

PERMIT SET

Springhill Suites

556 Main Street
Falmouth, Massachusetts 02540

Prepared for

Falmouth Hospitality, LLC

SITE ADDRESS:

#556
MAIN STREET

Falmouth,
Massachusetts
02540

PREPARED FOR:

FALMOUTH
HOSPITALITY,
LLC

2 Lan Drive
Westford, Massachusetts 01886

HANCOCK ASSOCIATES

Civil Engineers

Land Surveyors

Environmental
Consultants

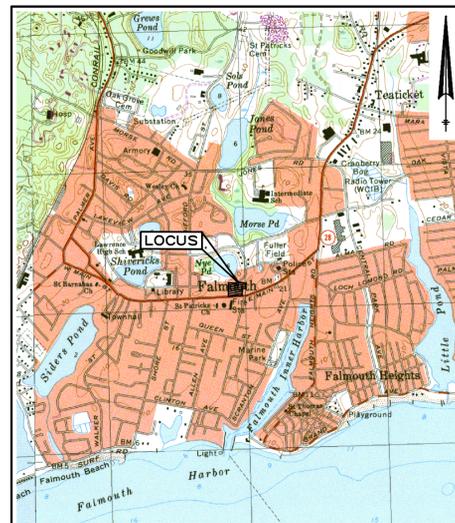
315 Elm Street, Marlborough, MA 01752
Voice (508) 460-1111, Fax (508) 460-1121
www.hancockassociates.com

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION AND RELATIVE ELEVATION OF BENCH MARKS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER.
2. CONTRACTOR SHALL FURNISH CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS. THIS WORK SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR.
3. SAFETY MEASURES, CONSTRUCTION METHODS AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL SITE CONSTRUCTION SHALL COMPLY WITH THE FALMOUTH DEPARTMENT OF PUBLIC WORK STANDARDS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND / OR REMOVAL HEREON. DAMAGED IMPROVEMENTS SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
6. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
7. THIS PLAN IS NOT INTENDED TO SHOW AN ENGINEERED BUILDING FOUNDATION DESIGN, WHICH WOULD INCLUDE DETAILS AND FINAL ELEVATIONS OF FOOTINGS, WALLS AND SUBSURFACE DRAINAGE TO PREVENT INTERIOR FLOODING. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS.
8. PROPOSED BUILDING FOUNDATION CONFIGURATION AND LOCATION ON THE LOT AS SHOWN ARE CONCEPTUAL AND SHALL BE VERIFIED AS TO CONFORMANCE WITH FINAL ARCHITECTURAL PLANS AND ZONING ORDINANCES PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING HORIZONTAL AND VERTICAL MEASUREMENTS FOR ALL SUBSURFACE STRUCTURES. THIS INFORMATION SHALL BE REPORTED TO THE ENGINEER.
10. TRASH AND RECYCLING COLLECTION AREAS ARE LOCATED WITHIN THE BUILDINGS.
11. STANDARD PARKING SPACES ARE 9' X 18', TYPICAL SITE DRIVEWAYS ARE 24' WIDE. HANDICAP PARKING SPACES SHALL MEET ADA REQUIREMENTS.

REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT "DIG-SAFE" FOR AN UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. ALL WORK OUTSIDE OF THE BUILDING THAT IS LESS THAN 10 FEET FROM THE INSIDE FACE OF THE BUILDING FOUNDATION SHALL CONFORM WITH THE UNIFORM STATE PLUMBING CODE OF MASSACHUSETTS, 248 CMR 2.00.
4. CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).



VICINITY MAP
SCALE: 1"=2,000'

PROJECT TEAM

OWNER & APPLICANT:
RYAN DEVELOPMENT, LLC
2 LAN DRIVE
WESTFORD, MASSACHUSETTS 01886

CIVIL ENGINEERS:
HANCOCK ASSOCIATES
185 CENTRE STREET
ANDOVER, MASSACHUSETTS 01923

ARCHITECT:
JD LAGRASSE AND ASSOCIATES, INC.
ONE ELM SQUARE
ANDOVER, MASSACHUSETTS 01810

SHEET INDEX

- C1..... TITLE SHEET
EC..... EXISTING CONDITIONS PLAN
C2..... SITE PREPARATION AND EROSION CONTROL PLAN
C3..... LAYOUT AND MATERIALS PLAN
C4..... GRADING AND UTILITIES PLAN
C5,C6..... SITE DETAILS
L1.0..... LANDSCAPE PLAN

LEGEND

EXISTING		PROPOSED
	SURFACE CONTOUR	
	EDGE OF PAVEMENT	
	FENCE	
	EDGE OF WOODED AREA	
	SEWERLINE & MANHOLE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION	
	DRAINLINE WITH PIPE SIZE, MATERIAL & FLOW DIRECTION, CATCHBASIN, MANHOLE & ROUND CATCHBASIN	
	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	
	GAS MAIN WITH SIZE & GATE VALVE	
	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	
	SPOT ELEVATION	
	PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES	
	MANHOLE (UNKNOWN UTILITY)	
	BENCHMARK	
	DRILL HOLE IN CONCRETE BOUND	
	IRON PIPE	
	IRON ROD	

NO.	BY	APP	DATE	ISSUE/REVISION DESCRIPTION
1	KAC	JP	11/6/14	MISCELLANEOUS REVISIONS

DATE:	12/02/13	DRAWN BY:	KAC
SCALE:	AS NOTED	CHECK BY:	JP

TITLE SHEET

PLOT DATE: Nov 06, 2014, 2:01 pm
PATH: F:\GMA 30 Projects\17791\DWG\

DWG: 17791title.dwg

LAYOUT: TS

SHEET: 1 OF 6

PROJECT NO.:

C1

17791

DIMENSIONAL REQUIREMENTS (EXISTING)

(PER SECTION 240-240. BUSINESS REDEVELOPMENT DISTRICT OF THE TOWN OF FALMOUTH ZONING BYLAW)

	REQUIRED	PROVIDED
LOT AREA	20,000 SQ. FT.	96,036 SQ. FT.
FRONTAGE	100 FT.	250.18 FT.
LOT WIDTH	125 FT.	128.63 FT.
MAX. LOT COVERAGE BY STRUCTURES, PAVING AND PARKING	60 %	48 %
MAX. LOT COVERAGE BY STRUCTURES	20 %	16.0 %
MAXIMUM BUILDING HEIGHT	35 FT.	2.5 STORIES
FRONT YARD	20 FT.	20.25 FT.
SIDE YARD	10 FT.	12.5 FT.
REAR YARD	10 FT.	N/A FT.

DIMENSIONAL REQUIREMENTS (PROPOSED)

(PER SECTION 240-240. BUSINESS REDEVELOPMENT DISTRICT OF THE TOWN OF FALMOUTH ZONING BYLAW)

	REQUIRED	PROVIDED
LOT AREA	20,000 SQ. FT.	96,036 SQ. FT.
LOT WIDTH	125 FT.	128.63 FT.
MAX. LOT COVERAGE BY STRUCTURES, PAVING AND PARKING	60 %	60 %
MAX. LOT COVERAGE BY STRUCTURES	20 %	17 %
MAXIMUM BUILDING HEIGHT	35 FT.	2.5 STORIES*
FRONT YARD	20 FT.	21 FT.
SIDE YARD	10 FT.	12 FT.
REAR YARD	10 FT.	N/A FT.
FRONTAGE	100 FT.	250.18 FT.
PARKING	121 SPACES (110 HOTEL GUEST UNITS)	84 SPACES ON-SITE 37 SPACES OFF-SITE

*AREA OF UPPER LEVEL OF EAST BUILDING IS 1/2 OF THE AREA OF THE MIDDLE LEVEL OF THE EAST BUILDING.

ZONING

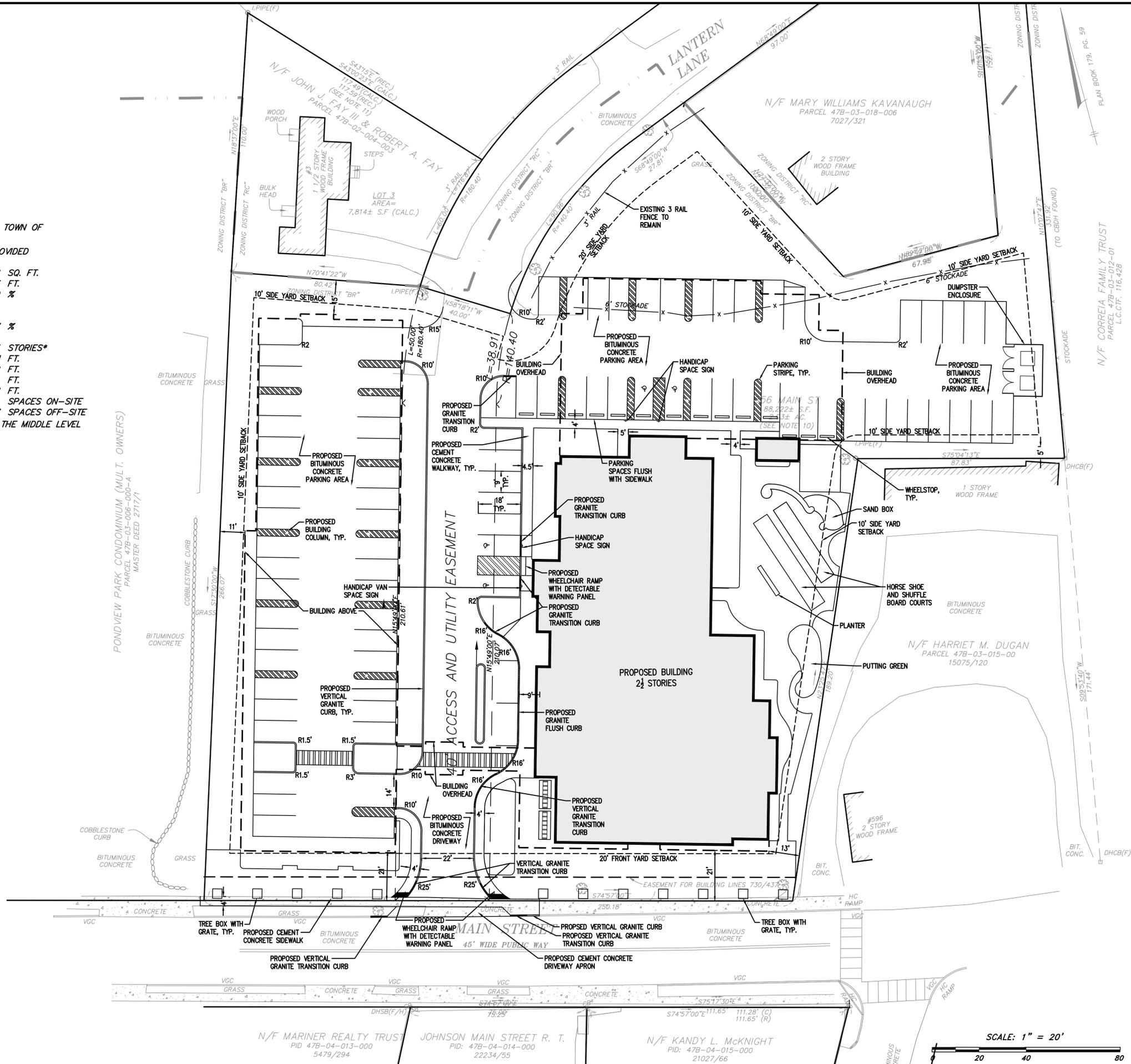
BUSINESS REDEVELOPMENT DISTRICT

ASSESSORS

PARCEL ID: 47B-02-005-001
PARCEL ID: 47B-02-005-001

LAYOUT AND MATERIALS NOTE

1. PROPOSED PARKING STRIPES IN GRASS PAVE PARKING AREA TO BE APPLIED USING WORLD CLASS PREMIUM (ACRYLIC) FIELD PAINT BY BEACON ALTHETICS OR APPROVED EQUAL. PARKING LINES SHALL BE CAREFULLY LAID OUT AND MARKED USING A LINE MARKING MACHINE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUFFICIENT PAINT SHOULD BE APPLIED AND REAPPLIED AS REQUIRED TO ASSURE COMPLETE OPACITY AND UNIFORMITY OF COLOR.



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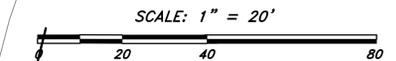
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CHECK BY: JP

LAYOUT AND MATERIALS PLAN

PLOT DATE: Nov 06, 2014 2:08 pm
PATH: P:\VBA\20 Projects\17791.dwg

DWG: 17791LM.dwg
LAYOUT: LM
SHEET: 3 OF 6
PROJECT NO.: 17791

C3

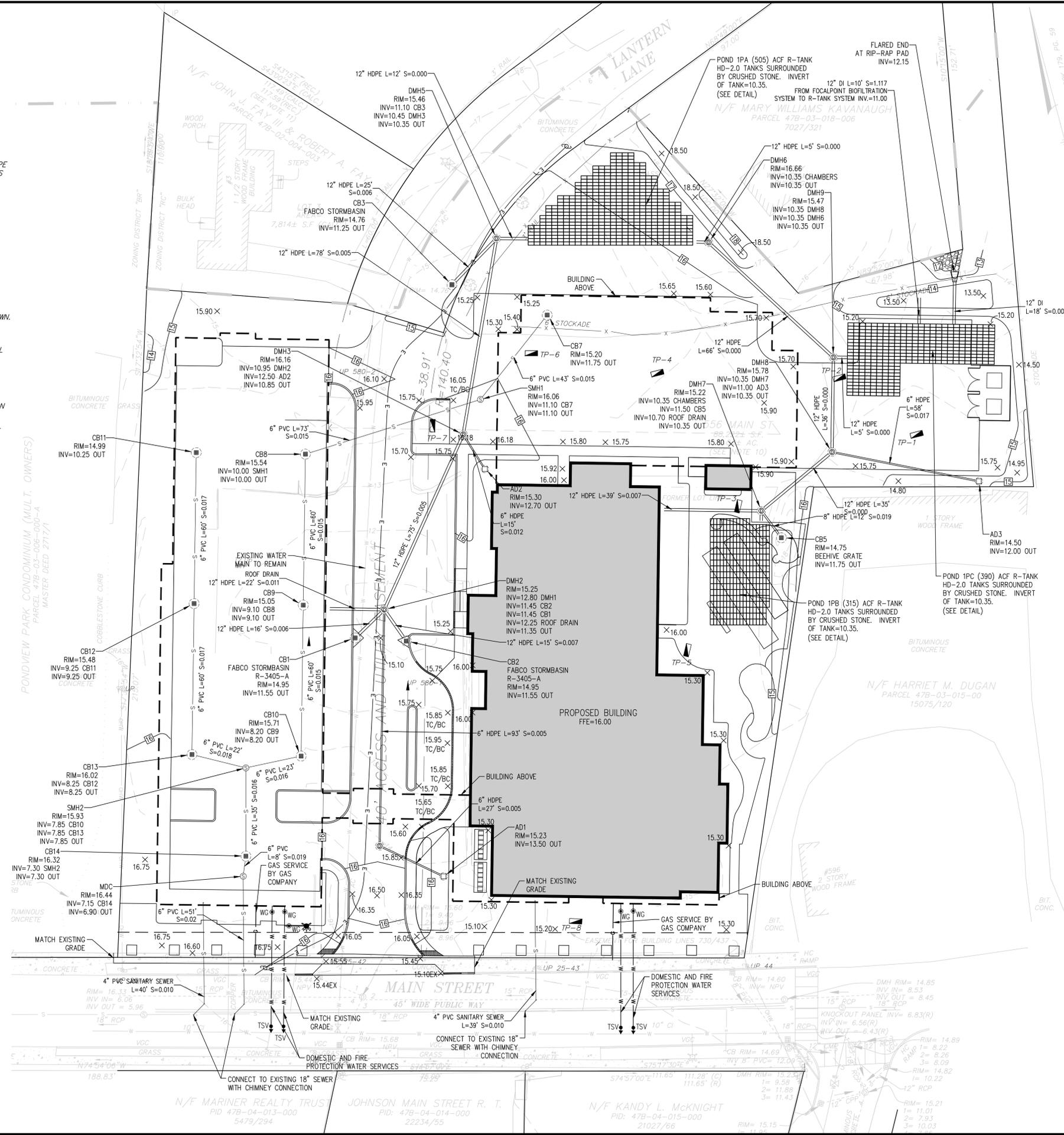


GRADING AND UTILITY PLAN NOTES

- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
- UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
- RIM ELEVATIONS SHOWN FOR NEW STRUCTURES ARE APPROXIMATE AND ARE PROVIDED TO ASSIST CONTRACTOR WITH MATERIAL TAKEOFFS. FINISH RIM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
- WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH OWNER REQUIREMENTS.
- THE CONTRACTOR SHALL ENCASE AND/OR SLEEVE SEWER AND WATER MAINS WHERE THE CROWN OF THE SEWER PIPE IS LESS THAN 18 INCHES BELOW THE INVERT OF THE WATER PIPE AND WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET, AS REQUIRED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- STRUCTURE DETAILS FROM INDEPENDENT VENDORS ARE CONSTANTLY CHANGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT DETAILS SHOWN MATCH CURRENT DETAILS AND SPECIFICATIONS FROM VENDORS.
- CONTRACTOR SHALL INSTALL ALL PARKING AREAS AND WALKWAYS IN ACCORDANCE WITH APPLICABLE ADA AND MAAB REQUIREMENTS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - HANDICAPPED SPACES AND STRIPED AREA SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - HANDICAPPED RAMPS SHALL NOT EXCEED 8% FOR A MAXIMUM VERTICAL DISTANCE OF 6 INCHES.
 - SIDEWALKS SHALL HAVE A MAXIMUM SLOPE IN THE PATH OF TRAVEL OF 5% AND A MAXIMUM CROSS SLOPE OF 2%. CONTRACTOR SHOULD NOT LAYOUT SLOPES EXCEEDING 4.5% AND 1.5% RESPECTIVELY TO ALLOW FOR CONSTRUCTION TOLERANCES. IF THE CONTRACTOR DETERMINES THAT THE REQUIRED SLOPES CANNOT BE ACHIEVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING THE INFORMATION TO THE ENGINEER FOR RESOLUTION.
- ALL PROPOSED TOP OF VERTICAL CURB ELEVATIONS ARE 6" ABOVE THE BOTTOM OF CURB UNLESS OTHERWISE SHOWN.
- WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW PAVING.
- AT LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL PROPOSED TOP OF CURB ELEVATIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION AND ADVISE THE ENGINEER OF ANY DISCREPANCY WHICH MAY IMPACT DESIGN.
- ALL DISTURBED AREAS NOT COVERED WITH PAVEMENT, STRUCTURES, INDIVIDUAL PLANTINGS, OR MULCH SHALL HAVE LOAM AND SOD, OR LOAM AND SEED AS SHOWN ON THE LANDSCAPE PLANS OR AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND STRUCTURES AND UTILITIES SHALL BE CAPABLE OF WITHSTANDING H2O WHEEL LOADS.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY AT NO ADDITIONAL COST BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
- SILT FENCE AND/OR HAYBALES SHOWN HEREON SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
- CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY THE ENGINEER.
- ALL POINTS OF CONSTRUCTION EGRESSOR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO PUBLIC ROADS.

SOIL TEST DATA:

- TP-1**
 0-61" FILL LAYER
 61-80" Bw LAYER, FINE SANDY LOAM
 80-94" C1 LAYER, LOAMY SAND
 94-135" C2 LAYER, LOAMY SAND
 GROUND EL.=3.7
 ADJUSTED E.S.H.W.T. EL.=7.4
- TP-2**
 0-5" BITUMINOUS CONCRETE
 5-36" FILL LAYER
 36-76" C1 LAYER, GRAVELLY COARSE SAND
 76-126" C2 LAYER, MEDIUM SAND
 GROUND EL.=3.8
 ADJUSTED E.S.H.W.T. EL.=7.5
- TP-3**
 0-66" FILL LAYER
 66-109" C1 LAYER, LOAMY SAND
 109-138" C2 LAYER, SANDY LOAM
 GROUND EL.=3.1
 ADJUSTED E.S.H.W.T. EL.=6.8
- TP-4**
 0-11" FILL LAYER
 11-30" Bw LAYER, LOAMY SAND
 30-48" C1 LAYER, SANDY LOAM
 48-137" C2 LAYER, MEDIUM SAND
 GROUND EL.=3.6
 ADJUSTED E.S.H.W.T. EL.=7.3
- TP-5**
 0-141" FILL LAYER
 GROUND EL.=3.0
 NO GROUNDWATER OBSERVED
 ADJUSTED E.S.H.W.T. EL.=6.7
- TP-6**
 0-64" FILL LAYER
 64-94" C1 LAYER, GRAVELLY COARSE SAND
 94-130" C2 LAYER, MEDIUM SAND
 GROUND EL.=4.4
 ADJUSTED E.S.H.W.T. EL.=8.1
- TP-7**
 0-49" FILL LAYER
 49-89" C1 LAYER, GRAVELLY COARSE SAND
 89-139" C2 LAYER, MEDIUM SAND
 GROUND EL.=2.9
 ADJUSTED E.S.H.W.T. EL.=6.5
- TP-8**
 0-55" FILL LAYER
 55-64" Ap LAYER, FINE SANDY LOAM
 64-74" Bw LAYER, SANDY LOAM
 74-147" C1 LAYER, SILT LOAM
 GROUND EL.=3.1
 ADJUSTED E.S.H.W.T. EL.=6.8



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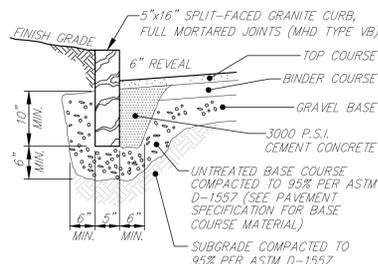
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**GRADING,
 DRAINAGE,
 AND UTILITY
 PLAN**

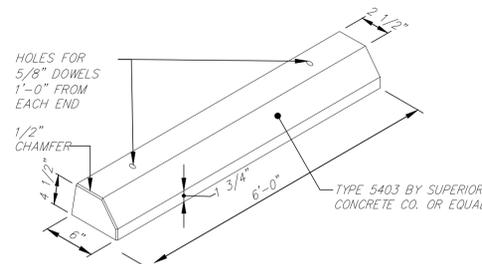
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 PROJECT NO.: 17791

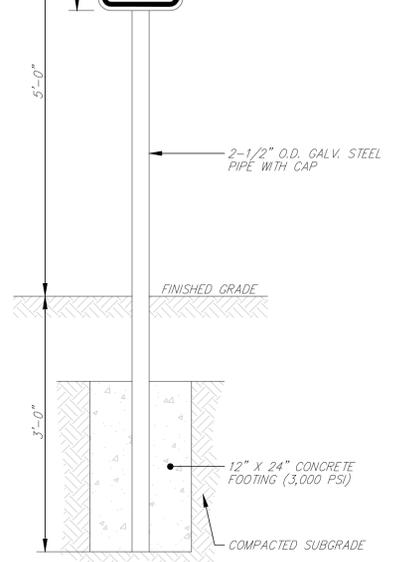
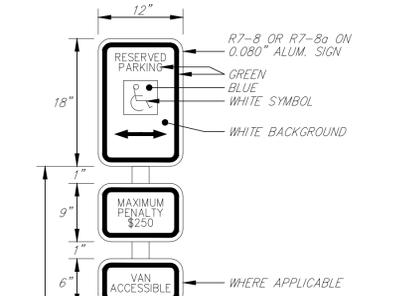
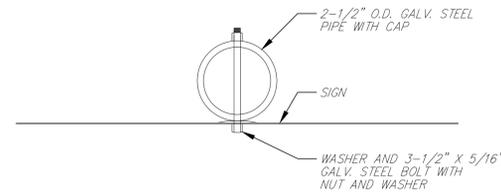
C4



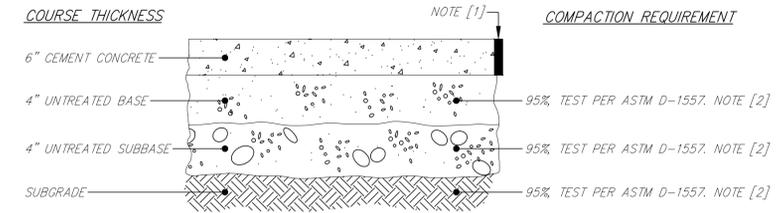
VERTICAL GRANITE CURB
CROSS SECTION
NOT TO SCALE



RECOMMENDED TO BE PINNED ON TOP OF ASPHALT PAVEMENT
PRECAST CONCRETE WHEEL STOP
ISOMETRIC VIEW
NOT TO SCALE



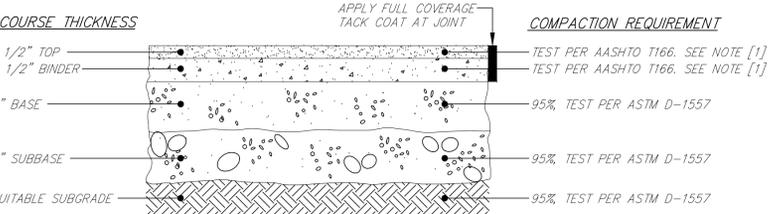
ACCESSIBLE SIGN DETAIL
NOT TO SCALE



CEMENT CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - CEMENT CONCRETE	MHD M4.02.00 4000 PSI AT 28 DAYS	3/4
BASE - SAND BORROW	MHD M1.04.0 TYPE b	3/8
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE c	2
UNSUITABLE SUBGRADE - ORDINARY BORROW	MHD M1.01.0	12

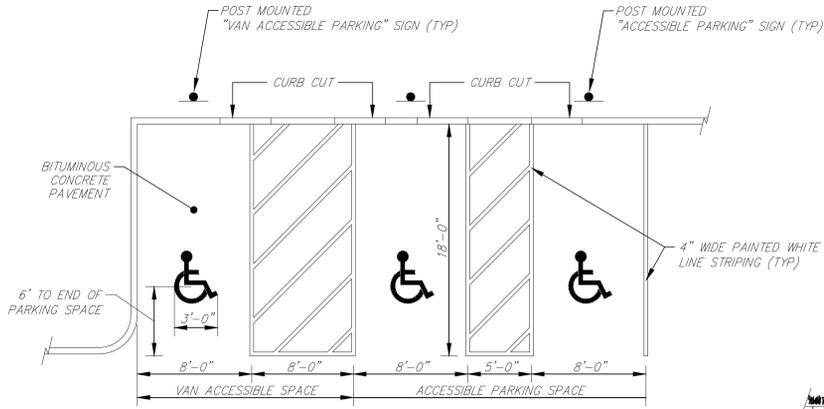
CEMENT CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE



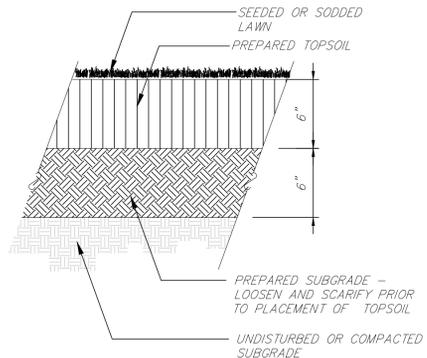
BITUMINOUS CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1/2
BINDER - BITUMINOUS CONCRETE	MHD M3.11.03 CLASS I, TYPE I-1	1
BASE - DENSE GRADED CRUSHED STONE	MHD M2.01.7	1 1/2
SUBBASE - GRAVEL BORROW	MHD M1.03.0 TYPE C	2

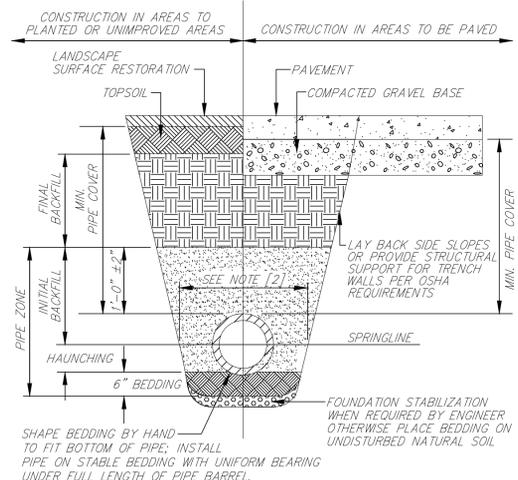
BITUMINOUS CONCRETE PAVEMENT
TYPICAL CROSS SECTION
NOT TO SCALE



ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



LOAM AND SEED
NOT TO SCALE



PIPE TRENCH
TYPICAL CROSS SECTION
NOT TO SCALE

FOUNDATION, BEDDING, & BACKFILL MATERIALS

PIPE MATERIAL	HDP, PVC	RC, DI
FOUNDATION STABILIZATION	[6]	[6]
BEDDING	[1]	[1]
HAUNCHING	[1]	[1]
INITIAL BACKFILL	[1]	[1]
FINAL BACKFILL	[4]	[4]
MIN. PIPE COVER	[5]	[5]

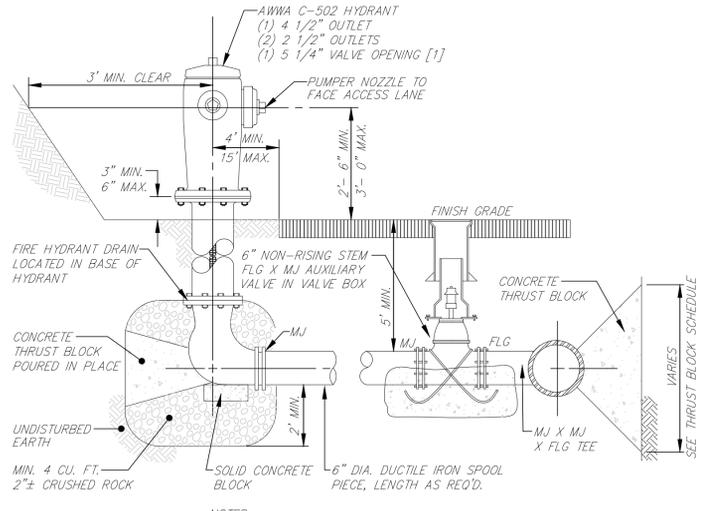
NOTES:
[1] PLACE 3/4" ± GRADED GRANULAR BACKFILL AT OPTIMUM MOISTURE IN HORIZONTAL, 8"-DEEP, LOOSE LAYERS; COMPACT TO 95% PER ASTM D-1557.
[2] MINIMUM WIDTH OF TRENCH MEASURED AT THE SPRINGLINE OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING.

PIPE I.D.	WIDTH
LESS THAN 21"	O.D. + 12"
21" TO 42"	O.D. + 24"
GREATER THAN 42"	O.D. + 30"

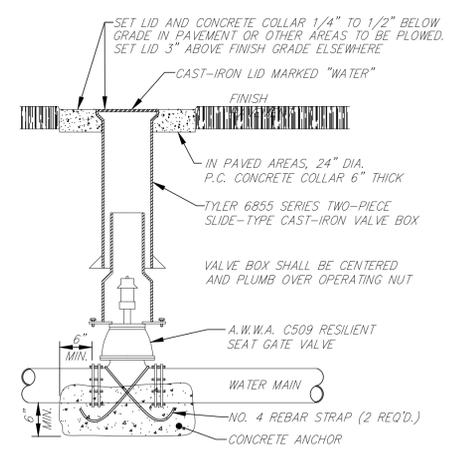
[3] INSTALL PIPE IN CENTER OF TRENCH.
[4] IN PLANTED OR UNIMPROVED AREAS, USE ON-SITE EXCAVATED MATERIAL FOR FINAL BACKFILL. COMPACT TO 95% PER ASTM D-1557. IN PAVED AREAS, OBTAIN ENGINEER APPROVAL OF ON-SITE EXCAVATED MATERIALS FOR USE AS FINAL BACKFILL.
[5] MINIMUM COVER OVER TOP OF PIPE:

PIPE MATERIAL	HDP, PVC	RC, DI
WATER	5'-0"	5'-0"
SEWER	4'-0"	4'-0"
DRAIN	1'-6"	1'-0"

[6] FOR FOUNDATION STABILIZATION, USE 2" ± CRUSHED STONE.



FIRE HYDRANT ASSEMBLY
TYPICAL CROSS SECTION
NOT TO SCALE



GATE VALVE
TYPICAL CROSS SECTION
NOT TO SCALE

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SITE DETAILS

PLOT DATE: Nov 07, 2014 9:03 am
PATH: P:\Civil 3D Projects\17791\DWG\

DWG: 17791Details.dwg
LAYOUT: Details

SHEET: 5 OF 6
PROJECT NO.: 17791

C5

