

# Schematic Site Plan in WEST TISBURY, MASS.

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

*Hayes*

Scale: 1" = 20'

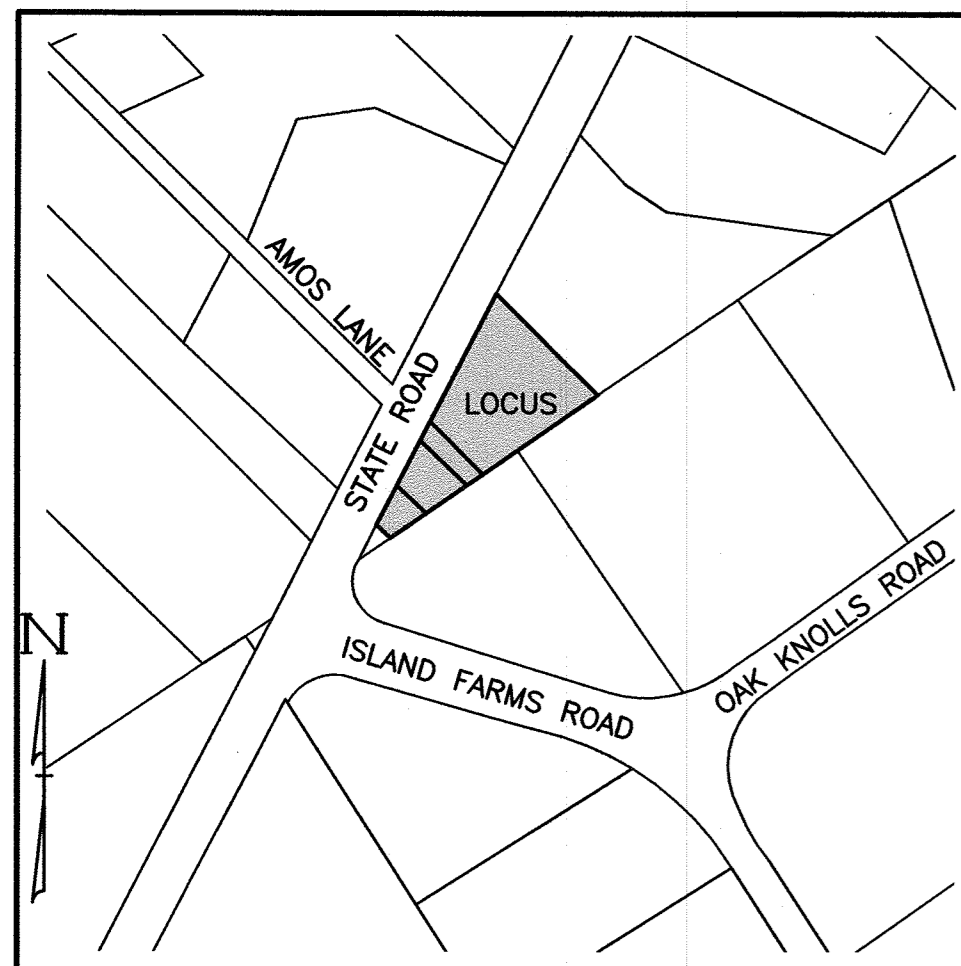
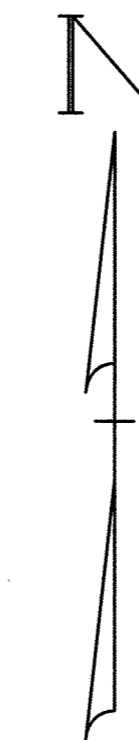


June 29, 2020  
Revised July 21, 2020  
Oct. 14, 2020  
Dec. 4, 2020

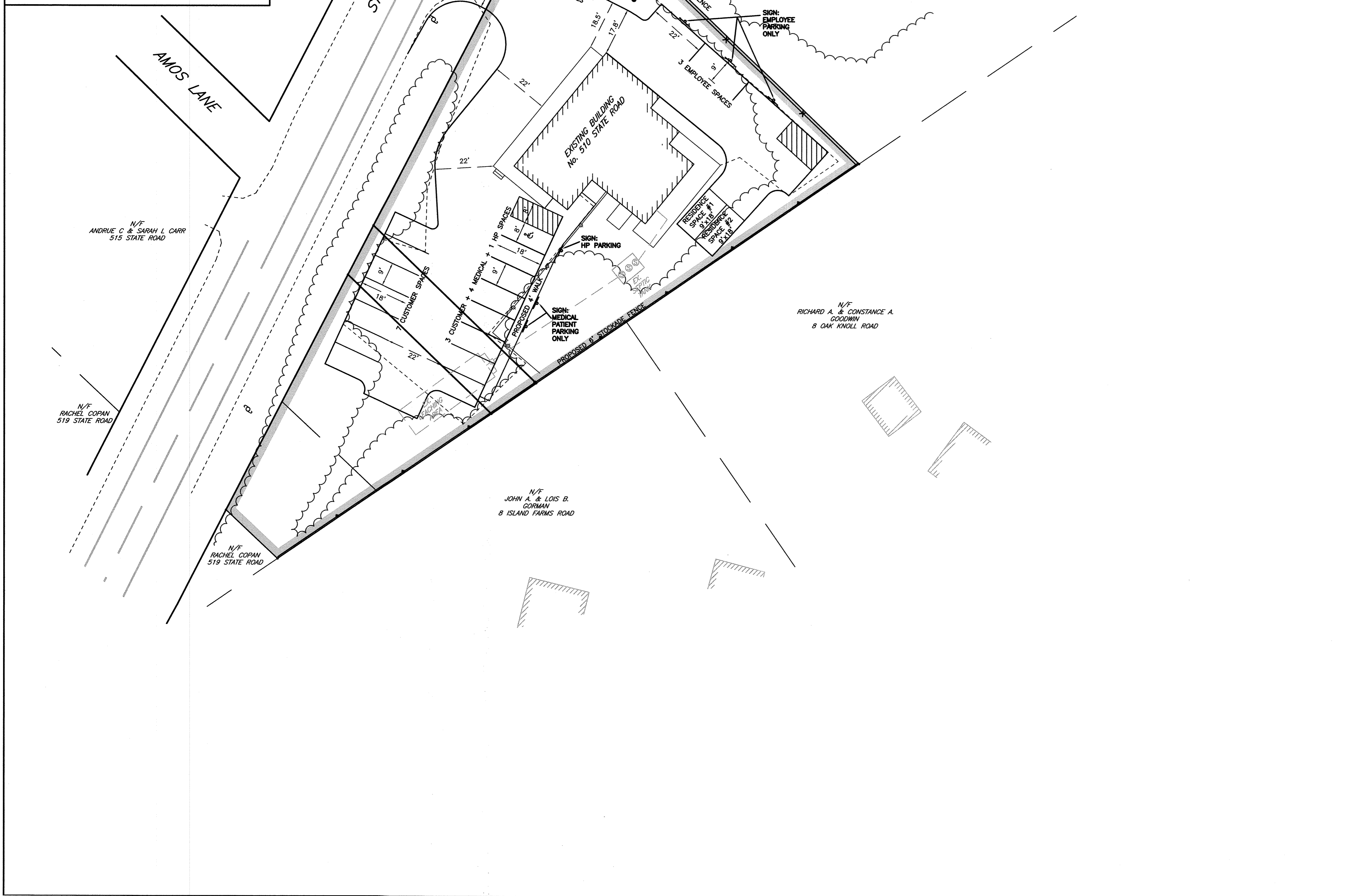
Sheet 1 of 4 - Site Plan



12-4-2020



VICINITY MAP  
SCALE: 1"=200'±

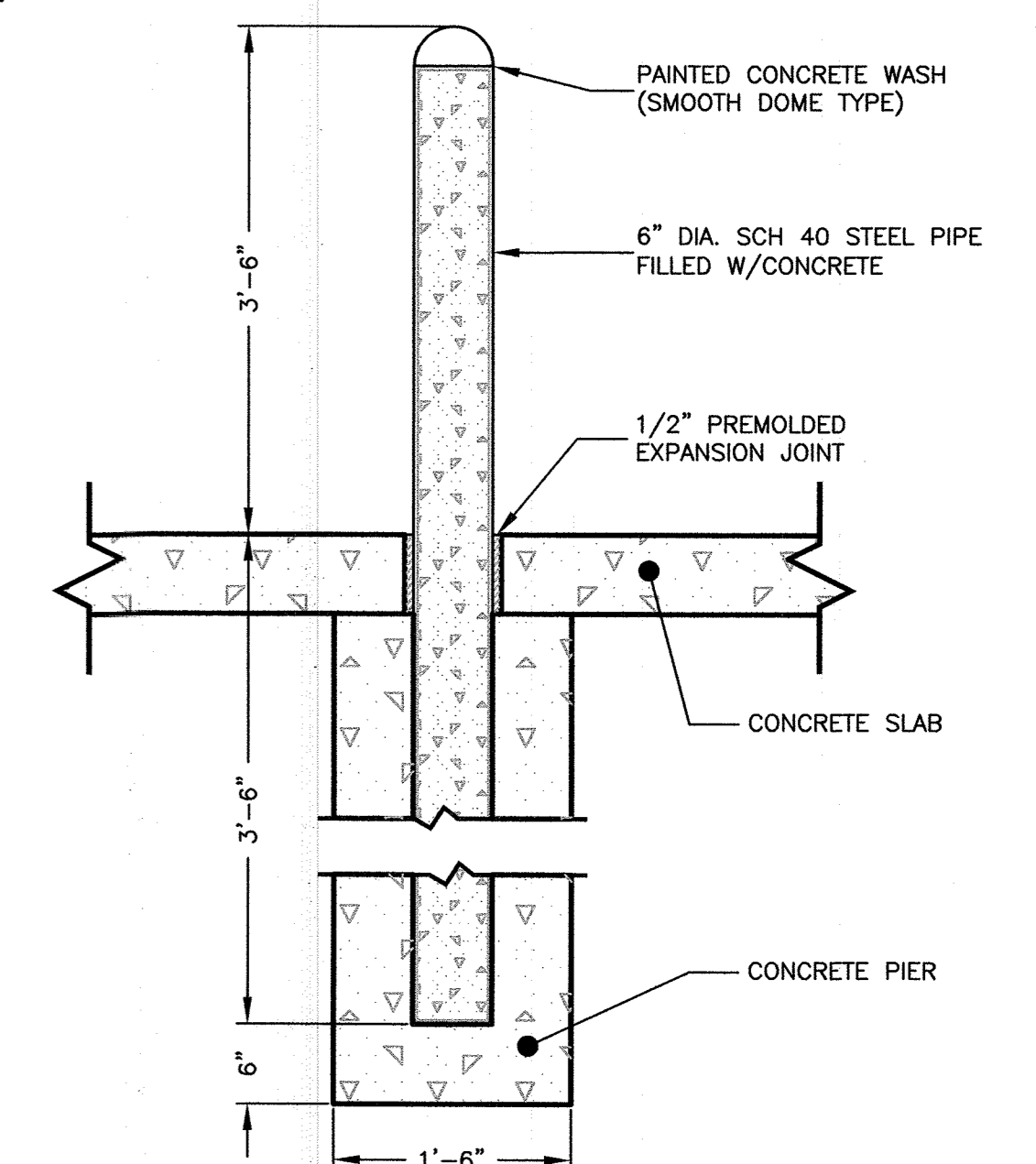


### GENERAL NOTES:

- PROPERTY LINE INFORMATION DEPICTED ON THIS PLAN IS A COMPILATION OF RECORD PLAN AND DEED INFORMATION AND A NON-RECORD PLAN TITLED, "SKETCH PARKING PLAN" BY VINEYARD LAND SURVEYING & ENGINEERING, INC. DATED OCTOBER 10, 2019 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC. BOUNDARY INFORMATION DEPICTED HEREIN IS APPROXIMATE ONLY.
- BUILDING LOCATIONS DEPICTED ON THIS PLAN TAKEN FROM THE ABOVE RECORD PLANS AND MASSGIS 2-D LIDAR BUILDING LOCATIONS AND ARE NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY HAYES ENGINEERING, INC.
- THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE EXTENTS OF THE PROPOSED PARKING, LANDSCAPING AND LIGHTING FOR THE PROPERTY.
- THE PERMANENT STRUCTURES DEPICTED HEREIN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN. THEY EITHER CONFORMED TO THE SETBACK REQUIREMENTS OF THE LOCAL ZONING ORDINANCES AT THE TIME OF CONSTRUCTION, OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L., TITLE VII, CHAPTER 40A, SECTION 7.
- THE WAY BISECTING THE PARCEL IS TO THE BENEFIT OF THE LOCUS PARCEL ONLY PER A LEGAL OPINION PROVIDED BY THE PROPERTY OWNER'S COUNSEL STATING THAT NO OTHER PARTY OF RECORD HAS RIGHTS IN THE WAY.

### PARKING SUMMARY:

- (3) EMPLOYEE SPACES
- (4) MEDICAL SPACES
- (12) CUSTOMER SPACES
- (1) HP SPACE
- (2) RESIDENTIAL SPACES
- 22 TOTAL SPACES



BOLLARD DETAIL  
NOT TO SCALE

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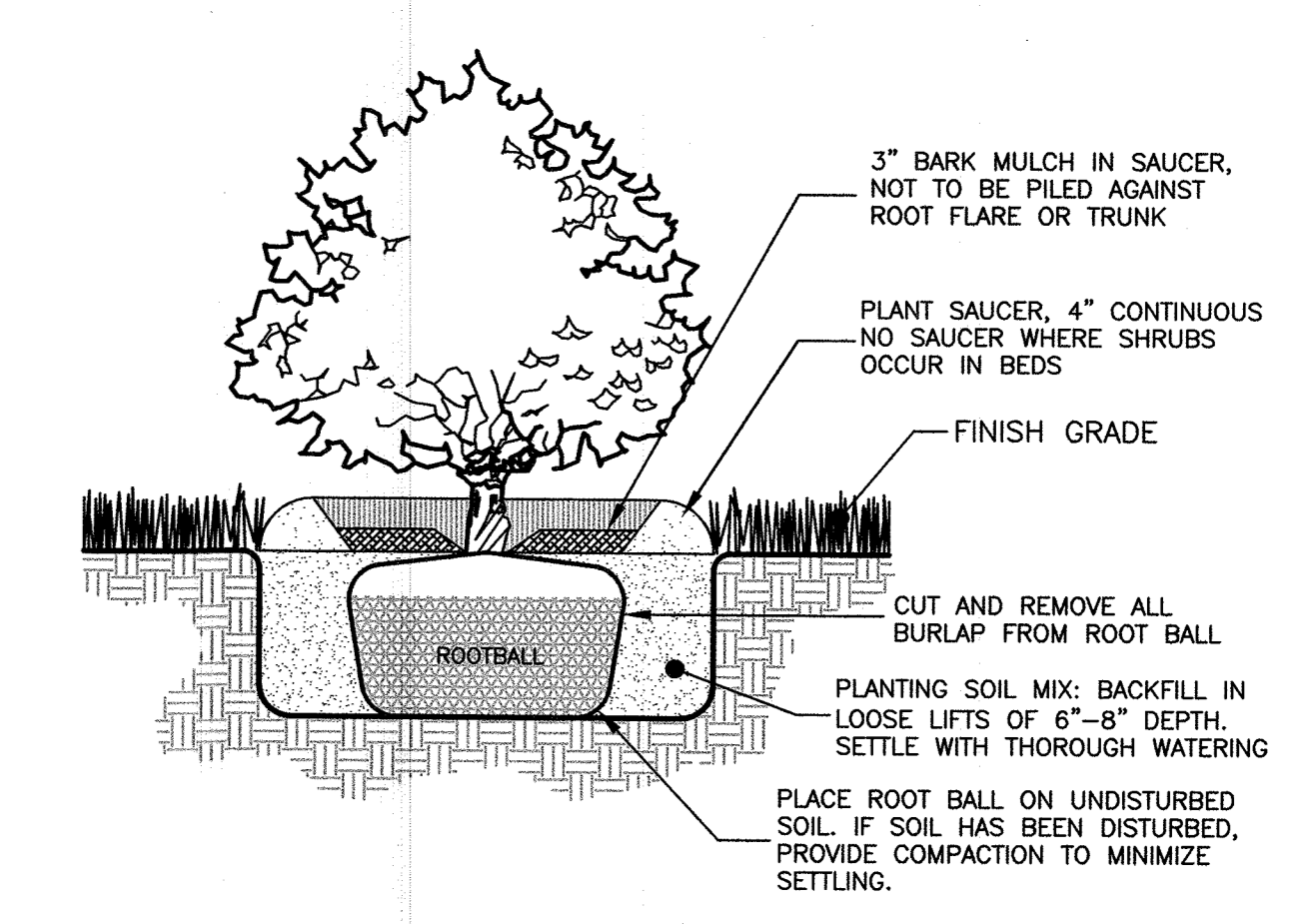
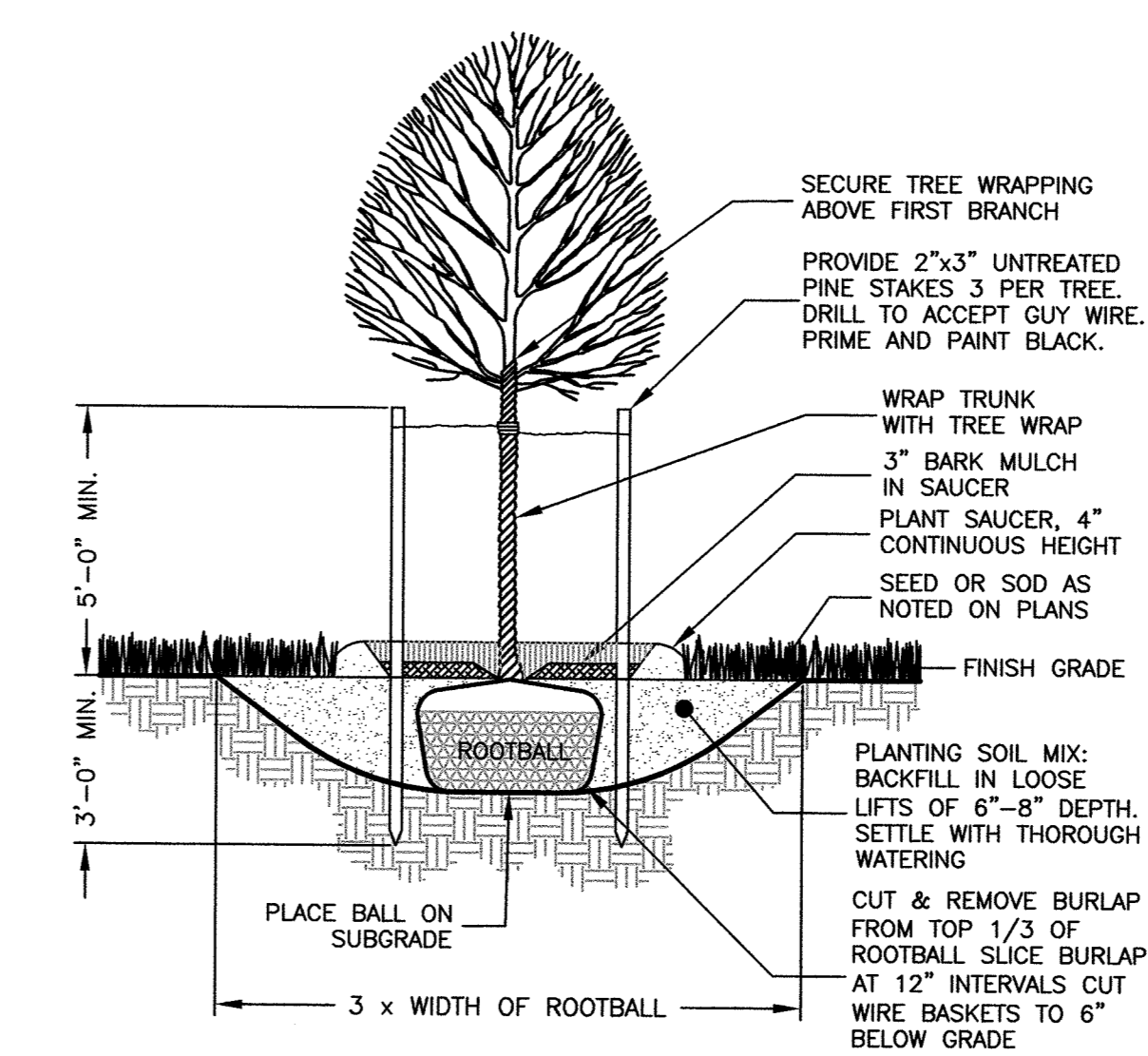
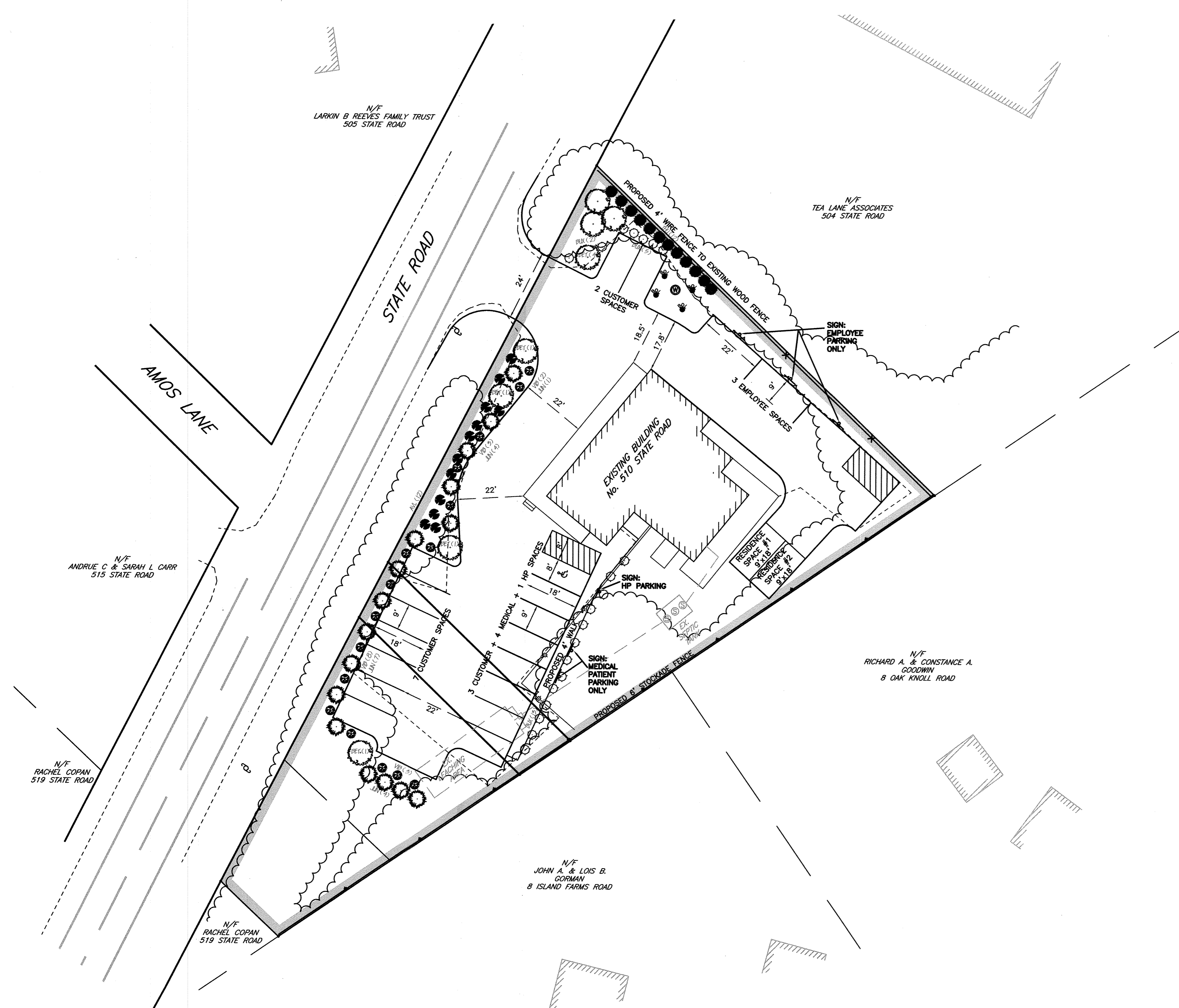


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## Sheet 2 of 4 - Landscaping Plan

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- NOTE:  
 1. SHRUB SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS IT DID TO NURSERY OR FIELD GRADE.  
 2. WHERE SHRUBS OCCUR IN PLANT BED GROUPINGS, PROVIDE A 12" DEEP MINIMUM CONTINUOUS LOAM BED.

PLANT SCHEDULE					
QTY.	KEY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
12	THU		THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5 gal
20	BUX		BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 gal
8	BET		BETULA PAPHYRIFERA	PAPER BIRCH	1-1/2"
16	JUN		JUNIPERUS CHINENSIS	SPARTAN JUNIPER	3-3.5'
16	VIB		VIBURNUM NUDUM	WINTERHUR VIBURNUM	18-24"
14	AVL		CALAMAGROSTIS X ACUTIFLORA	AVALANCHE REED GRASS	5'



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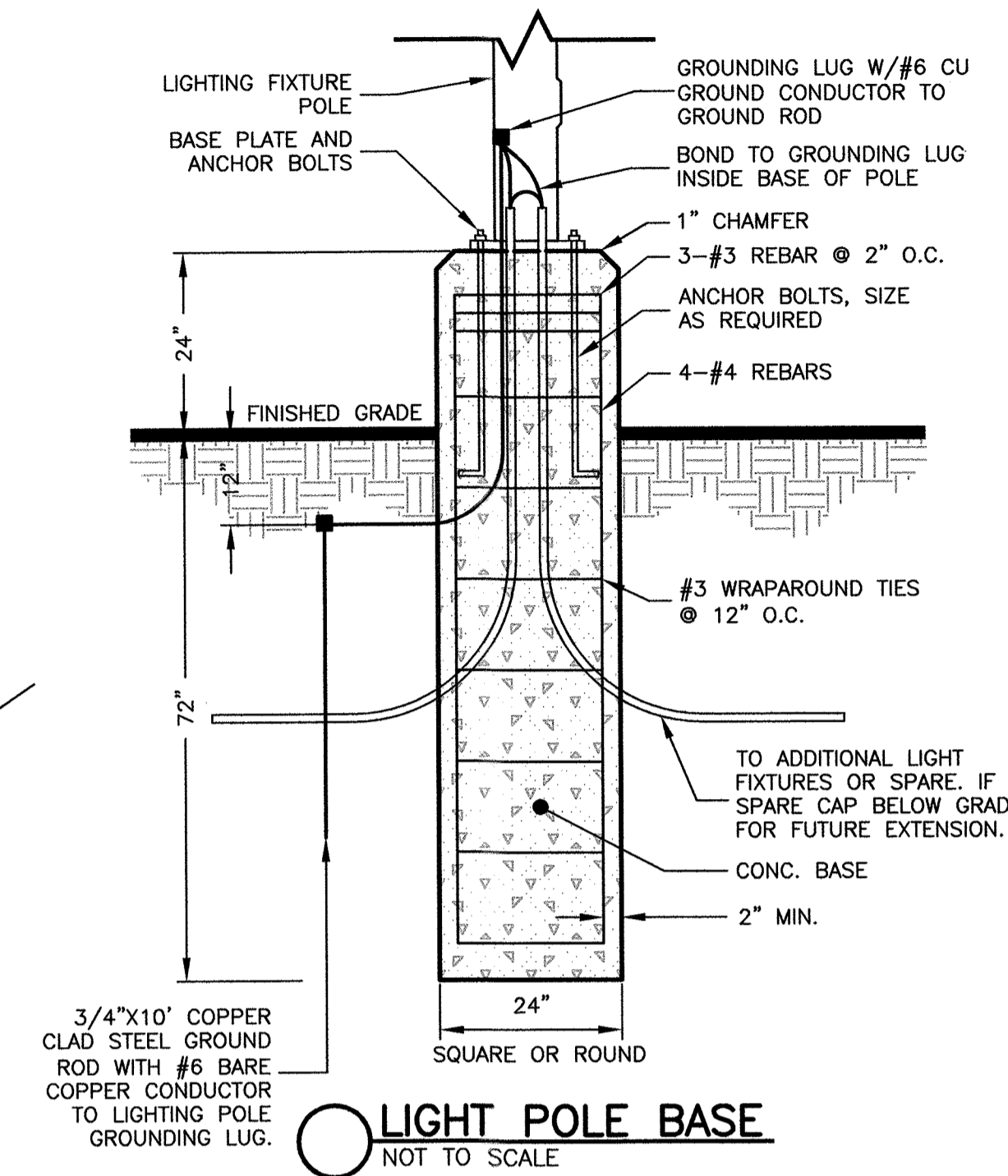
0' 10' 20' 40' 60'

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## Sheet 3 of 4 - Lighting Plan

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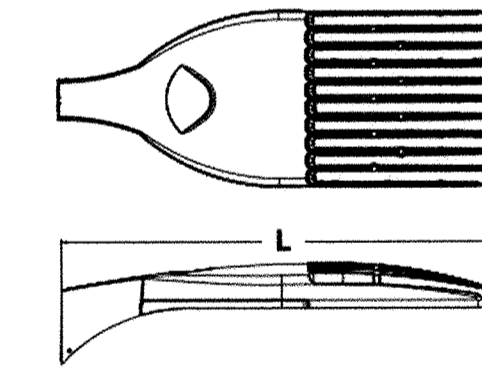
**A LIGHT POLE BASE**  
NOT TO SCALE



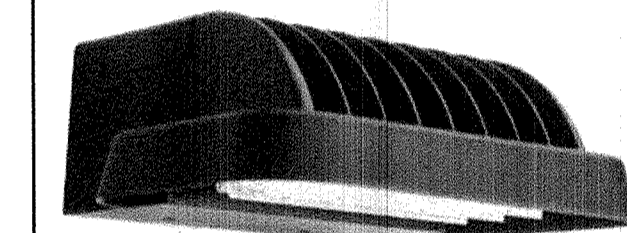
**D-Series Size 1 LED Area Luminaire**

### Specifications

EPA: 1.01 ft<sup>2</sup> (0.093m<sup>2</sup>)  
Length: 33" (83.8cm)  
Width: 13" (33.0cm)  
Height H1: 7-1/2" (19.0cm)  
Height H2: 3-1/2" (9.1cm)  
Weight (max): 27 lbs (12.2kg)



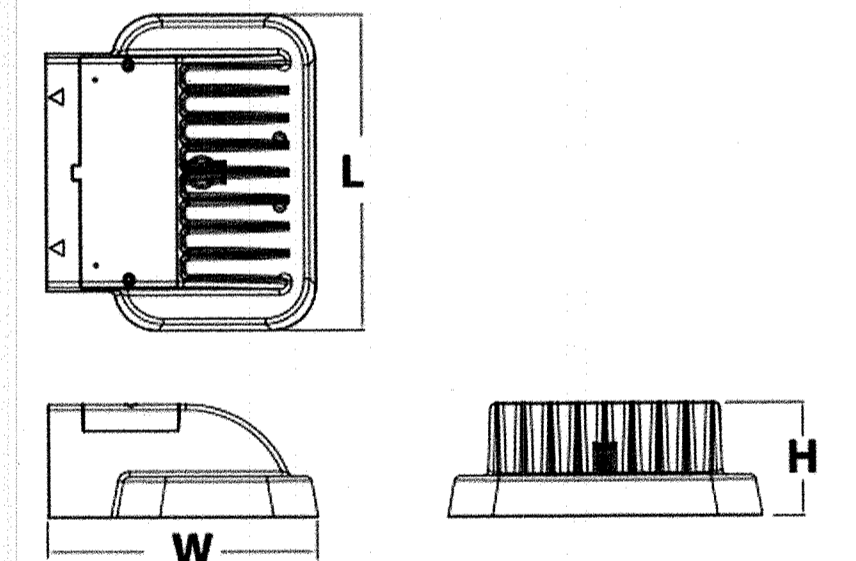
**A LITHONIA DSX1-LED LIGHT FIXTURE**  
NOT TO SCALE



**KAXW LED Wall Luminaire**

### Specifications

Length: 14" (35.6cm)  
Width: 12" (30.5cm)  
Height: 5" (12.7cm)  
Weight (max): 19.7 lbs (8.9kg)



**B LITHONIA KAXW-LED WALL PACK**  
NOT TO SCALE

### PHOTOMETRIC LEGEND:

DENOTES ISOFOOTCANDLE LEVEL 1.9

DENOTES ISOFOOTCANDLE LINE

### GENERAL LIGHTING NOTES:

ILLUMINANCE VALUES SHOWN ARE PROPOSED MAINTAINED HORIZONTAL FOOTCANDLES ON LEVEL GRADE.

PHOTOMETRIC ANALYSIS DOES NOT CONSIDER ANY EXISTING ILLUMINANCE, SHADOW OR REFLECTED LIGHT FROM EXISTING OR PROPOSED OBJECTS AND GRADE DIFFERENCES.

HORIZONTAL ILLUMINANCE LEVELS SHOWN ARE CALCULATED FROM DATA PROVIDED FROM MANUFACTURER IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO SEVERAL FACTORS SUCH AS LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, LUMINAIRE SURFACE DEPRECIATION, AND EQUIPMENT OPERATING FACTOR.

CONTRACTOR TO VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

### LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	VOLTS	QUANTITY
A		DSX1 LED P1 30K T3M MVOLT, 12' H	120V 1P 2W	3
B		KAXW LED, PERFORMANCE PACKAGE 3, 5000K, TYPE 4, 120-277V, 12' H	120V 1P 2W	4

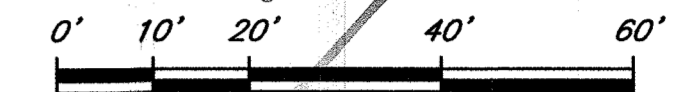
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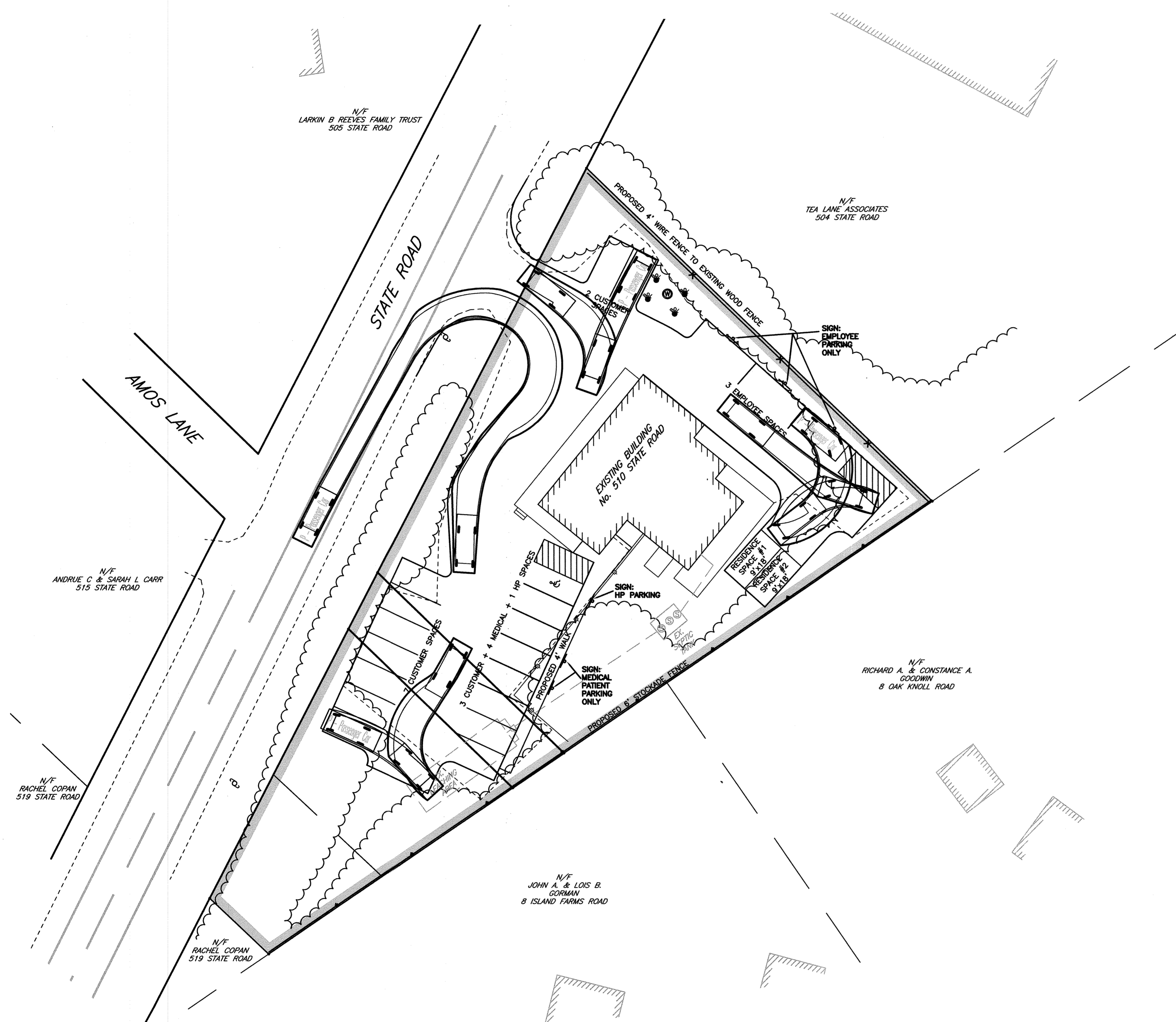
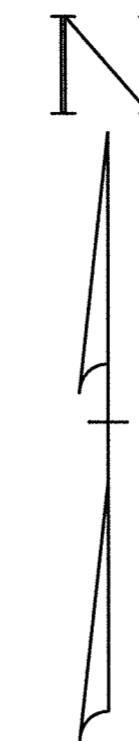


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Sheet 4 of 4 - Vehicle Turning Paths



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