

DRI 678 – O.B. Town Hall Reconstruction



Wing Road

Circuit Road

Dukes County Ave

Vineyard Avenue

Pacific Avenue

School Street



O.B. Town Hall Oblique looking NE



MVC DRI 678 Slide Show 9/28/2017

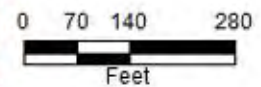
- Locus and Report
- Plans & Elevations
- Tour of the Site
- Site Analysis
- Traffic
- Landscape
- Drainage
- Temporary Town Hall Trailers

DRI 678 Oak Bluffs Town Hall

Basemap



- Marsh/Bog
- Wooded marsh
- Cranberry Bog
- Salt Marsh
- Open Water
- Reservoir (with PW SID)
- Tidal Flats
- Beach/Dune



Disclaimer: This map is for planning purposes only. The data is not suitable for boundary determination or advisory information. The user of this map is not relieved of its own field or map accuracy. The user is responsible for the accuracy of the data.

Created by Paul W. Foley, GISP
Date: 11/04/2014
11/04/2014 11:04:00 AM
Data source:
Coordinate System: NAD83, Massachusetts State Plane, NAD83, Massachusetts State Plane



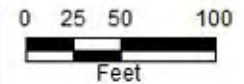
56 School Street, Oak Bluffs Town Hall (Map 11 Lot 292, 2.02 acres).

DRI 678
Oak Bluffs
Town Hall

Basemap



- Marsh/Bog
- Wooded marsh
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Created by Paul H. Foley, GISP
Date: 11/05/2014
Map: 11/05/2014
Data source: GIS
Coordinate System: Massachusetts State Plane, NAD83, Meter

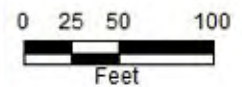
Town Hall and Temporary Town Hall location across the street on Graham & Gabriel Avenues (Map 8 Lot 249 - 1.2 acres).

**DRI 678
Oak Bluffs
Town Hall**

Basemap



- Marsh/Bog
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Created by Paul H. Foley, GISP
Date: 10/20/2012
Map 8/2012/Map 8/2012
Data source:
Coordinate System: Massachusetts State Plane, NAD83, Meter



DAVIS AVE

SCHOOL ST

ELDEN AVE

BERYL WAY

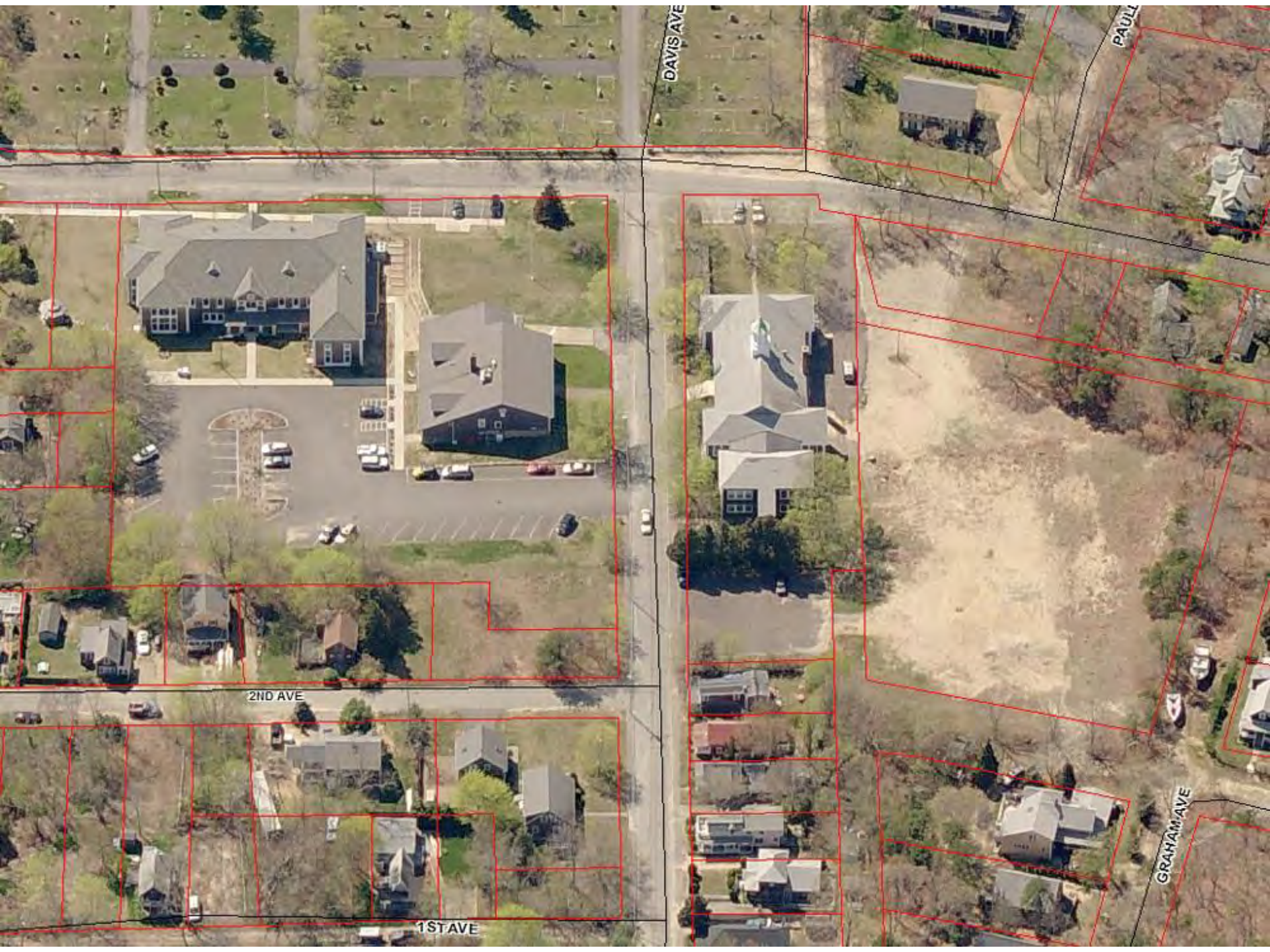
2ND AVE

1ST AVE

SCHOOL CIR

FRAZER CIR

POWELL AVE



DAVIS AVE

PAULI

2ND AVE

1ST AVE

GRAHAM AVE

DRI 678 – O.B. Town Hall Reconstruction

- **Applicant:** Town of Oak Bluffs Building Committee; Bill McGrath (Chairman); Keenan + Kenny Architects; John Lolley (Civil Engineer)
- **Project Location:** 56 School Street, Oak Bluffs Town Hall (Map 11 Lot 292, 2.02 acres). Temporary Town Hall will be across the street on Graham & Gabriel Avenues (Map 8 Lot 249 - 1.2 acres).
- **Proposal:** To demolish the existing Town Hall and construct a new 3-story 21,000 G. S.F. Town Hall (w/partial basement) on the same site. The proposal also includes a temporary town hall across the street with three double-wide trailers.

DRI 678 – O.B. Town Hall Reconstruction

- **Project History:**

- Until the year 2000 Oak Bluffs town Hall had been downtown in what is now the Police Station.
- The building was declared “sick” so the town’s office moved to old Oak Bluffs School which had been abandoned in 1998.
- This move was intended to be a temporary move.
- The original school building was built in 1925 but all that remains of that is the foundation. There was a fire in 1948 and at some point in the 1960’s the old school was demolished and rebuilt.
- The existing town hall is not historically significant and is not up to state building and fire safety codes and is not ADA compliant.
- Town Meeting approved funding for the project.

Project Summary:

- Existing building: 2 levels; footprint of 6,355 sf ; total of 12,790 gsf.
- The new town hall will have 3 stories with a footprint of 6,740 sf and 18,160 sf of finished space with partial basement of 2,800 sf.
 - Total of approximately 20,960 gsf.
- Proposal
 - The Main Level includes the Accounting, Assessor, Tax Offices, the Treasurer and a 60-seat capacity meeting room
 - The Lower Level will have the Building and Planning, Board of Health, Conservation Commission, the Town Clerk, a shared Meeting Room and storage.
 - An Upper Level has the offices for the Town Administrator, Assistant Town Administrator, Board of Selectmen Office, and a Planning Board Office plus a large Conference Room and approximately 650 SF of future space.
 - An elevator will provide access to all levels of the new building.

Project Summary Continued:

- New footprint will be longer and narrower, set back a bit from School St but closer to Pacific Ave.
- Entrances will be on the Pacific Avenue side; the School Street side and two in the back.
- There will be a new off-street parking and drop off area with an entrance on Pacific Avenue with five (5) parking spaces that would exit onto School Street. Currently there are five (5) perpendicular parking spots that back into Pacific Avenue.
- The proposal includes eleven (11) diagonal parking spaces on School Street which would be accessed from the west. School Street is also proposed to be widened by 5 feet with the proposal. Currently there are three (3) parallel spots on the street on School Street.
- The town hall site has a major grade change from 41' at the NW corner to 31' at the SE corner of the new building. The low point of the property is 27' at SE corner of the library parking.

Temp Town Trailers Summary

- The temporary town hall would be on a property that the town owns across the street behind the Catholic Annex building and partially on a paper street (Gabriel Street).
- Parking for the temporary town hall would be on an existing paved parking area on School Street behind the Catholic Annex owned by the Church.
- Town Clerk will use the vault at the Police Station for records storage during construction.
- The goal is to be able to move into the new town hall within two years.
- Trailers will be rented for two years.

ADMINISTRATIVE SUMMARY

- **DRI Referral:** Oak Bluffs Planning Board
- **DRI Trigger:** 6.2 (Public Place of Assembly)
- **LUPC:** August 28, 2017.
- **Site visits:** September 28, 2017 at 5:00 pm
- **Public Hearing:** September 28, 2017 at 6:00 pm at Town Hall.

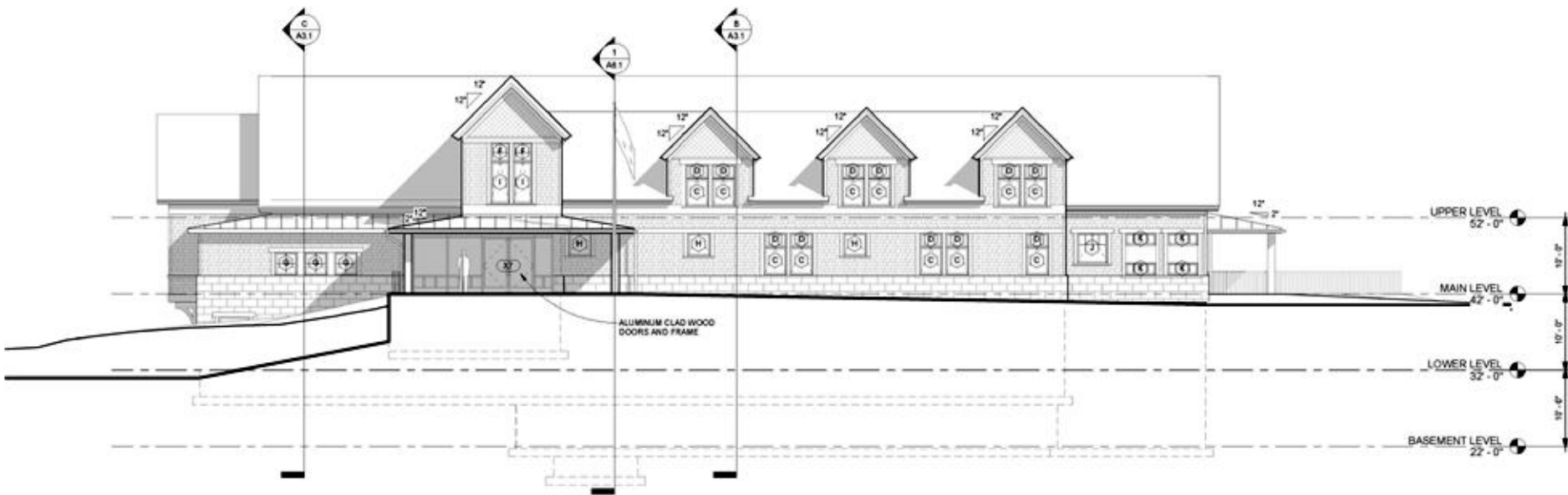
Planning Concerns

- **Drainage:** The plan adds a significant amount of impervious surfaces to the small site on a street with flooding issues.
- **Parking:** The plan includes eleven (11) diagonal parking spaces on School Street which require backing into the travel lane near to traffic exiting the new parking lot. Cars exiting this lot going to Pacific Avenue do not have much room.
- **Pedestrian/Bicycle Access:** Pedestrian access is geared to the building not to the street.
- **Construction schedule:** Where will all building materials and equipment be stored? How will noise, dust, and traffic be mitigated during construction process in order to minimize possible impacts to the surrounding town library and residents?
- **Temporary Town Hall Trailers:** Detailed plans for the trailers have not been reviewed. There could be some drainage issues where the trailers are proposed to be sited.

Affordable Housing & Economic Development

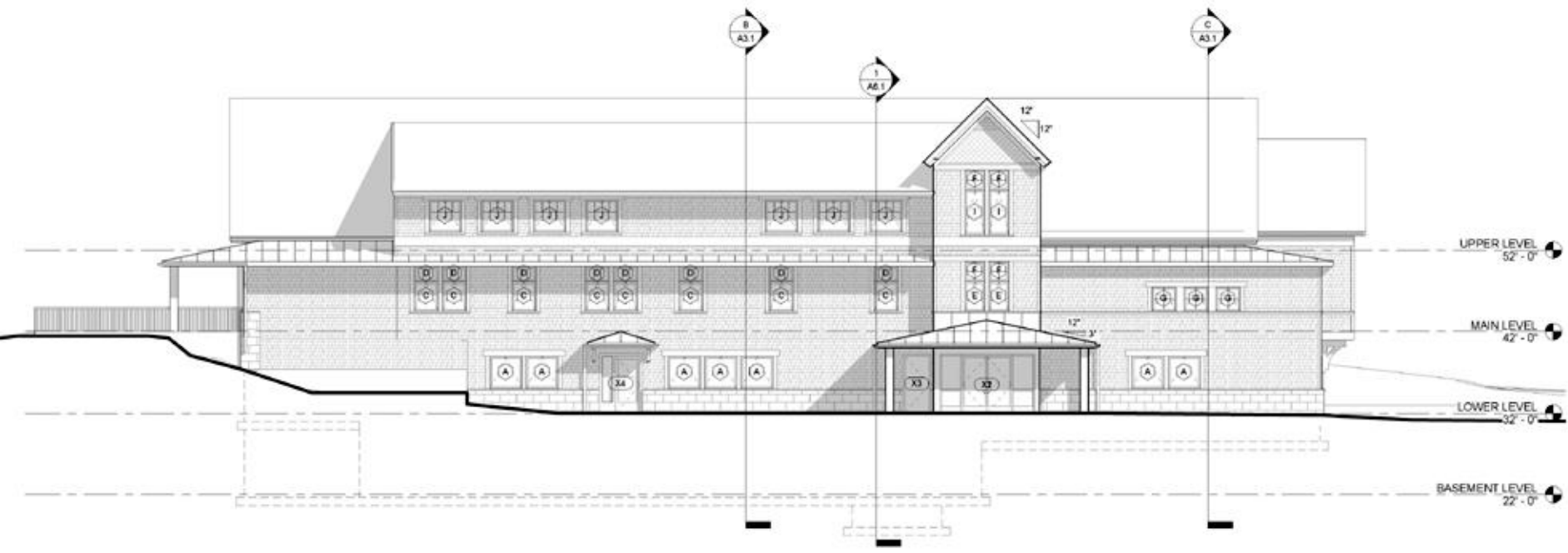
- MVC does not apply the Affordable Housing Policy to municipal projects.
- The New Town Hall Project is estimated to cost \$9,880,753.
- The funding was approved at Town Meeting and by ballot in April.
- There are approximately 20 employees, not including volunteers, at the current Town Hall.
- The hours of operation are Monday – Friday 8:30 am – 4:00 pm. It is not anticipated that the hours of operation will change.
- The potential impacts to municipal services are as follows:
 - Impacts to Police and Fire Services are likely to be minimal since the proposed project is located within the Town Hall/Library Campus area and is replacing an existing building.
 - The impact on Fire Services should be positive because all new municipal construction will have fire safety and code compliance.

Proposed North Elevation – School St.



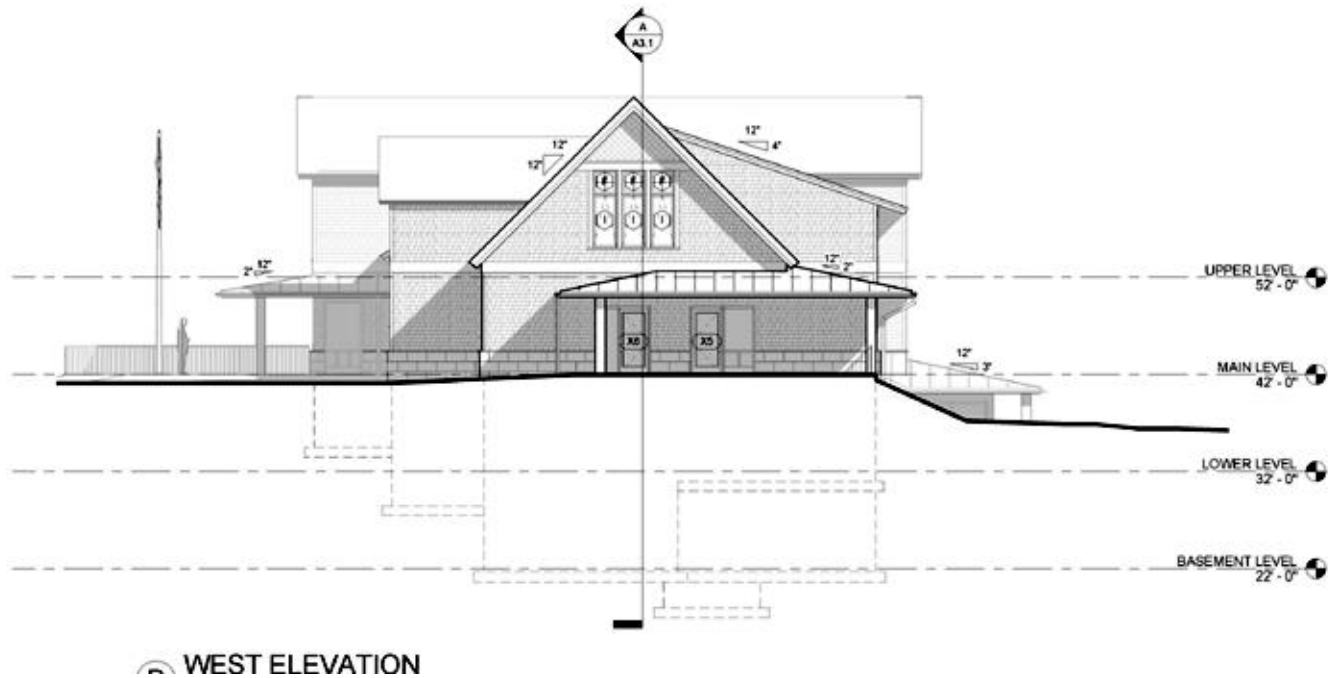
B NORTH ELEVATION
1/8" = 1'-0"

Proposed South Elevation – From Library

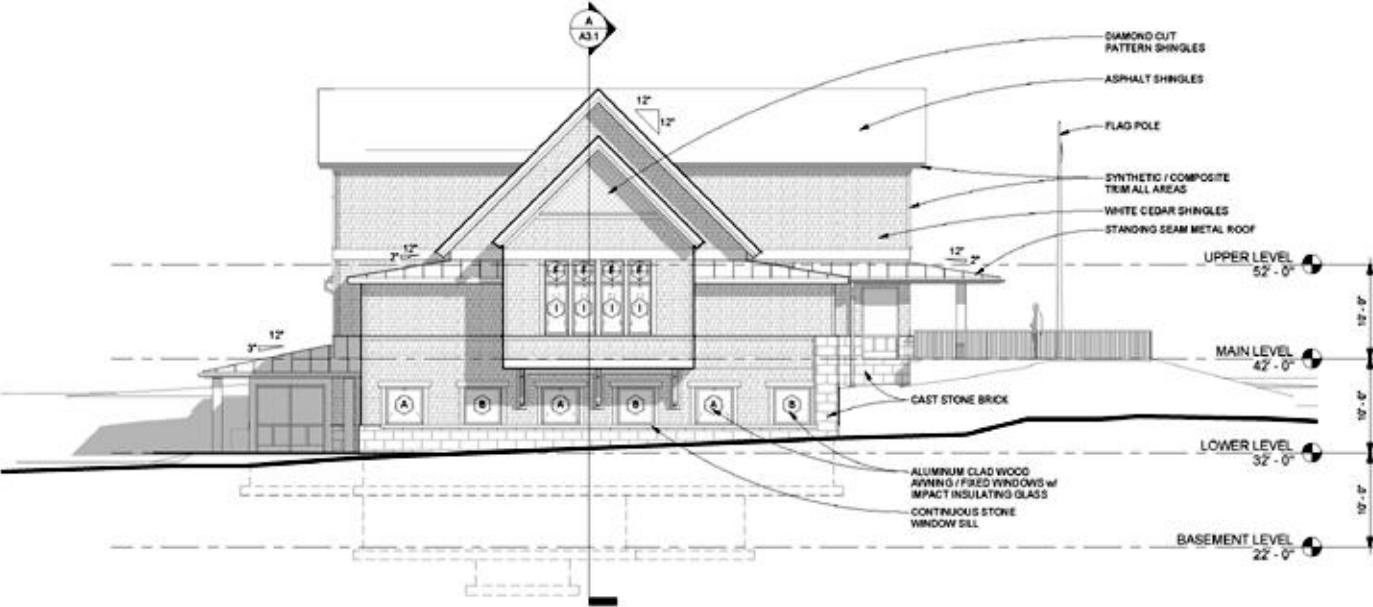


A SOUTH ELEVATION
1/8" = 1'-0"

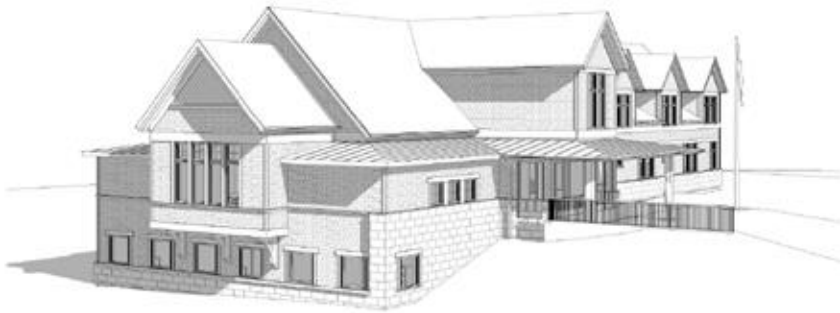
Proposed West Elevation – From Pacific Ave.



Proposed East Elevation



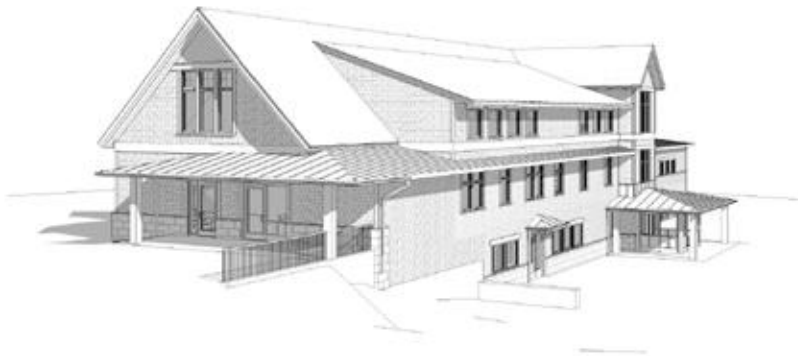
A EAST ELEVATION
 1/8" = 1'-0"



(A) 3D View 1



(B) 3D View 2

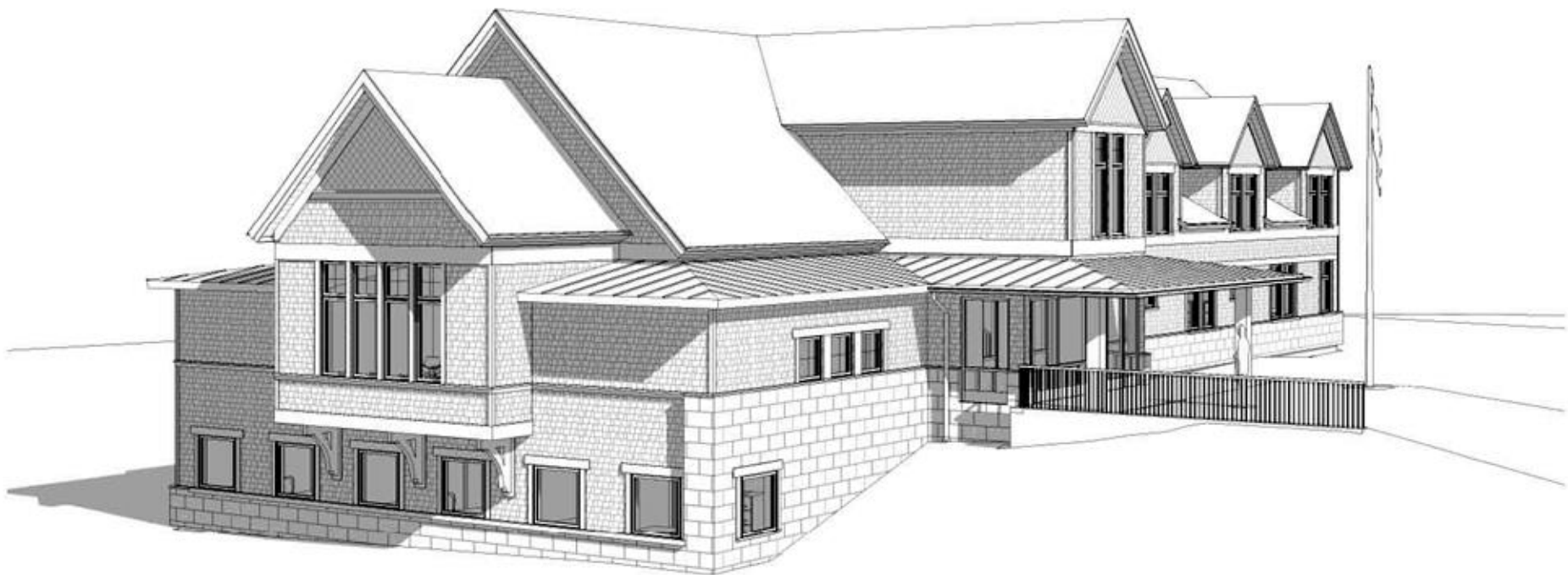


(C) 3D View 3



(D) 3D View 4

DATE: MARCH 1, 2019
REVISIONS
 KEENAN + KENNY ARCHITECTS, LTD. <small>Architects • Interior Designers • Engineers</small> <small>1000 W. 10th Street, Suite 1000</small> <small>Wichita, KS 67203</small>
TOWN OF OAK BLUFFS PROPOSED NEW TOWN HALL <small>96 SCHOOL STREET, OAK BLUFFS, MA</small>
<small>DATE PLOTTED:</small> <small>3D VIEWS</small>
<small>PROJECT NO.:</small> <small>08711</small>
<small>SCALE:</small>
A0.1



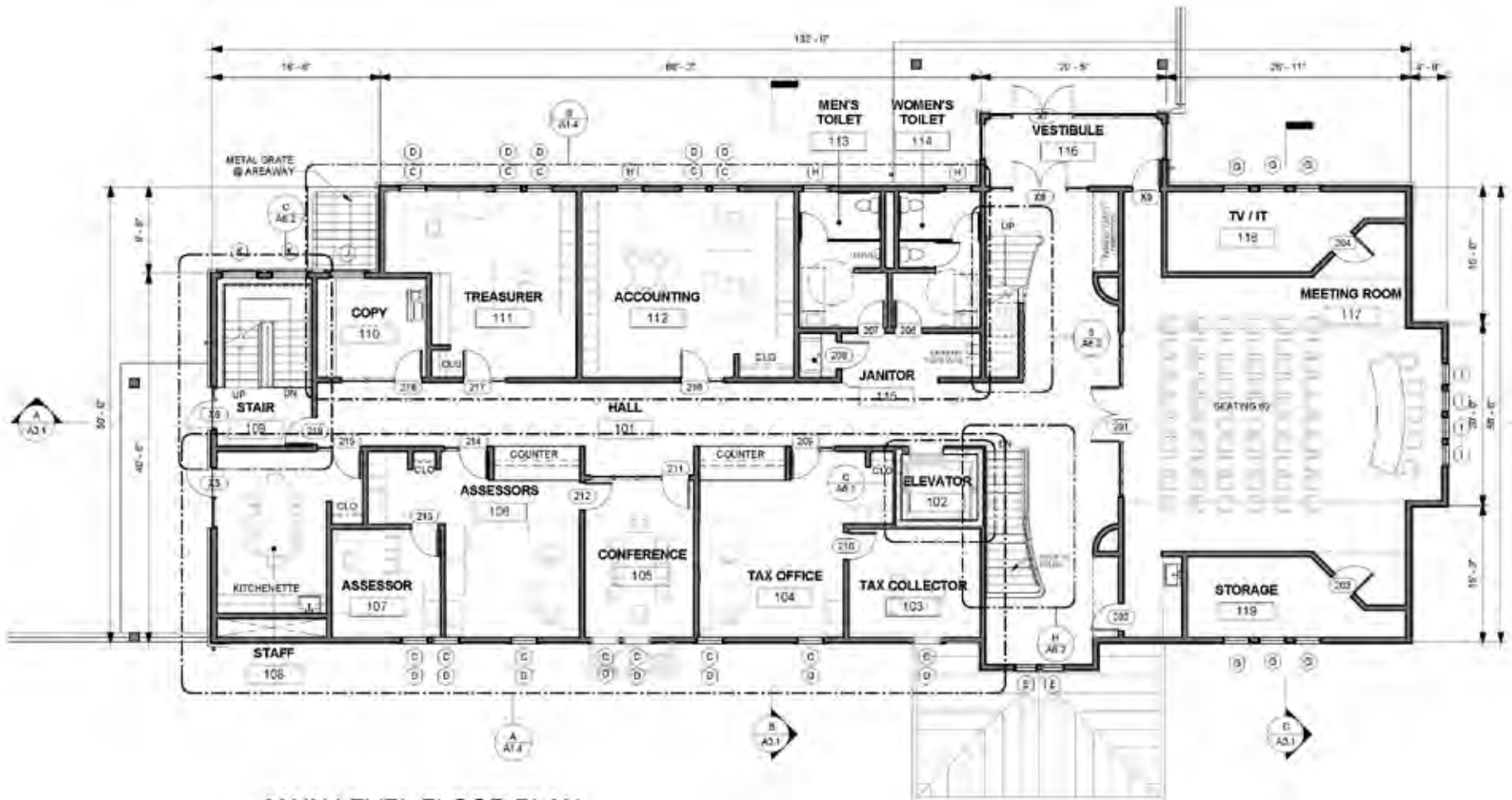
A 3D View 1



© 3D View 3

Main Level - Pacific Ave. to Left

Accounting, Assessor, Tax Office, Tax Collector, and the Treasurer with 60 seat Meeting Room (on right).



A MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

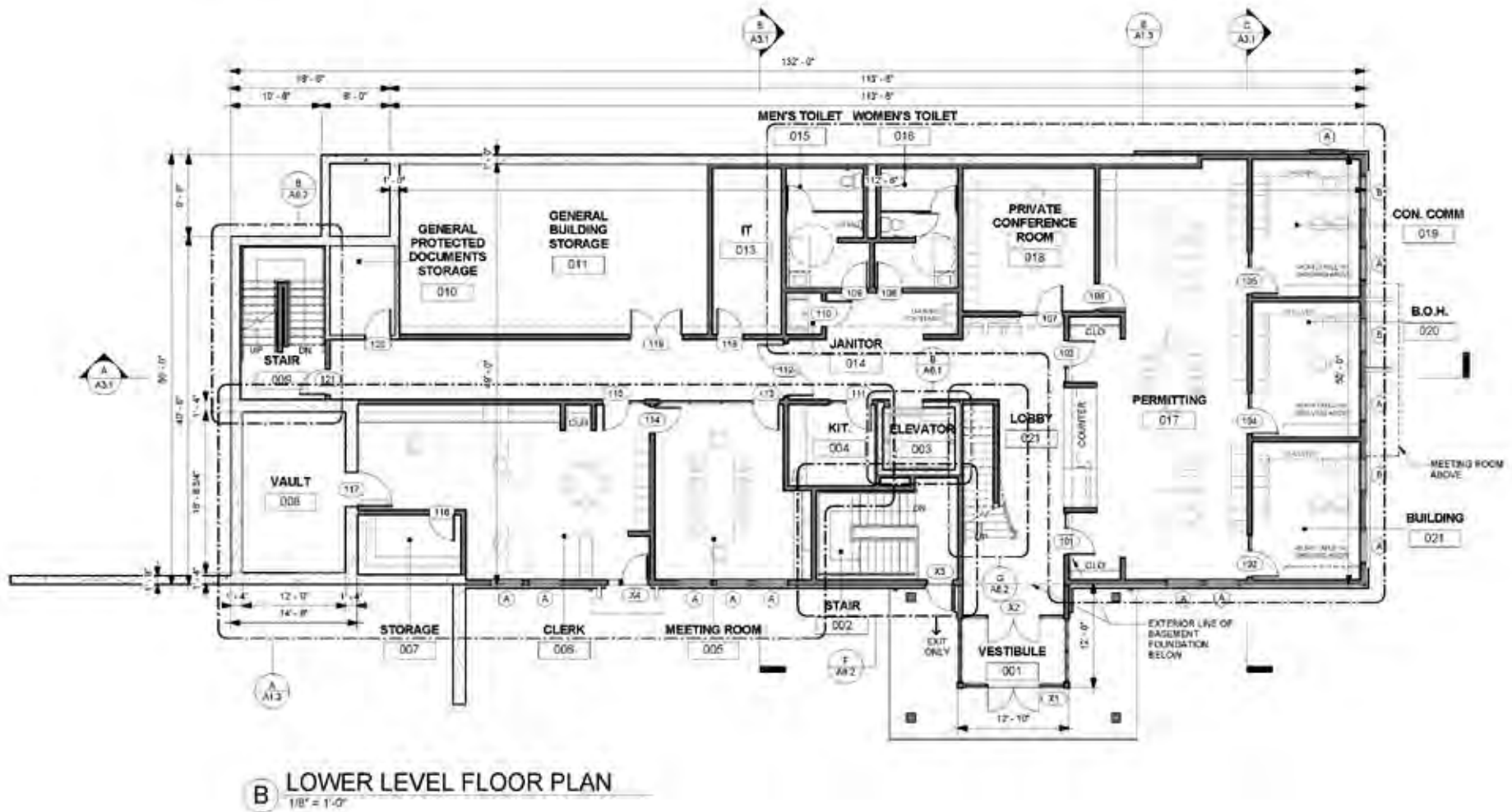
Upper Level (3rd floor)

Town Administrator, Assistant Town Administrator, Board of Selectmen Office, Planning Board Office and a Conference Room



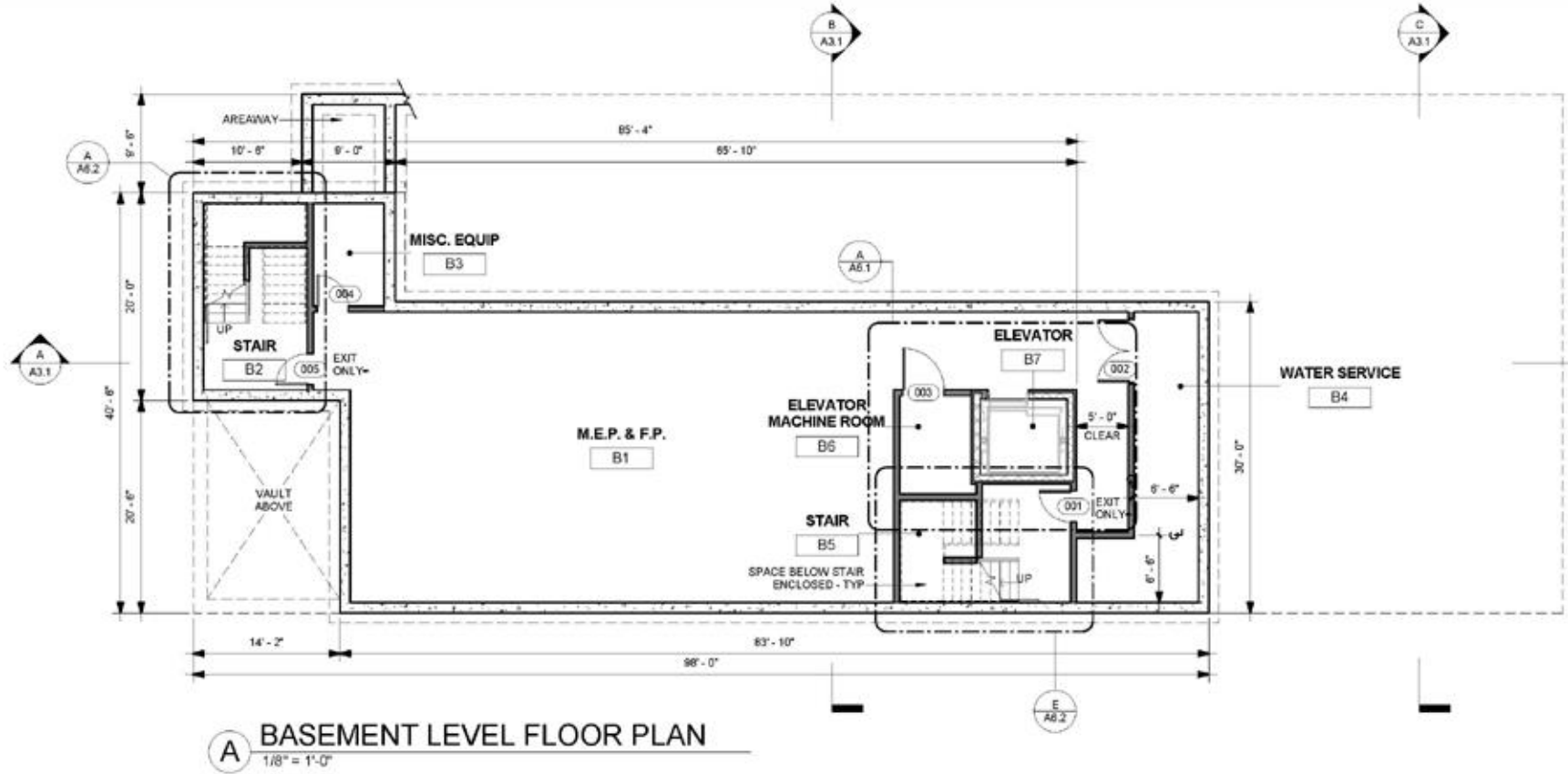
Lower Level – Accessed from Library Parking

Building Dept. , Board of Health, Conservation Commission, Town Clerk,
shared Meeting Room



Basement

Mechanicals and Storage





Red Maple, *Acer rubrum* 'Red Sunset'



Nyssa sylvatica, Black Tupelo



Summersweet, *Clethra alnifolia* 'Hummingbird'



Winterberry Holly, *Ilex verticillata* 'Red Sprite'



Red Oak, *Quercus rubra*



TL STUDIO

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 100 North Main Street
 02601, MA 02601
 Tel: 781 761 0201 www.tlstudio.com

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No. _____ Date _____

NEW TOWN HALL
 56 School Street
 Oak Bluffs, MA 02557

Scale: 1" = 10'-0"
 Date: 07/2017
 Drawn by: ALN
 Checked by: _____

Begin Tour of Site



School Street



Corner of School St. & Pacific Ave.



Area of Proposed Expansion

















794 JP7

4971M











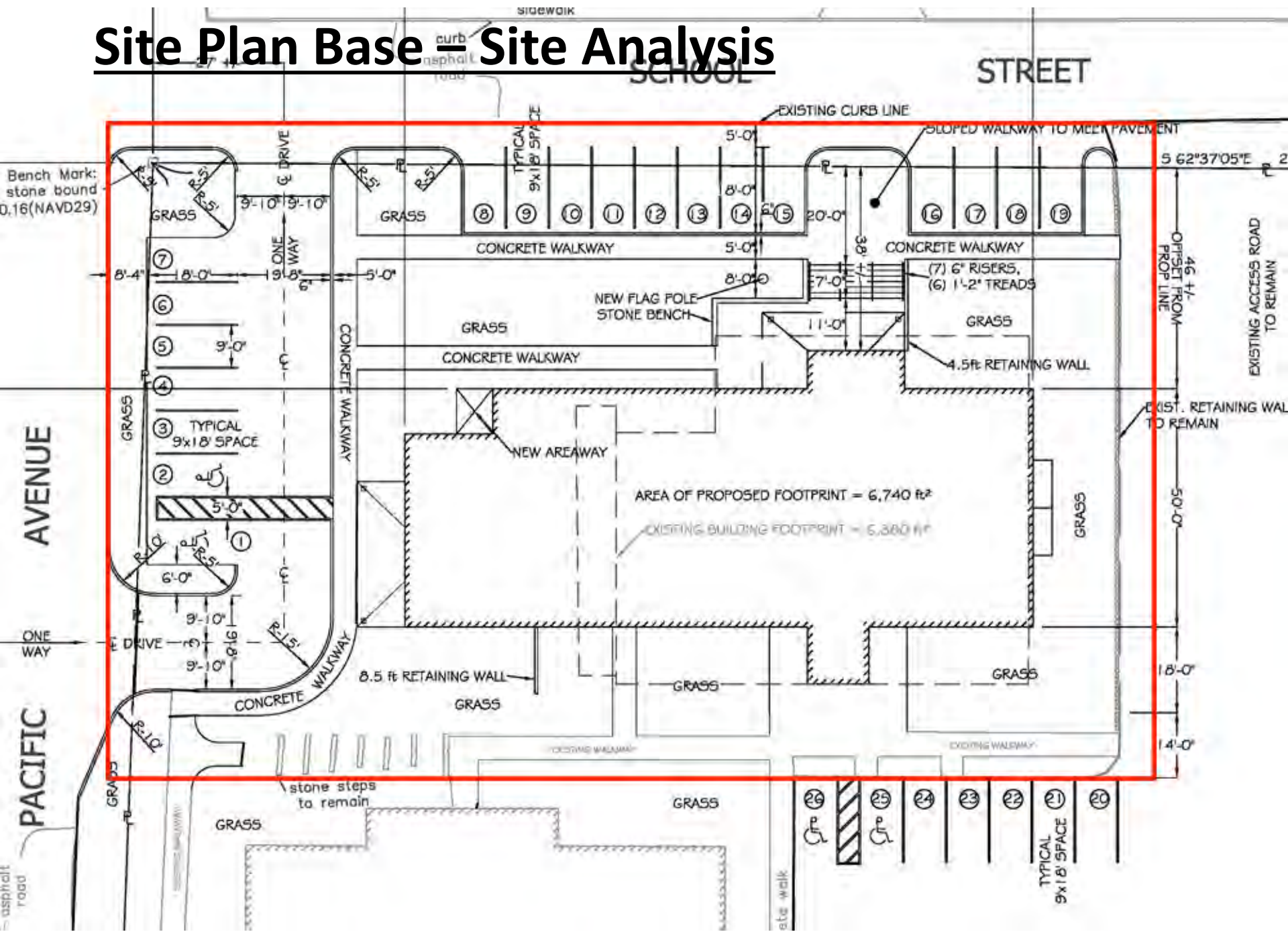




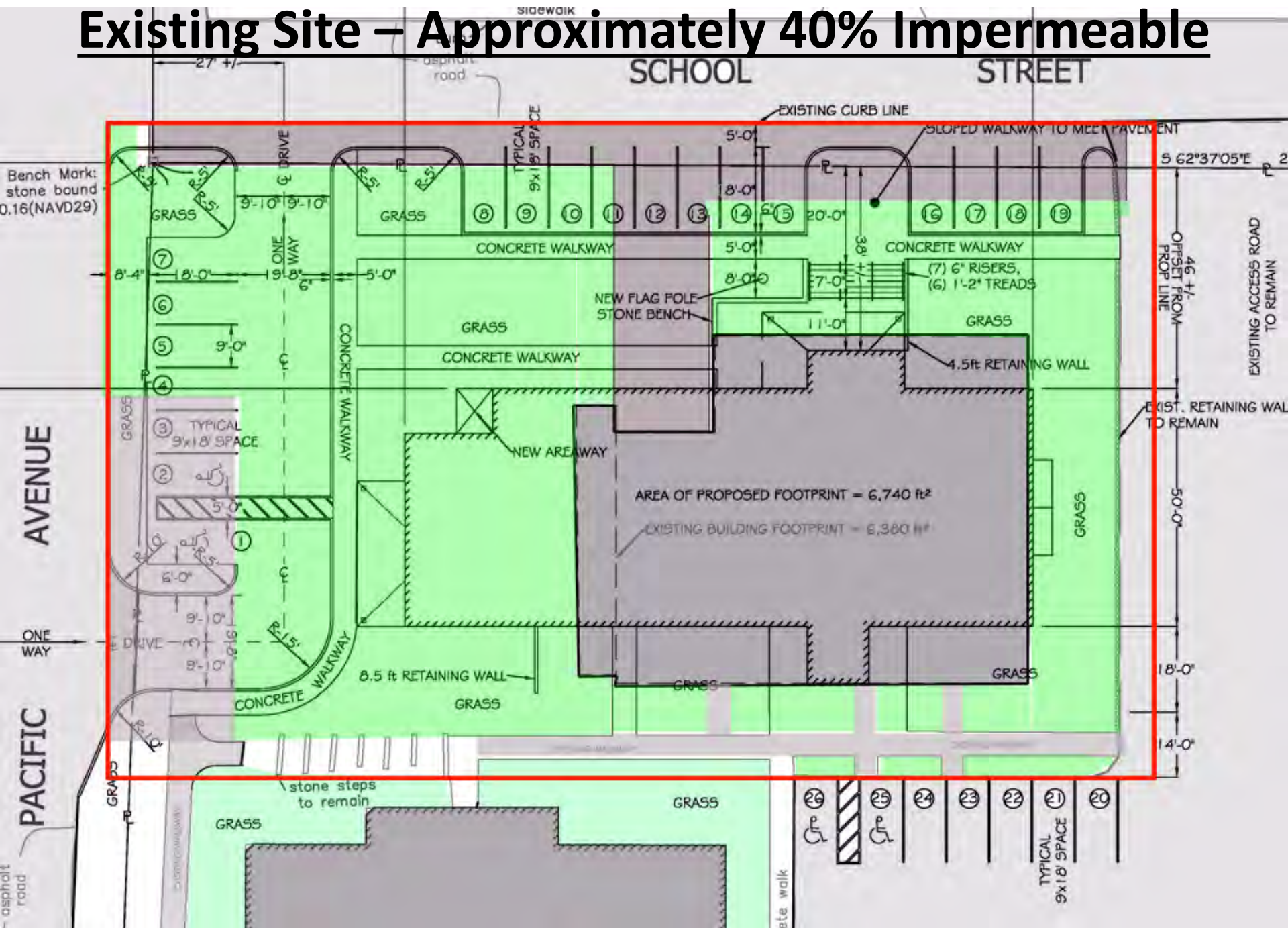




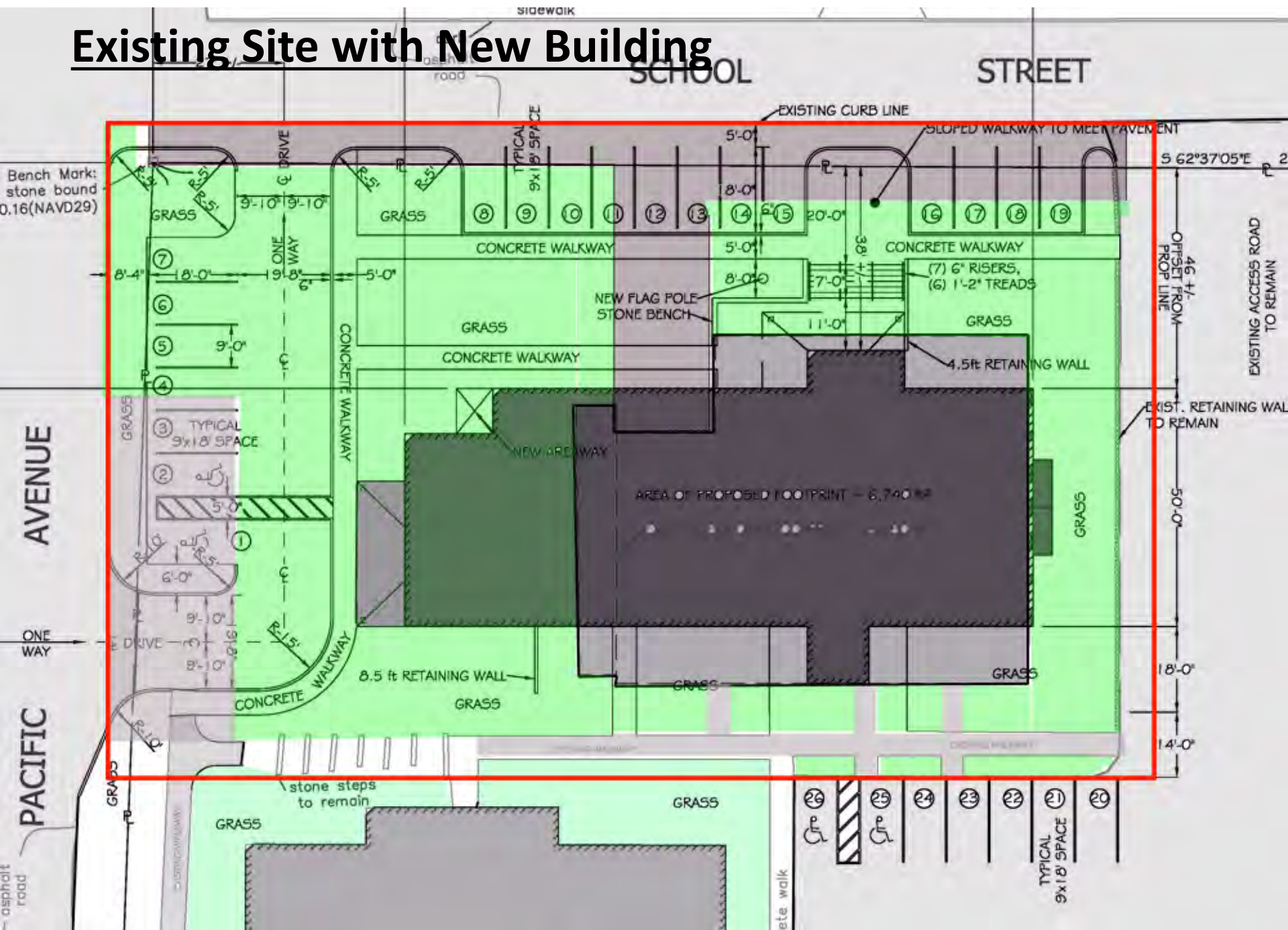
Site Plan Base = Site Analysis



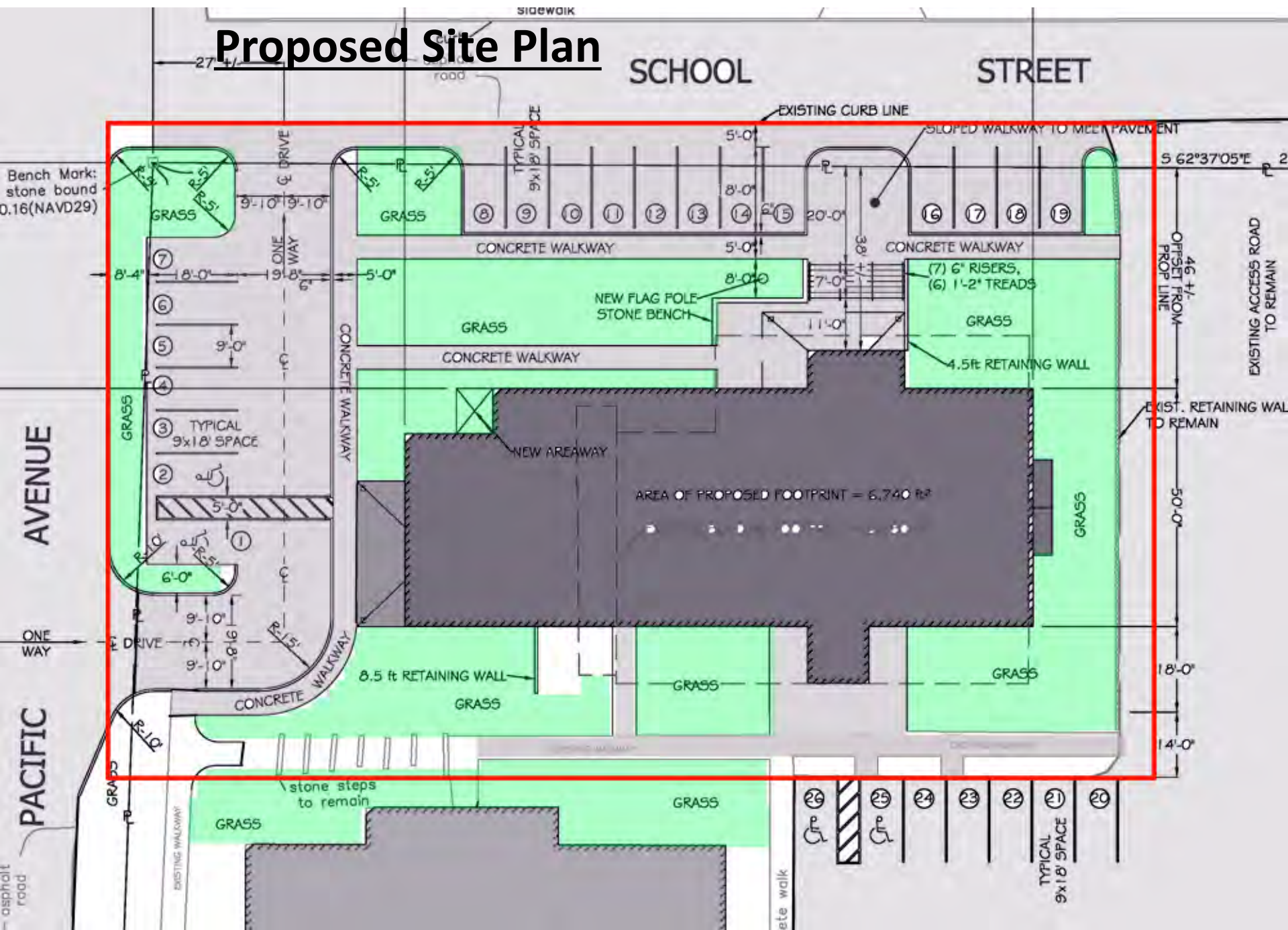
Existing Site – Approximately 40% Impermeable



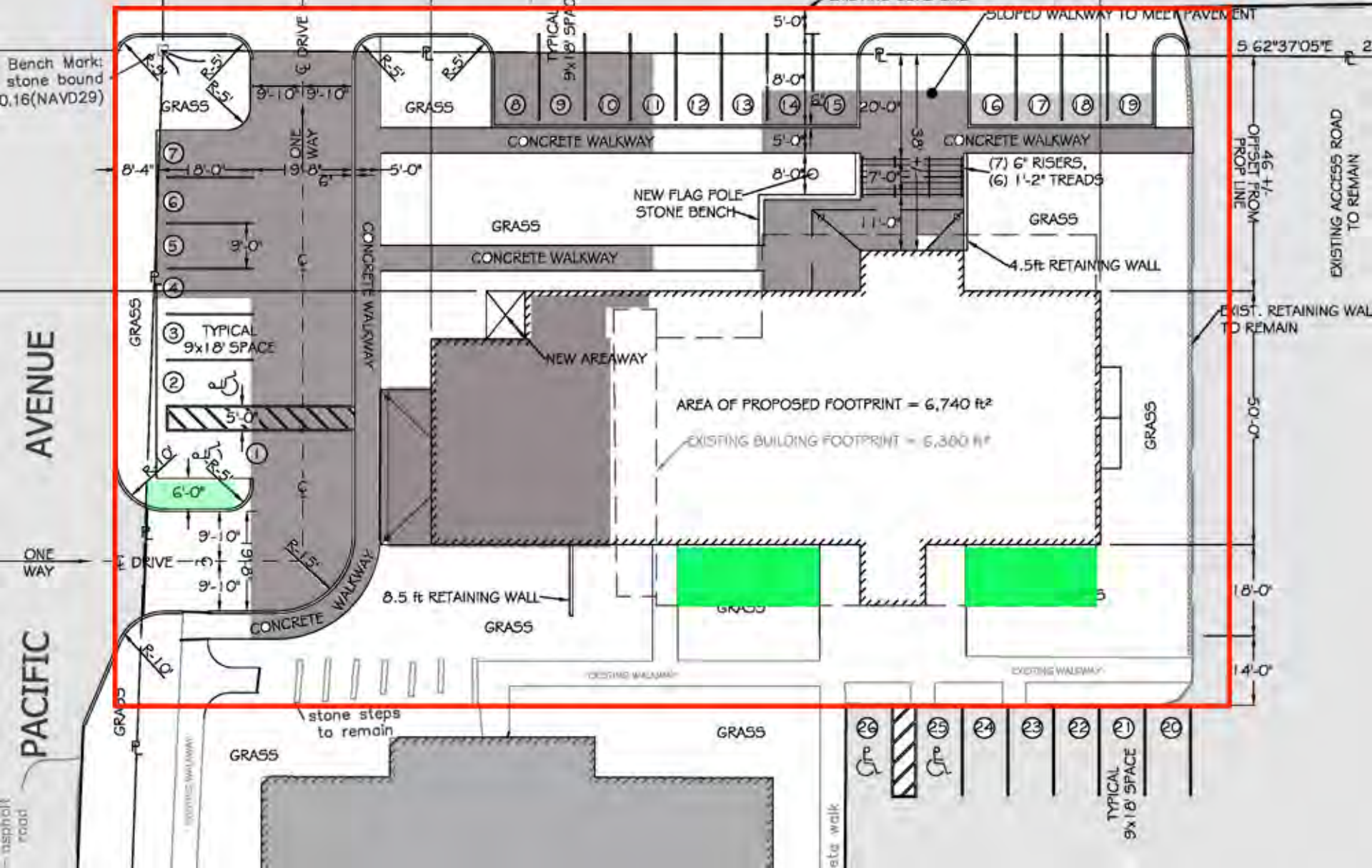
Existing Site with New Building

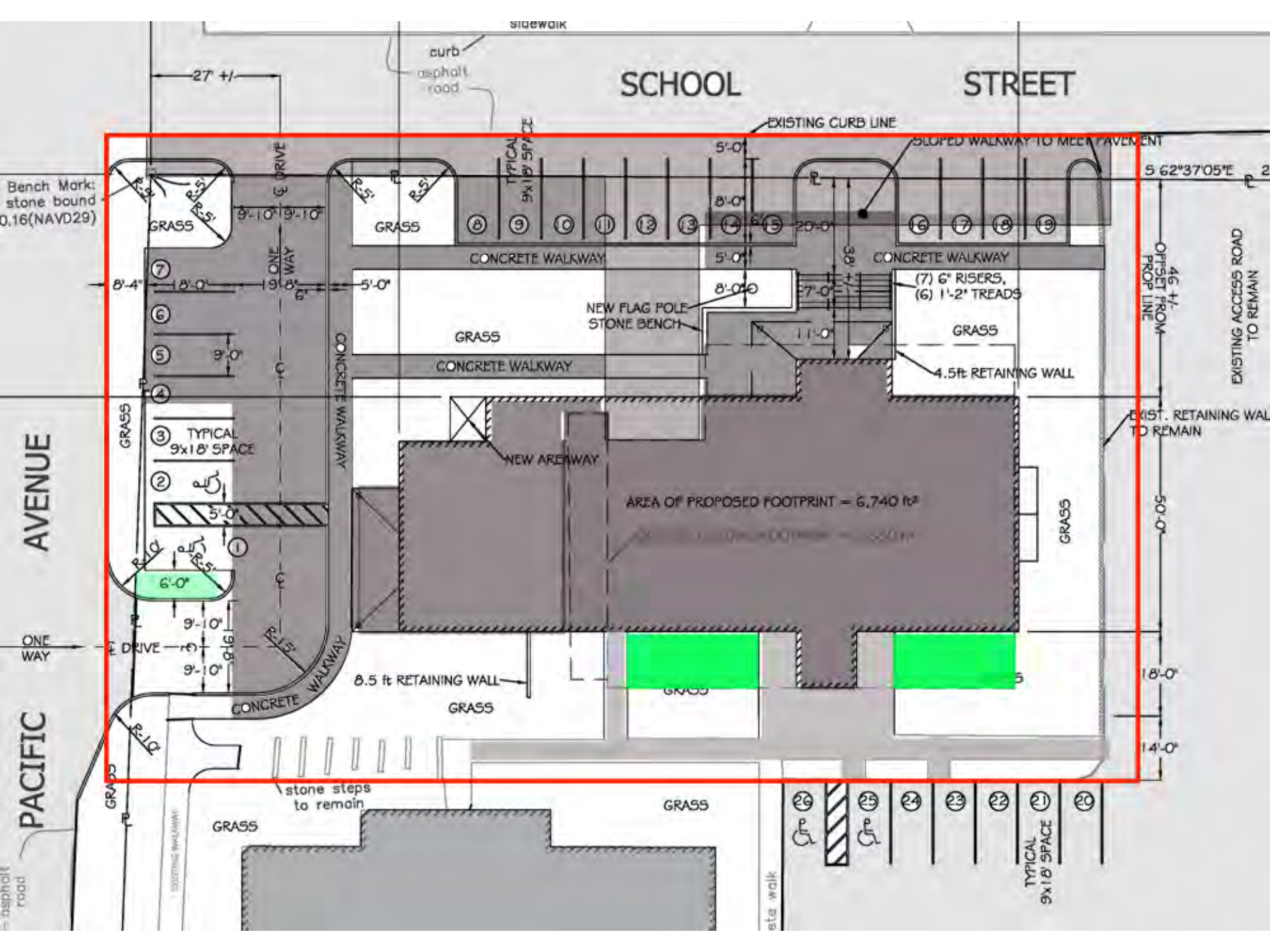


Proposed Site Plan



Change Permeable to Impervious Adding apx. 7,500 sf Impervious





SCHOOL STREET

AVENUE

PACIFIC

sidewalk

curb
asphalt
road

EXISTING CURB LINE

SLOPED WALKWAY TO MEET PAVEMENT

S 62°37'05"E

Bench Mark:
stone bound
0.16 (NAVD29)

GRASS

GRASS

GRASS

GRASS

46 +/-
OFFSET FROM
PROP LINE

EXISTING ACCESS ROAD
TO REMAIN

ONE
WAY

GRASS

TYPICAL
9x18' SPACE

CONCRETE WALKWAY

GRASS

CONCRETE WALKWAY

NEW FLAG POLE
STONE BENCH

GRASS

(7) 6" RISERS,
(6) 1'-2" TREADS

4.5ft RETAINING WALL

EXIST. RETAINING WALL
TO REMAIN

AREA OF PROPOSED FOOTPRINT = 6,740 ft²

NEW AREAWAY

GRASS

8.5 ft RETAINING WALL

GRASS

GRASS

18'-0"

14'-0"

GRASS

stone steps
to remain

GRASS

26
P

25
P

24

23

22

21
TYPICAL
9x18' SPACE

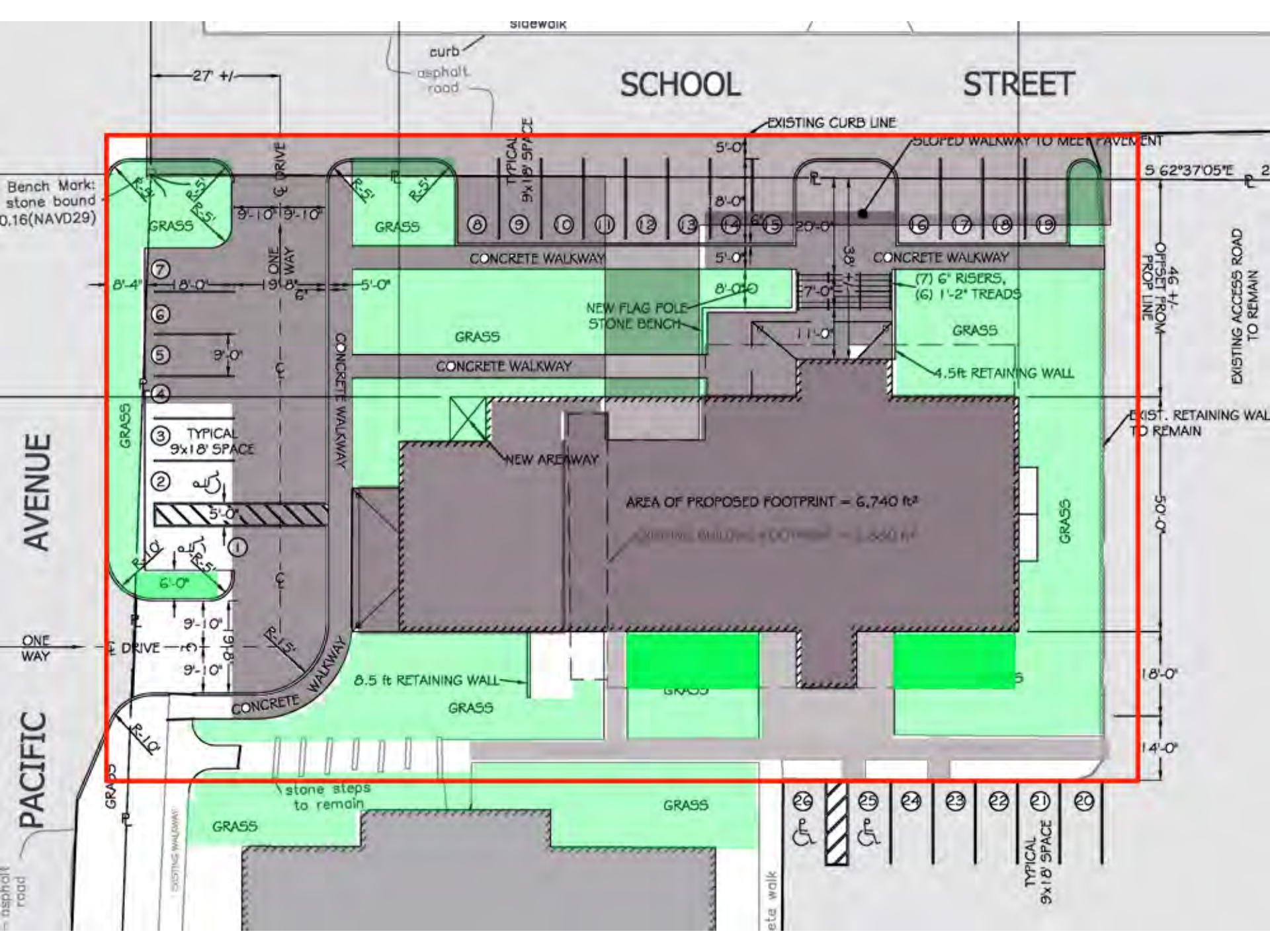
20

stone walk

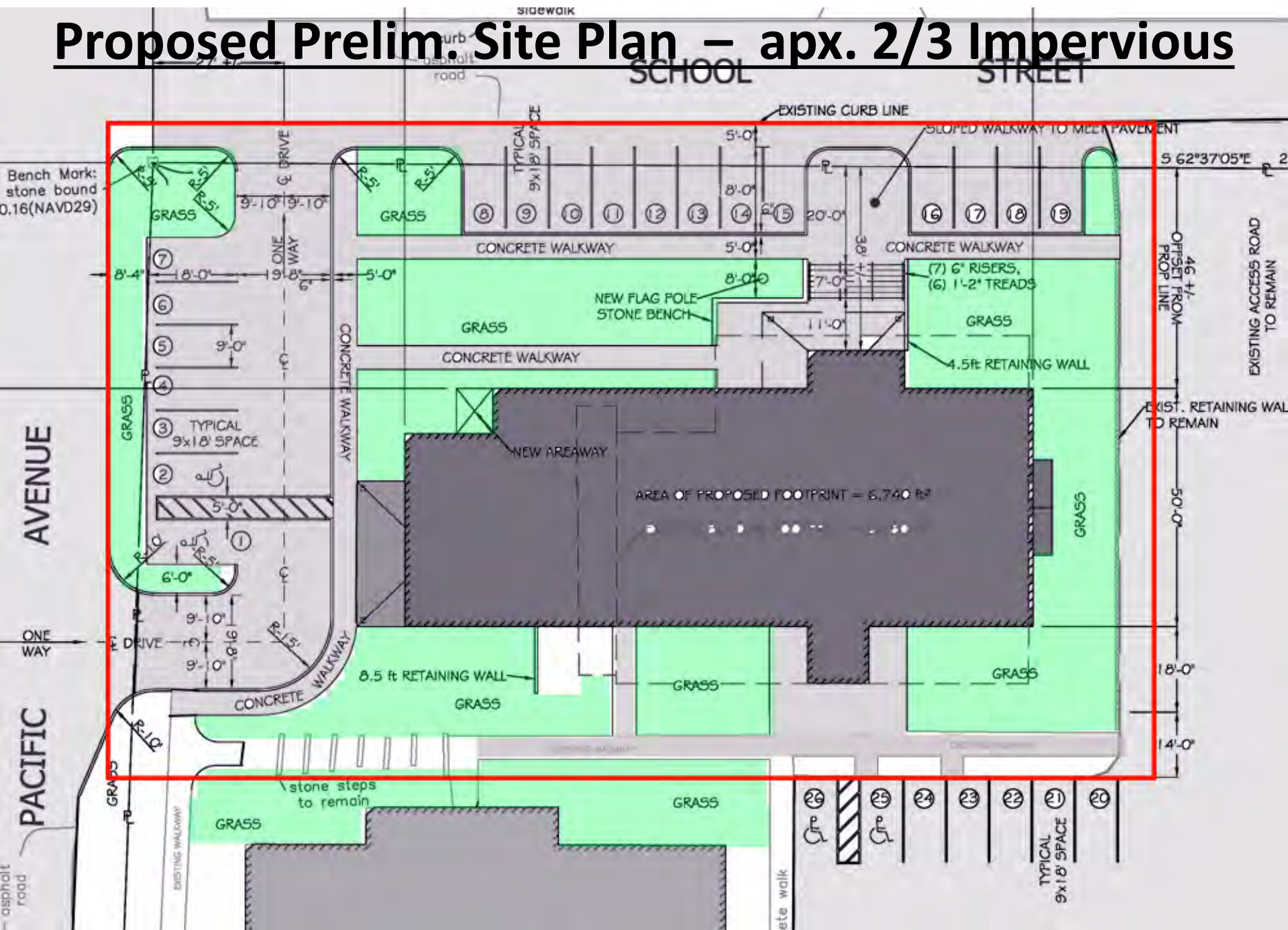
TYPICAL
9x18' SPACE

asphalt
road

EXISTING WALKWAY

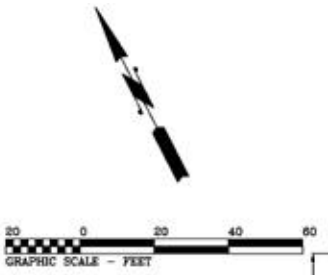


Proposed Prelim. Site Plan – apx. 2/3 Impervious



Town Hall & Library Site

Roman Catholic Bishop Of Fall River
(11-293)



SITE CRITERIA
LOT AREA = 73,921 sq ft = 1.7 ACRES
EXISTING BUILDING FOOTPRINT = 6,350 sq ft
PROPOSED BUILDING FOOTPRINT = 6,740 sq ft
EXISTING PARKING = 12 SPACES (5 HC SPACES)
NEW PARKING = 25 SPACES (4 HC SPACES)



UE

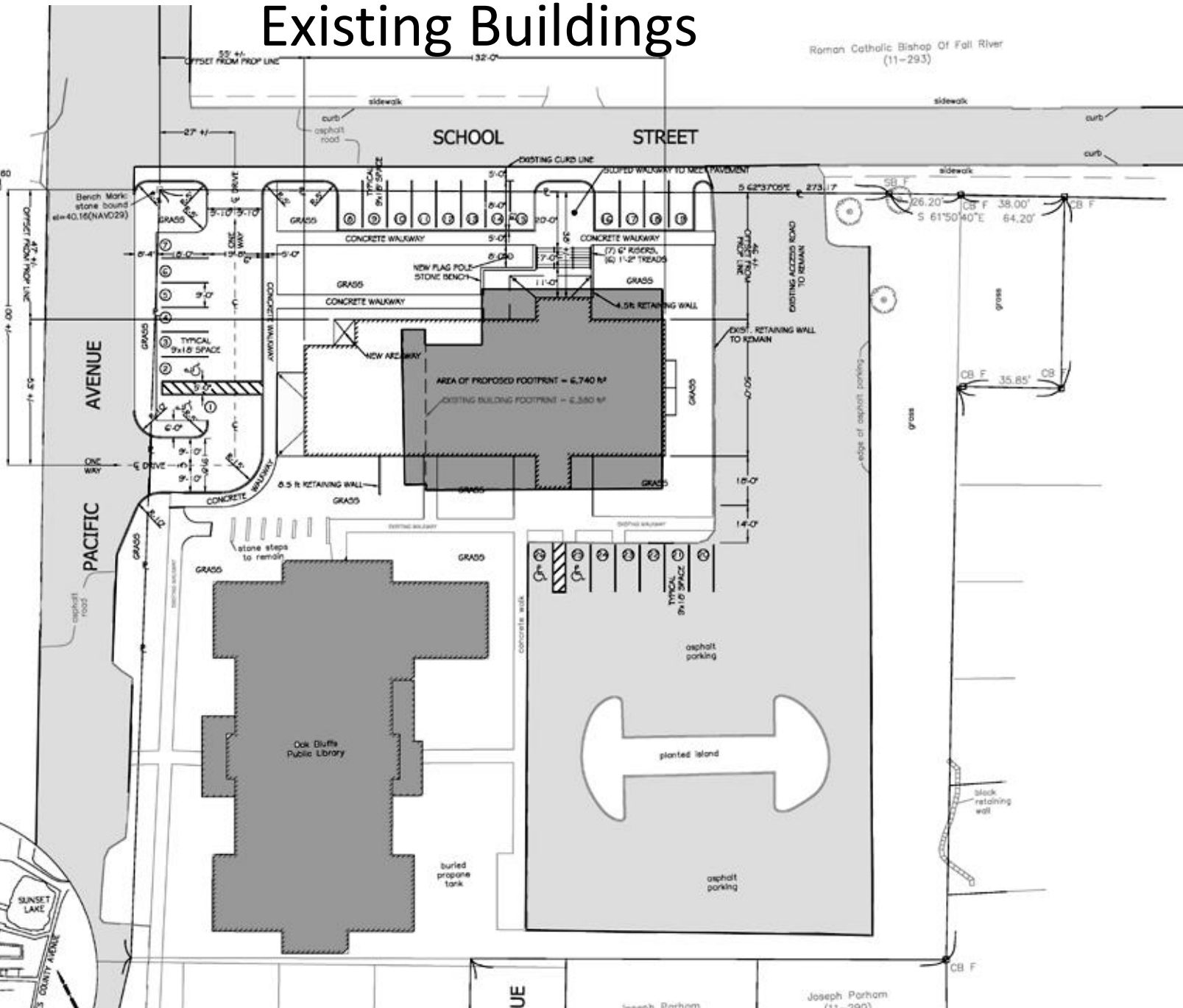
Joseph Parham

Joseph Parham
(11-293)

CB F

Existing Buildings

Roman Catholic Bishop Of Fall River
(11-293)



SITE CRITERIA

- LOT AREA = 73,921 sq ft = 1.7 ACRES
- EXISTING BUILDING FOOTPRINT = 6,360 sq ft
- PROPOSED BUILDING FOOTPRINT = 6,740 sq ft
- EXISTING PARKING = 12 SPACES (5 HC SPACES)
- NEW PARKING = 25 SPACES (4 HC SPACES)



UE

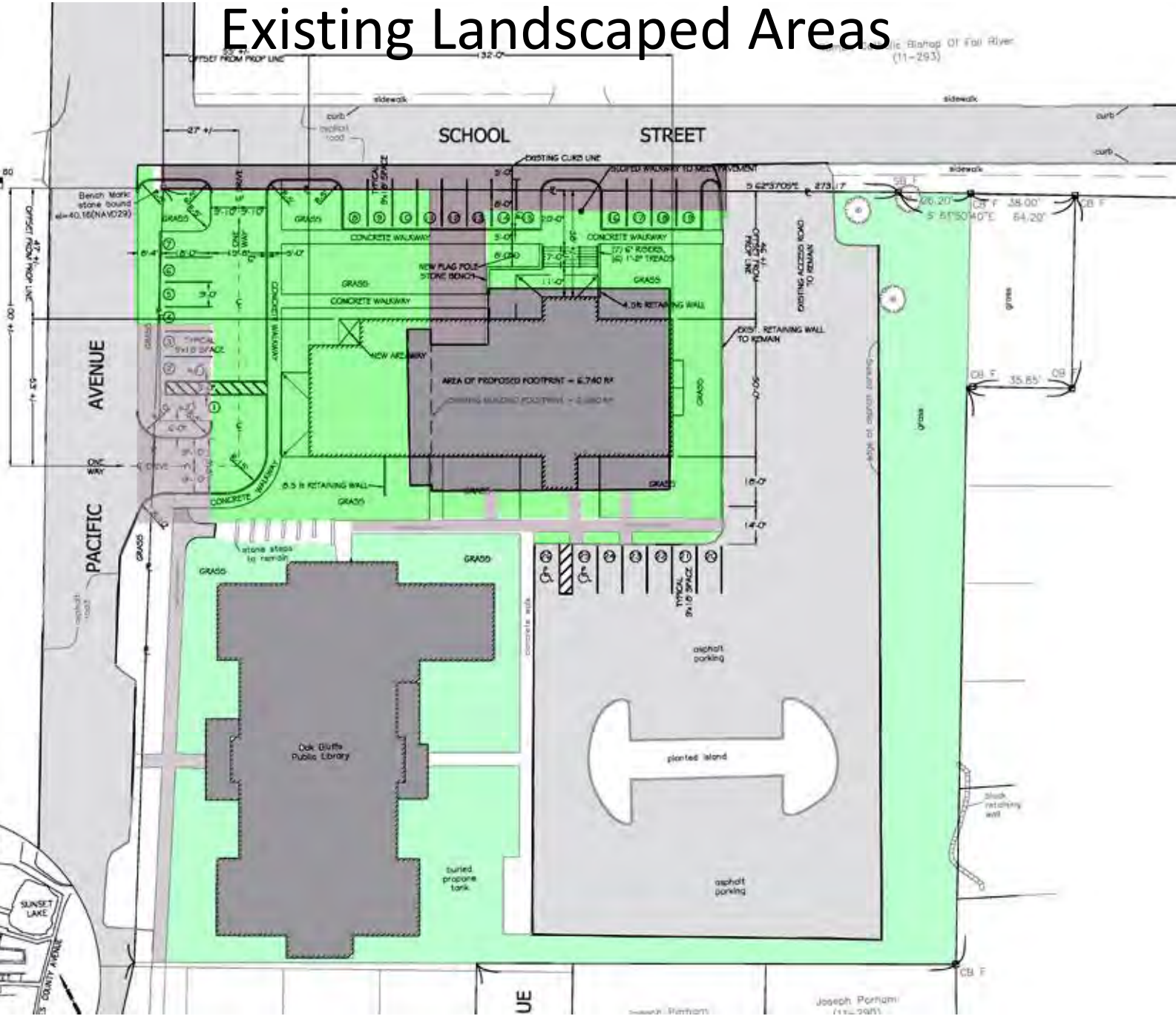
Susan Parham

Joseph Parham
(11-293)

CB F

Existing Landscaped Areas

City of Bishop of Fall River
(11-293)



SITE CRITERIA
 LOT AREA = 73,921 SF = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 6,360 SF
 PROPOSED BUILDING FOOTPRINT = 6,740 SF
 EXISTING PARKING = 12 SPACES (5 HC SPACES)
 NEW PARKING = 25 SPACES (4 HC SPACES)



UE

Joseph Porham
(11-293)

Existing Site with New Building

Public Bishop Of Fall River
(11-293)



SITE CRITERIA

- LOT AREA = 73,921 sq ft = 1.7 ACRES
- EXISTING BUILDING FOOTPRINT = 6,360 sq ft
- PROPOSED BUILDING FOOTPRINT = 6,740 sq ft
- EXISTING PARKING = 12 SPACES (5 HC SPACES)
- NEW PARKING = 25 SPACES (14 HC SPACES)

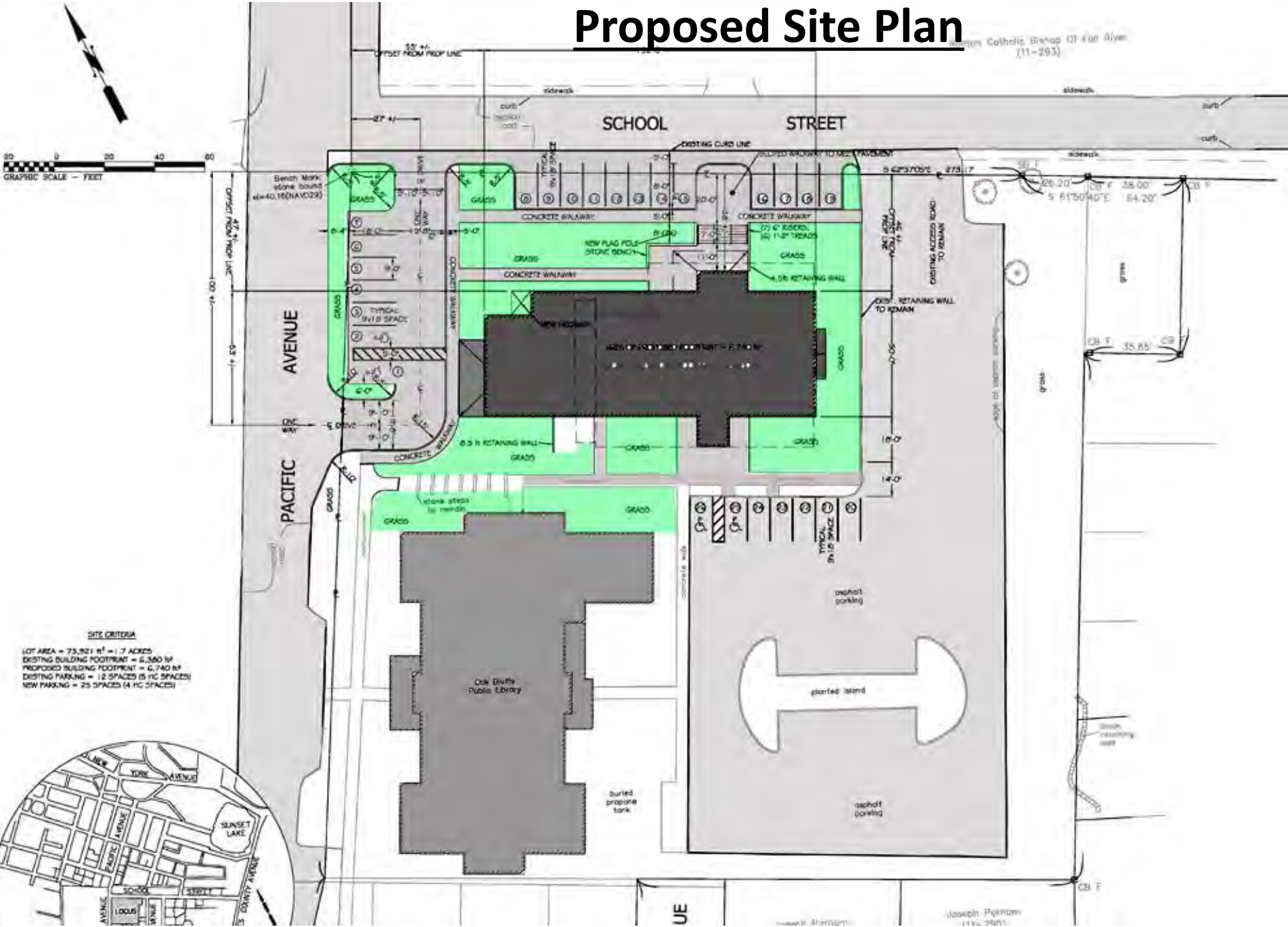


UE

Joseph Porham
(11-293)

Proposed Site Plan

St. Mary Catholic Bishop (11-293)



SITE CRITERIA

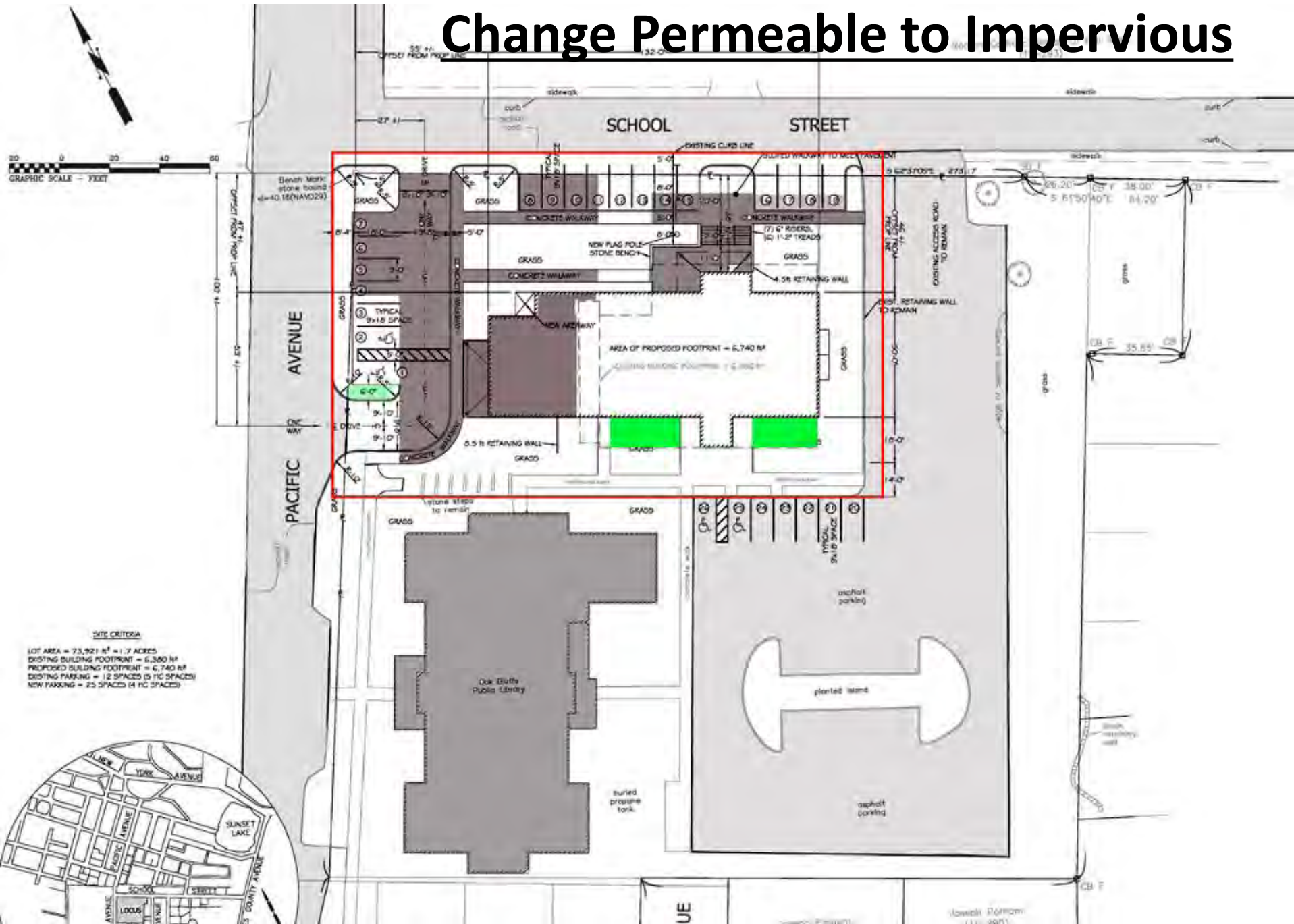
LOT AREA = 73,921 sq ft = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 4,360 sq ft
 PROPOSED BUILDING FOOTPRINT = 6,740 sq ft
 EXISTING PARKING = 12 SPACES (5 HC SPACES)
 NEW PARKING = 25 SPACES (4 HC SPACES)



UE

Joseph P. ...

Change Permeable to Impervious



SITE CRITERIA

LOT AREA = 73,921 sq ft = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 6,360 sq ft
 PROPOSED BUILDING FOOTPRINT = 6,740 sq ft
 EXISTING PARKING = 12 SPACES (5 HC SPACES)
 NEW PARKING = 25 SPACES (14 HC SPACES)



Roman Catholic Bishop Of Fall River
(11-293)

SCHOOL STREET

AVENUE

PACIFIC AVENUE



SITE CRITERIA
 LOT AREA = 73,921 sq ft = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 6,360 sq ft
 PROPOSED BUILDING FOOTPRINT = 6,740 sq ft
 EXISTING PARKING = 12 SPACES (5 HC SPACES)
 NEW PARKING = 25 SPACES (4 HC SPACES)



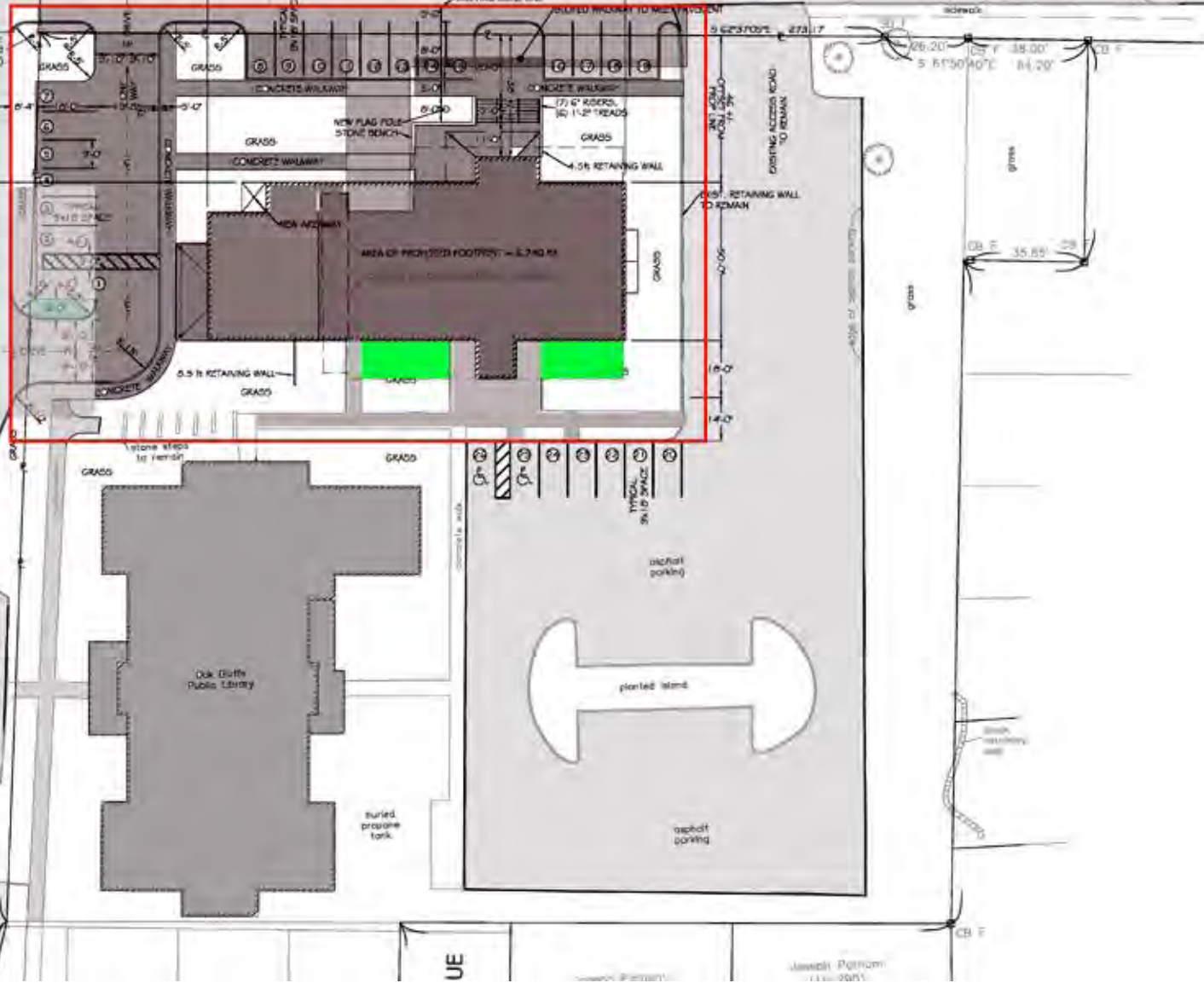
UE

Joseph Porham
(11-293)

Roman Catholic Church of Our Lady
(11-283)

SCHOOL STREET

PACIFIC AVENUE



SITE CRITERIA
 LOT AREA = 73,921 sq ft = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 6,360 sq ft
 PROPOSED BUILDING FOOTPRINT = 6,740 sq ft
 EXISTING PARKING = 12 SPACES (5 HC SPACES)
 NEW PARKING = 25 SPACES (4 HC SPACES)

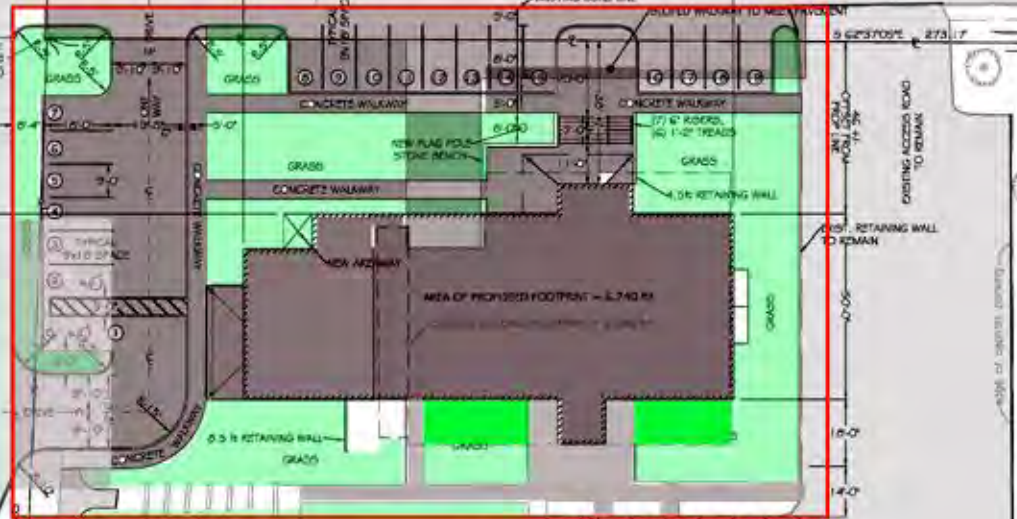


Ramon Catholic Bishop Of Fall River
(11-293)

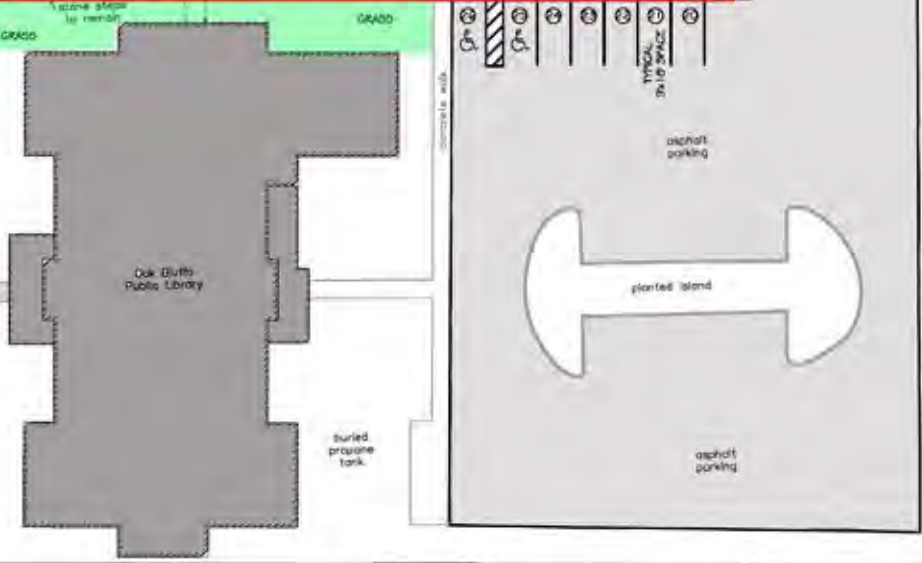
SCHOOL STREET

AVENUE

PACIFIC



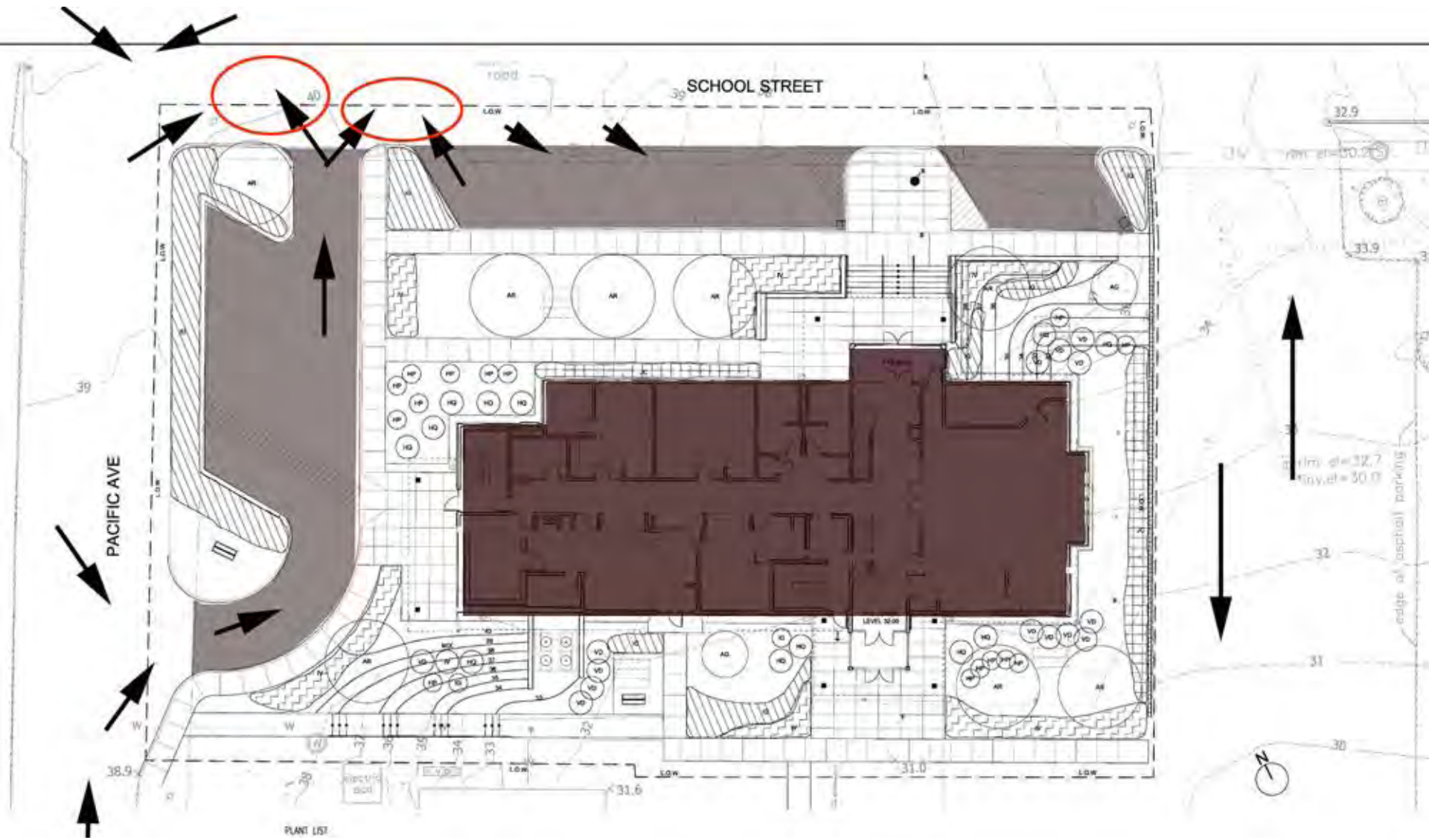
SITE CRITERIA
 LOT AREA = 73,921 SF = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 6,360 SF
 PROPOSED BUILDING FOOTPRINT = 6,740 SF
 EXISTING PARKING = 12 SPACES (5 HC SPACES)
 NEW PARKING = 25 SPACES (4 HC SPACES)



UE

Joseph Potham
(11-293)

Vehicular Traffic Pattern



STOP



WALTON STABLES
3000 LANTANA
WALTON, FLORIDA

I got the name
from the stables.







Landscape







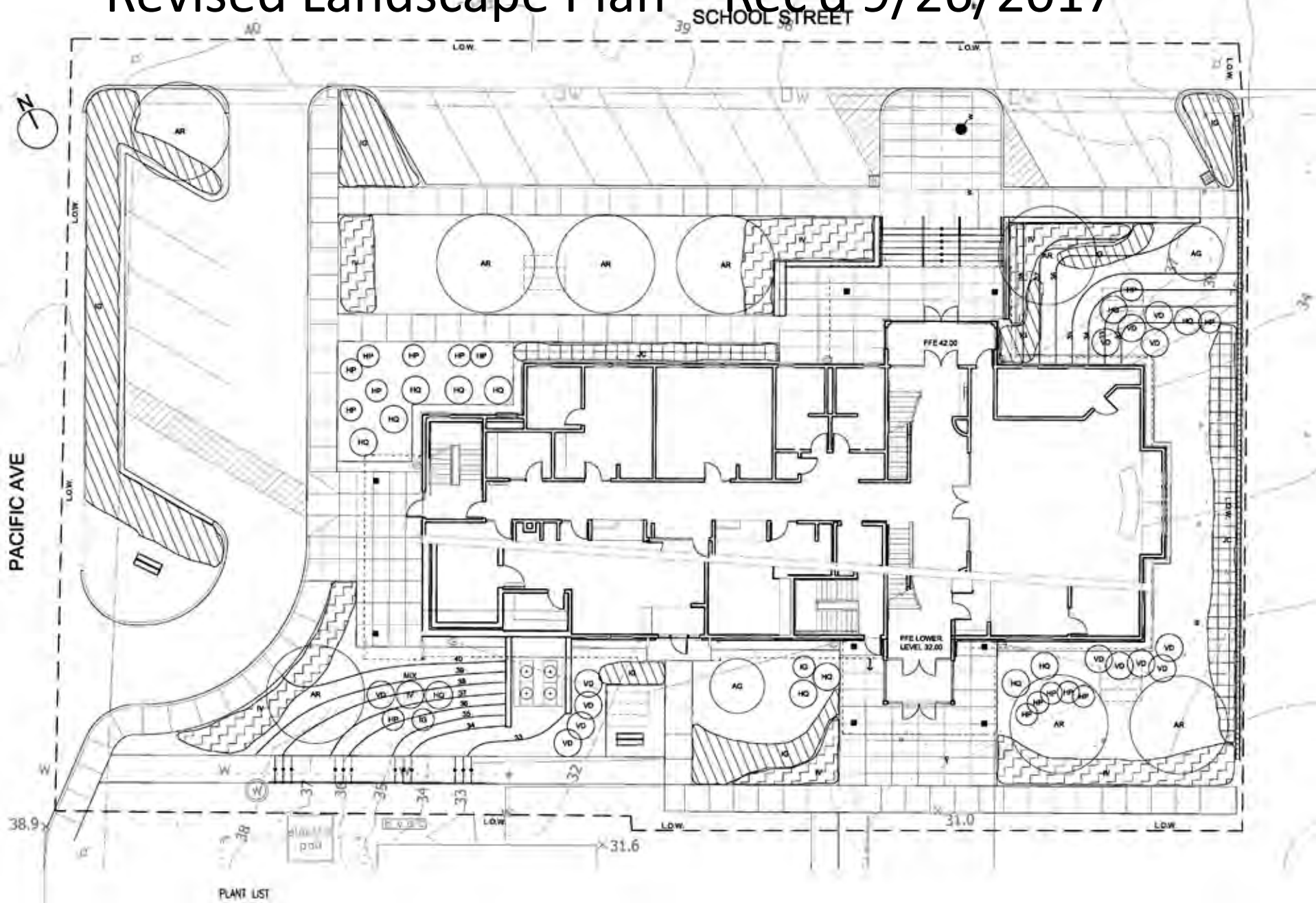
Landscaping

Vegetation: Landscape is currently mostly grass with a few street trees. Plan would replace a significant amount of permeable surface.

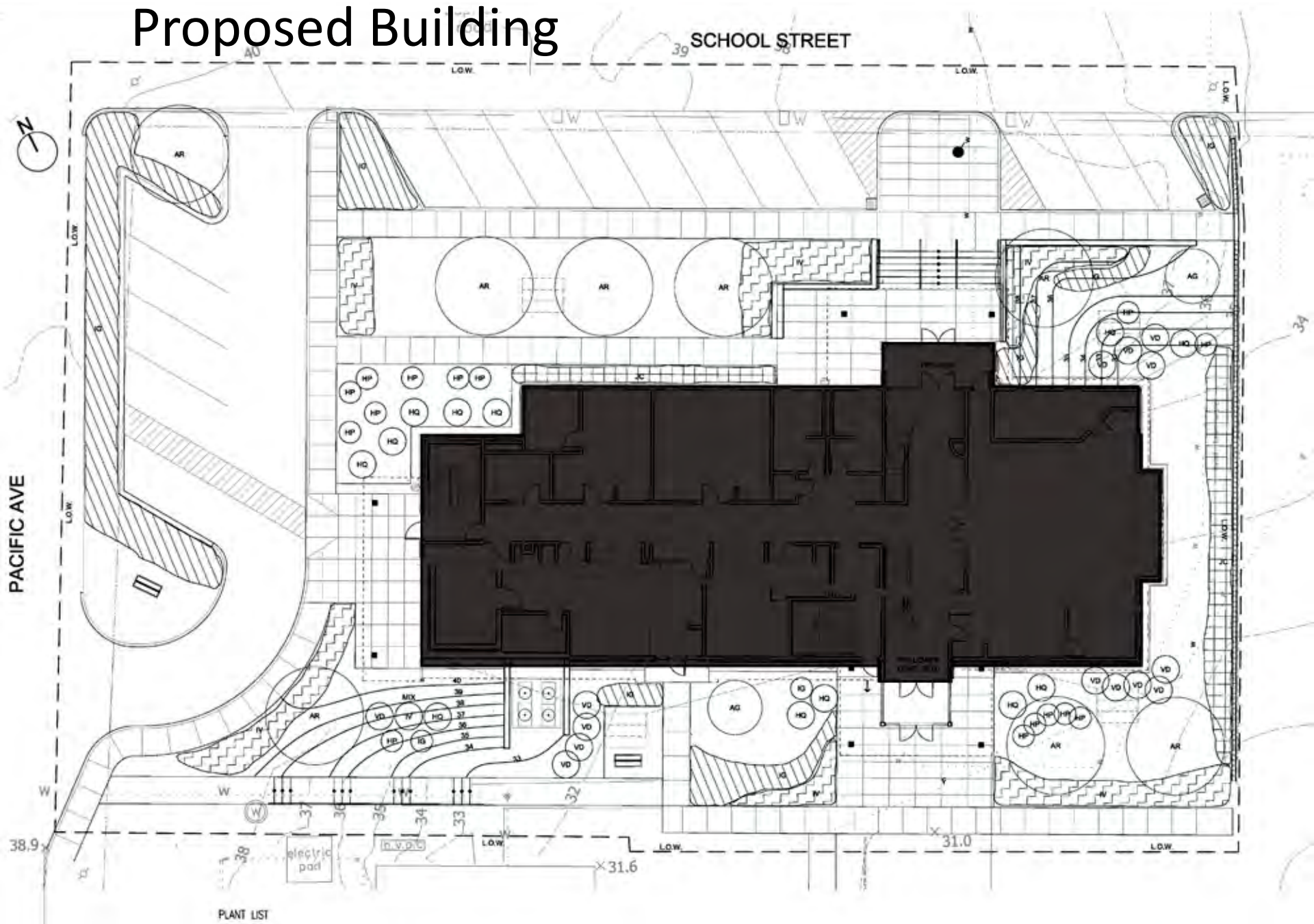
Landscaping: Revised Landscape plan submitted on Tuesday.

- Two street trees (Maples) on School Street would be removed and replaced with one Red Maple on the corner and three Red Maples between diagonal parking on School St. and building.
- NW corner of building would be planted with Hydrangeas.
- NE corner of building near the entry to the Library parking lot would be planted with Hydrangeas, Viburnum and Shadblow.
- The rear of the facing the Library parking lot would be planted with Hydrangeas, Viburnum and Red Maple.
- Spruce tree and Maple tree on lawn off Pacific Ave would be removed.
- A total of eight (8) Red Maples would be planted on the site.

Revised Landscape Plan – Rec'd 9/26/2017

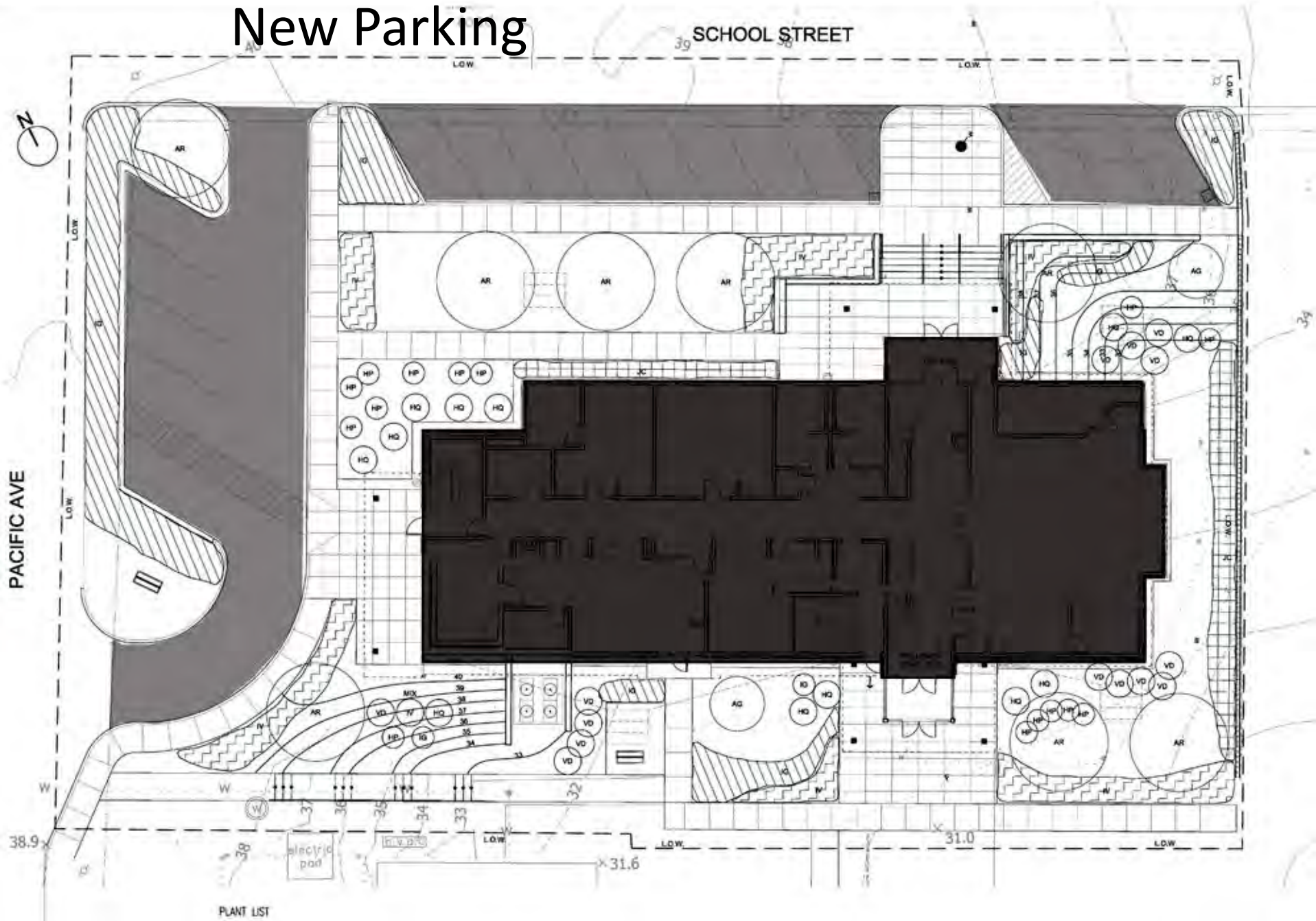


Proposed Building



PLANT LIST

New Parking



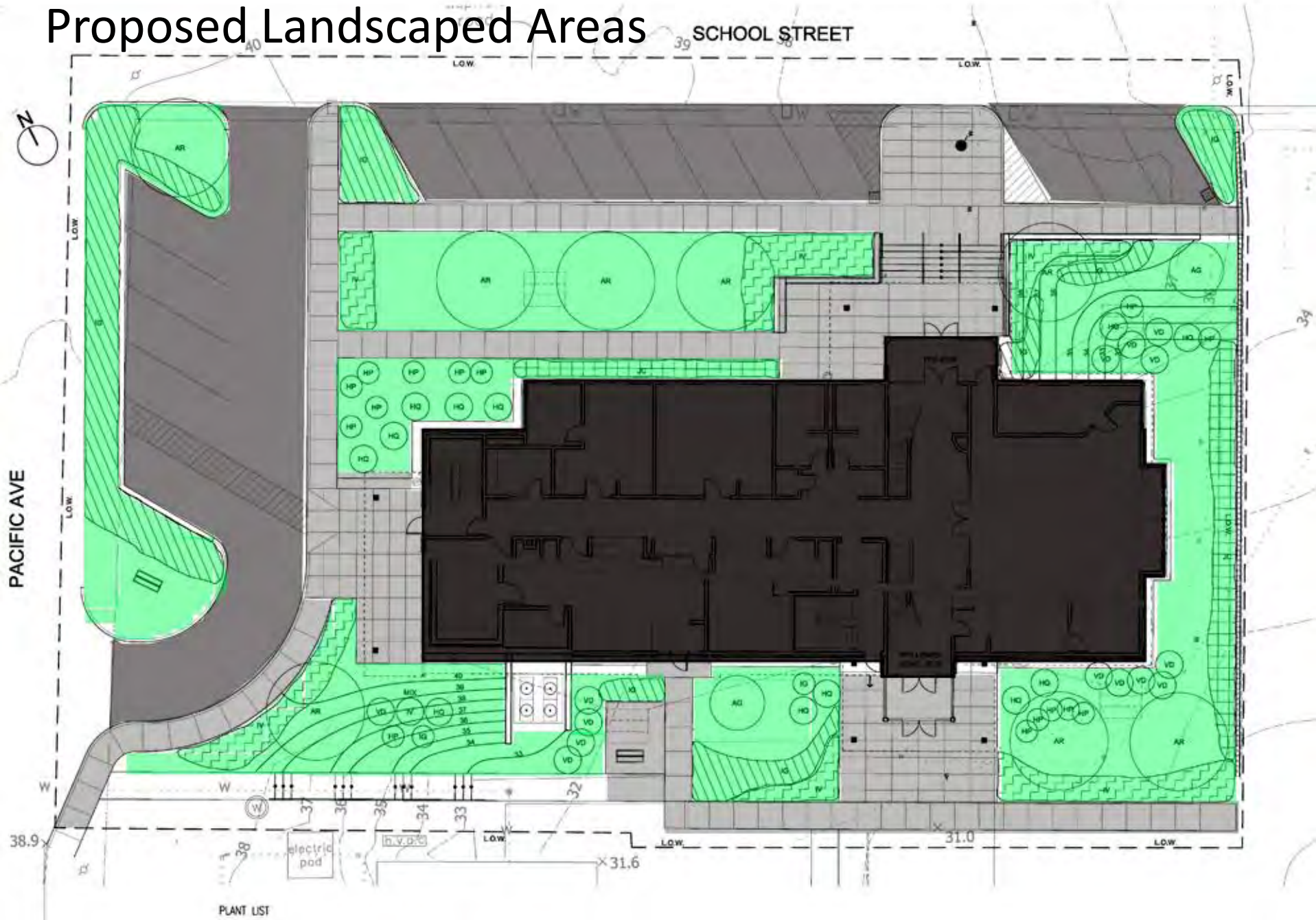
PLANT LIST

Proposed Walkways

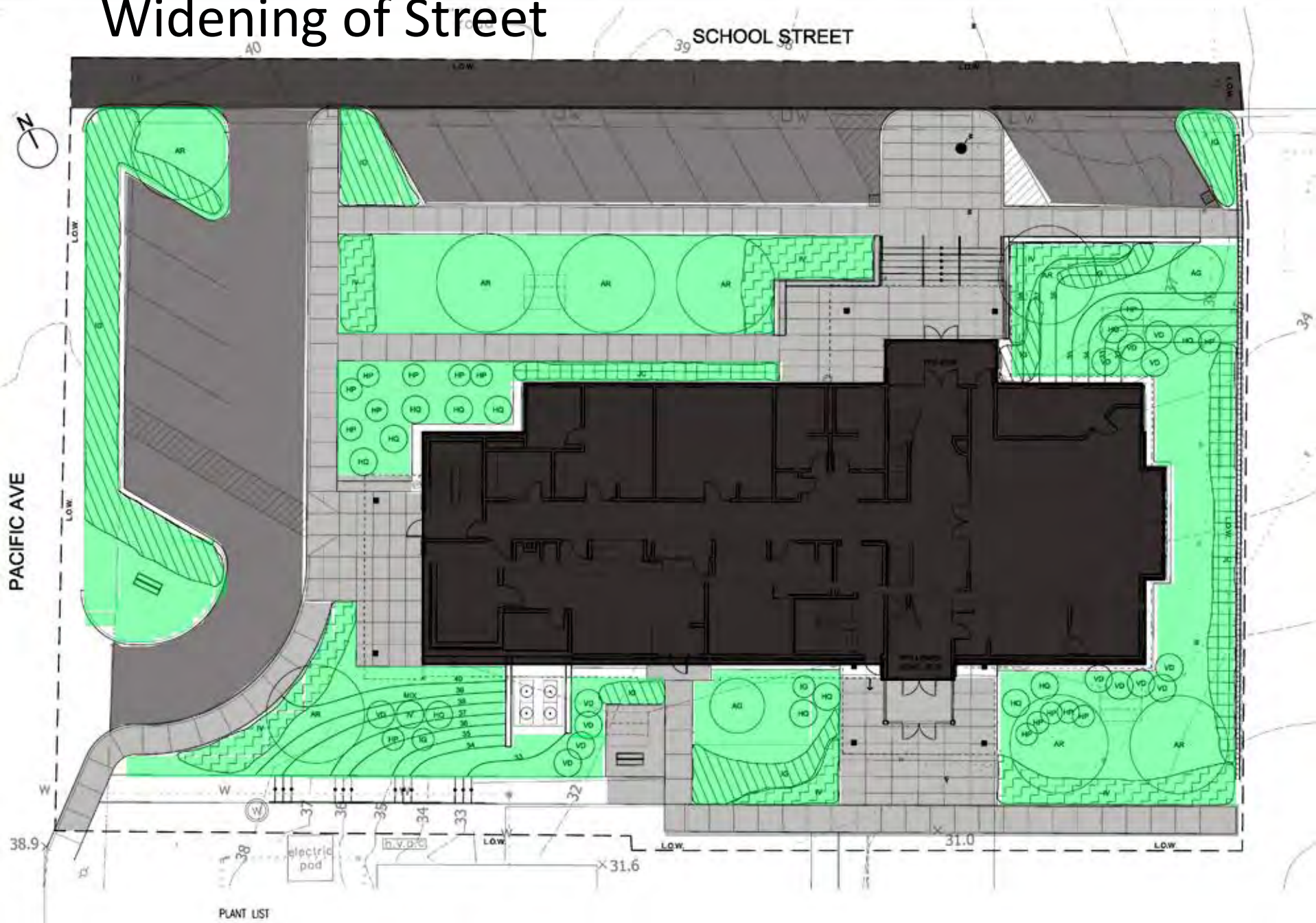


PLANT LIST

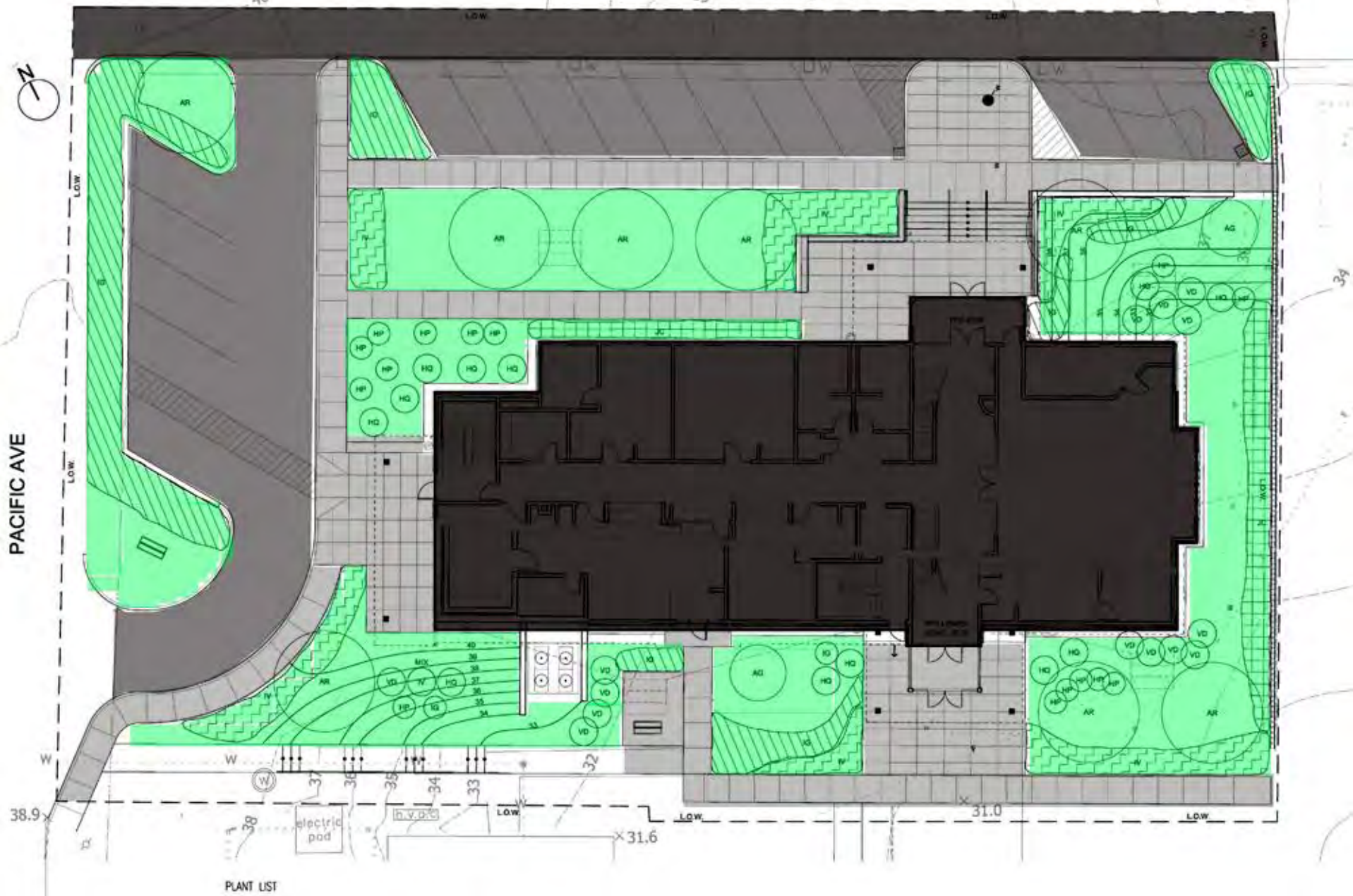
Proposed Landscaped Areas



Widening of Street



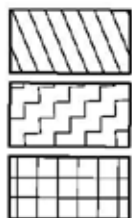
Revised Proposed Site Plan – Apx 2/3 Impermeable



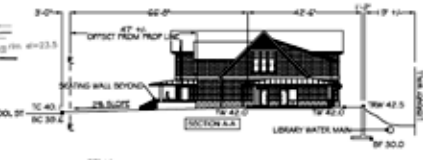
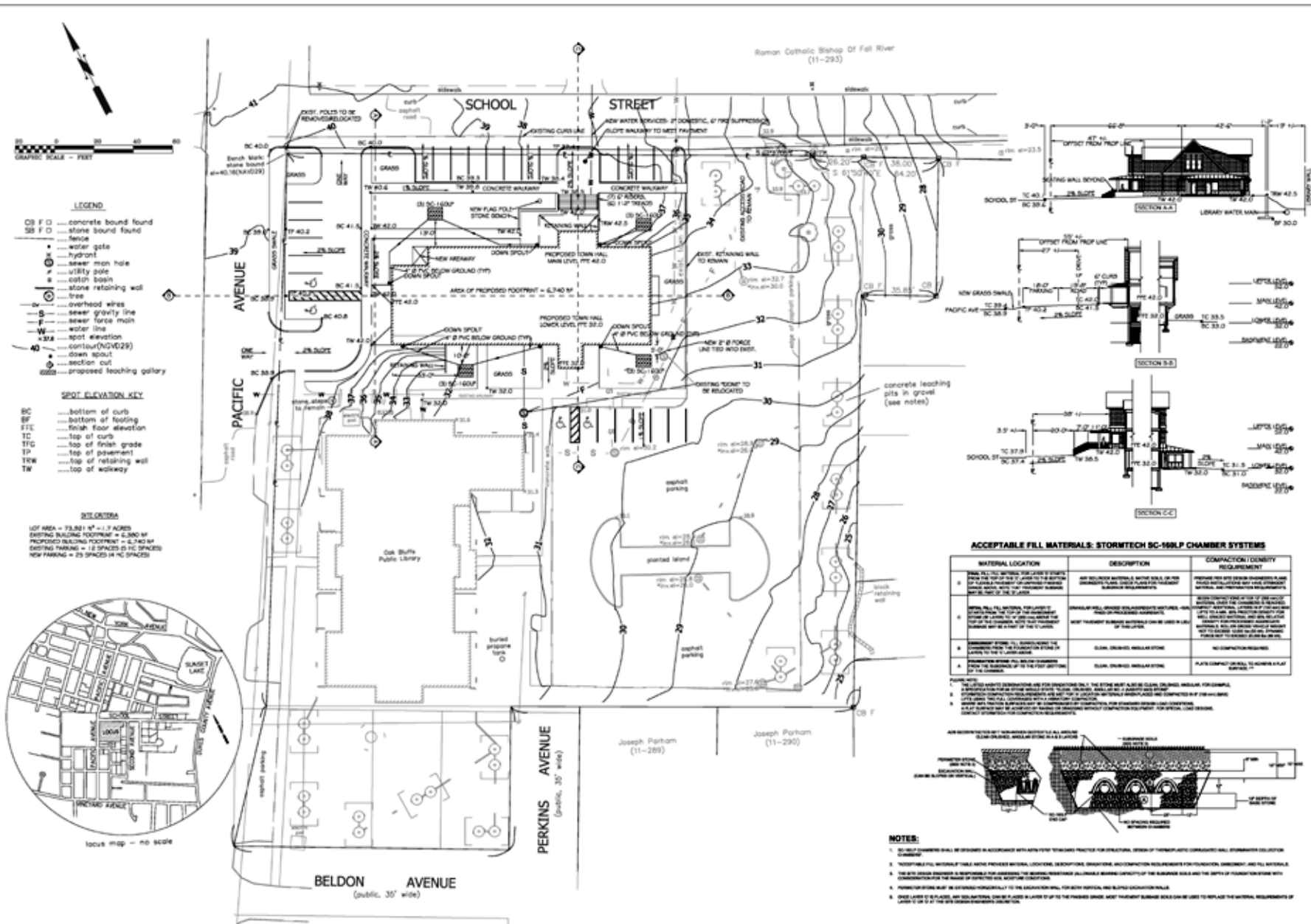
Plant List

PLANT LIST

Code	Quantity	Botanical Names	Common Name	Size	Comments
AR	8	Trees Acer rubrum 'Franksred'	Red Maple	2.5-3" cal.	B/B
AG	2	Shrubs Amelanchier x grandifolia	Autumn Brilliance Shadblow	5-6' ht.	B/B
HP	15	Hydrangea paniculata 'Pinky Winky'	Pee Gee Hydrangea	3 gal.	36"oc
HQ	12	Hydrangea quercifolia 'Snowflake'	Oak Leaf Hydrangea	3 gal.	48"oc
IG	182	Ilex glabra 'Compacta'	Compact Inkberry Holly	5 gal.	36"oc
IV	129	Ilex verticillata 'Red Sprite'	Winterberry Holly	3 gal.	36"oc
JC	60	Juniperus conferta 'Blue pacific'	Shore Juniper	3 gal.	36"oc
VD	14	Viburnum dentatum 'Autumn Jazz'	Arrowwood Viburnum	3 gal.	48"oc
NOTE: All lawn areas to be seeded with Vineyard Conservation Mix					

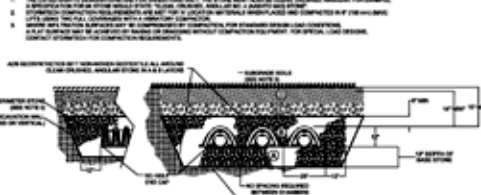


O.B. Town Hall - Preliminary Topo & Drainage Plan 2017-07-12



ACCEPTABLE FILL MATERIALS: STORMTECH SC-16MLP CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	COMPACTION DENSITY REQUIREMENT
1	BASE FILL MATERIAL (CONCRETE) SHALL BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES FOR STRUCTURAL DESIGN OF THERMOPLASTIC COMPOSITE WALL SYSTEMS COLLECTION.	NO COMPACTATION REQUIRED
2	BASE FILL MATERIAL (CONCRETE) SHALL BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES FOR STRUCTURAL DESIGN OF THERMOPLASTIC COMPOSITE WALL SYSTEMS COLLECTION.	NO COMPACTATION REQUIRED
3	BASE FILL MATERIAL (CONCRETE) SHALL BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES FOR STRUCTURAL DESIGN OF THERMOPLASTIC COMPOSITE WALL SYSTEMS COLLECTION.	NO COMPACTATION REQUIRED
4	BASE FILL MATERIAL (CONCRETE) SHALL BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES FOR STRUCTURAL DESIGN OF THERMOPLASTIC COMPOSITE WALL SYSTEMS COLLECTION.	NO COMPACTATION REQUIRED
5	BASE FILL MATERIAL (CONCRETE) SHALL BE INSTALLED IN ACCORDANCE WITH BEST PRACTICES FOR STRUCTURAL DESIGN OF THERMOPLASTIC COMPOSITE WALL SYSTEMS COLLECTION.	NO COMPACTATION REQUIRED



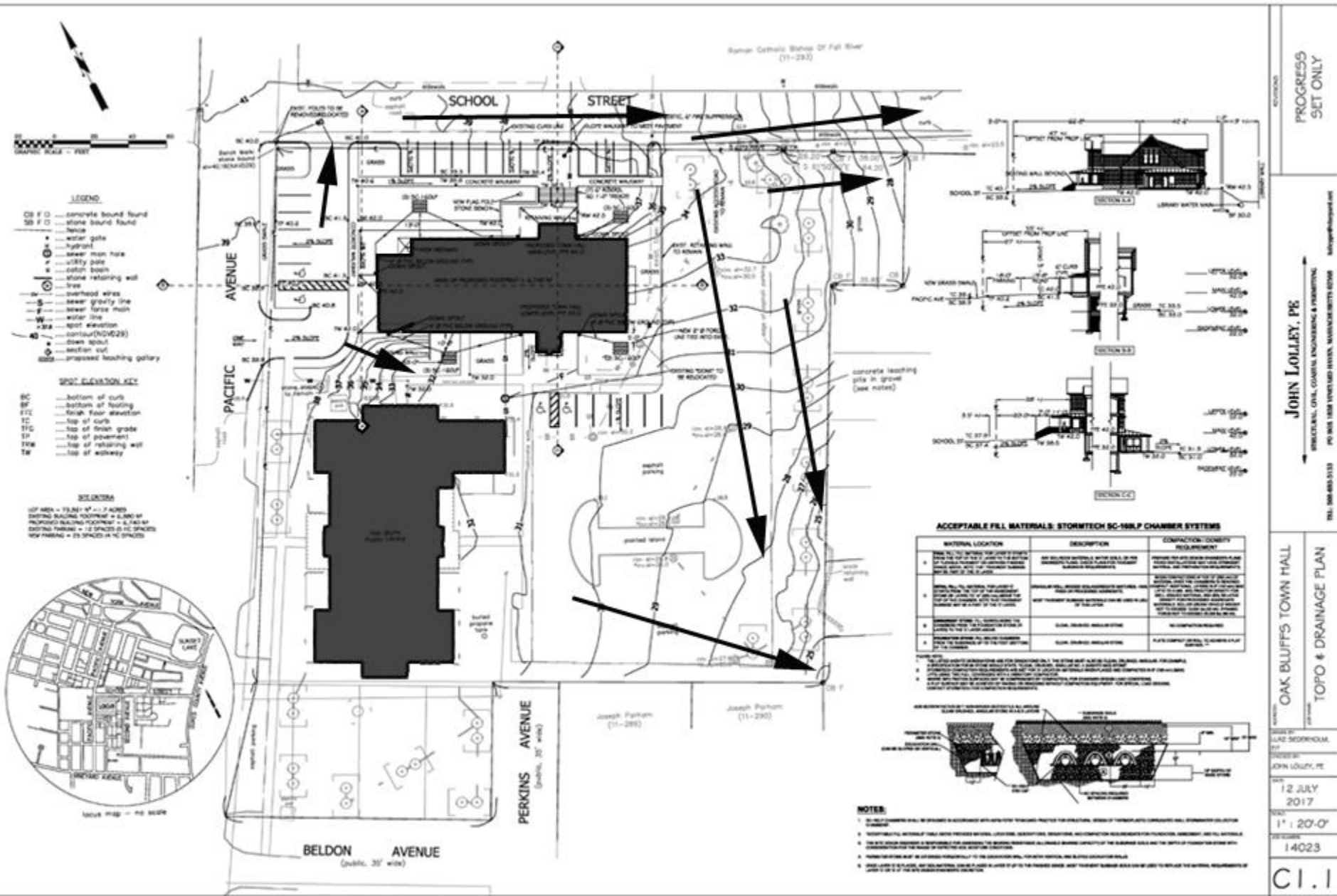
PROGRESS SET ONLY

JOHN LOLLEY, PE
 STRUCTURAL, CIVIL, CONSENT ENGINEERING & PERMITTING
 100 N. 15th Street, Fall River, MA 01924
 TEL: 508-688-3133

OAK BLUFFS TOWN HALL
 TOPO & DRAINAGE PLAN

DATE: 12 JULY 2017
 SCALE: 1" = 20'-0"
 SHEET: 14023
 CI.1

Existing Drainage Patterns



PROGRESS SET ONLY

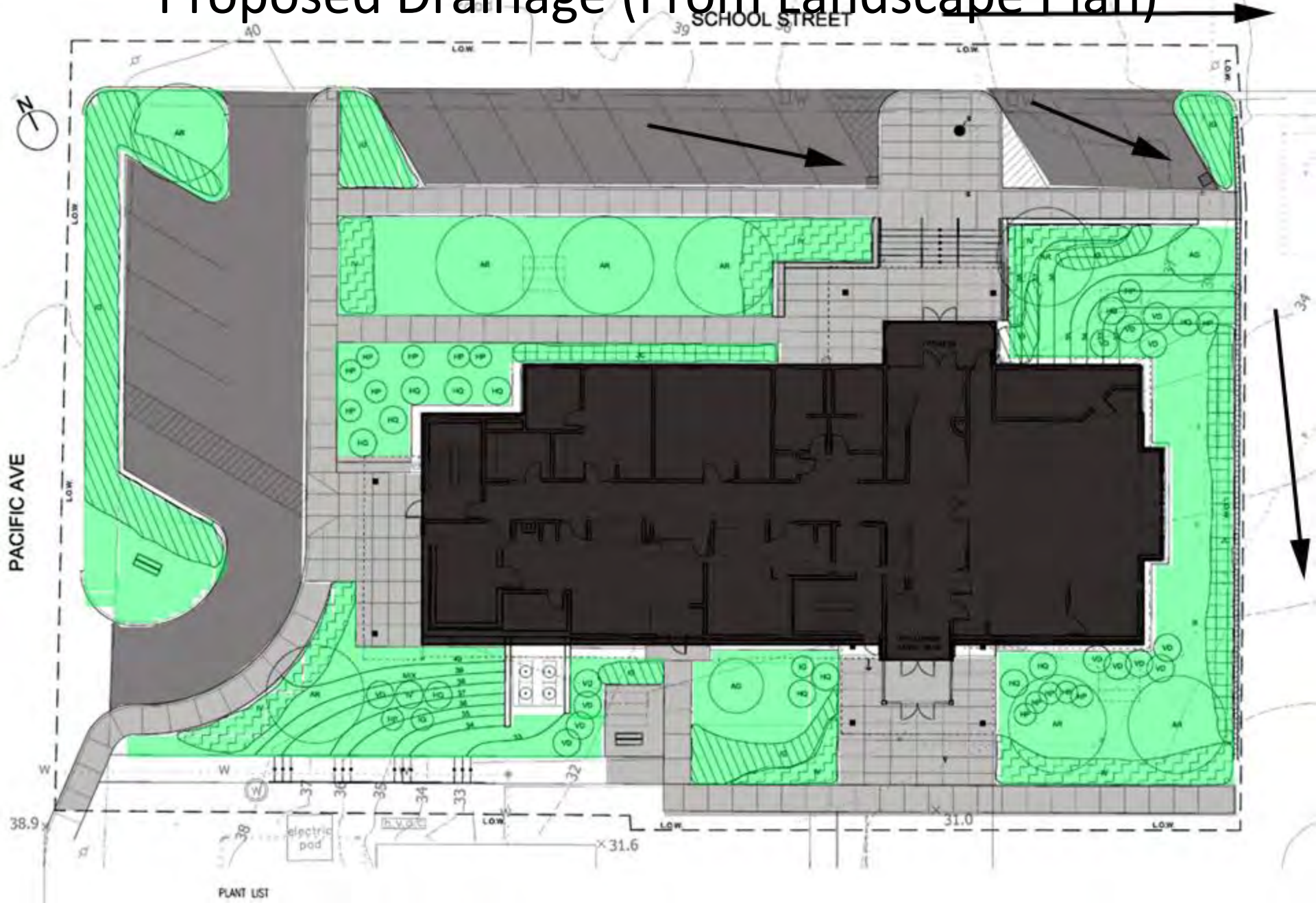
JOHN LOLLEY, PE
 STRUCTURAL, CIVIL, GEOTECH, ENVIRONMENTAL & PERMITTING
 100 N. 1000 S.W. 100th AVE., SUITE 1000, MIAMI, FL 33186
 TEL: 305.444.5133

OAK BLUFFS TOWN HALL
 TOPO & DRAINAGE PLAN

DATE: 12 JULY 2017
 SCALE: 1" = 20'-0"
 SHEET: 14023

CI.1

Proposed Drainage (From Landscape Plan)



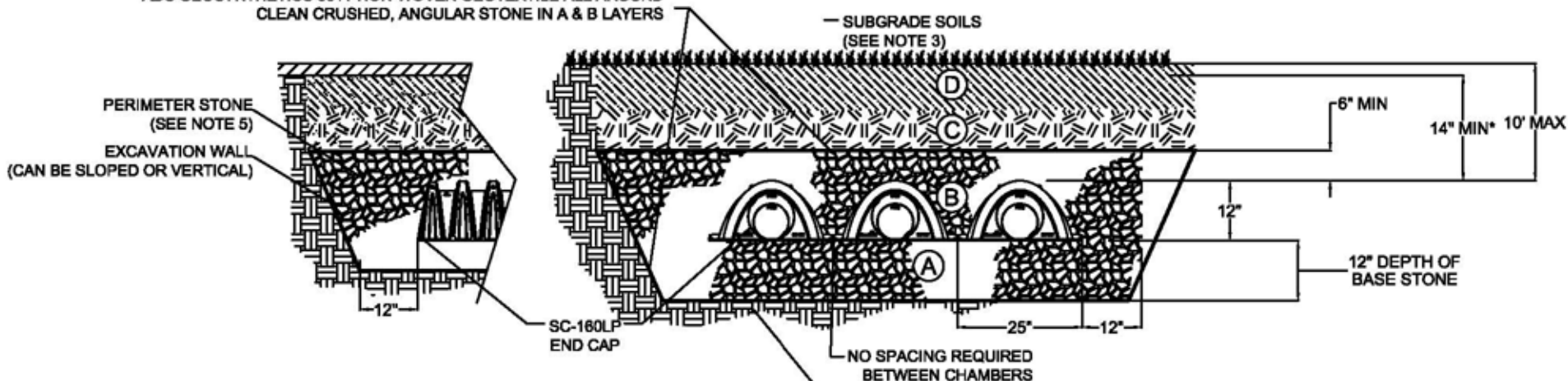
ACCEPTABLE FILL MATERIALS: STORMTECH SC-160LP CHAMBER SYSTEMS

MATERIAL LOCATION		DESCRIPTION	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. **

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

ADS GEOSYNTHETICS 601T NON-WOVEN GEOTEXTILE ALL AROUND
CLEAN CRUSHED, ANGULAR STONE IN A & B LAYERS



LEGEND

CB F □	.....concrete bound found
SB F □	.....stone bound found
—————	.....fence
•	.....water gate
⊕	.....hydrant
⊙	.....sewer man hole
⊕	.....utility pole
▣	.....catch basin
.....	.....stone retaining wall
⊙	.....tree
—OW—→	.....overhead wires
—S—	.....sewer gravity line
—F—	.....sewer force main
—W—	.....water line
x 37.8	.....spot elevation
— 40 —	.....contour(NGVD29)
●	.....down spout
⊙	.....section cut
▨	.....proposed leaching gallery

SPOT ELEVATION KEY

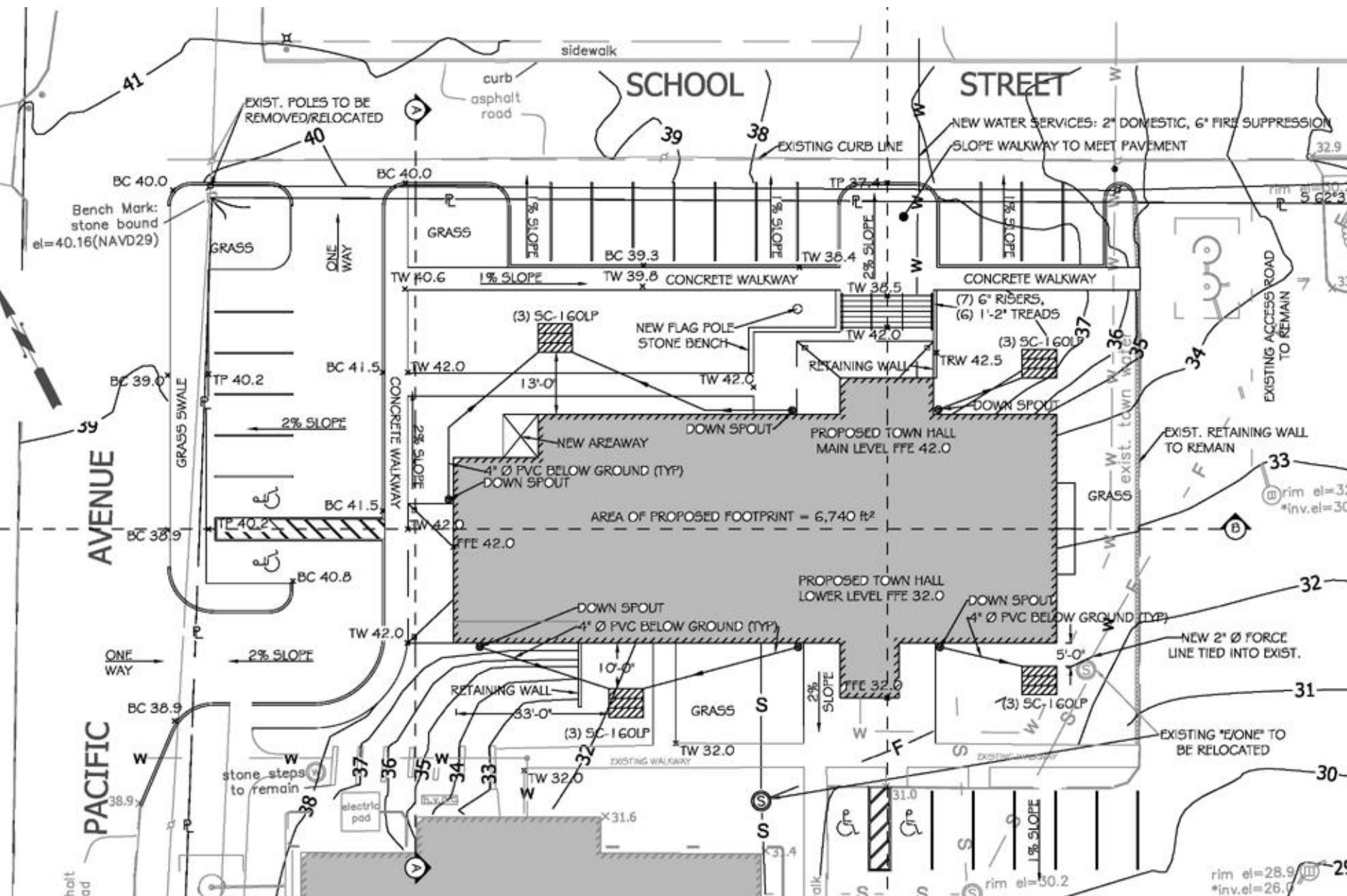
BC	.....bottom of curb
BF	.....bottom of footing
FFE	.....finish floor elevation
TC	.....top of curb
TFG	.....top of finish grade
TP	.....top of pavement
TRW	.....top of retaining wall
TW	.....top of walkway



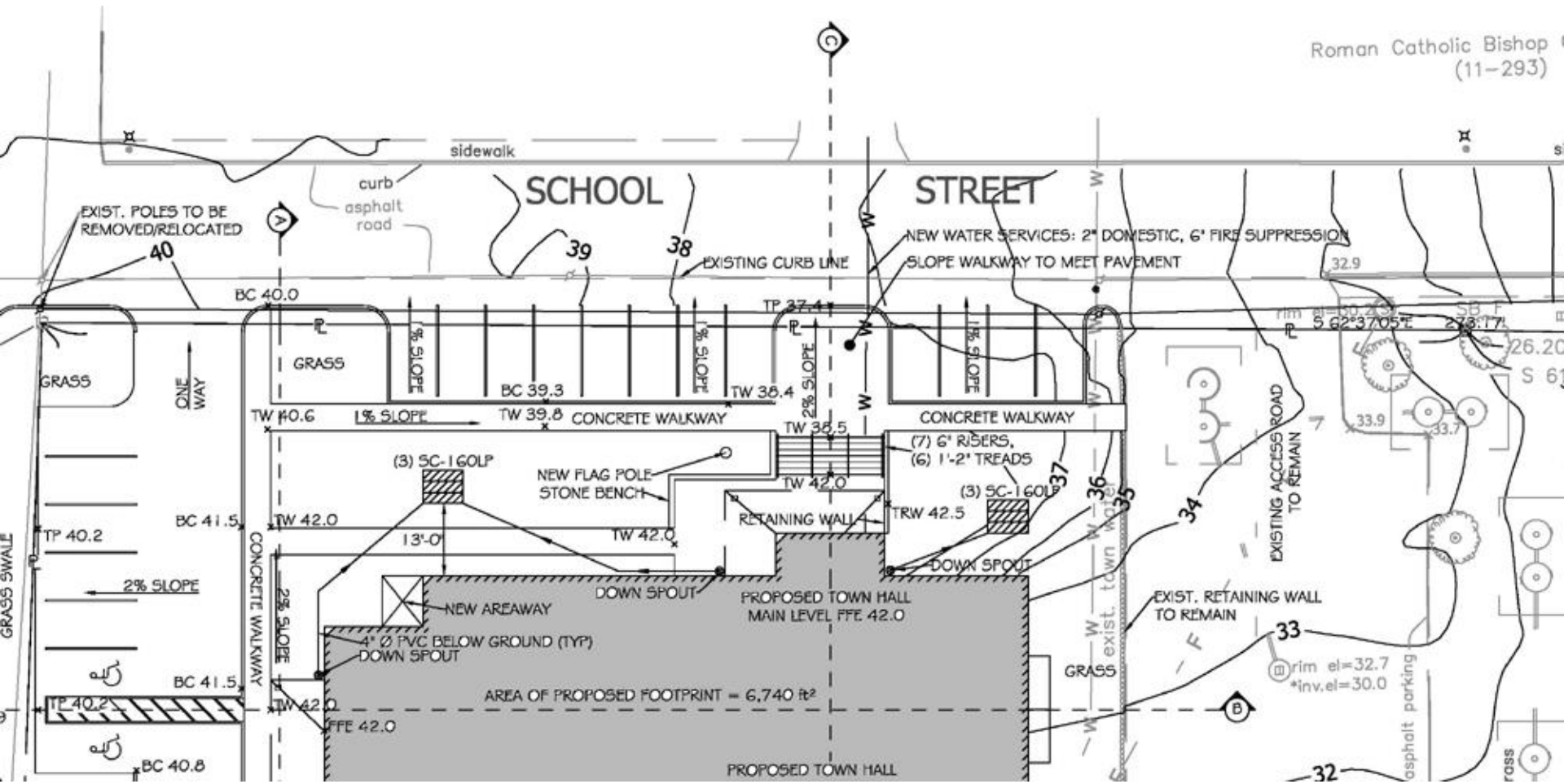
SITE CRITERIA

LOT AREA = 73,921 ft² = 1.7 ACRES
 EXISTING BUILDING FOOTPRINT = 6,380 ft²
 PROPOSED BUILDING FOOTPRINT = 6,740 ft²
 EXISTING PARKING = 12 SPACES (5 HC SPACES)
 NEW PARKING = 25 SPACES (4 HC SPACES)

O.B. Town Hall - Preliminary Topo & Drainage Plan 2017-07-12



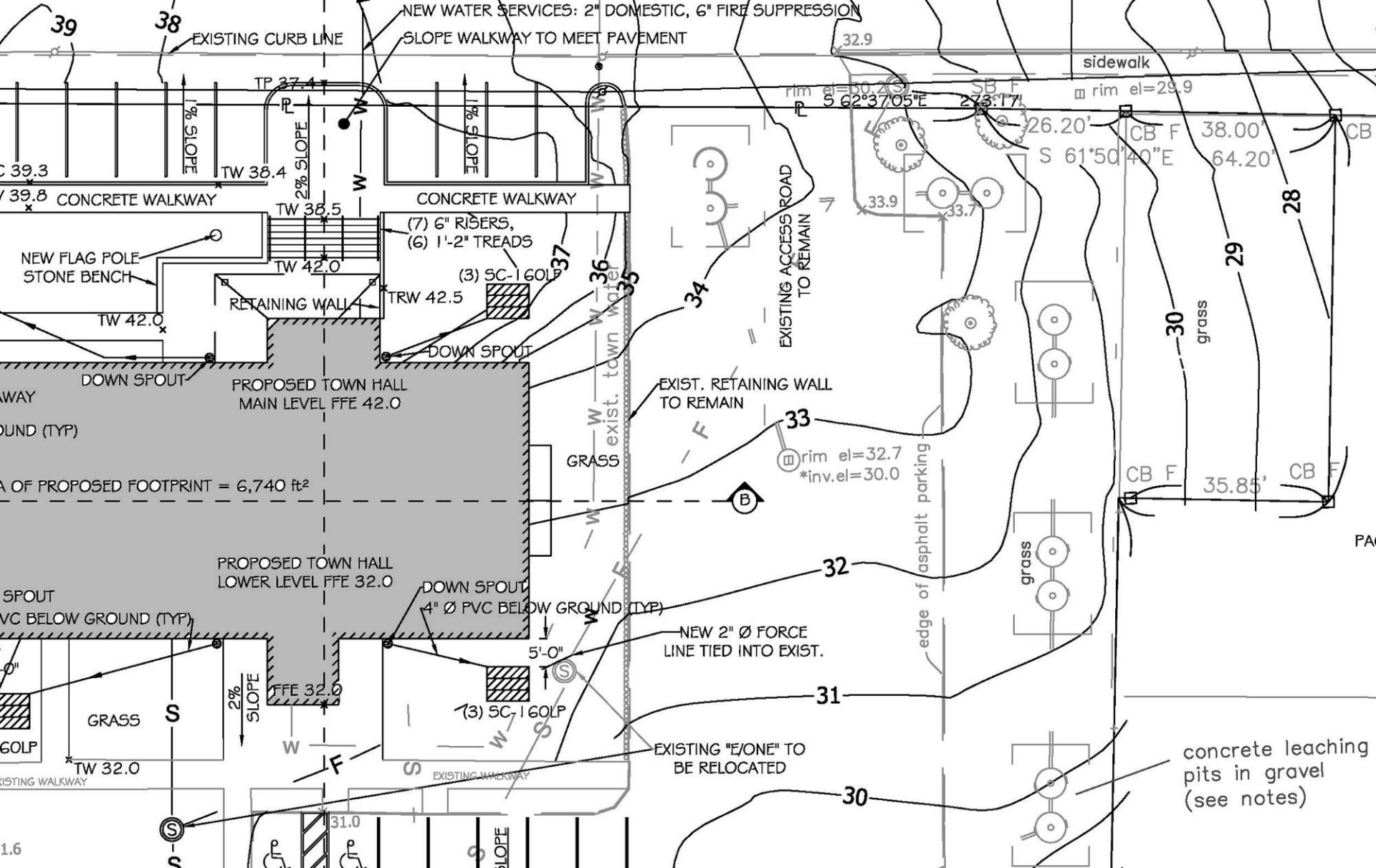
Drainage (Superseded)



SCHOOL

STREET

sidewalk



NEW WATER SERVICES: 2" DOMESTIC, 6" FIRE SUPPRESSION
SLOPE WALKWAY TO MEET PAVEMENT

EXISTING CURB LINE

TP 37.4

TW 38.4

TW 38.5

TW 42.0

TRW 42.5

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

TW 42.0

(7) 6" RISERS,
(6) 1'-2" TREADS

(3) 5C-160LP

DOWN SPOUT

PROPOSED TOWN HALL
MAIN LEVEL FFE 42.0

PROPOSED TOWN HALL
LOWER LEVEL FFE 32.0

DOWN SPOUT
4" Ø PVC BELOW GROUND (TYP)

(3) 5C-160LP

5'-0"

FFE 32.0

2% SLOPE

TW 32.0

31.0

2% SLOPE

EXIST. RETAINING WALL
TO REMAIN

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

GRASS

EXISTING ACCESS ROAD
TO REMAIN

32.9

rim el=30.2

S 62°37'05"E

273:17'

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

33.7

33.9

sidewalk

rim el=29.9

S 61°50'40"E

64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

CB F 38.00'

CB F 64.20'

28

29

30

31

32

33

34

35

36

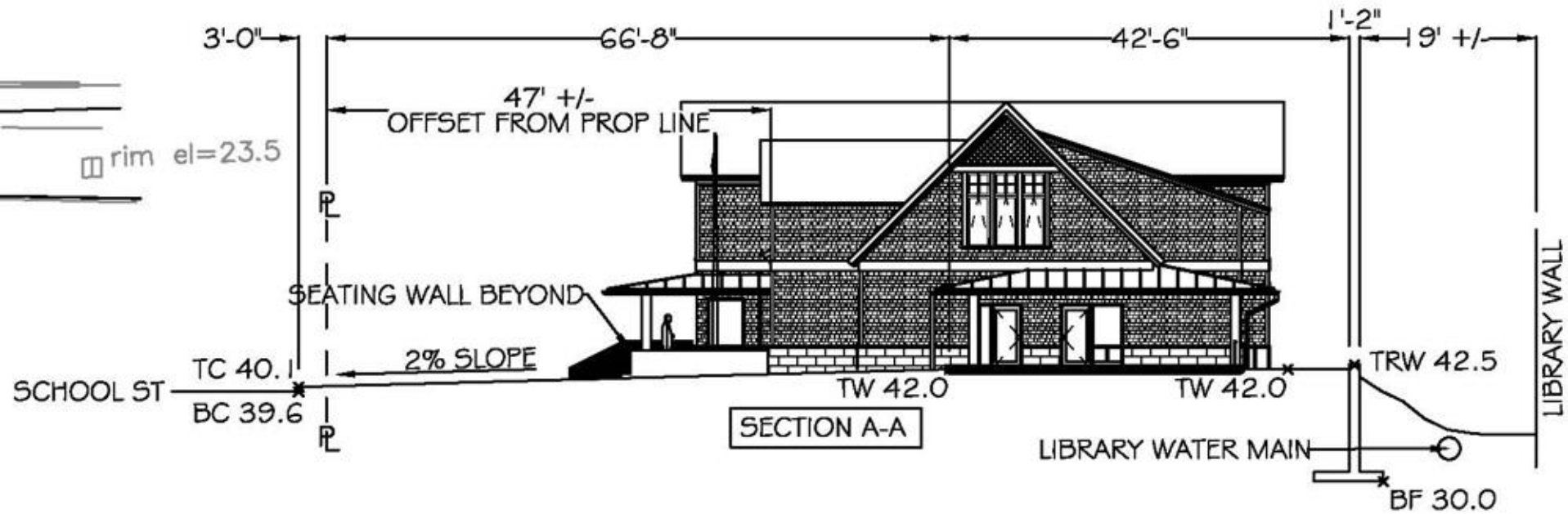
37

38

39

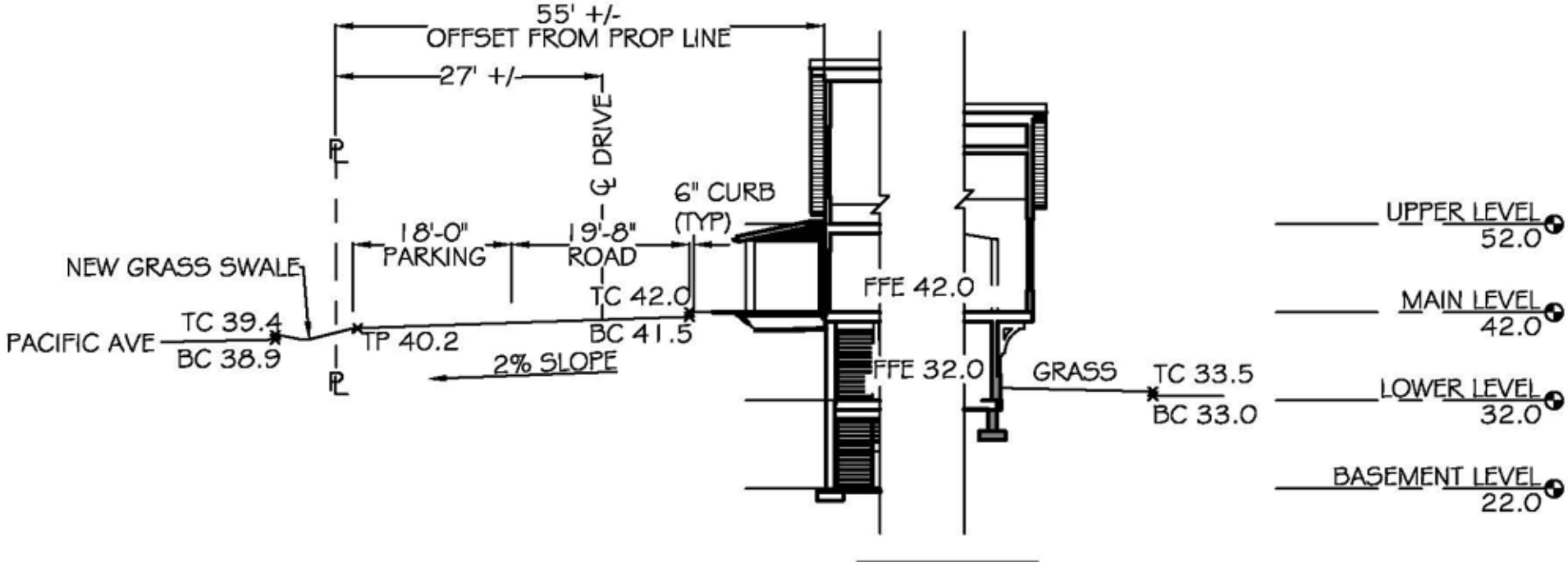
concrete leaching pits in gravel
(see notes)

Section A-A



55117

Section B-B



Section C-C

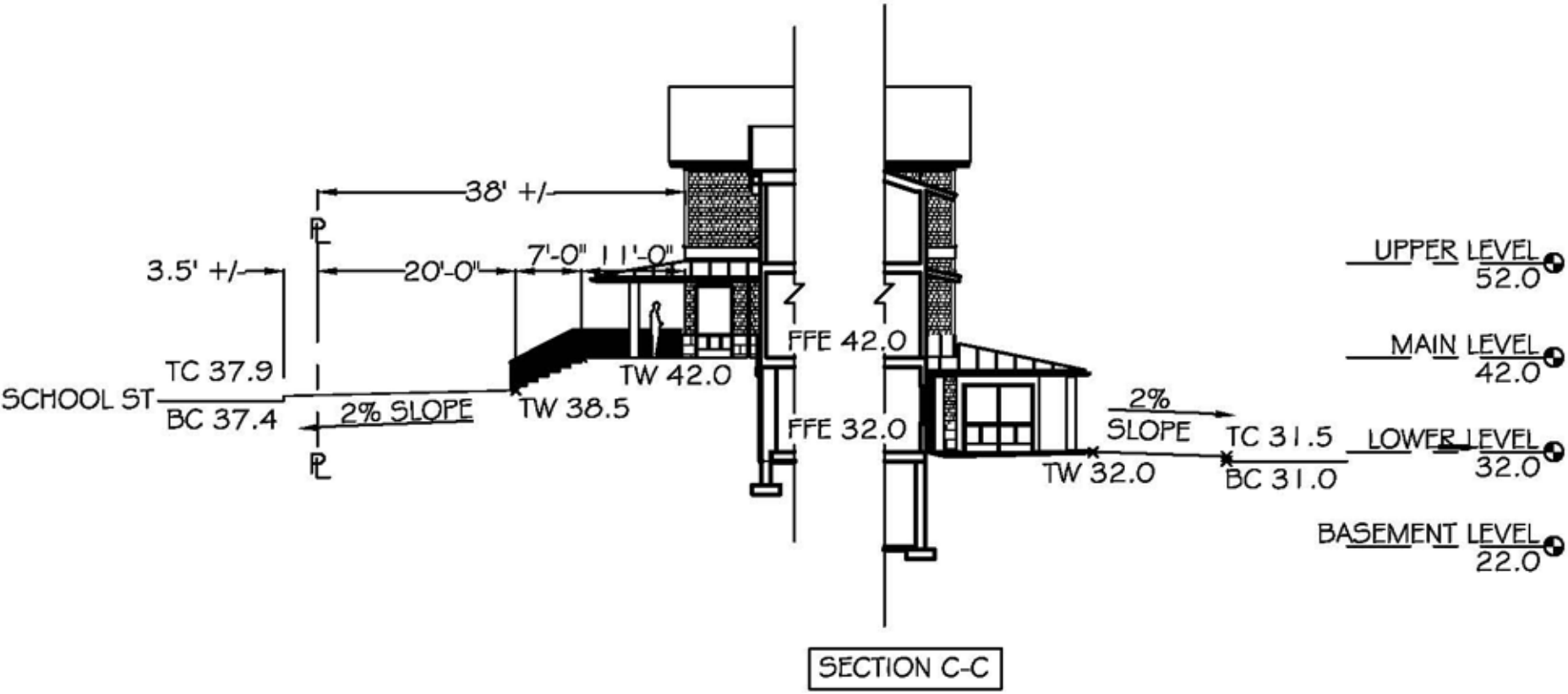




























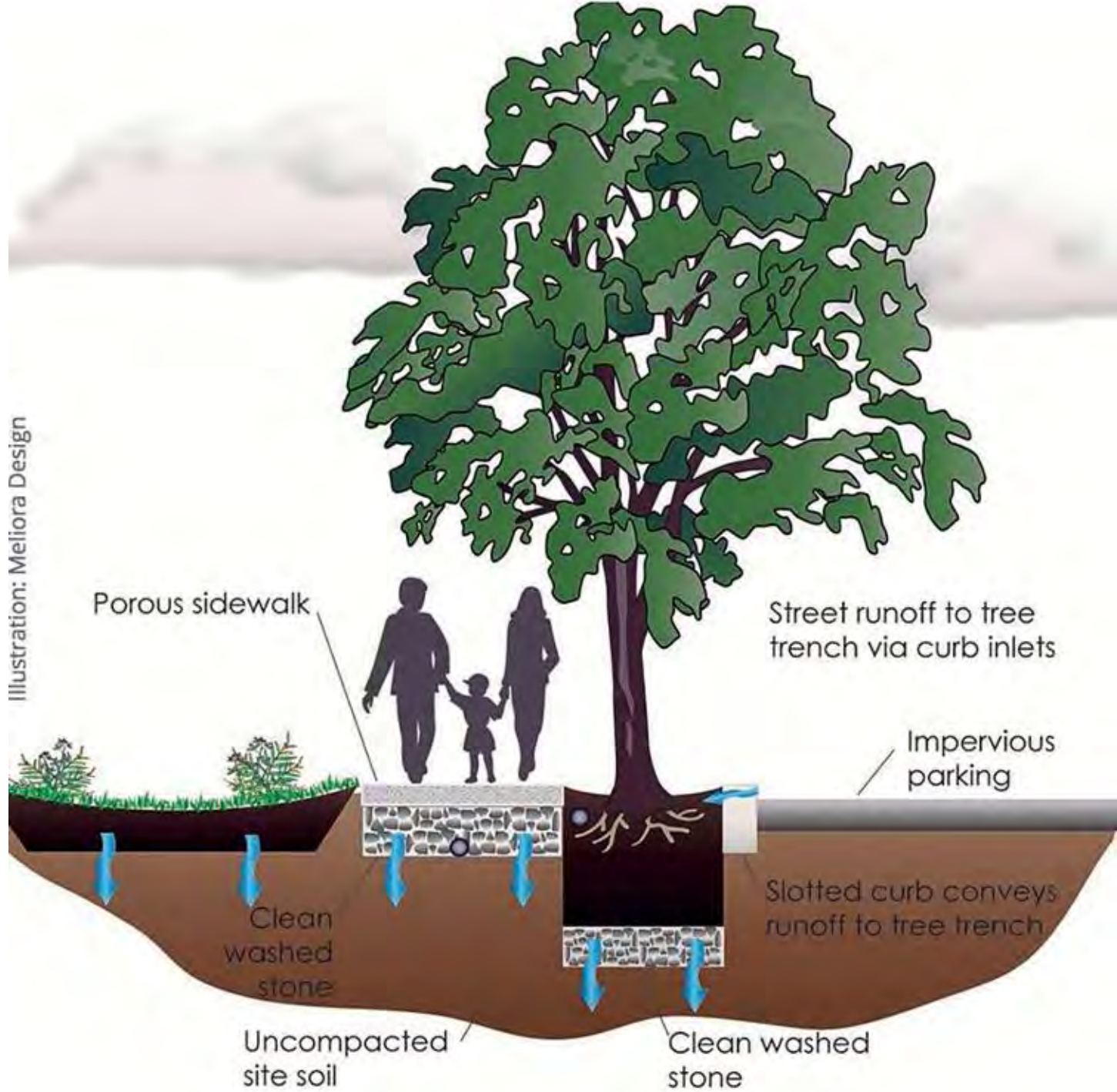








Illustration: Meliora Design



Porous sidewalk

Street runoff to tree trench via curb inlets

Impervious parking

Clean washed stone

Uncompacted site soil

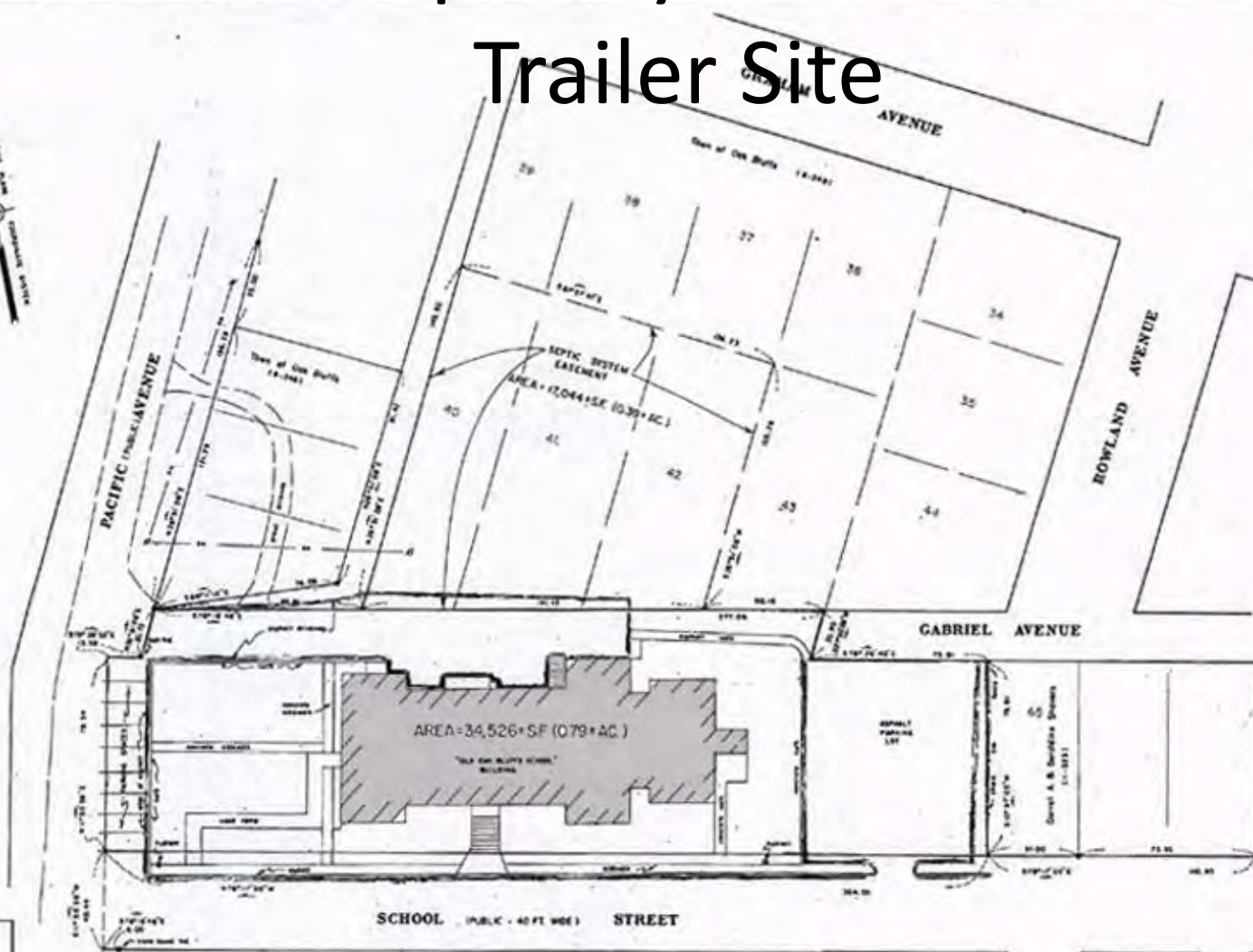
Slotted curb conveys runoff to tree trench

Clean washed stone

Temporary Town Hall Trailer Site

che

313
MV-7917-14



The verifications shown herein are intended to meet Registry of Deeds requirements and are not a certification of title or ownership of the property shown. Owners of adjoining properties are accepting in current laws summary records.

I certify that the property lines shown on this plan are the lines dividing adjoining ownerships, and the lines of the streets and ways shown are those of public or private streets or ways already in existence, and that no easement for the division of adjoining ownerships or for any ways are shown.

This survey and plan were prepared in accordance with the Professional and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts.

I certify that the preparation of this plan conforms with the rules and regulations of the Registrars of Deeds effective Jan. 1, 1976 and as amended.

Donald P. Hinch
Professional Land Surveyor
Date: November 1997



PLAN OF LAND
IN
OAK BLUFFS, MASS.
PREPARED FOR
THE TOWN OF OAK BLUFFS

SCALE: 1" = 50' DECEMBER 16, 1997

SHIMPELL, BARKER & MOON, INC.
CIVIL ENGINEERS & LAND SURVEYORS
57 STATE STREET, P.O. BOX 201, TACUMSETT, MASS. 01960



LEGEND:
 10-248 Lot... American Oak Bluffs Assessor Parcel
 ■... Assessor's 4011 Side to Assessor's Parcel
 ---... Assessor's utility poles/worked wires

ARK
 RECEIVED-ENTERED
 12:30 PM 2/25/98
 COUNTY OF DUXIE COUNTY
 REGISTRY OF DEEDS
 DUNNE & POWERS
 2500

MV-7917-14

342



REVISIONS

JOHN LOLLEY, PE

STRUCTURAL, CIVIL, GEOTECH, ENGINEERING & FOUNDATIONS
 1700 WEST HIGH STREET, SUITE 100, FALL RIVER, MASSACHUSETTS 02740
 TEL: 508-695-5113 FAX: 508-695-5115 WWW.LOLLEYENGINEERING.COM

**OAK BLUFFS TOWN HALL
 TEMPORARY TRAILER PLAN**

DESIGNED BY: LAZ DEGENHORN, ET
 CHECKED BY: JOHN LOLLEY, PE
 DATE: 10 AUG 2017
 SCALE: 1" = 20'-0"
 EXCLUSIVE: 14023

CI.2



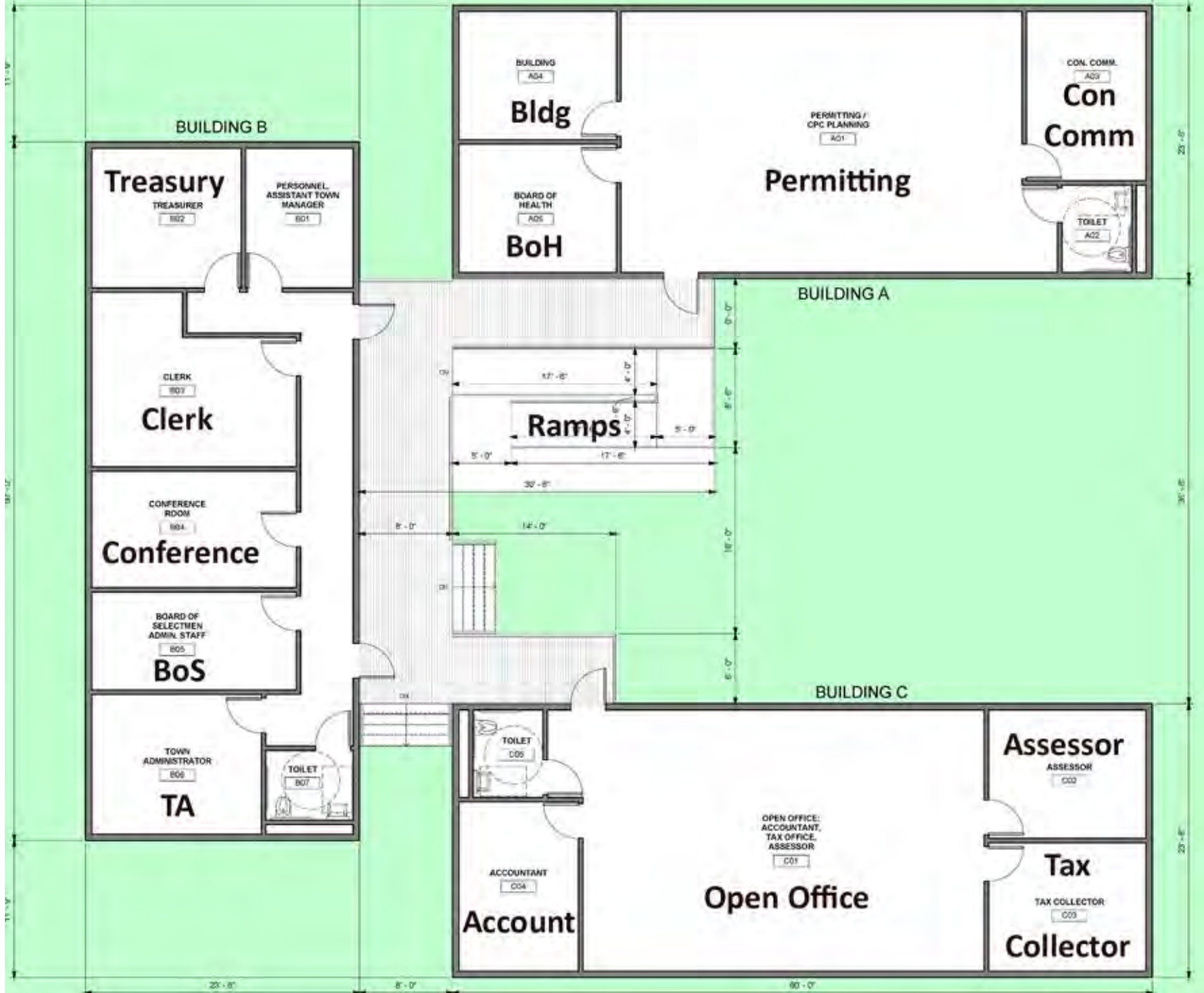
PROJECT	OAK BLUFFS TOWN HALL TEMPORARY TRAILER PLAN
DESIGNED BY	GLAZ DEDERHORN, INC.
DRAWN BY	JOHN LOLLEY, PE
DATE	10 AUG 2017
SCALE	1" = 20'-0"
DATE PLOTTED	1/4/2018
PROJECT NO.	14023
DATE	10 AUG 2017
SCALE	1" = 20'-0"
PROJECT NO.	14023
DESIGNED BY	JOHN LOLLEY, PE
DRAWN BY	GLAZ DEDERHORN, INC.
PROJECT NO.	14023
DATE	10 AUG 2017
SCALE	1" = 20'-0"
PROJECT NO.	14023



8/15/2017 2:30:05 PM

DATE: AUGUST 15, 2017
REVISIONS
 KEENAN + KENNY ARCHITECTS, LTD. <small>145 WASHINGTON STREET SUITE 200 OAK BLUFFS, MASSACHUSETTS 01463-1000</small>
TOWN OF OAK BLUFFS NEW TOWN HALL TEMPORARY FACILITIES <small>OAK BLUFFS, MASSACHUSETTS</small>
<small>SHEET TITLE:</small> TEMPORARY FACILITY TRAILER LAYOUT
<small>PROJECT NO.:</small> 08TH TEMP.
<small>SCALE:</small> 1/4" = 1'-0"
A1.0





BUILDING B

Treasury
TREASURER
B02

PERSONNEL
ASSISTANT TOWN
MANAGER
B01

CLERK
B07

CONFERENCE
ROOM
B04
Conference

BOARD OF
SELECTMEN
ADMIN. STAFF
B05
BoS

TOWN
ADMINISTRATOR
B06
TA

TOILET
B07

BUILDING
A04
Bldg

BOARD OF
HEALTH
A05
BoH

PERMITTING /
CPC PLANNING
A01

Permitting

CON. COMM.
A03
**Con
Comm**

TOILET
A02

BUILDING A

Ramps

BUILDING C

ACCOUNTANT
C04
Account

OPEN OFFICE:
ACCOUNTANT,
TAX OFFICE,
ASSESSOR
C01

Open Office

Assessor
ASSESSOR
C02

**Tax
Collector**
TAX COLLECTOR
C03

23'-0" 8'-0" 80'-0"

23'-0"

36'-0"

23'-0"



PROJECT: OAK BLUFFS TOWN HALL TEMPORARY TRAILER PLAN	DRAWN BY: LAZ DEGENHORN, ET AL. CHECKED BY: JOHN LOLLEY, PE	DATE: 10 AUG 2017 SCALE: 1" = 20'-0" DRAWING NO: 14023	PREPARED BY: JOHN LOLLEY, PE STRUCTURAL, CIVIL, GEOTECH, ENGINEERING & PERMITTING 10000 S. SCHOOL ST., SUITE 100, OAK BLUFFS, MASSACHUSETTS 02556 TEL: 508-665-5113 FAX: 508-665-5115 WWW.JLOLLEY.COM
---	--	--	--

CI.2





From Pacific looking
East















Proposed Temporary Town Hall Site Plan



PROJECT NO. 14023	JOHN LOLLEY, PE STRUCTURAL, CIVIL, GEOTECH, ENGINEERING & PERMITTING 100 MAIN STREET, SUITE 100, OAK BLUFFS, MASSACHUSETTS 02556 TEL: 508-665-5113 FAX: 508-665-5115 WWW.JLOLLEY.COM jlolley@jlolley.com
DRAWN BY LAZ DEGENHORN, ET	OAK BLUFFS TOWN HALL TEMPORARY TRAILER PLAN
CHECKED BY JOHN LOLLEY, PE	DATE 10 AUG 2017
SCALE 1" = 20'-0"	DRAWING NO. 14023
CI.2	

Proposed New Town Hall Site Plan



PLANT LIST