Stone Wall
- Stone Wall
- Edge of Brush
- Bush / Shrub
- Edge of Garden
- Edge of Landscaping
- Edge of Lawn
- Tree
- Treeline
- Chain Link Fence
- Guardrail
- Picket Fence
- Post and Rail Fence
- Stockade Fence
- Wire Fence
- Solid Fence
- Mailbox
- Concrete Ballard
- Metal Ballard
- Flag Pole
- Centerline
- Striping
- Edge of Asphalt
- Edge of Brick
- Edge of Concrete
- Asphalt Curb
- Concrete Curb
- Stone Curb
- Edge of Dirt
- Flowline
- Edge of Rock
- Edge of Shell
- Edge of Stone
- Edge of Tile
- Edge of Wood

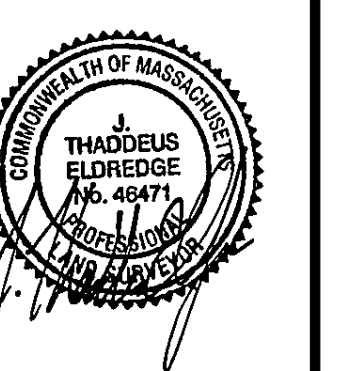


AMENDED SITE PLAN

323 Orleans Road, Chatham (North), Massachusetts

Rev. #	Date	Description of Revision

CHATHAM WORKS, LLC
ELDRIDGE SURVEYING & ENGINEERING, LLC
 1038 Main Street, Chatham, MA; (508) 945-3965; Fax: (508) 945-5885



Date: 12-15-2019
 Scale: 1" = 20'
 Project No.: C-4693-01.0
 Sheet No.: 1 of 1