

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES

35 SCUDDER AVENUE
HYANNIS, MASSACHUSETTS

DATE: FEBRUARY 11, 2021
REV 6: SEPTEMBER 23, 2022

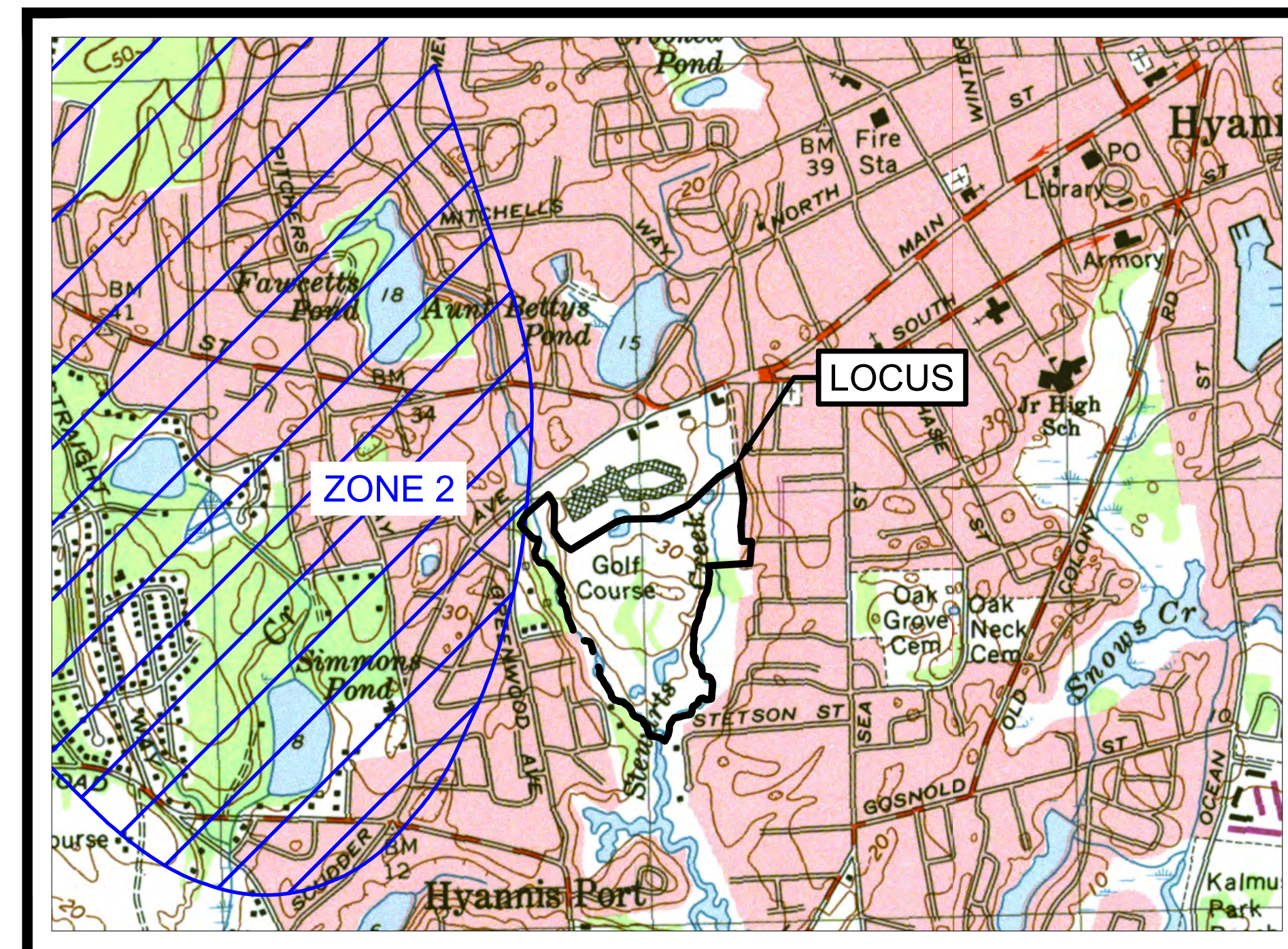
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17 OF 17	DETAIL SHEET

PREPARED FOR:



QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110



U.S.G.S. MAP
SCALE 1" = 1000'



AERIAL MAP
SCALE 1" = 400'

LEGEND

EXISTING	DESCRIPTION	PROPOSED
□	CONCRETE BOUND	□
---11---	CONTOUR	—11—
x11.0	SPOT GRADE	11x0
⊞	CATCH BASIN	⊞
⊙	YARD DRAIN	⊙
⊕	DRAIN MANHOLE	⊕
—D—D—	DRAIN PIPE	—D—D—
—W—	WATER LINE	—W—
⊗	WATER GATE	⊗
⊕	HYDRANT	⊕
—O/H/W—	OVERHEAD ELEC. UTILITIES	—O/H/W—
---	UNDERGROUND ELEC. UTILITIES	—E/C—
E	ELEC TRANSFORMER	E
T	ELEC. JUNCTION BOX	T
⊕	UTILITY POLE	⊕
—6" S—	6" SEWER PIPE	—6" S—
—8" S—	8" SEWER PIPE	—8" S—
—4" FM—	4" SEWER FORCE MAIN	—4" FM—
⊕	SEWER MANHOLE	⊕

CIVIL ENGINEERING BY:

PESCE ENGINEERING & ASSOCIATES, INC.
43 PORTER LANE
WEST DENNIS, MA 02670

LAND SURVEYING BY:

BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET - 3RD FLOOR
HYANNIS, MA 02601

ARCHITECTURE BY:

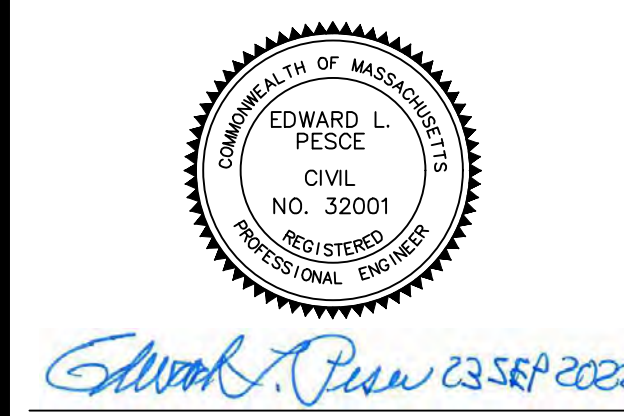
BSB DESIGN, INC.
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067

LANDSCAPING BY:

MICHAEL D'ANGELO LANDSCAPE ARCHITECTURE LLC
732 EAST BROADWAY, SUITE 3
BOSTON, MA 02127

TRANSPORTATION ENGINEERING BY:

VANASSE & ASSOCIATES, INC.
35 NEW ENGLAND BUSINESS CENTER DRIVE, SUITE 140
ANDOVER, MA 01810



**THE PROPOSED
EMBLEM AT
HYANNIS
RESIDENCES**
AT
35 SCUDDER AVENUE
IN
HYANNIS,
MASSACHUSETTS
(BARNSTABLE COUNTY)

COVER SHEET

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
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1	4-1-21	CCC Submittal

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ENGINEERING BY:

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Edward L. Pesce, P.E., LEED® AP
43 Porter Lane
West Dennis, MA 02670
epesce@comcast.net Cell: 508-333-7630

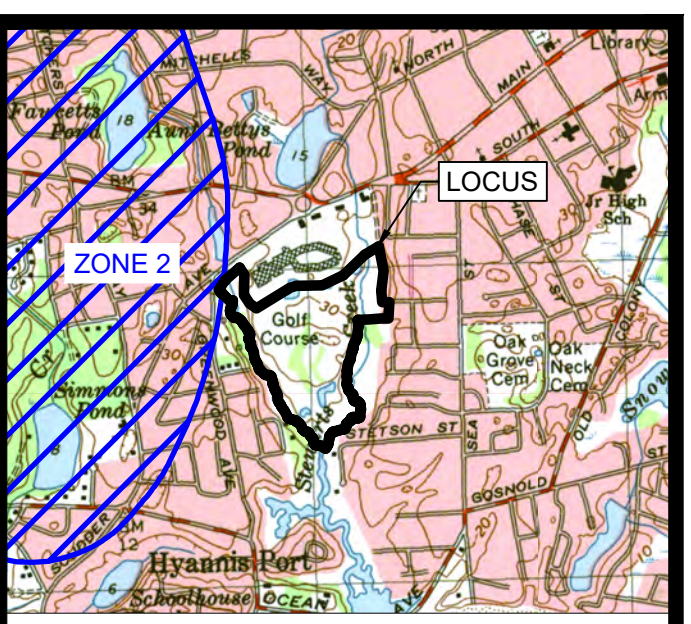
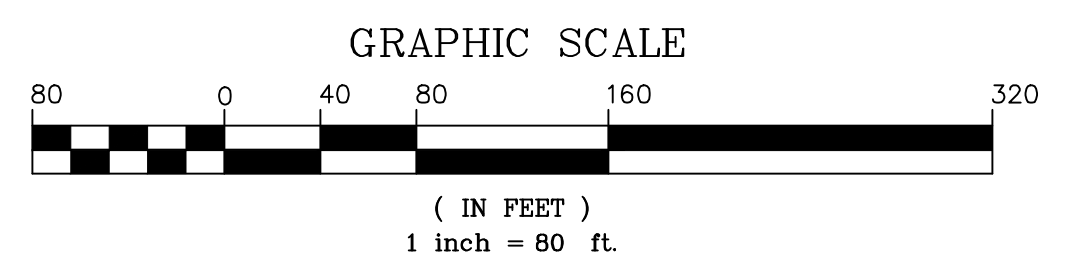
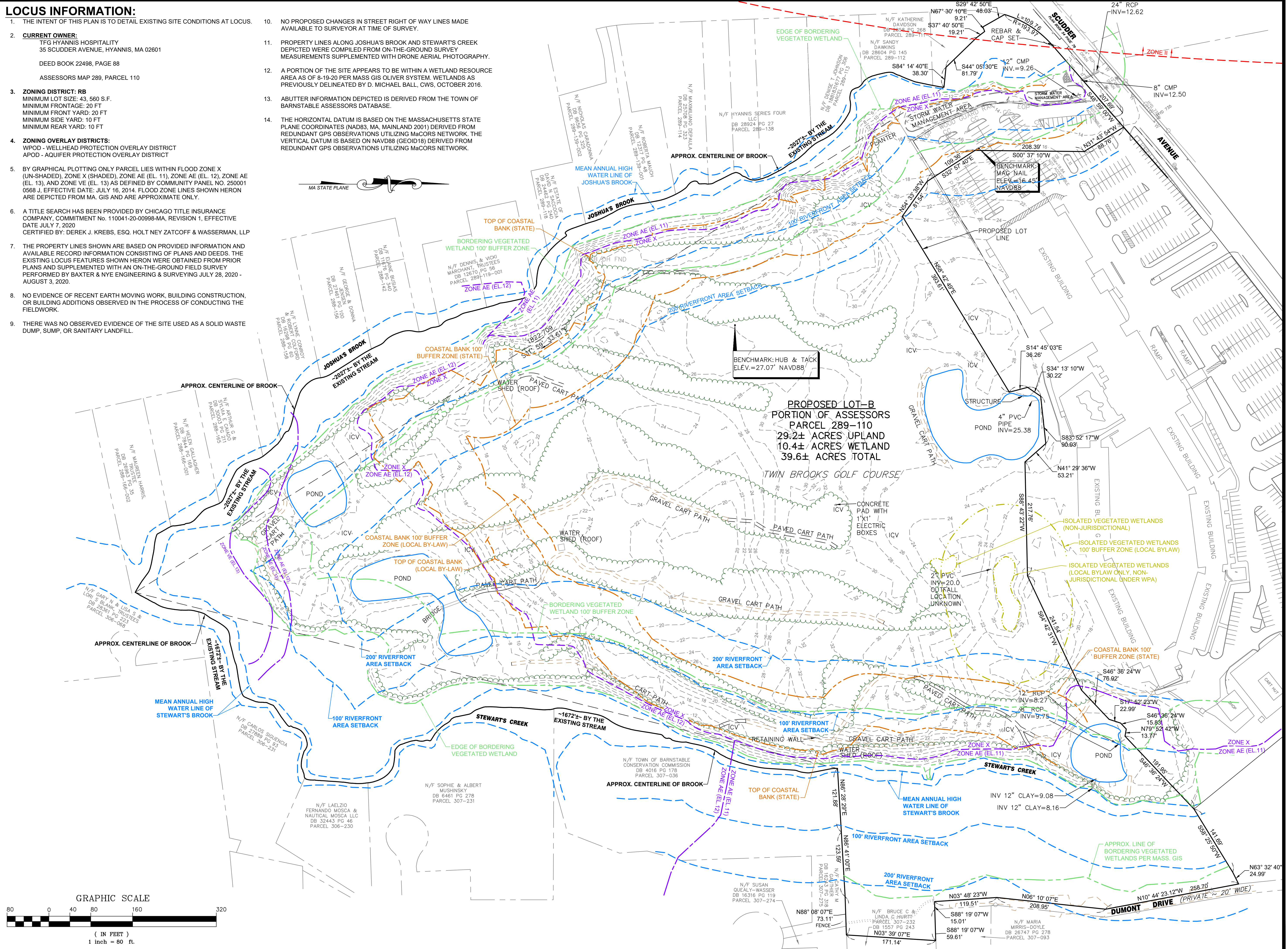
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78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5061

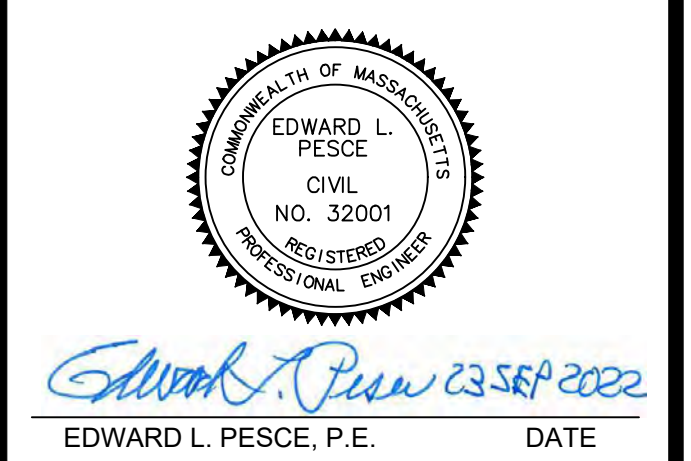
SHEET 1 OF 17

LOCUS INFORMATION:

- THE INTENT OF THIS PLAN IS TO DETAIL EXISTING SITE CONDITIONS AT LOCUS.
- CURRENT OWNER:**
TFG HYANNIS HOSPITALITY
35 SCUDDER AVENUE, HYANNIS, MA 02601
DEED BOOK 22498, PAGE 88
ASSESSORS MAP 289, PARCEL 110
- ZONING DISTRICT: RB**
MINIMUM LOT SIZE: 43,560 S.F.
MINIMUM FRONTAGE: 20 FT
MINIMUM FRONT YARD: 20 FT
MINIMUM SIDE YARD: 10 FT
MINIMUM REAR YARD: 10 FT
- ZONING OVERLAY DISTRICTS:**
WPOD - WELLHEAD PROTECTION OVERLAY DISTRICT
APOD - AQUIFER PROTECTION OVERLAY DISTRICT
- BY GRAPHICAL PLOTTING ONLY PARCEL LIES WITHIN FLOOD ZONE X (UN-SHADED), ZONE X (SHADED), ZONE AE (EL. 11), ZONE AE (EL. 12), ZONE AE (EL. 13), AND ZONE VE (EL. 13) AS DEFINED BY COMMUNITY PANEL NO. 250001 0568 J, EFFECTIVE DATE: JULY 16, 2014. FLOOD ZONE LINES SHOWN HERON ARE DEPICTED FROM MA. GIS AND ARE APPROXIMATE ONLY.
- A TITLE SEARCH HAS BEEN PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 110041-20-00998-MA, REVISION 1, EFFECTIVE DATE JULY 7, 2020
CERTIFIED BY: DEREK J. KREBS, ESQ. HOLT NEY ZATCOFF & WASSERMAN, LLP
- THE PROPERTY LINES SHOWN ARE BASED ON PROVIDED INFORMATION AND AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING LOCUS FEATURES SHOWN HERON WERE OBTAINED FROM PRIOR PLANS AND SUPPLEMENTED WITH AN ON-THE-GROUND FIELD SURVEY PERFORMED BY BAXTER & NYE ENGINEERING & SURVEYING JULY 28, 2020 - AUGUST 3, 2020.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE WAS NO OBSERVED EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO SURVEYOR AT TIME OF SURVEY.
- PROPERTY LINES ALONG JOSHUA'S BROOK AND STEWART'S CREEK DEPICTED WERE COMPILED FROM ON-THE-GROUND SURVEY MEASUREMENTS SUPPLEMENTED WITH DRONE AERIAL PHOTOGRAPHY.
- A PORTION OF THE SITE APPEARS TO BE WITHIN A WETLAND RESOURCE AREA AS OF 8-19-20 PER MASS GIS OLIVER SYSTEM. WETLANDS AS PREVIOUSLY DELINEATED BY D. MICHAEL BALL, CWS, OCTOBER 2016.
- ABUTTER INFORMATION DEPICTED IS DERIVED FROM THE TOWN OF BARNSTABLE ASSESSORS DATABASE.
- THE HORIZONTAL DATUM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATES (NAD83, MA, MAINLAND 2001) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING MaCORS NETWORK. THE VERTICAL DATUM IS BASED ON NAVD88 (GEOID18) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING MaCORS NETWORK.



LOCUS MAP
SCALE 1" = 2000'



THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
AT
35 SCUDDER AVENUE
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EXISTING CONDITIONS

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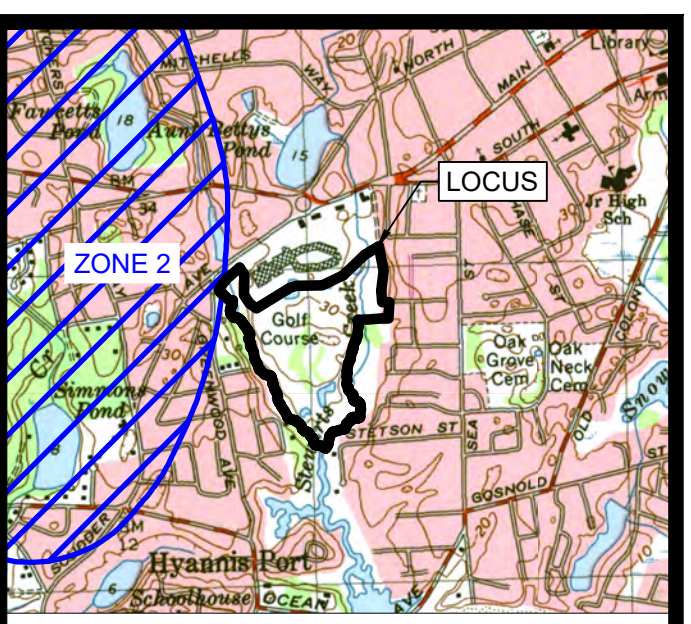
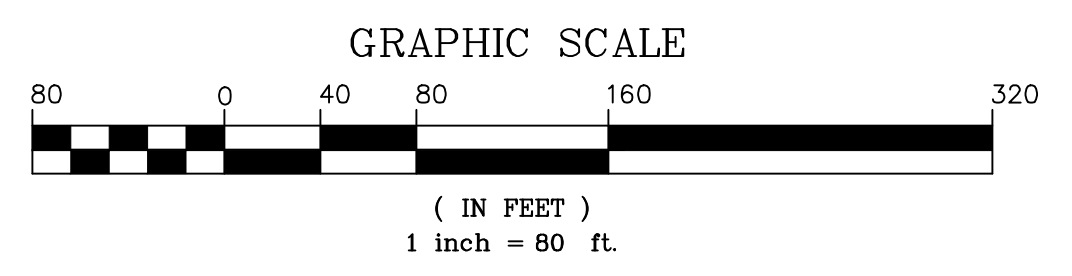
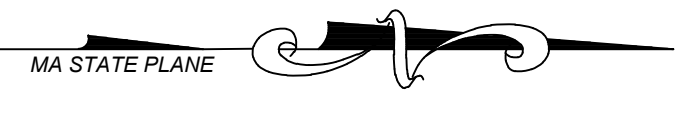
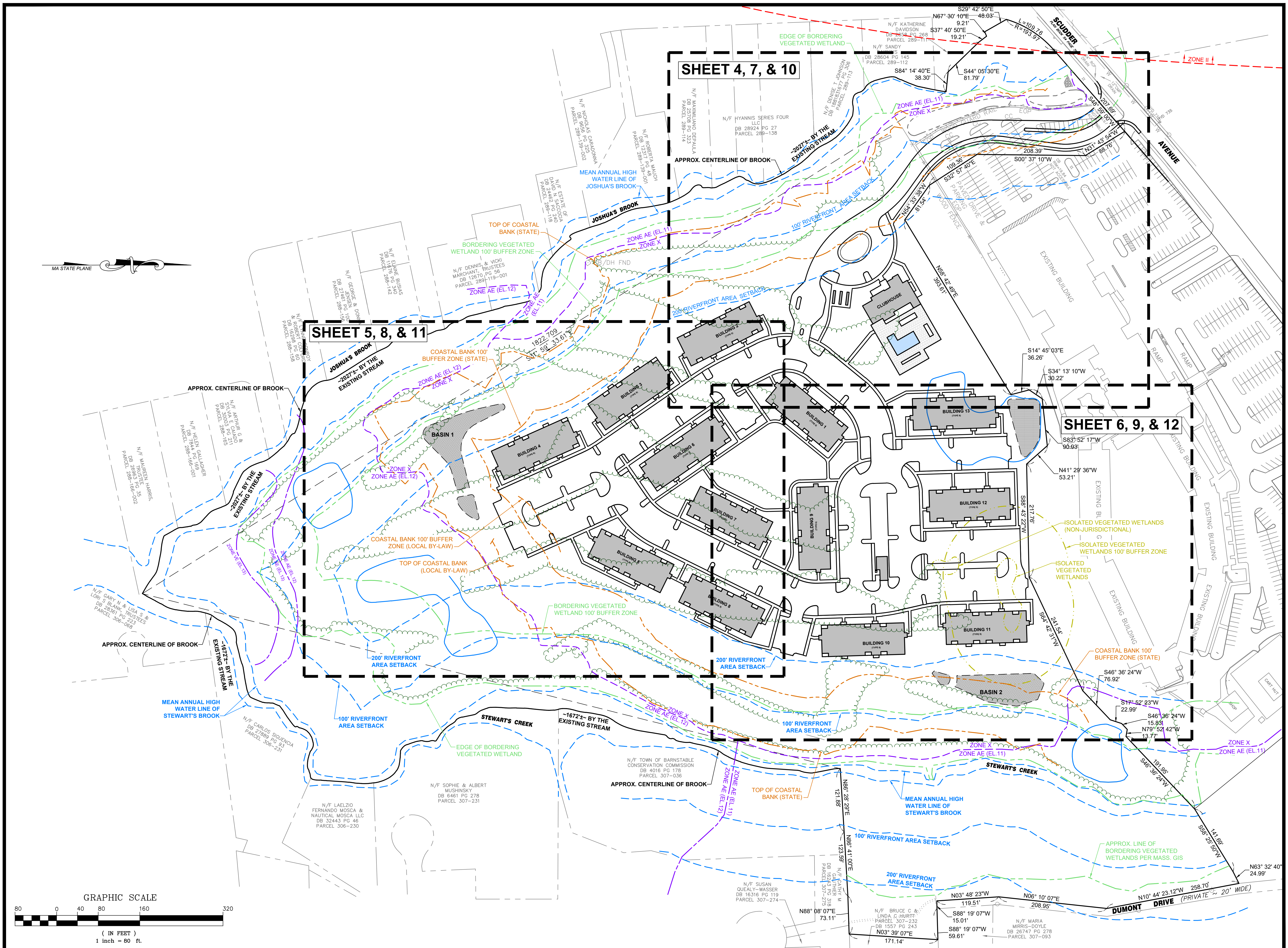
PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

Quarterra
ENGINEERING BY:

PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED® AP
43 Porter Lane
West Dennis, MA 02670
epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5081
SHEET 2 OF 17	



LOCUS MAP
SCALE 1" = 2000'

EDWARD L. PESCE, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES

AT
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SITE OVERVIEW

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ZONING SCHEDULE - RESIDENCE B (RB)

WELLHEAD PROTECTION & AQUIFER PROTECTION OVERLAY DISTRICT

ITEM	REQUIRED	PROPOSED
MIN. LOT AREA	43,560 S.F.	39.6 AC
MIN. FRONTAGE	20'	207.69'
MIN. LOT WIDTH	100'	>100'
MIN. FRONT YARD	20'	503.7'
MIN. SIDE YARD	10'	27.6'
MIN. REAR YARD	10'	211.5'
MAX. BUILDING HEIGHT	30'	46'-8 1/2" *
MIN. OPEN SPACE	30%	54.7%
MAX. LOT COVERAGE	50%	23%
(ALL RECHARGE DISPOSED ON SITE)		

* REQUIRES WAIVER (REGULATORY AGREEMENT)

PARKING SCHEDULE

REQUIRED ATTACHED DWELLING UNITS (D.U.):	312 UNITS
1.5 SPACES PER D.U.:	468 SPACES
1 VISITOR SPACE PER 10 D.U.:	47 SPACES

515 REQUIRED

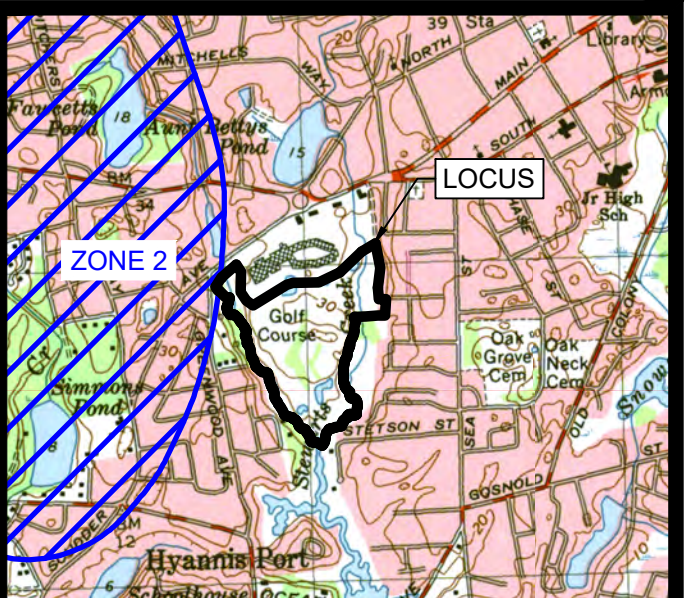
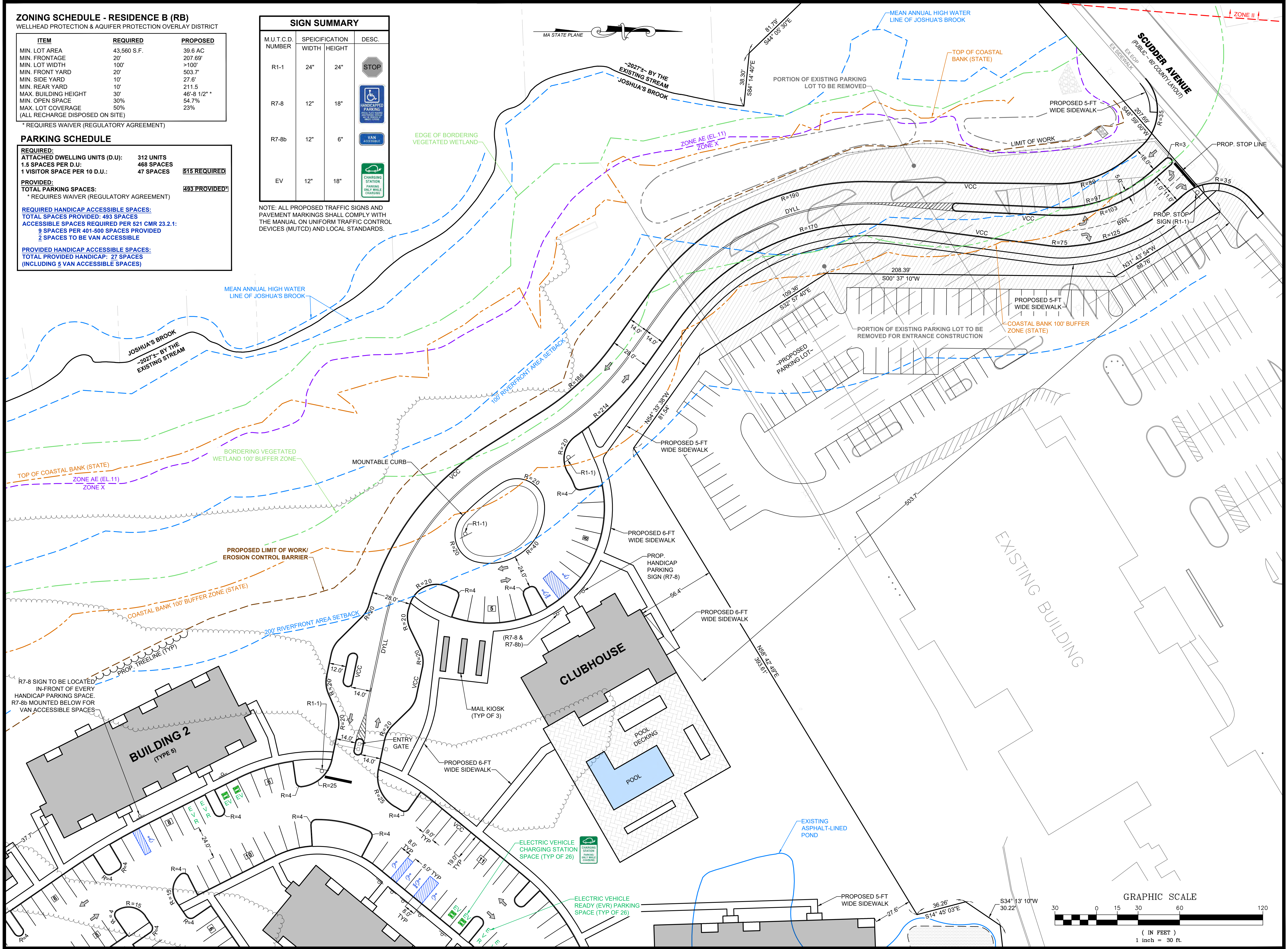
PROVIDED TOTAL PARKING SPACES:	493 PROVIDED
* REQUIRES WAIVER (REGULATORY AGREEMENT)	

REQUIRED HANDICAP ACCESSIBLE SPACES:
 TOTAL SPACES PROVIDED: 493 SPACES
ACCESSIBLE SPACES REQUIRED PER 521 CMR 23.2.1:
 9 SPACES PER 401-500 SPACES PROVIDED
 2 SPACES TO BE VAN ACCESSIBLE

PROVIDED HANDICAP ACCESSIBLE SPACES:
 TOTAL PROVIDED HANDICAP: 27 SPACES
 (INCLUDING 5 VAN ACCESSIBLE SPACES)

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	HEIGHT	DESC.
R1-1	24"	24"	STOP
R7-8	12"	18"	HANDICAPPED PARKING
R7-8b	12"	6"	VAN ACCESSIBLE
EV	12"	18"	CHARGING STATION PARKING ONLY WHILE CHARGING

NOTE: ALL PROPOSED TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL STANDARDS.



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LAYOUT & PARKING (1)

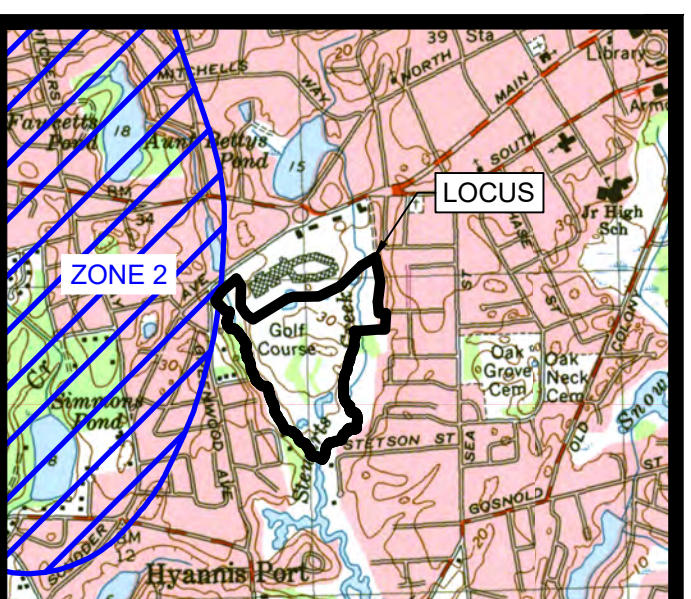
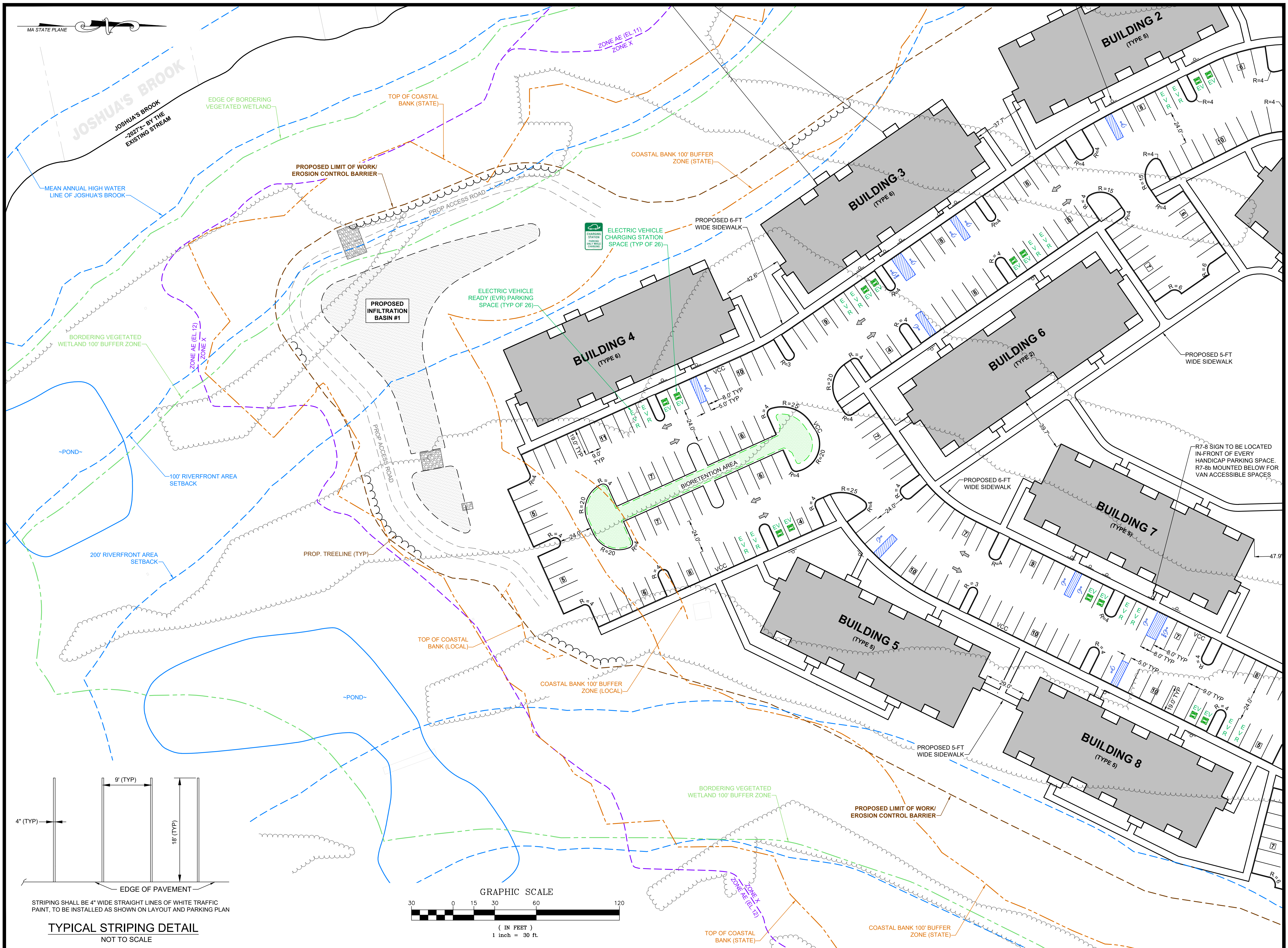
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 BOSTON, MA 02110

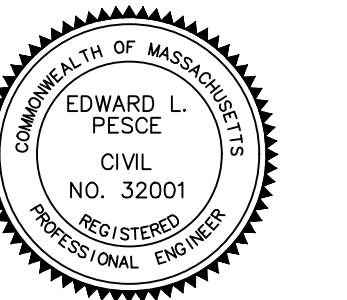
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 West Dennis, MA 02670
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 HYANNIS, MA 02601

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LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
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LAYOUT & PARKING (2)

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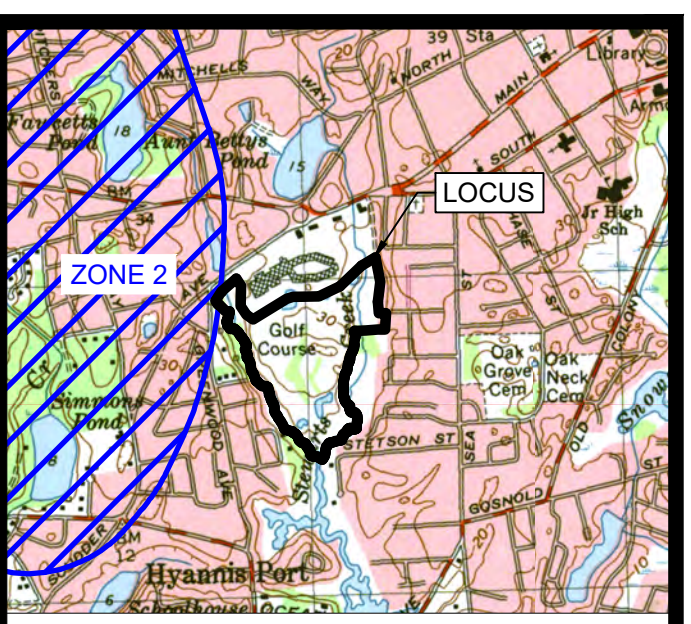
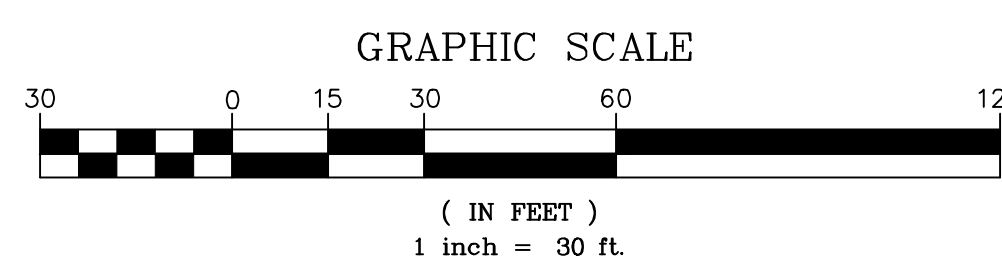
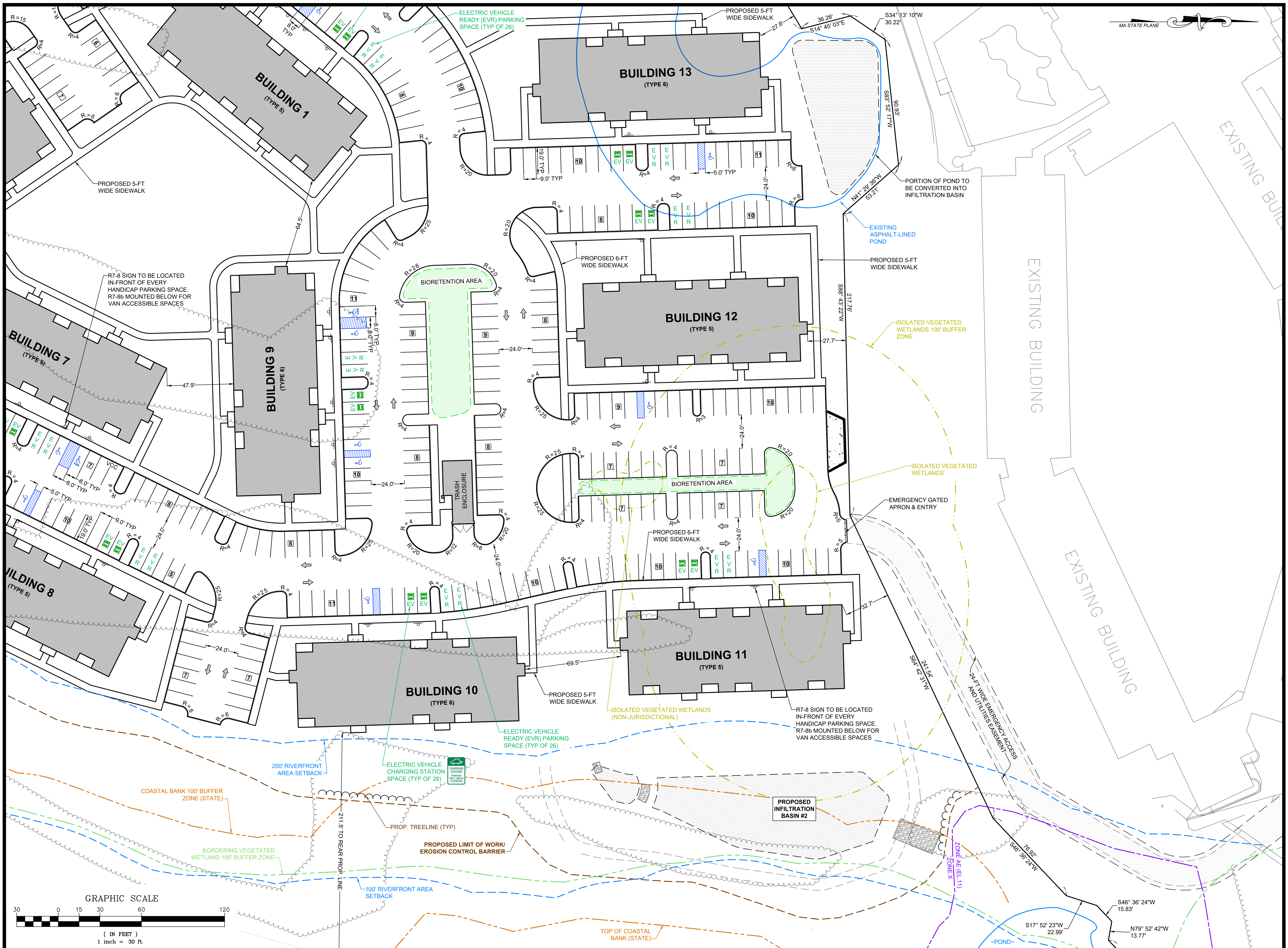
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EDWARD L. PESCE
 CIVIL
 NO. 32001
 REGISTERED PROFESSIONAL ENGINEER
 Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
 AT
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LAYOUT & PARKING (3)

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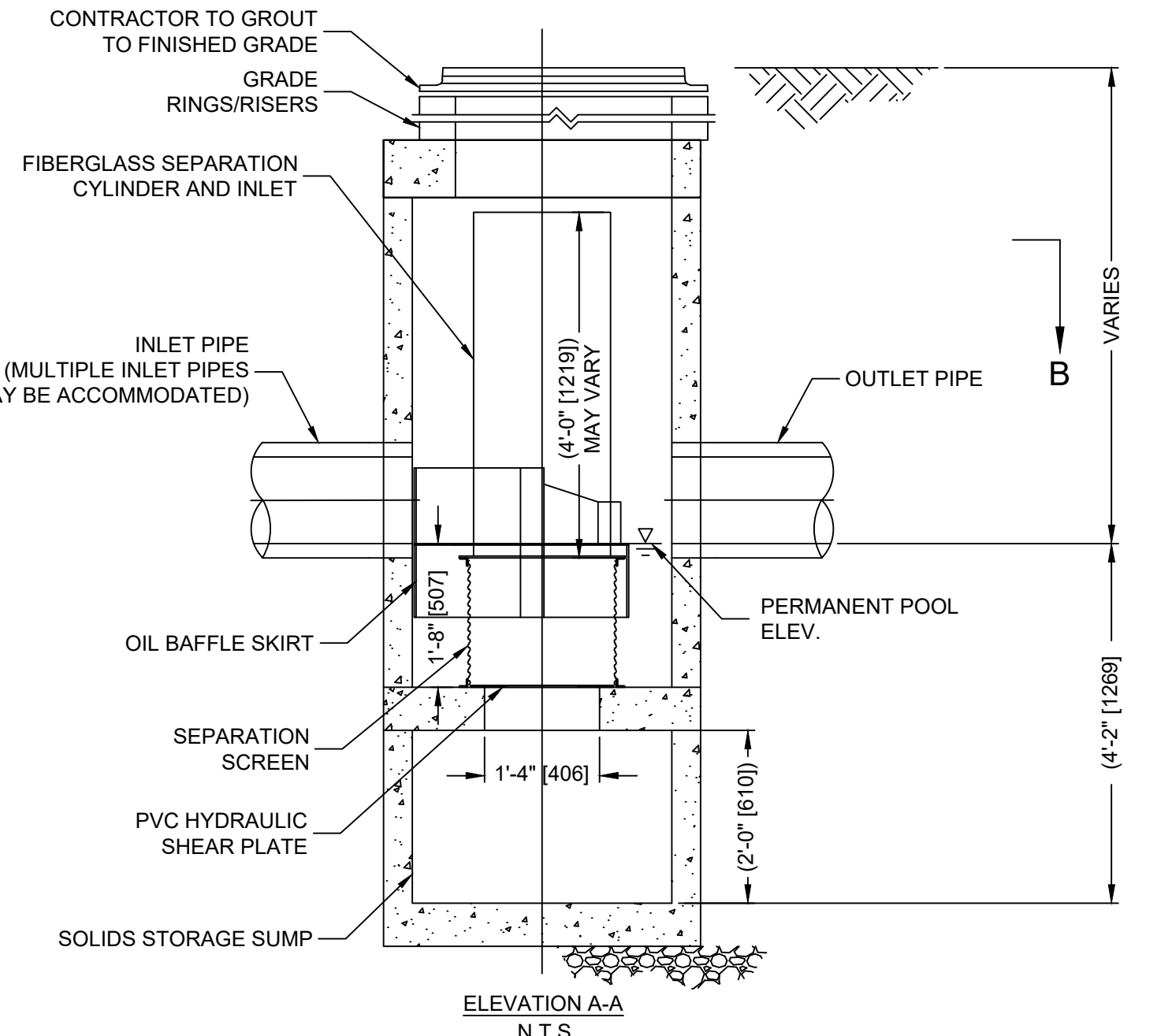
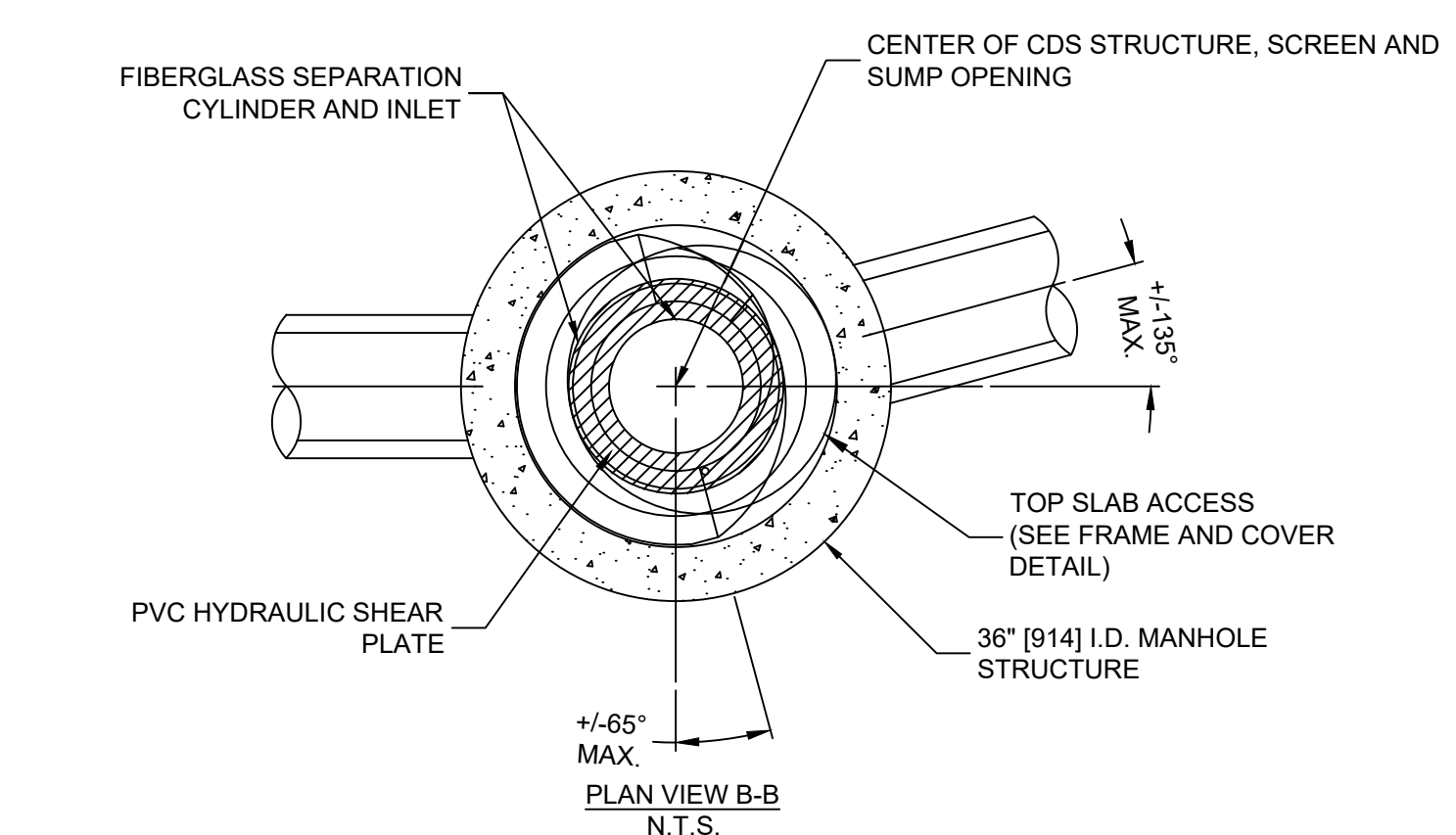
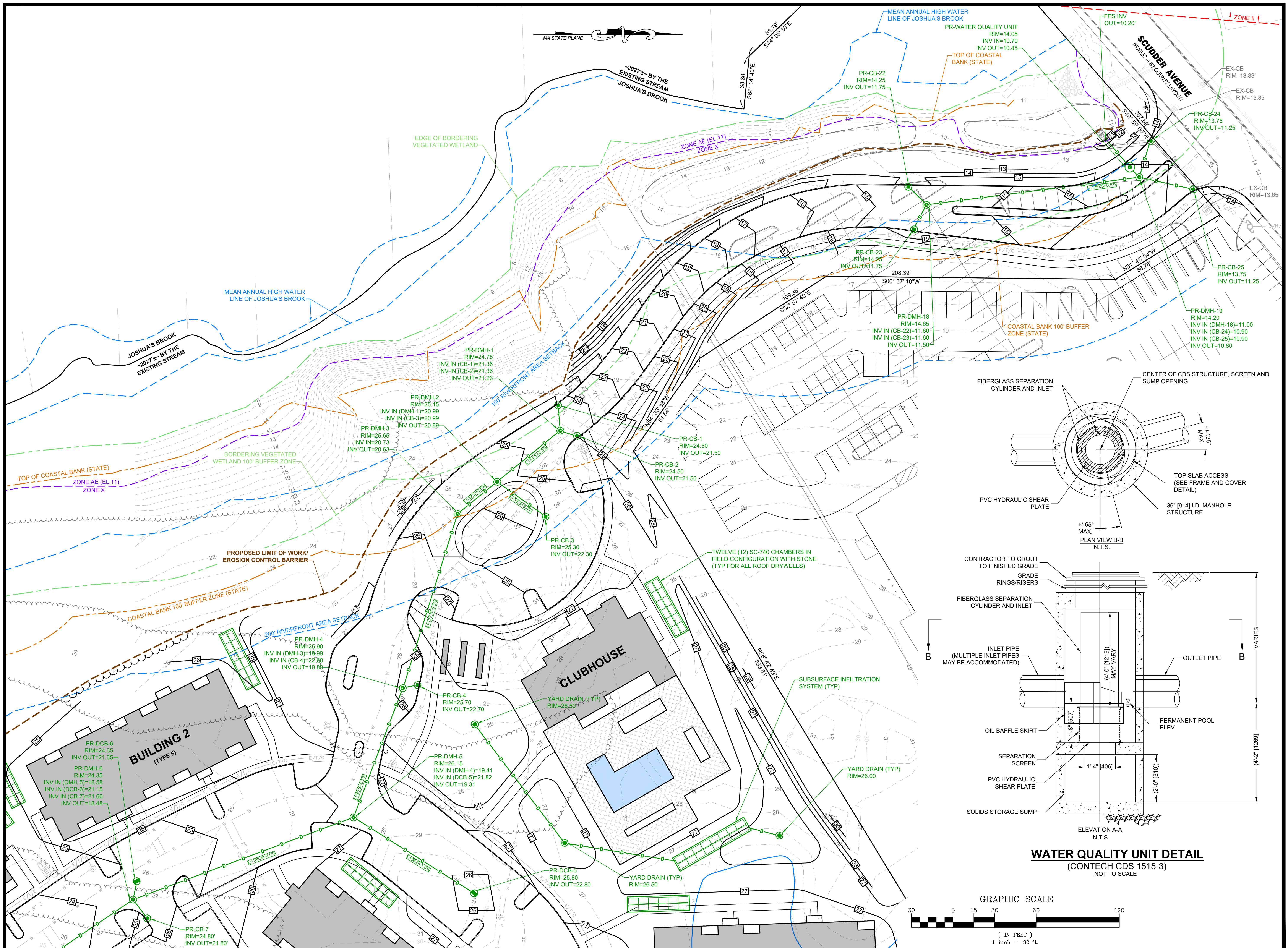
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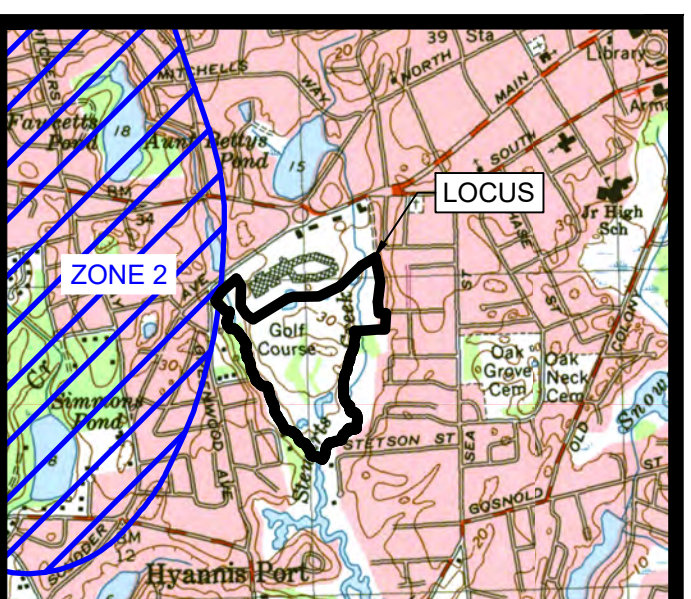
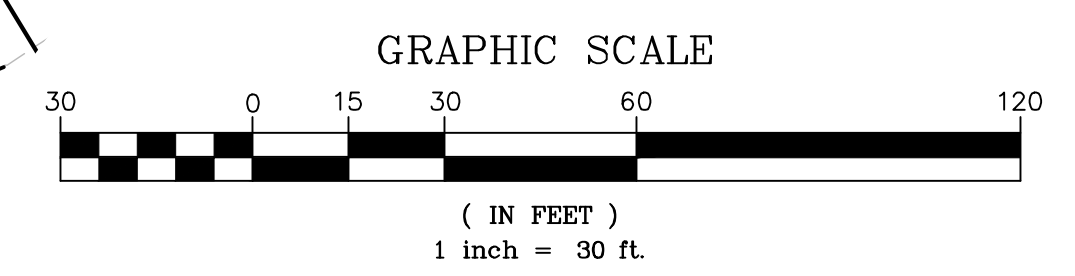
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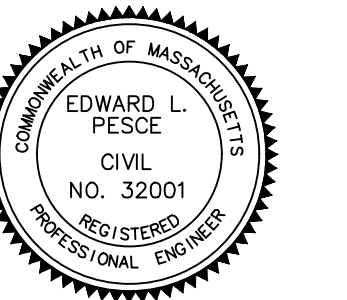
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SHEET 6 OF 17	



WATER QUALITY UNIT DETAIL
(CONTECH CDS 1515-3)
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

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GRADING & DRAINAGE (1)

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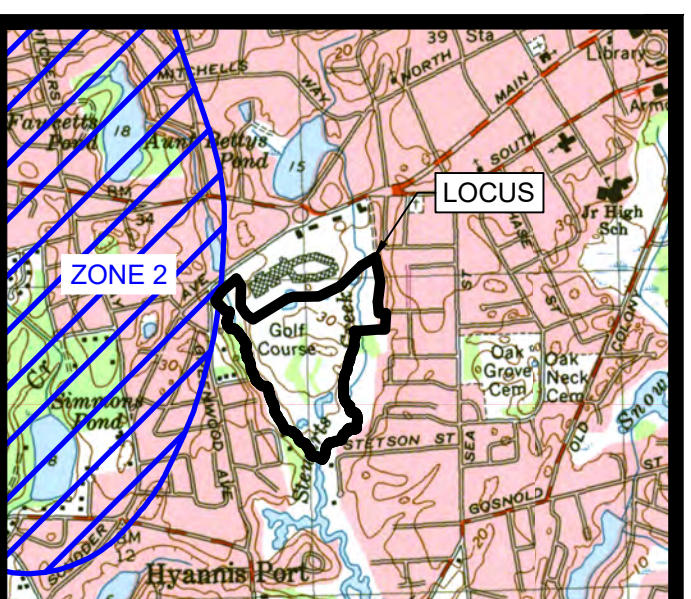
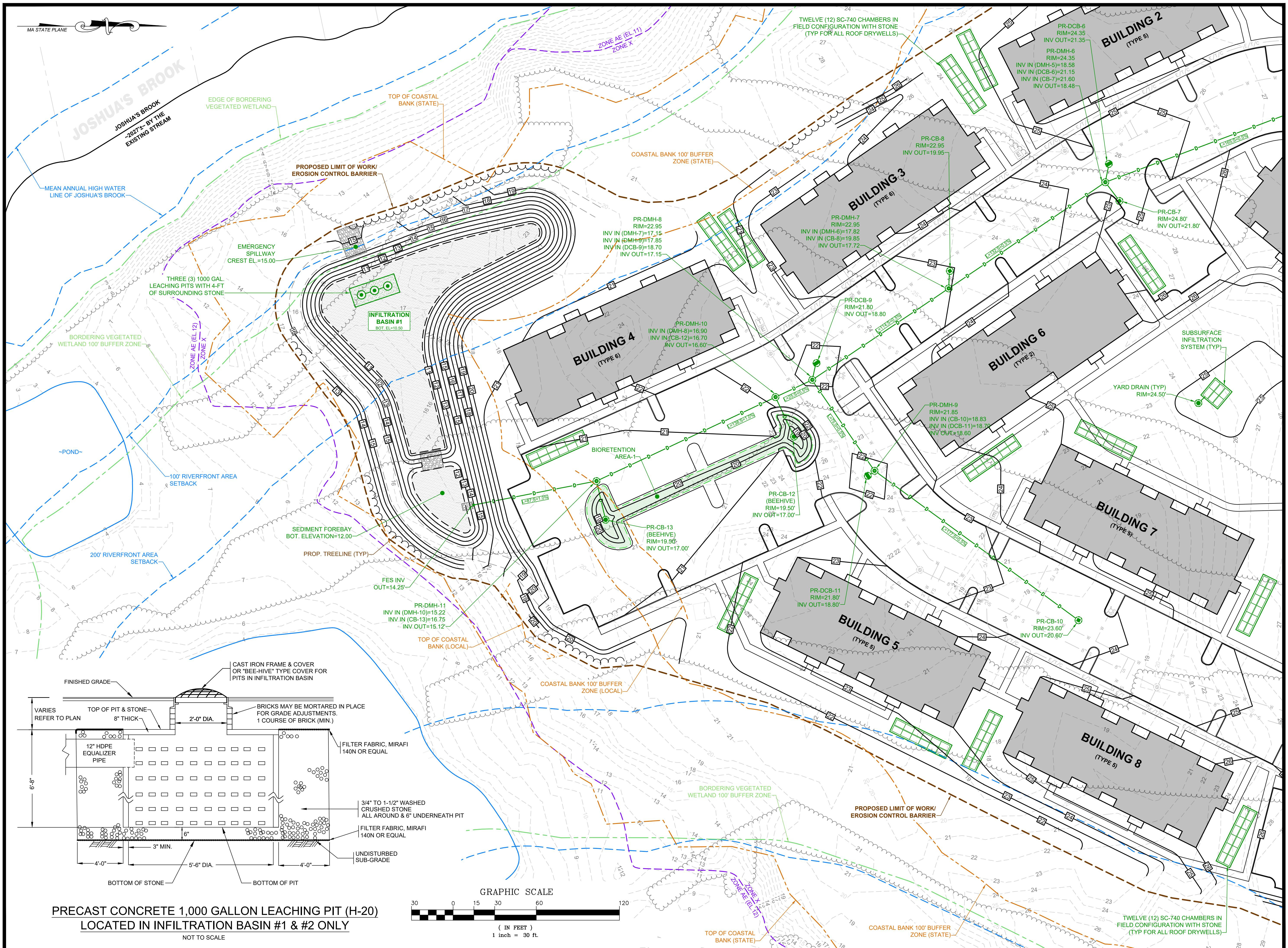
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SHEET 7 OF 17	



LOCUS MAP
SCALE 1" = 2000'

EDWARD L. PESCE
CIVIL
NO. 32001
REGISTERED PROFESSIONAL

Edward L. Pesce 23 SEP 2022
EDWARD L. PESCE, P.E. DATE

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AT
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GRADING & DRAINAGE (2)

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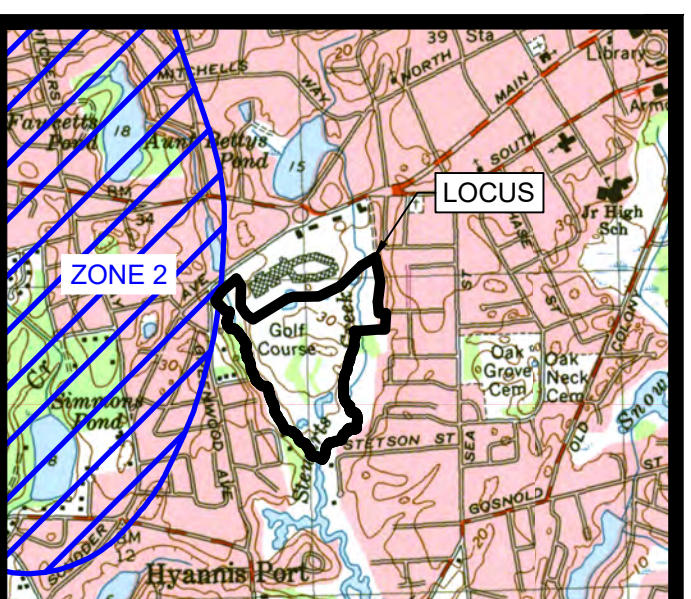
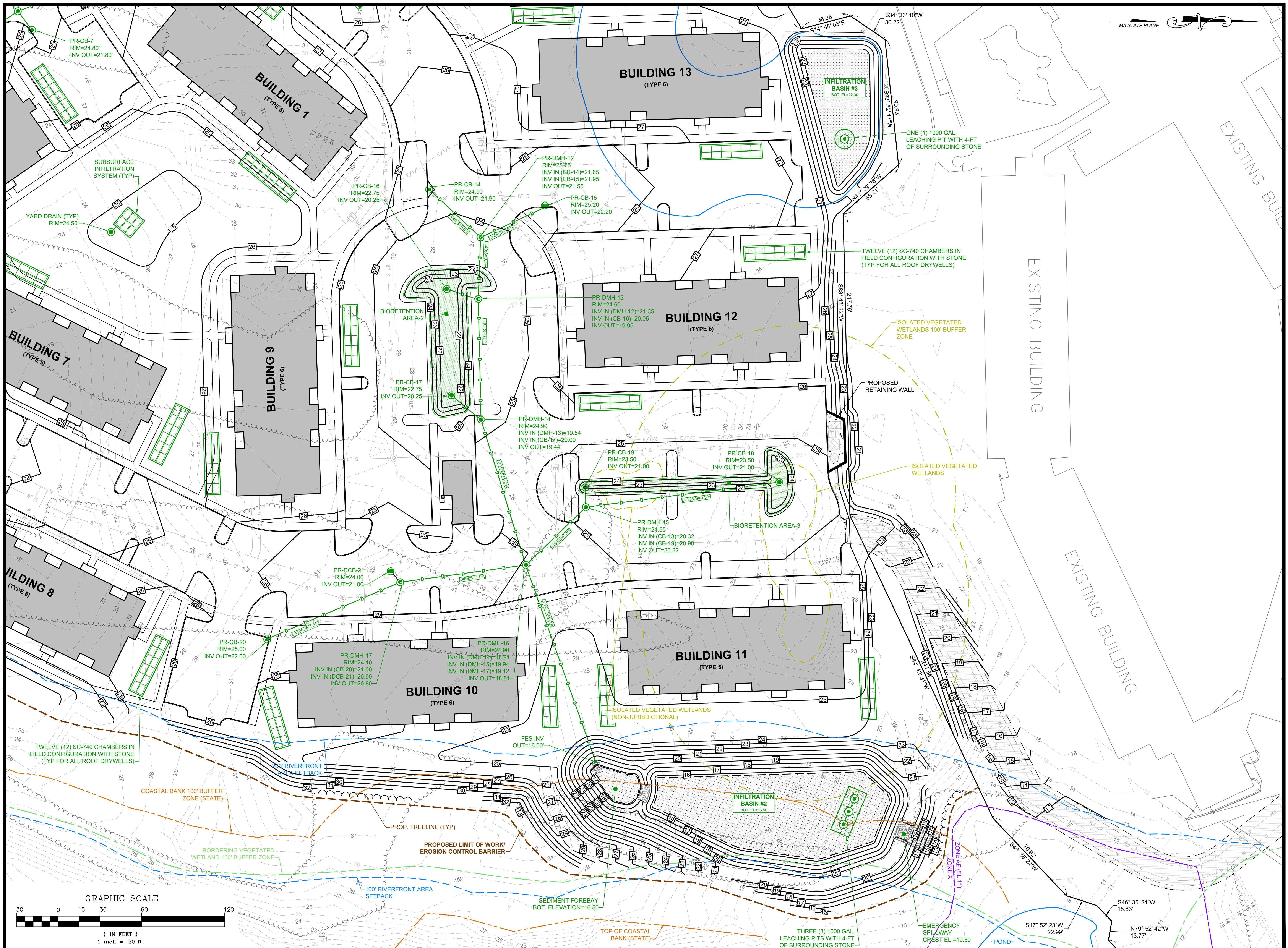
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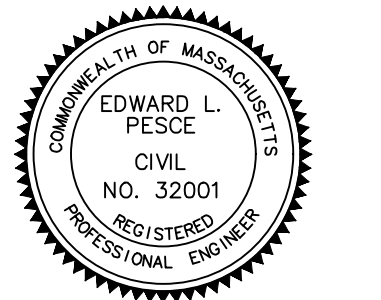
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BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO.:	5081
SHEET 8 OF 17	



LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
AT
35 SCUDDER AVENUE
IN
HYANNIS, MASSACHUSETTS
(BARNSTABLE COUNTY)

GRADING & DRAINAGE (3)

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
5	11-1-21	CCC Comments; CR Area Mod
4	10-22-21	CCC Comments; CR Area Added
3	5-21-21	Utility Easement Sheet Added
2	4-23-21	Raingarden; Detail Sheets Added
1	4-1-21	CCC Submittal

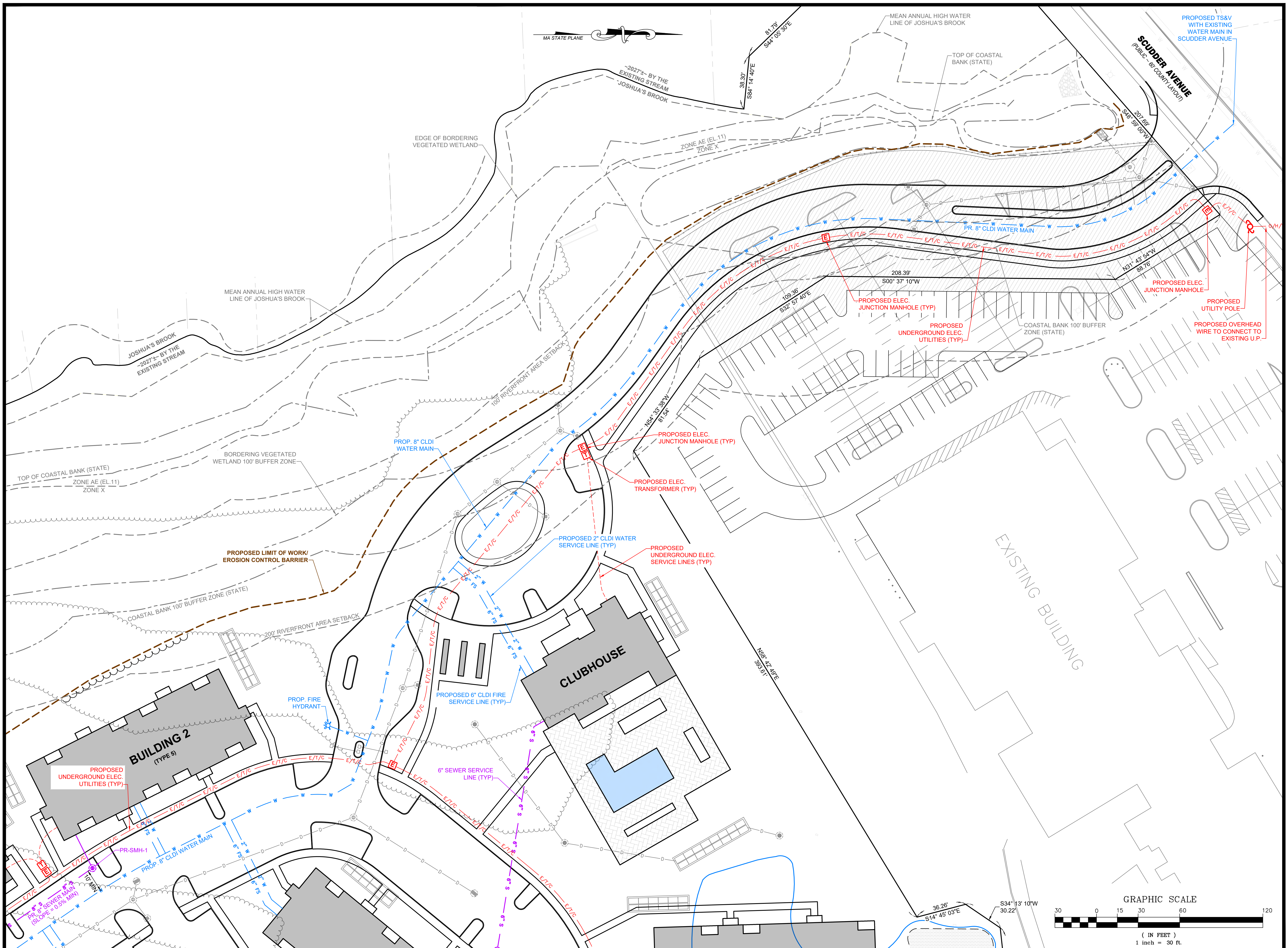
PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

Quarterra
ENGINEERING BY:

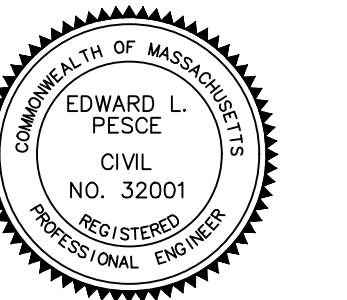
PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED® AP
43 Porter Lane
West Dennis, MA 02670
epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
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LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
AT
35 SCUDDER AVENUE
IN
HYANNIS, MASSACHUSETTS
(BARNSTABLE COUNTY)

UTILITIES PLAN (1)

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
5	11-1-21	CCC Comments; CR Area Mod
4	10-22-21	CCC Comments; CR Area Added
3	5-21-21	Utility Easement Sheet Added
2	4-23-21	Raingarden; Detail Sheets Added
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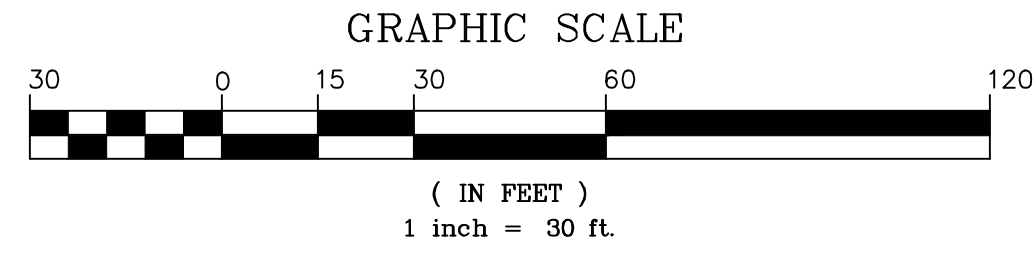
PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

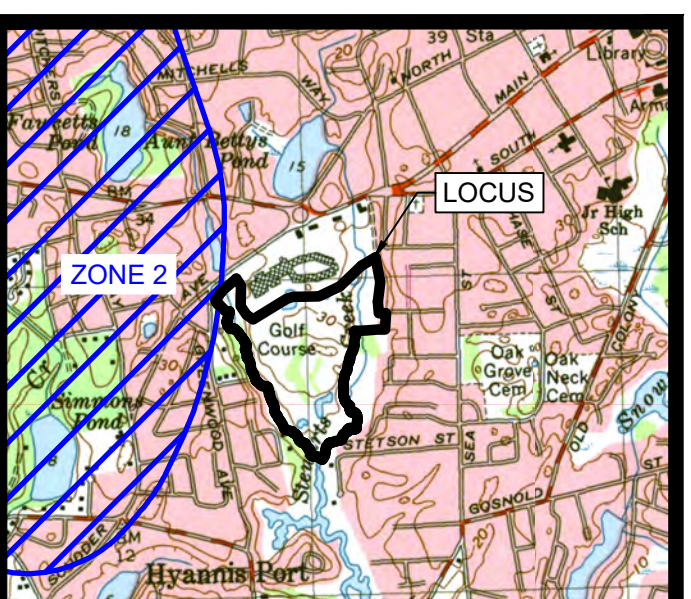
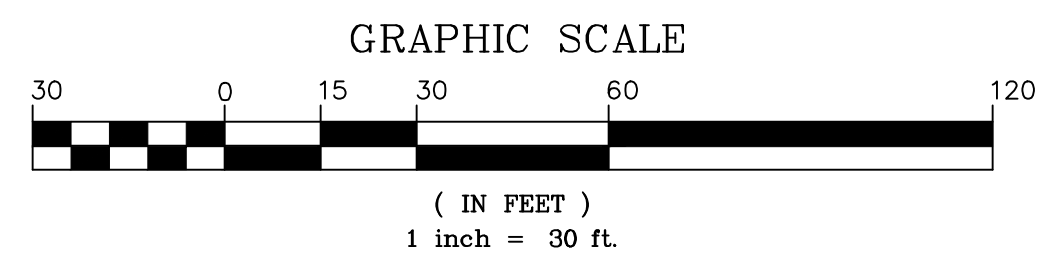
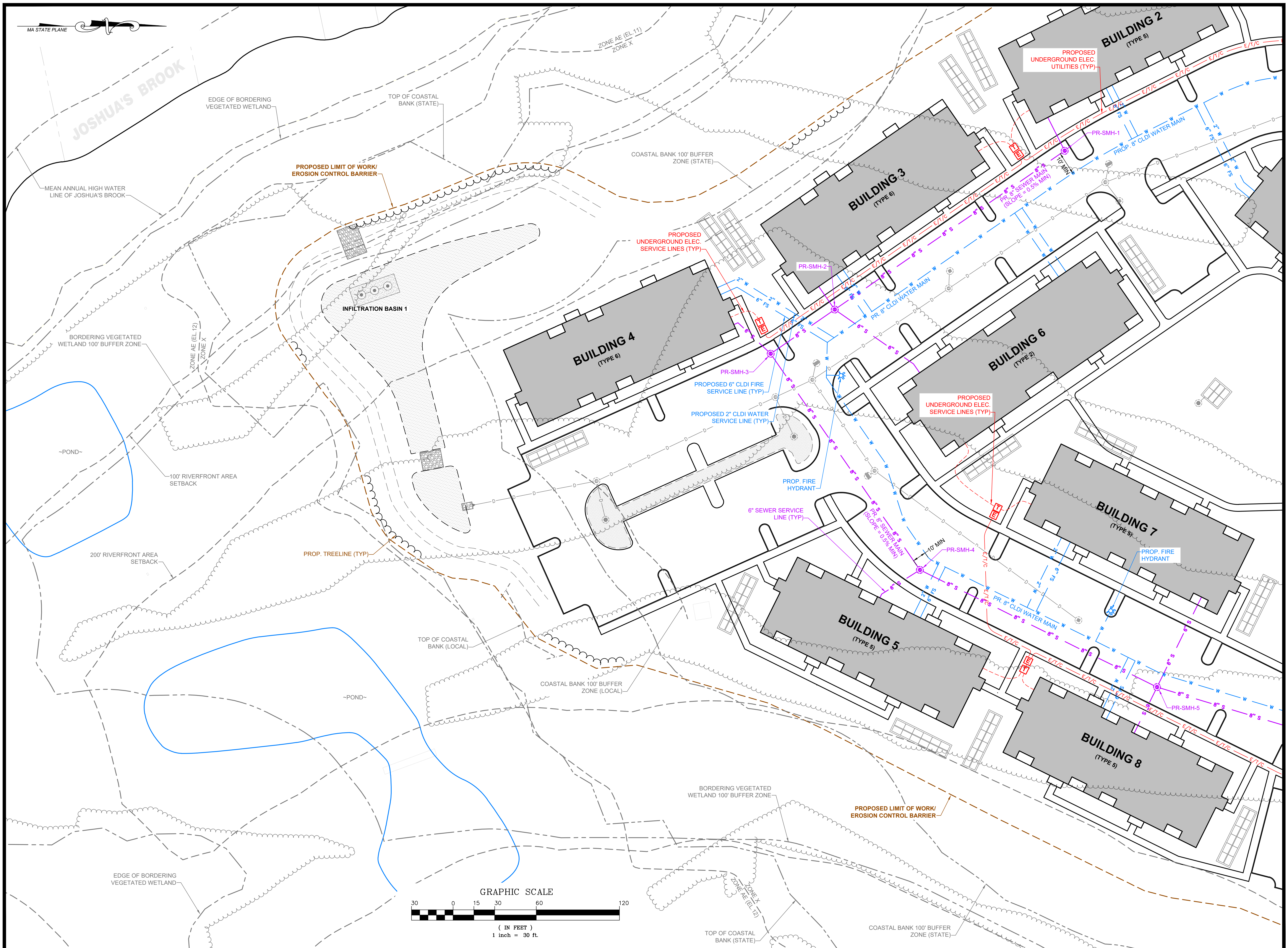


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LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
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CHECK:	ELP
JOB NO.:	5081





LOCUS MAP
 SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
 AT
35 SCUDDER AVENUE
 IN
HYANNIS, MASSACHUSETTS
 (BARNSTABLE COUNTY)

UTILITIES PLAN (2)

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
5	11-1-21	CCC Comments; CR Area Mod
4	10-22-21	CCC Comments; CR Area Added
3	5-21-21	Utility Easement Sheet Added
2	4-23-21	Raingarden; Detail Sheets Added
1	4-1-21	CCC Submittal

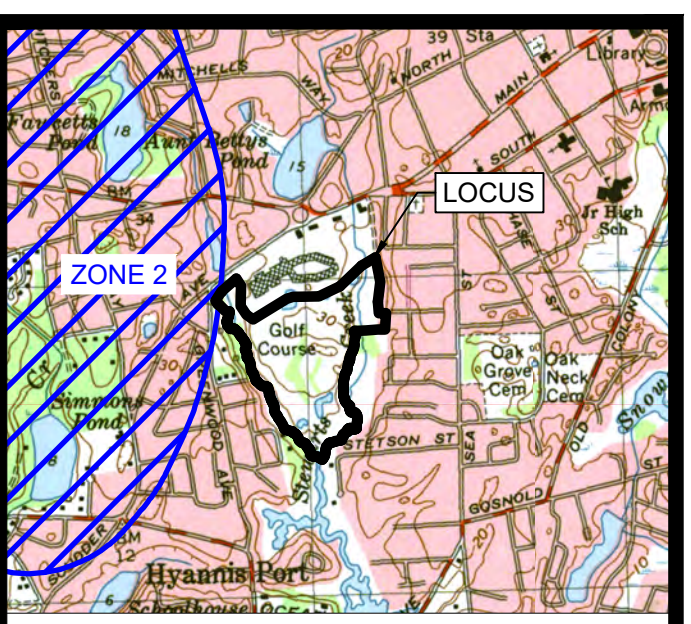
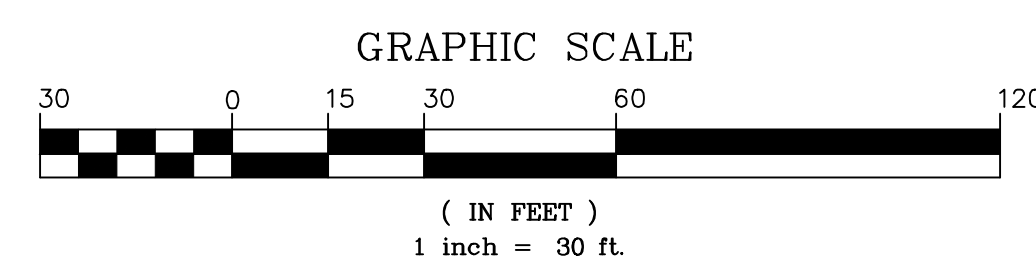
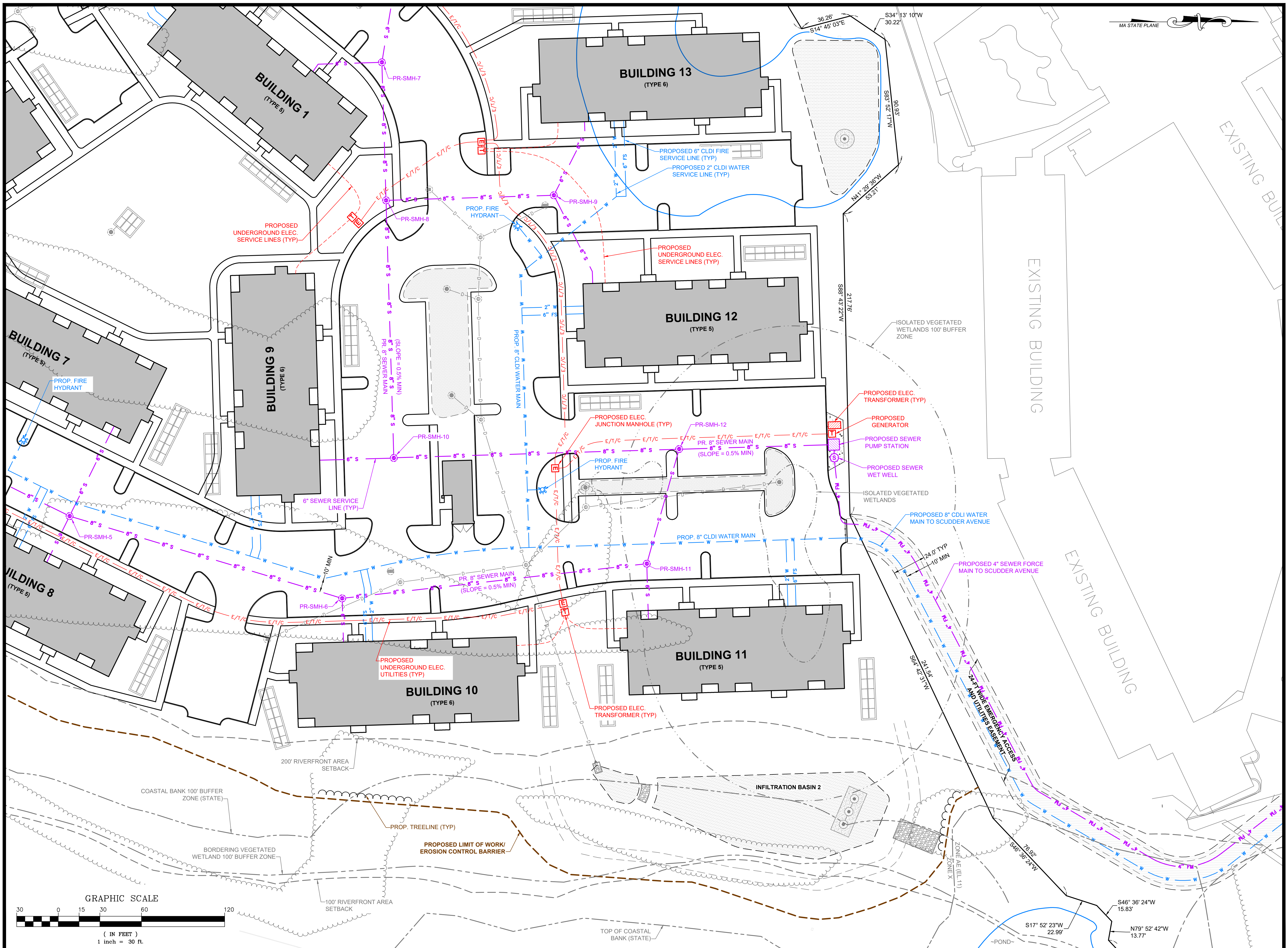
PREPARED FOR:
 QUARTERRA
 99 SUMMER STREET, SUITE 701
 BOSTON, MA 02110

Quarterra
 ENGINEERING BY:

PESCE ENGINEERING & ASSOCIATES, INC.
 Edward L. Pesce, P.E., LEED® AP
 43 Porter Lane
 West Dennis, MA 02670
 epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
 BAXTER NYE ENGINEERING & SURVEYING
 78 NORTH STREET, 3RD FLOOR
 HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5081



EDWARD L. PESCE
 CIVIL
 NO. 32001
 REGISTERED PROFESSIONAL
 Edward L. Pesce 23 SEP 2022
 EDWARD L. PESCE, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
 AT
35 SCUDDER AVENUE
 IN
HYANNIS, MASSACHUSETTS
 (BARNSTABLE COUNTY)

UTILITIES PLAN (3)

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
5	11-1-21	CCC Comments; CR Area Mod
4	10-22-21	CCC Comments; CR Area Added
3	5-21-21	Utility Easement Sheet Added
2	4-23-21	Raingarden; Detail Sheets Added
1	4-1-21	CCC Submittal

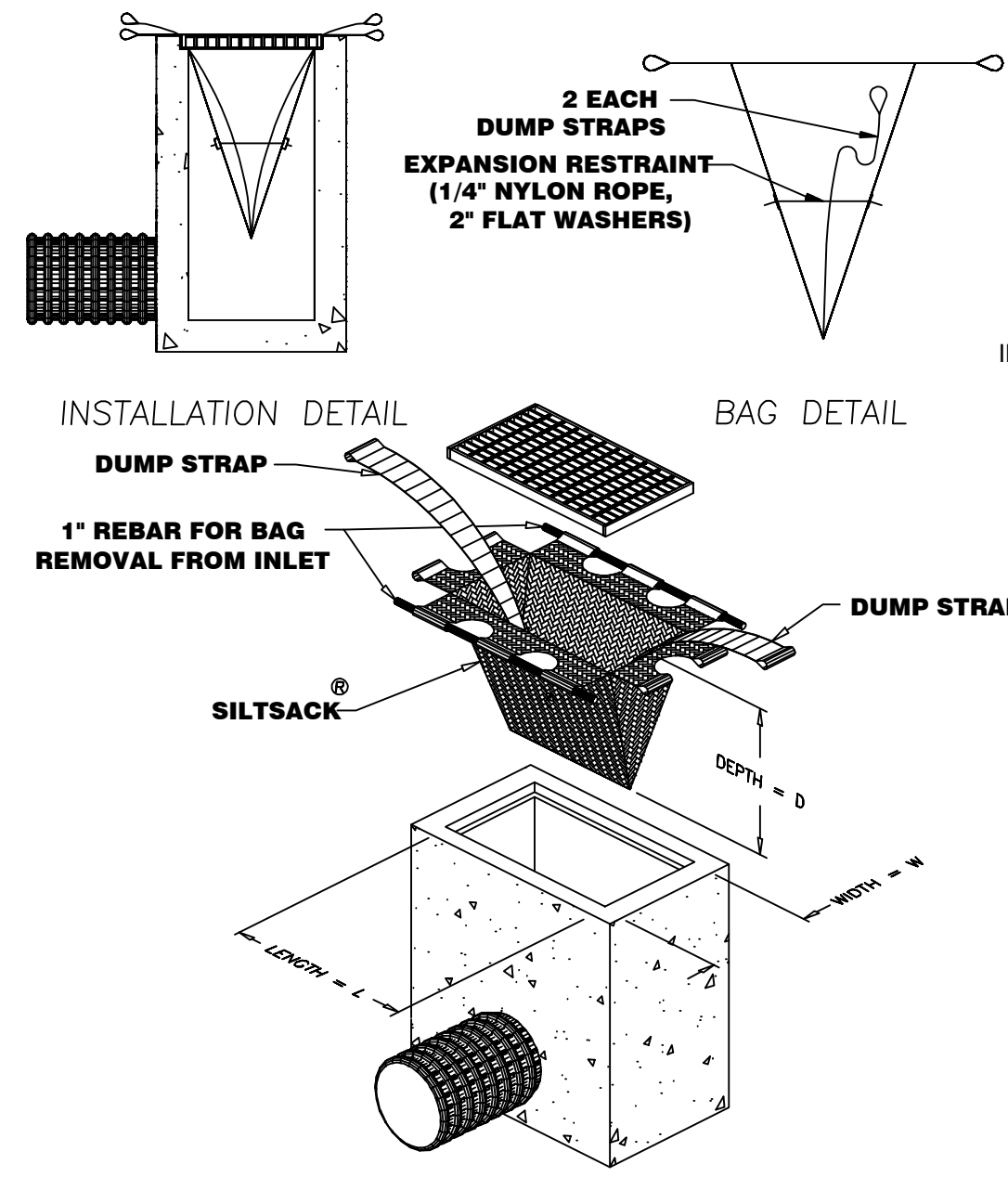
PREPARED FOR:
 QUARTERRA
 99 SUMMER STREET, SUITE 701
 BOSTON, MA 02110

Quarterra
 ENGINEERING BY:

PESCE ENGINEERING & ASSOCIATES, INC.
 Edward L. Pesce, P.E., LEED® AP
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 epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
 BAXTER NYE ENGINEERING & SURVEYING
 78 NORTH STREET, 3RD FLOOR
 HYANNIS, MA 02601

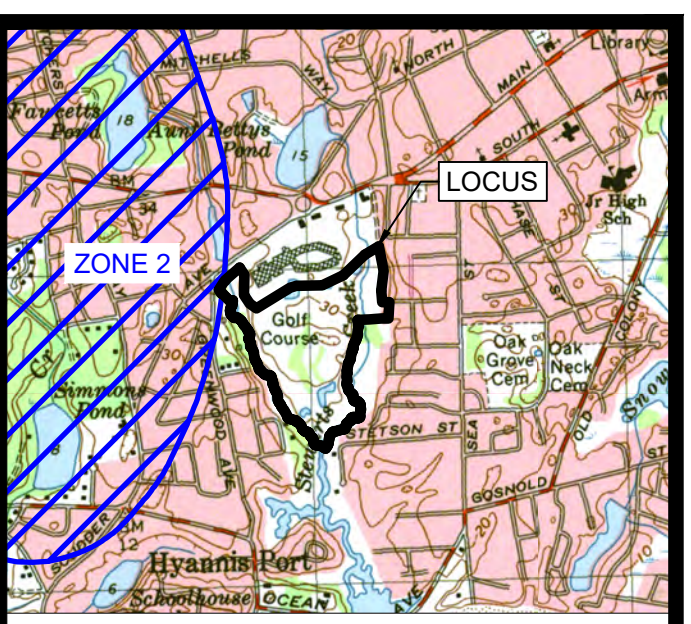
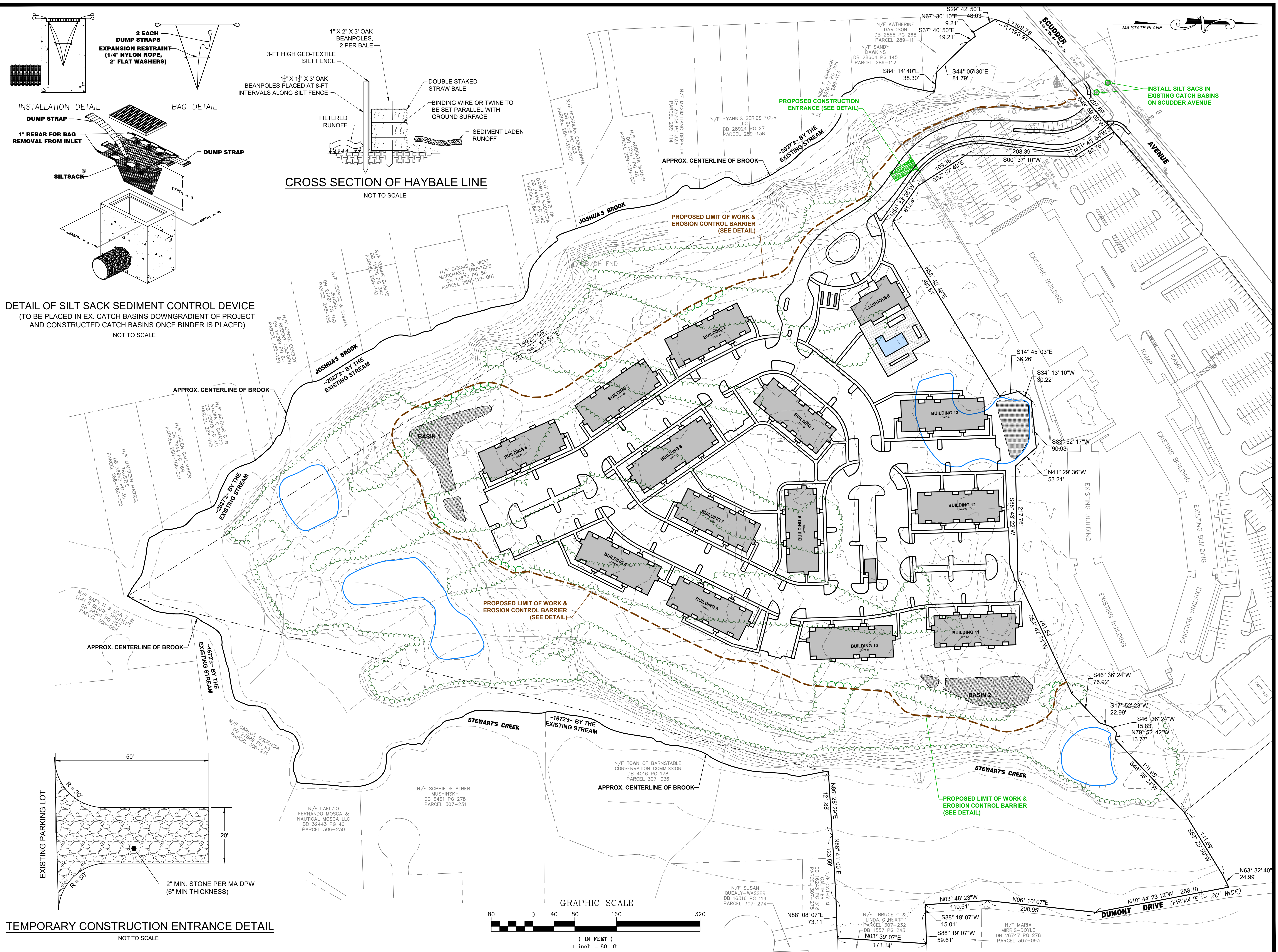
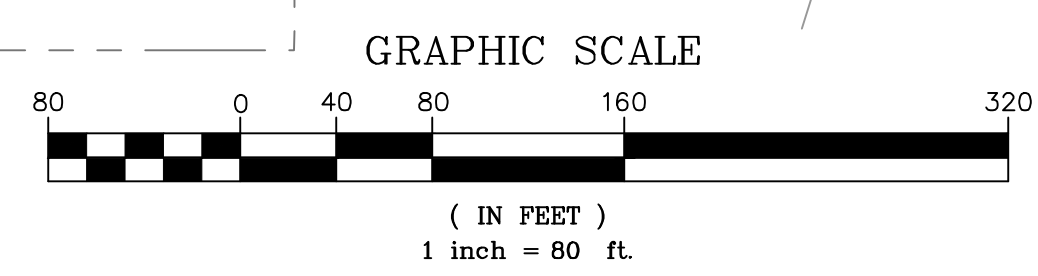
DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO.:	5081
SHEET 12 OF 17	



CROSS SECTION OF HAYBALE LINE
NOT TO SCALE

DETAIL OF SILT SACK SEDIMENT CONTROL DEVICE
(TO BE PLACED IN EX. CATCH BASINS DOWNGRADIENT OF PROJECT AND CONSTRUCTED CATCH BASINS ONCE BINDER IS PLACED)
NOT TO SCALE

TEMPORARY CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'

EDWARD L. PESCE, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
AT
35 SCUDDER AVENUE
IN
HYANNIS, MASSACHUSETTS
(BARNSTABLE COUNTY)

EROSION CONTROL PLAN

REVISIONS:

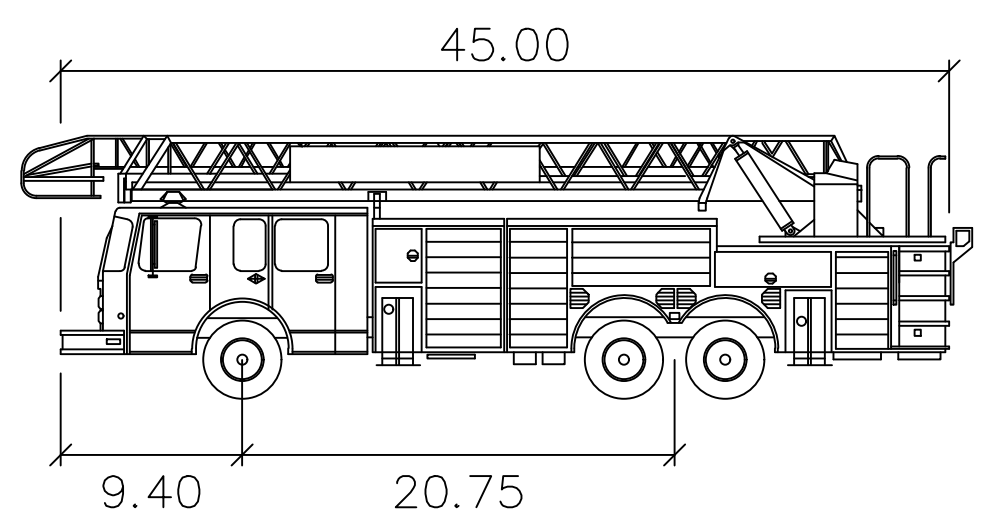
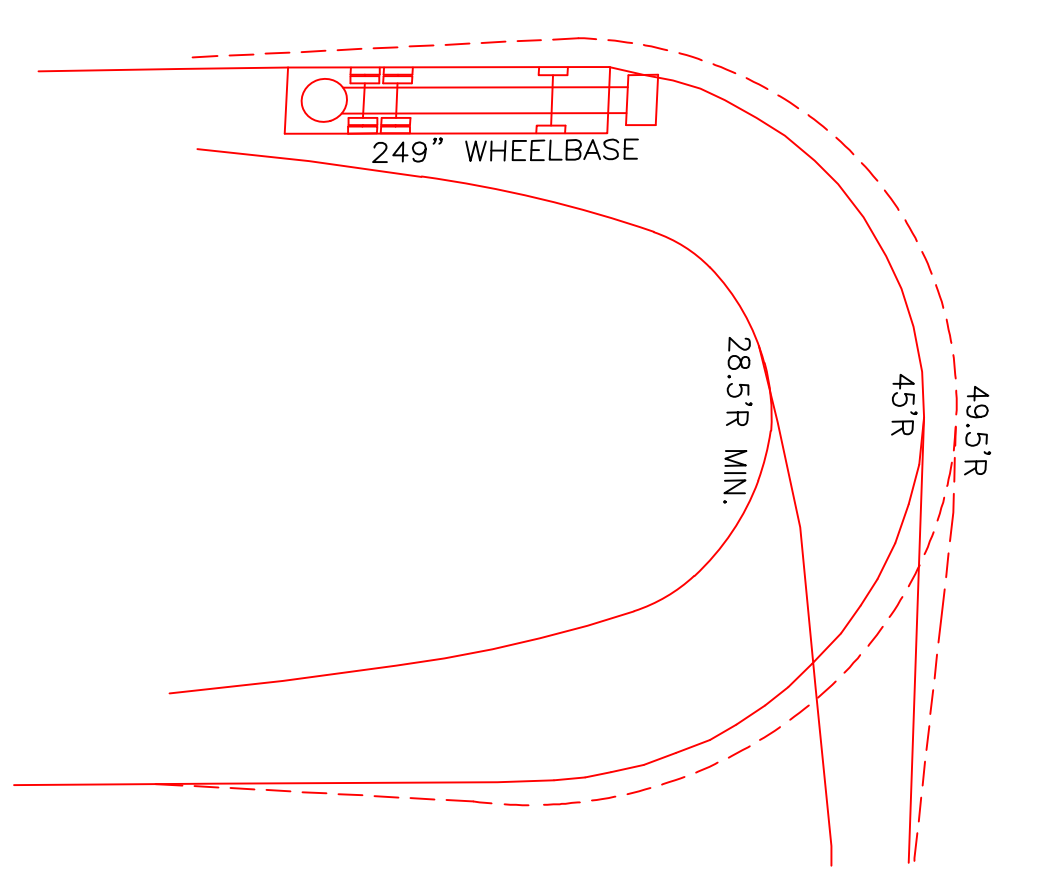
No.	DATE	DESC.
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1	4-1-21	CCC Submittal

PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

ENGINEERING BY:
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epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

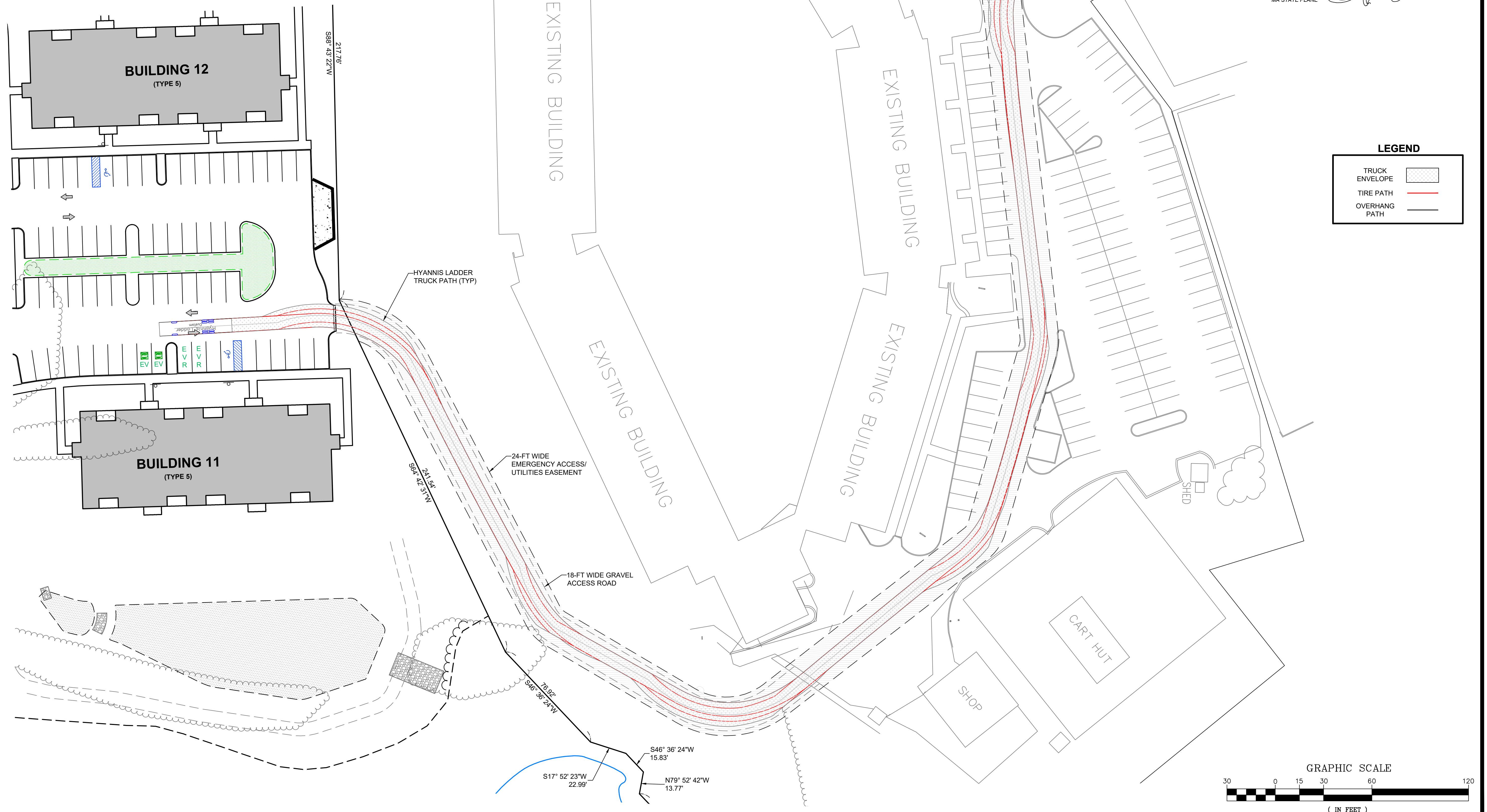
DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5081
SHEET 13 OF 17	



Hyannis Ladder

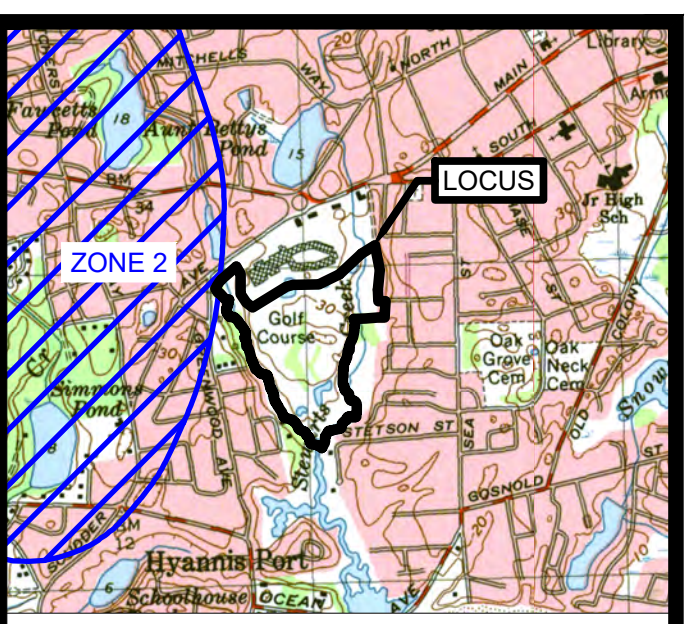
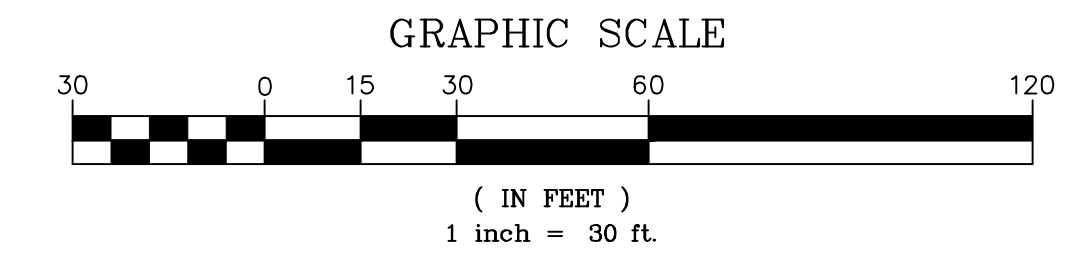
Width : 8.50 feet
 Track : 8.50 feet
 Lock to Lock Time : 6.0
 Steering Angle : 33.3

HYANNIS LADDER TRUCK TURNING TEMPLATE
NOT TO SCALE



LEGEND

- TRUCK ENVELOPE
- TIRE PATH
- OVERHANG PATH



LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
AT
35 SCUDDER AVENUE
IN
HYANNIS, MASSACHUSETTS
(BARNSTABLE COUNTY)

EMERGENCY ACCESS PLAN

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
5	11-1-21	CCC Comments; CR Area Mod
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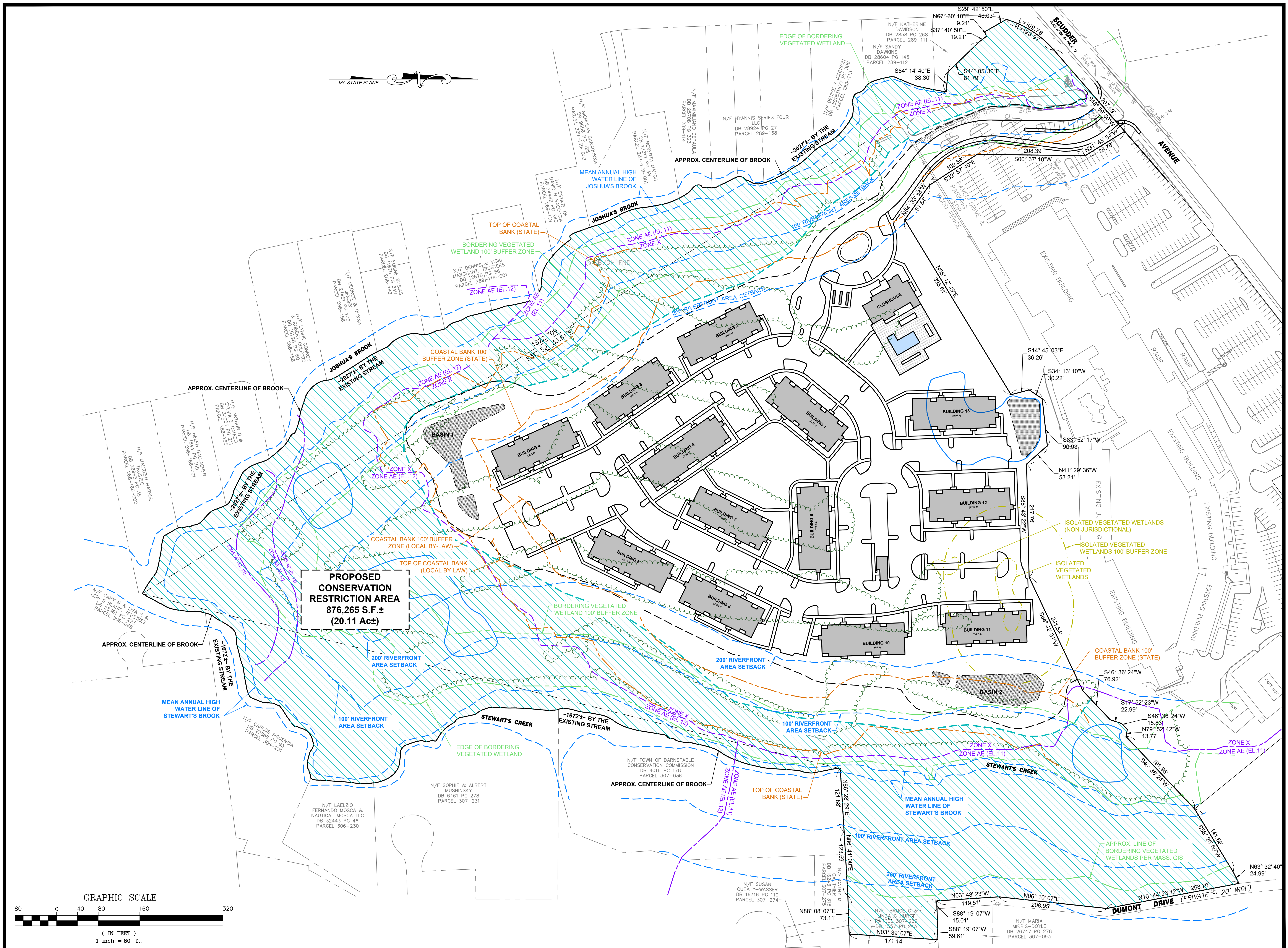
PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

Quarterra
ENGINEERING BY:

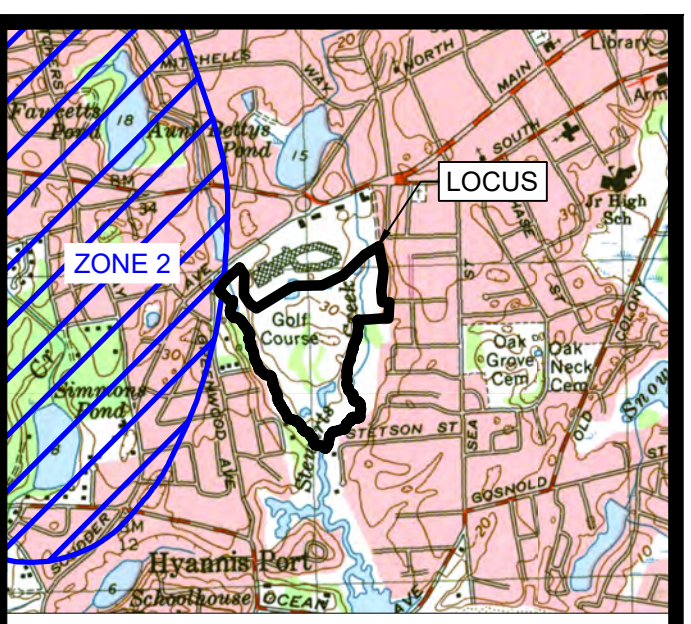
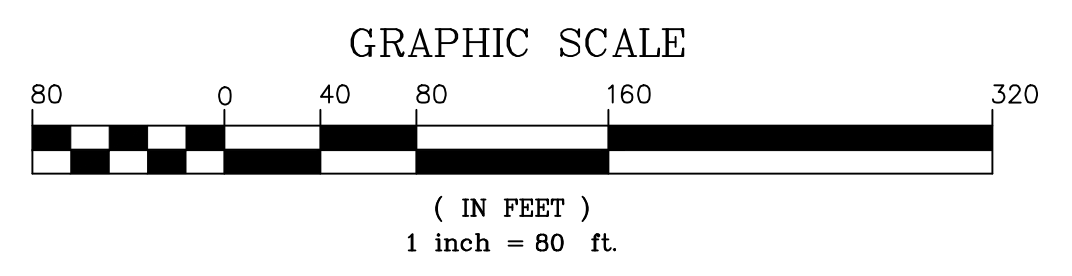
PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED® AP
43 Porter Lane
West Dennis, MA 02670
epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5081



**PROPOSED
RESTRICTION AREA**
876,265 S.F. ±
(20.11 Ac±)



LOCUS MAP
SCALE 1" = 2000'

Edward L. Pesce, P.E. DATE

**THE PROPOSED
EMBLEM AT
HYANNIS
RESIDENCES**
AT
35 SCUDDER AVENUE
IN
**HYANNIS,
MASSACHUSETTS**
(BARNSTABLE COUNTY)

**CONCEPTUAL
CONSERVATION
RESTRICTION PLAN**

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
5	11-1-21	CCC Comments; CR Area Mod
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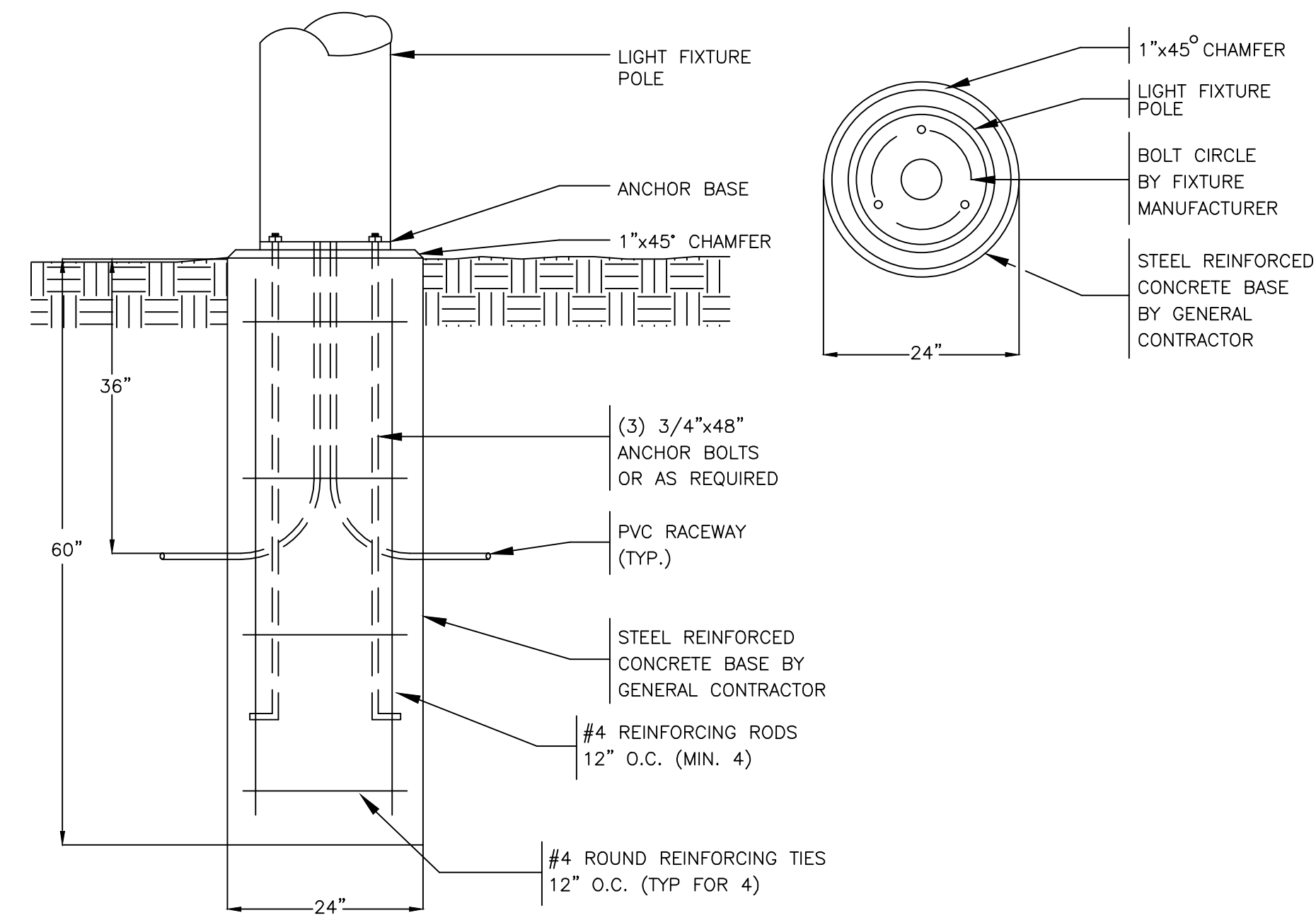
PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

Quarterra
ENGINEERING BY:

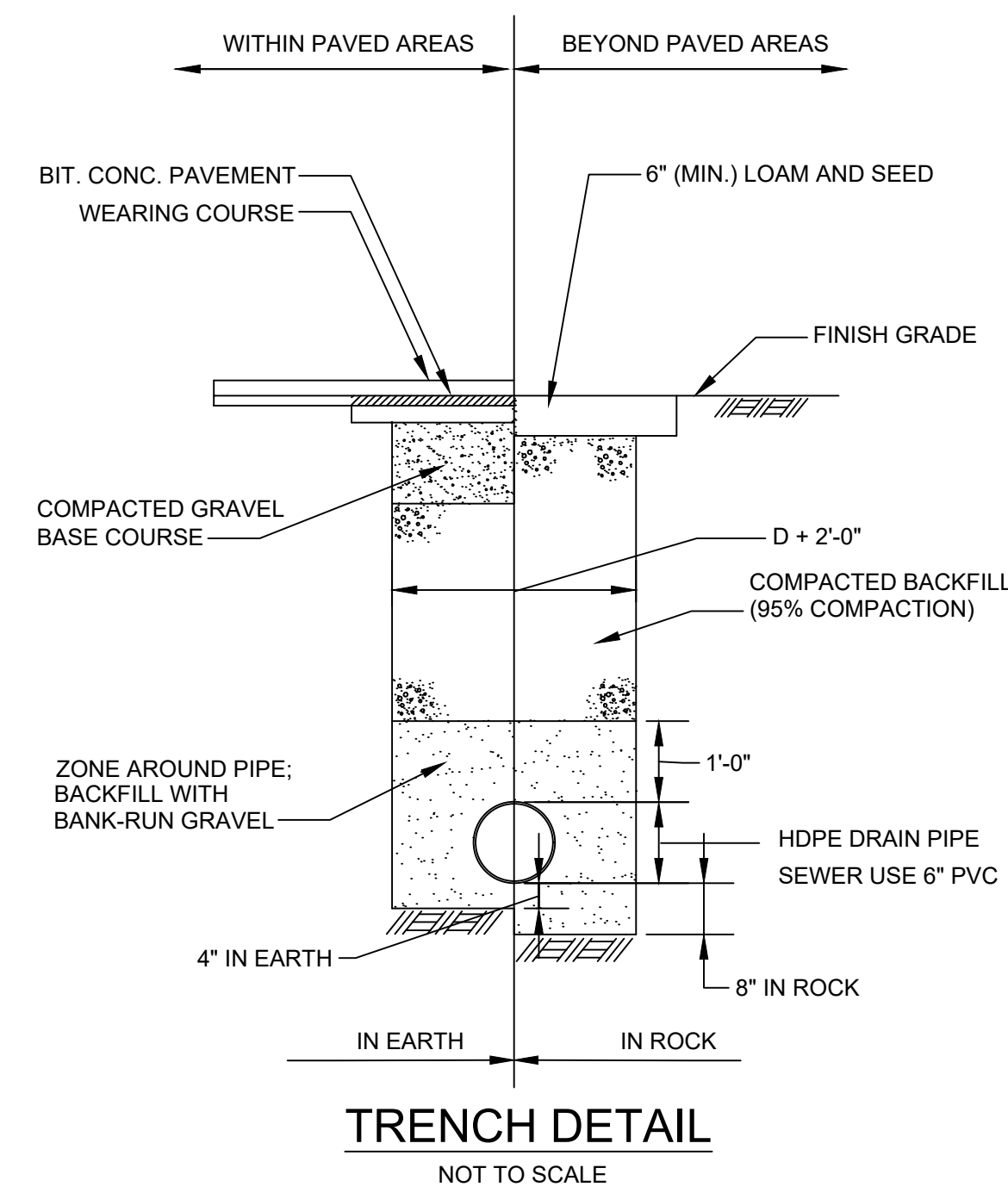
PESCE ENGINEERING & ASSOCIATES, INC.
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78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

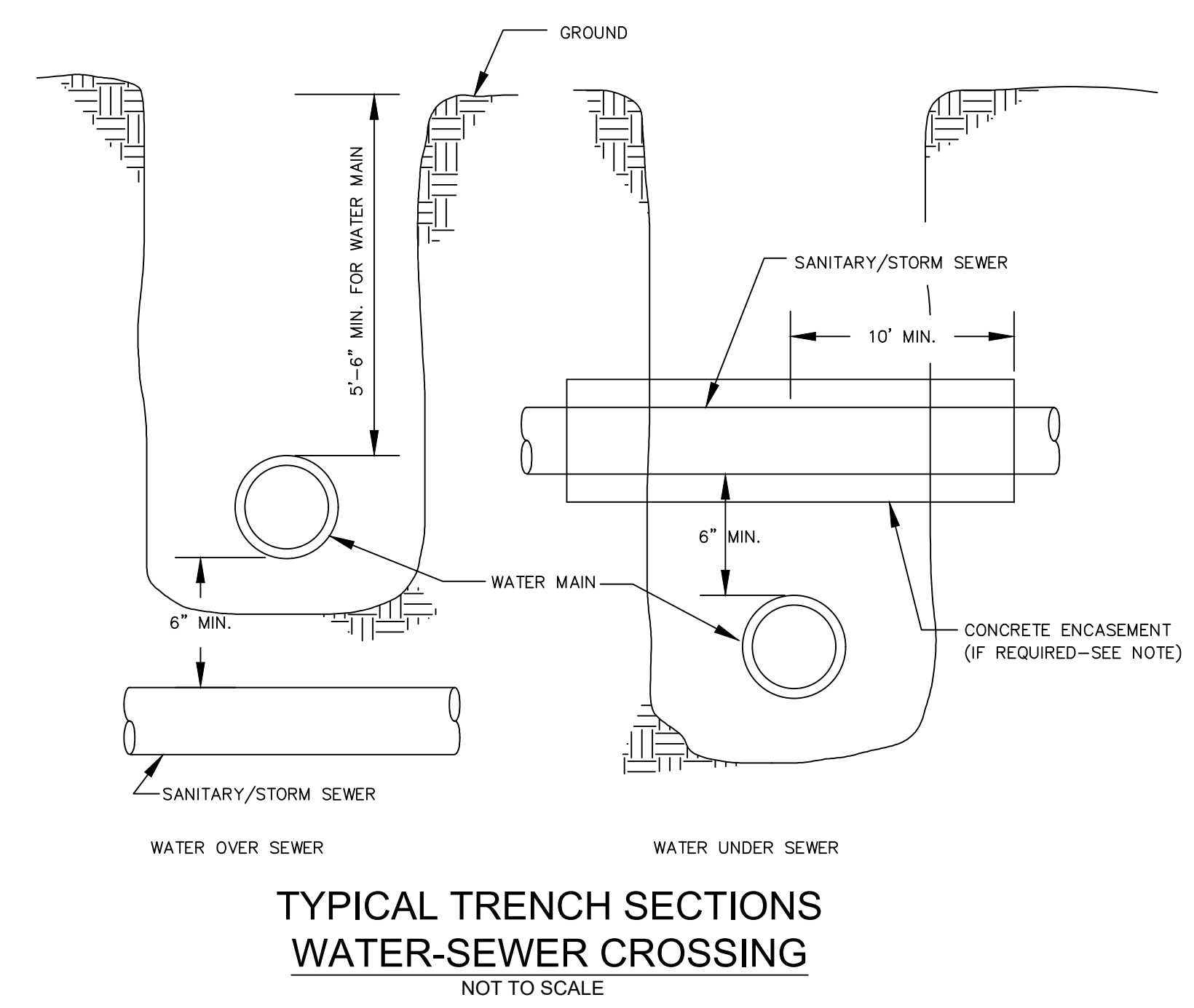
DATE:	FEBRUARY 11, 2021
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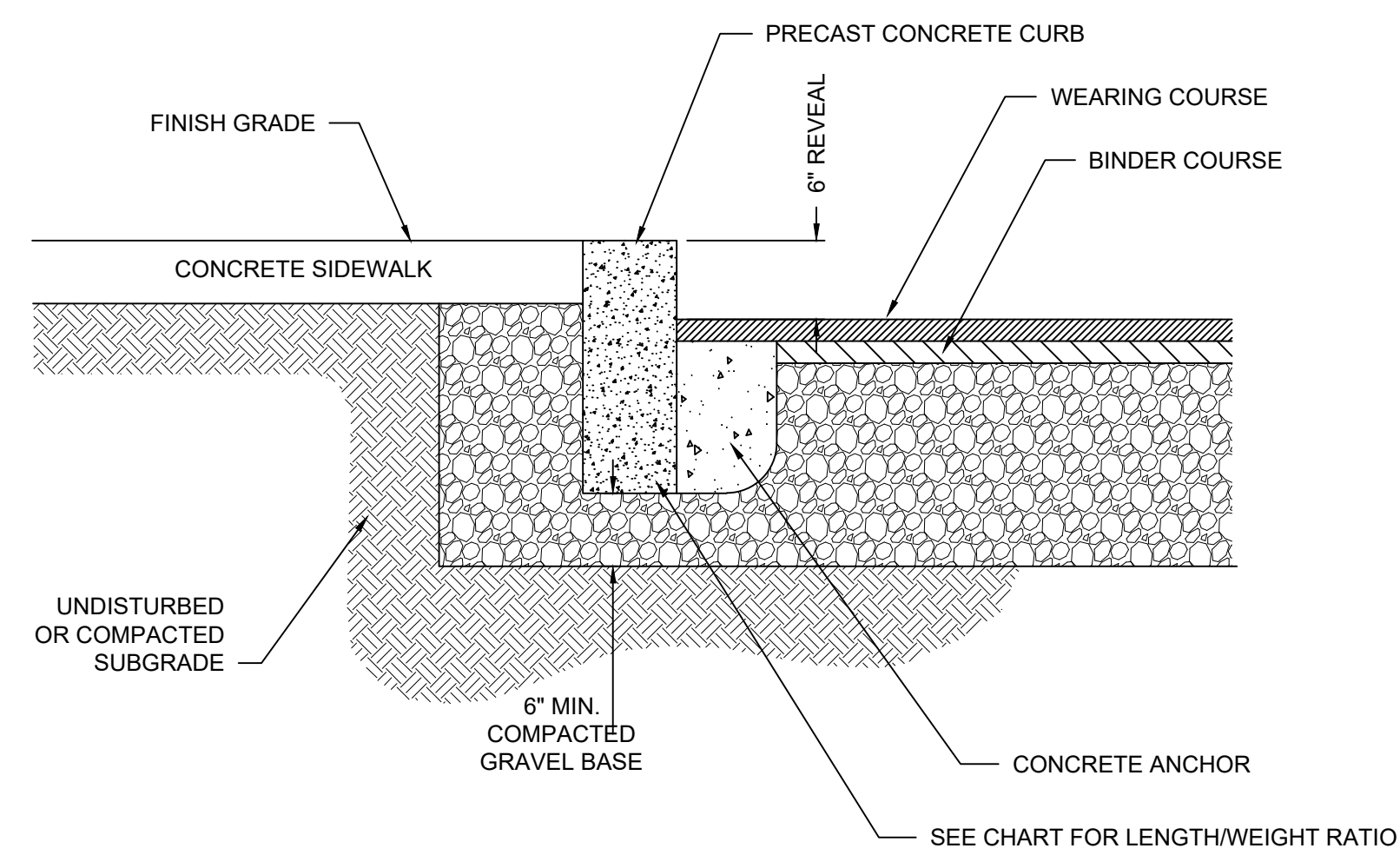
LIGHT POLE BASE DETAIL
(TO PROVIDE A 15-FT MOUNTING HEIGHT)
SCALE: N.T.S.



TRENCH DETAIL
NOT TO SCALE



TYPICAL TRENCH SECTIONS
WATER-SEWER CROSSING
NOT TO SCALE



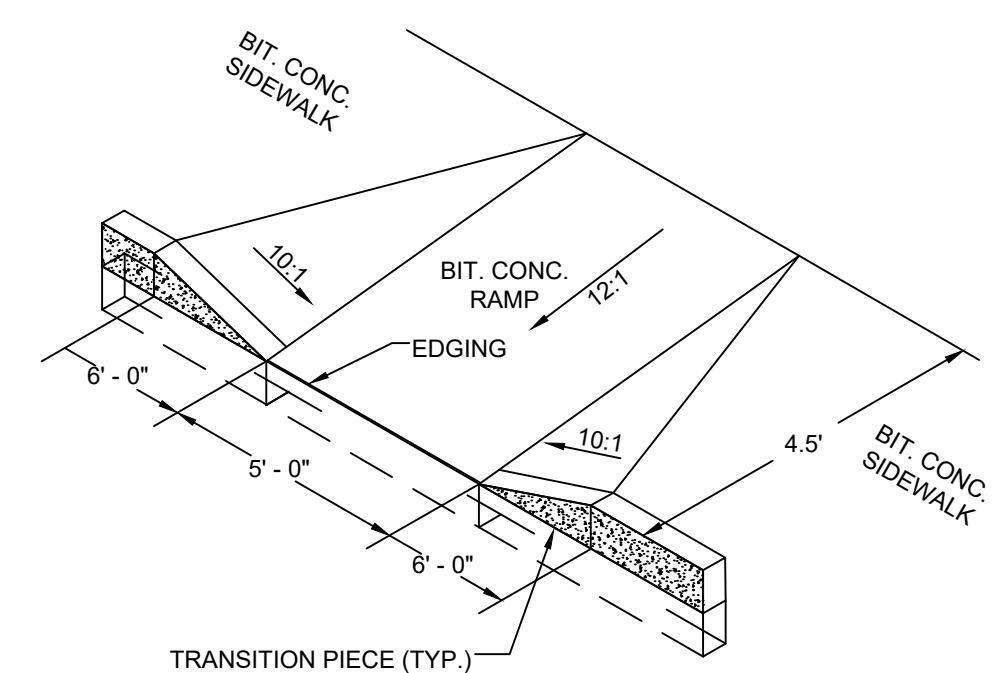
DESIGN DATA & GENERAL NOTES

- (1) CONCRETE STRENGTH F'C 4,000 PSI @ 28 DAYS. DENSITY 150 PCF.
- (2) CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81.
- (3) ADMIXTURES, OIR & PLASTICIZERS PER ASTM C233-82.
- (4) AIR ENTRAINMENT 5%-7%.

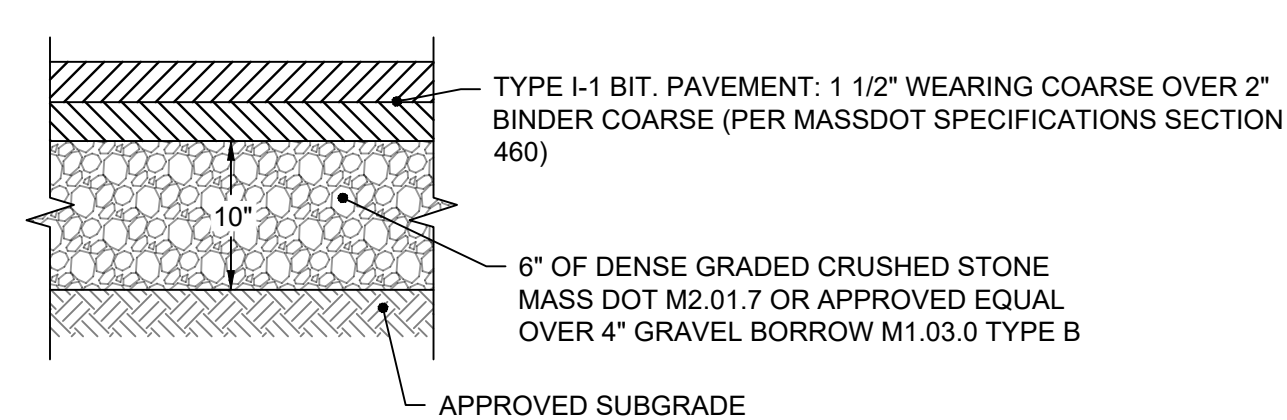
DATA CHARTS

LENGTH	APPROX. WEIGHT
3'-0"	365 LBS
4'-0"	487 LBS
5'-0"	609 LBS
6'-0"	731 LBS

PRECAST CONCRETE CURB
NOT TO SCALE

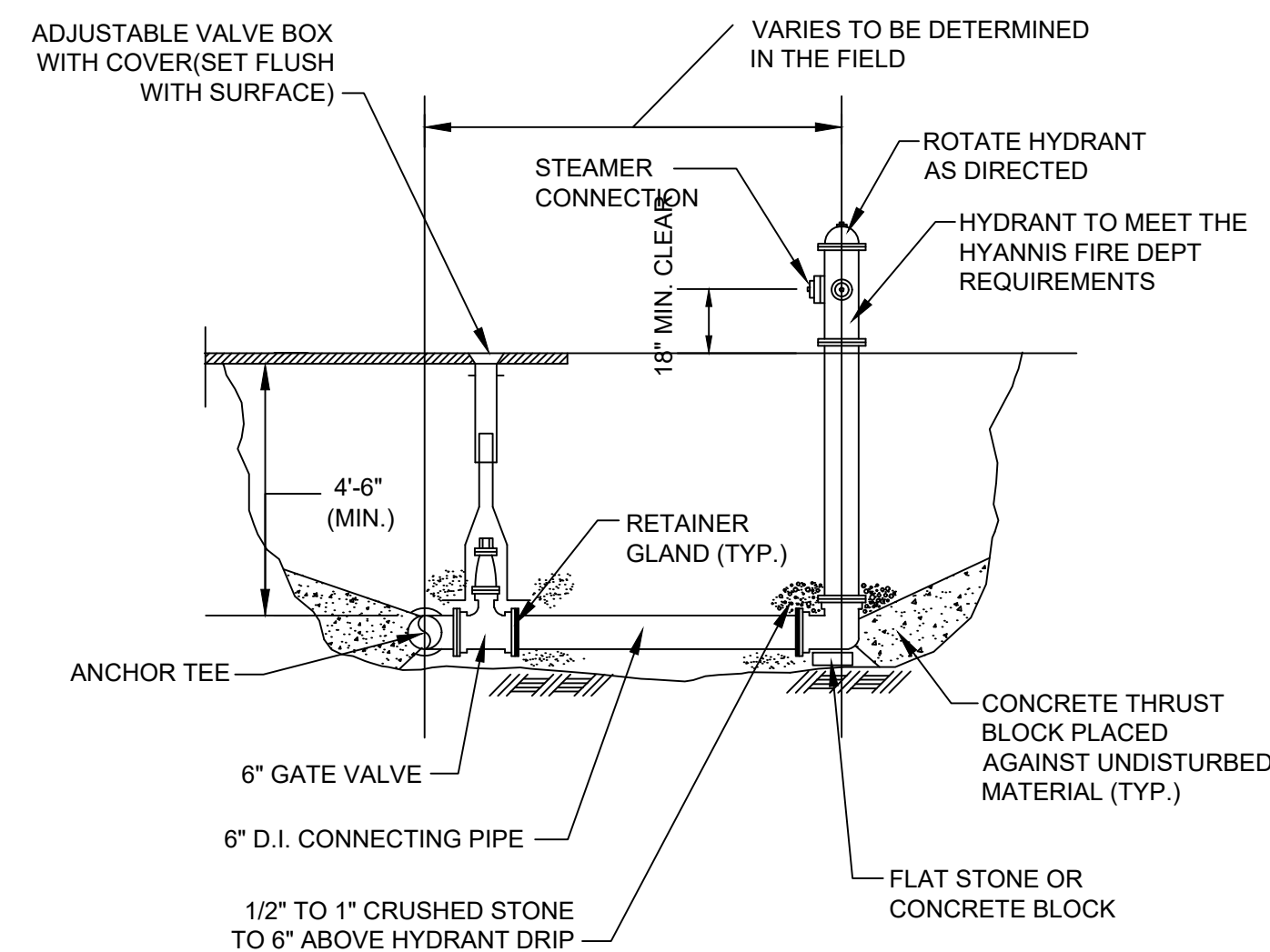


HANDICAPPED RAMP
NOT TO SCALE



- PAVEMENT NOTES:**
1. SUBGRADE MATERIAL SHALL CONSIST OF INERT MATERIAL THAT IS HARD, DURABLE STONE AND/OR COARSE SAND, FREE FROM LOAM AND CLAY TO A DEPTH NOT LESS THAN 4-FT BELOW FINISHED GRADE ELEVATION. ALL UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REMOVED PRIOR TO SUBGRADE INSTALLATION.
 2. SUBGRADE SHALL BE PLACED IN MAXIMUM 8" LIFTS (COMPACTED TO 95%)
 3. REFER TO SITE PLAN FOR EXTENTS OF BIT. PAVEMENT.
 4. THE INSTALLED BINDER COURSE SHALL BE SWEEPED CLEAN PRIOR TO THE INSTALLATION OF THE WEARING COURSE BY A MECHANICAL SWEEPER.

TYPICAL PAVEMENT SECTION
NOT TO SCALE



HYDRANT ASSEMBLY DETAIL
NOT TO SCALE

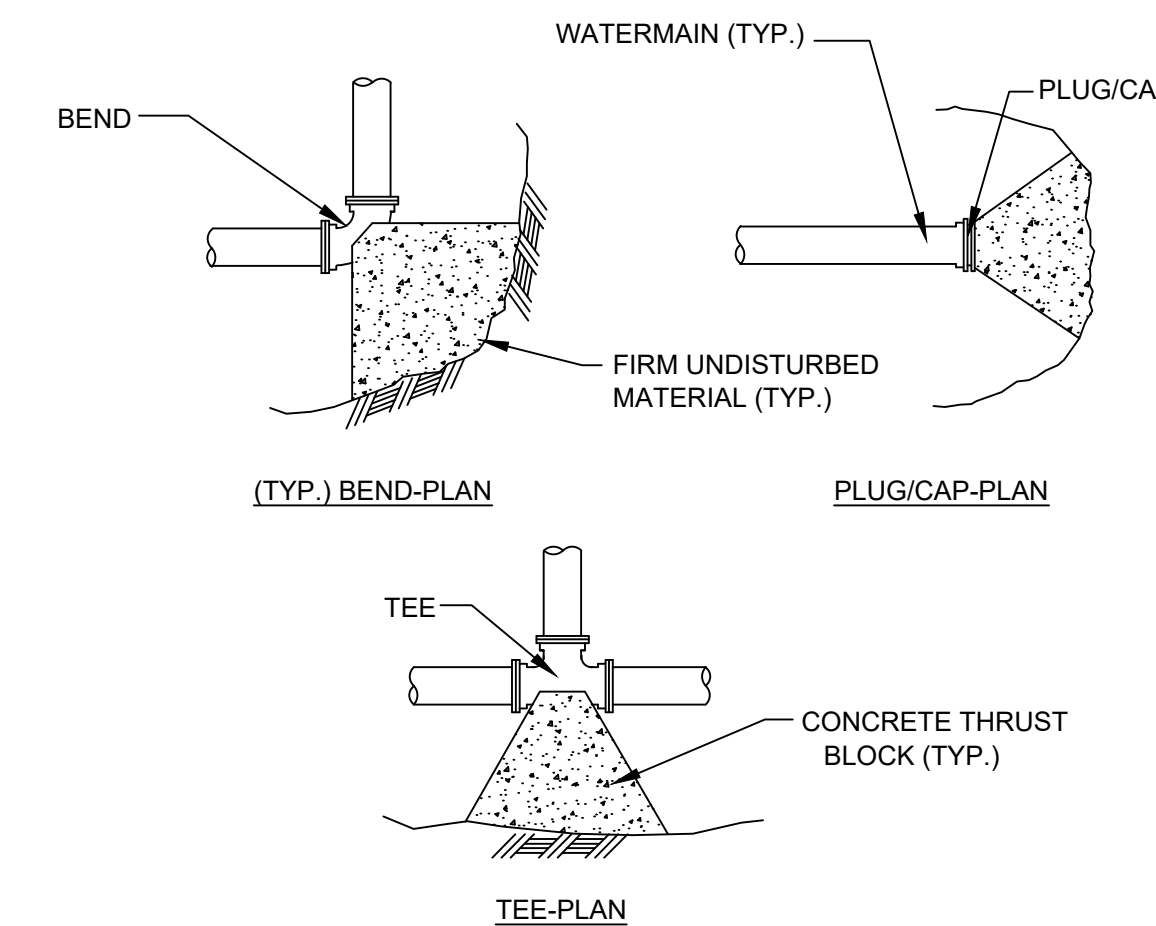
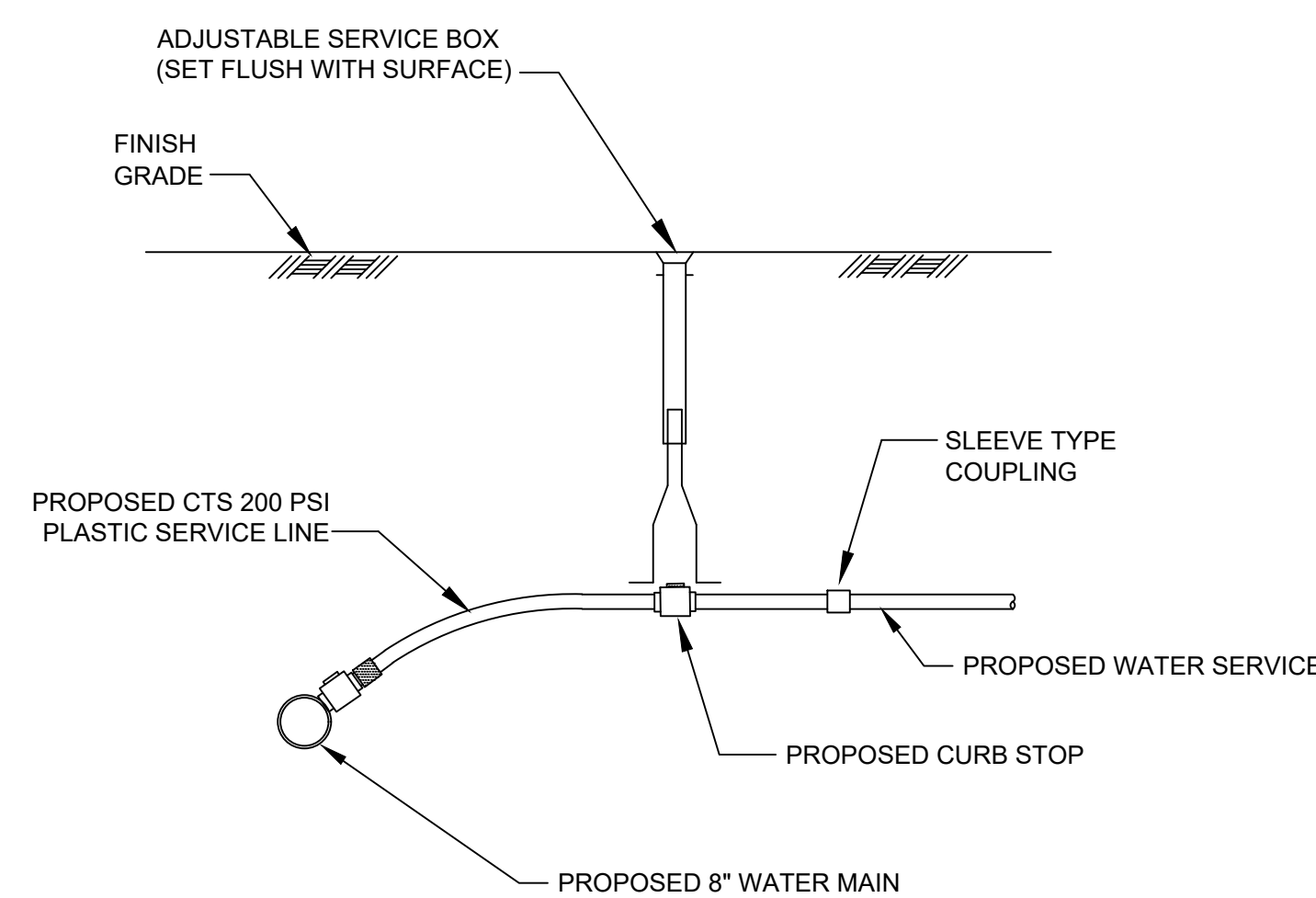


TABLE OF BEARING AREAS (S.F.)

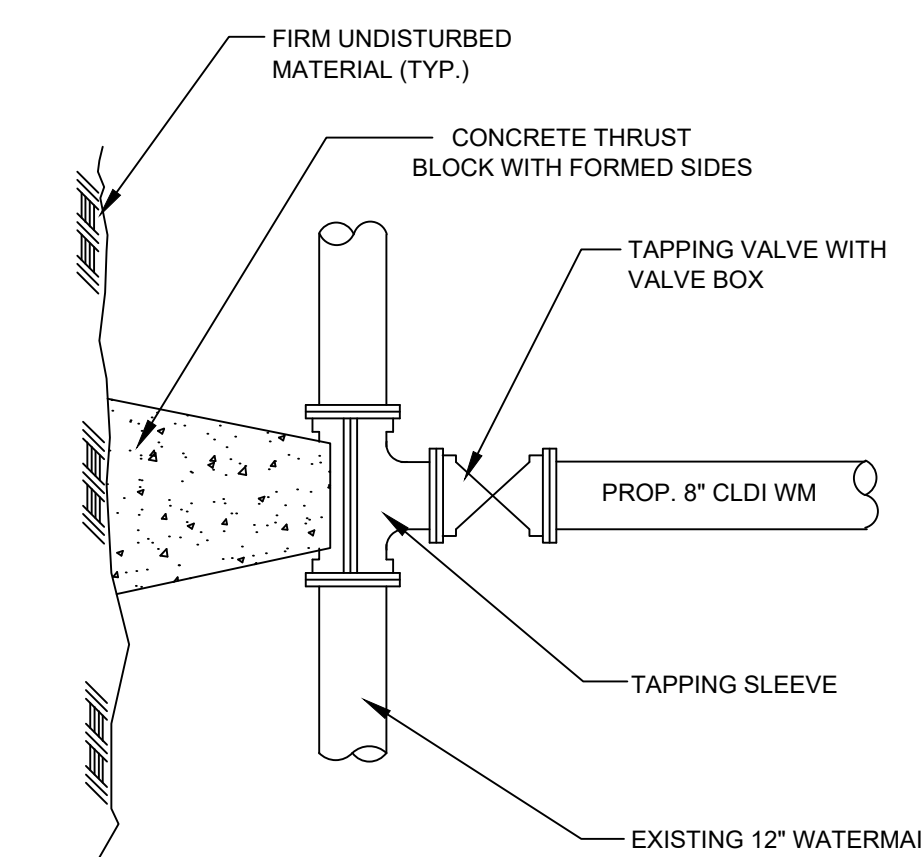
SIZE OF MAIN (IN.)	BEND (90)	BENDS (45&UNDER)	TEES, CAPS OR PLUGS
8 & UNDER	6	3	4
10 & 12	12	6	9

- NOTES:**
1. CONCRETE FOR THRUST BLOCKS SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
 2. THRUST BLOCK BEARING AREAS TOO BE IN ACCORDANCE WITH TABLE, UNLESS DETERMINED OTHERWISE BY THE ENGINEER BECAUSE OF SOIL CONDITIONS.
 3. THRUST BLOCK SIDES SHALL BE FORMED WITH PLYWOOD.

THRUST BLOCK DETAIL
NOT TO SCALE

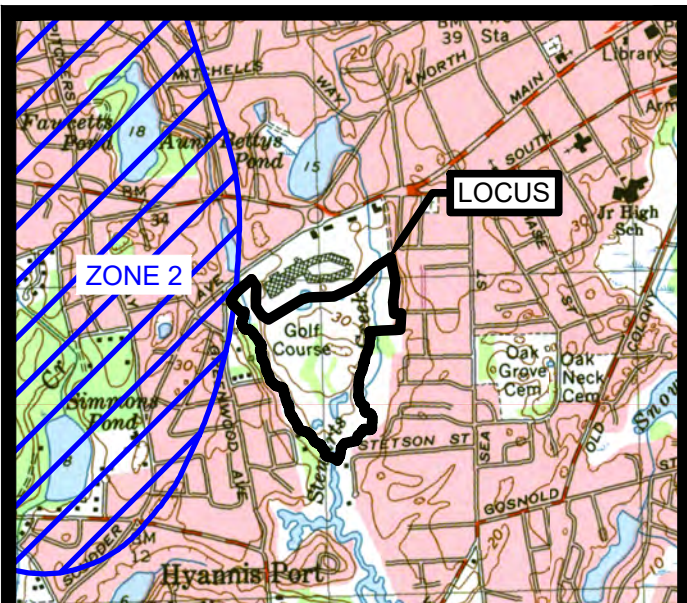


WATER SERVICE CONNECTION
NOT TO SCALE

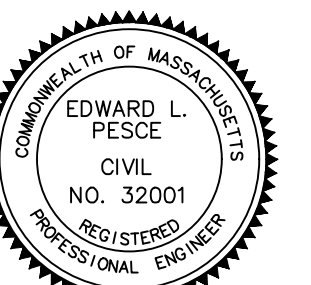


NOTE: CONTRACTOR TO VERIFY OUTSIDE DIAMETER OF EXISTING MAIN.

TAPPING SLEEVE & VALVE DETAIL
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
AT
35 SCUDDER AVENUE
IN
HYANNIS, MASSACHUSETTS
(BARNSTABLE COUNTY)

DETAIL SHEET

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
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PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110

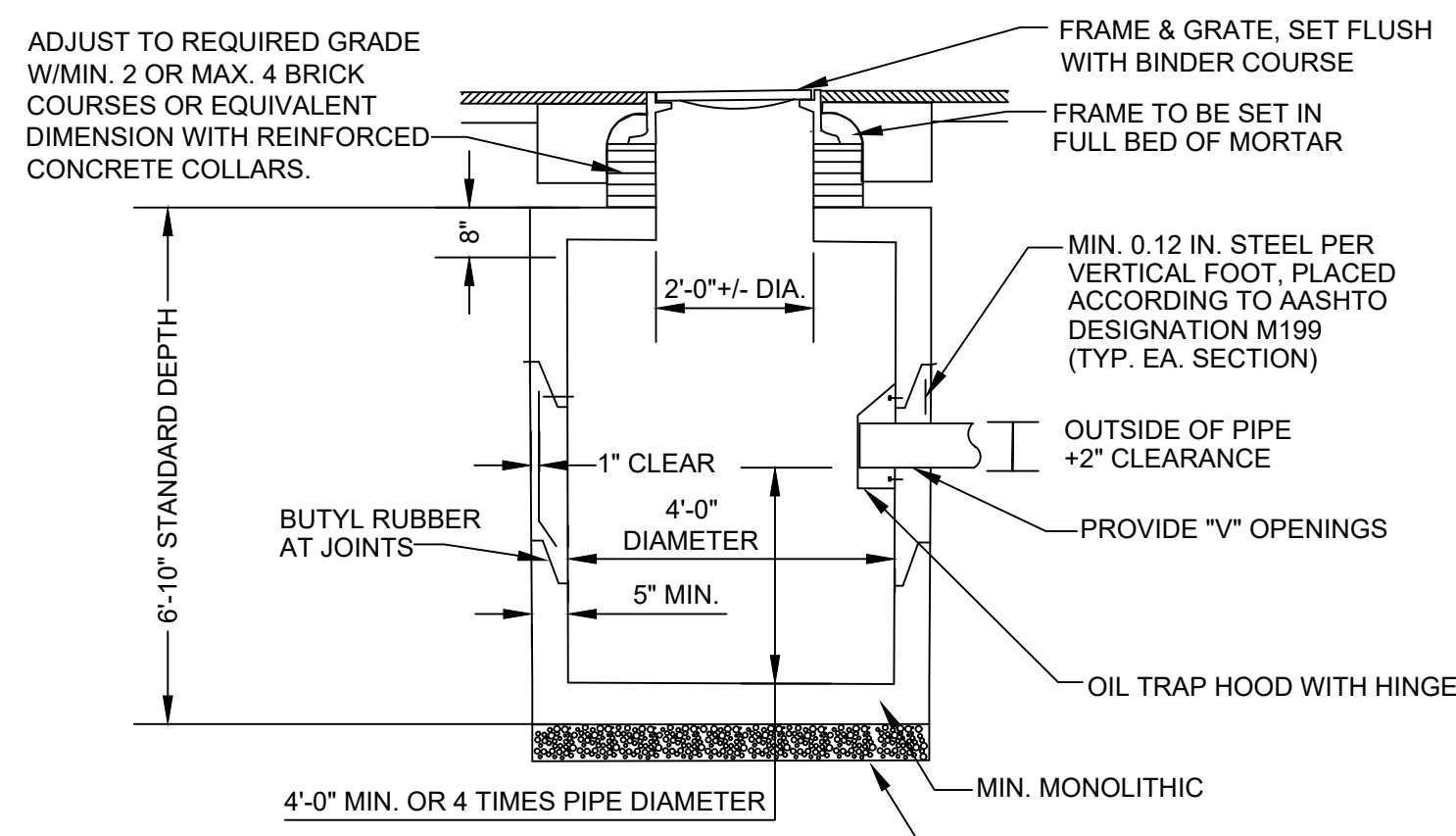


ENGINEERING BY:

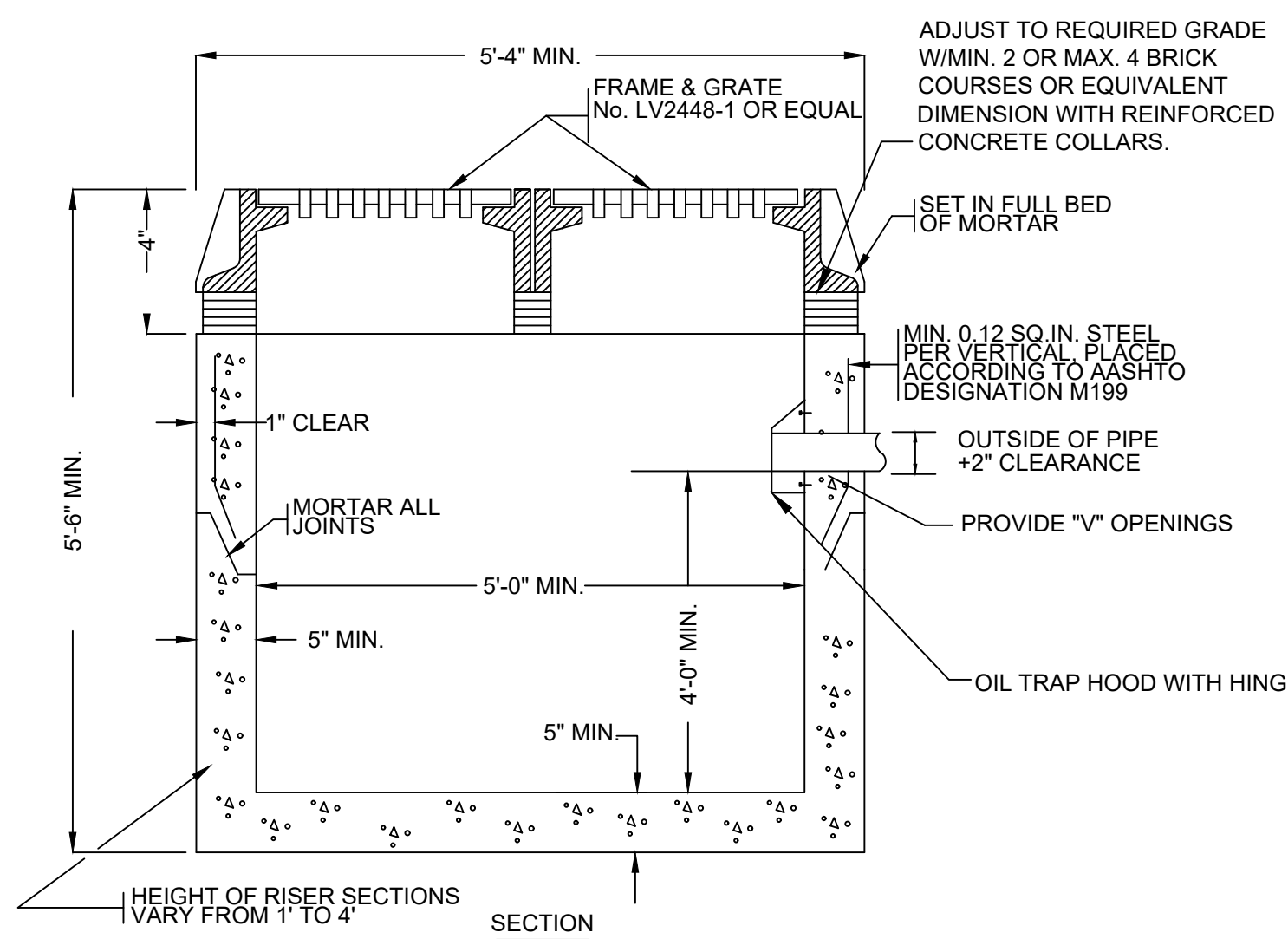
PESCE ENGINEERING & ASSOCIATES, INC.
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West Dennis, MA 02670
epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

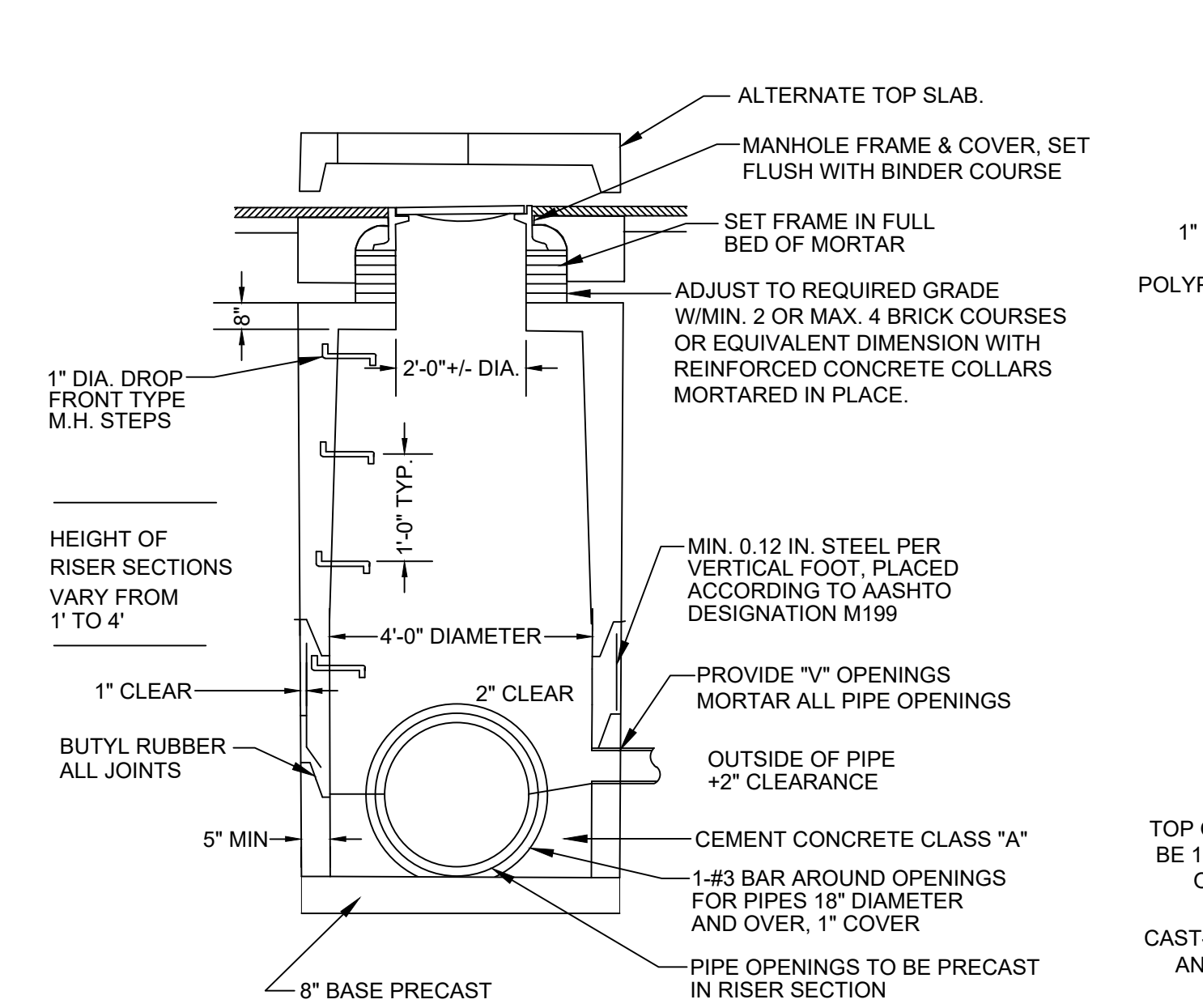
DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5081



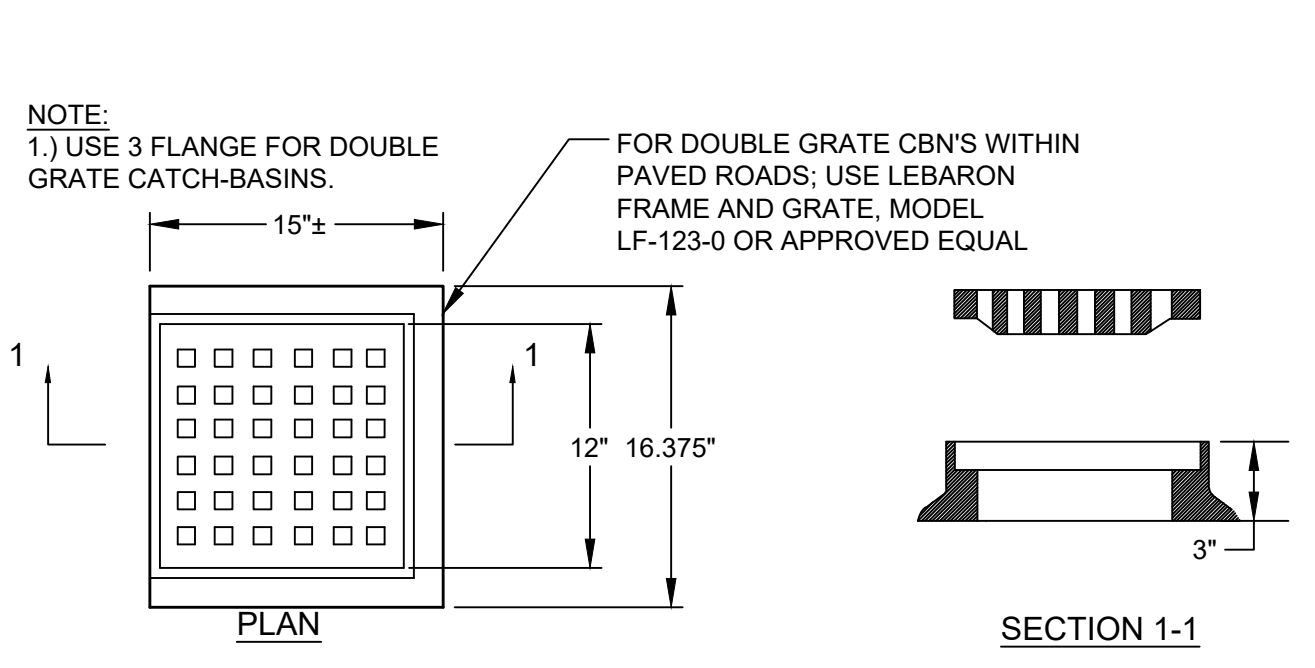
PRECAST CONCRETE CATCH BASIN (H-20)
NOT TO SCALE



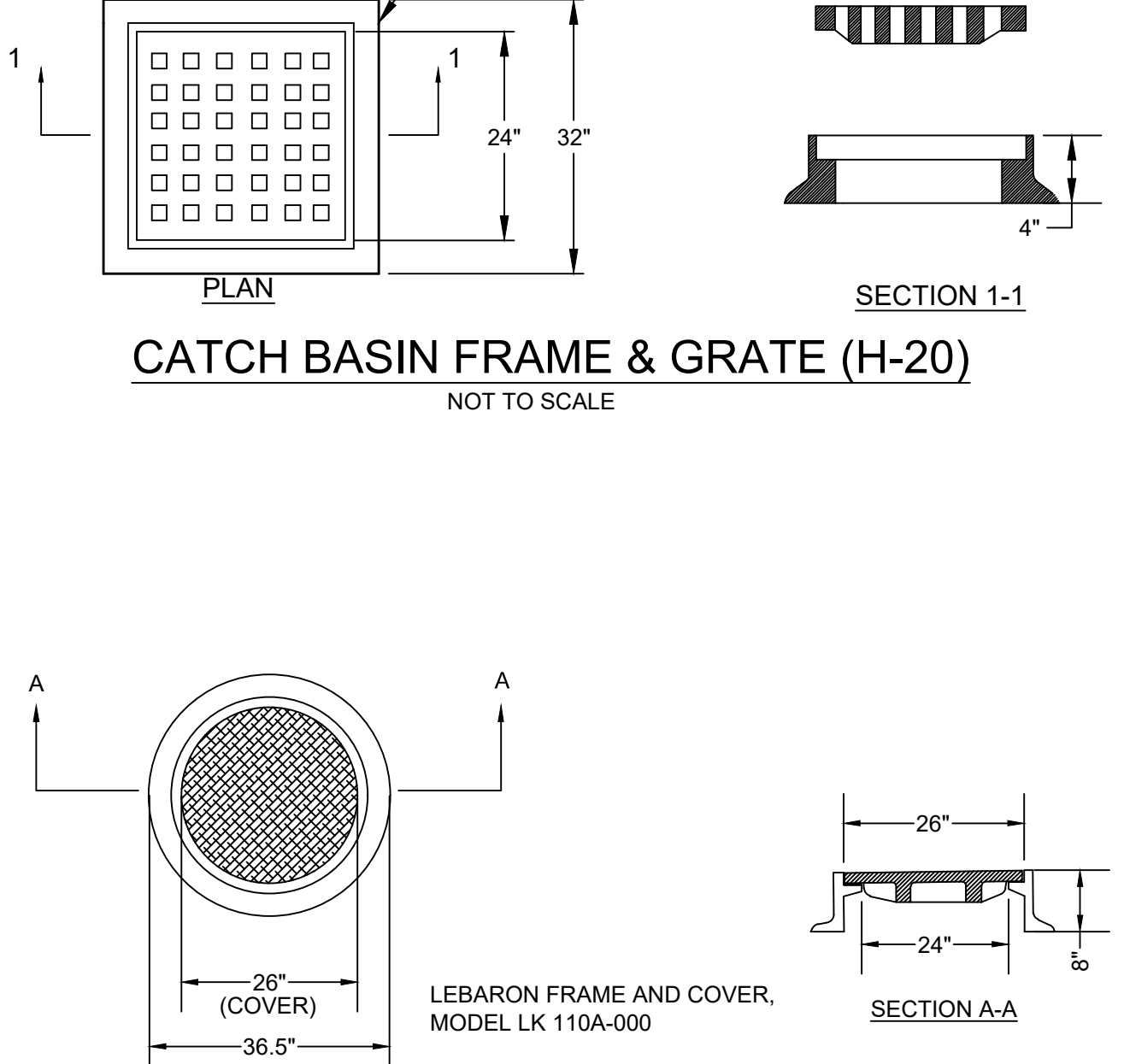
STANDARD CATCH BASIN W/ DOUBLE FRAME & GRATE
NOT TO SCALE



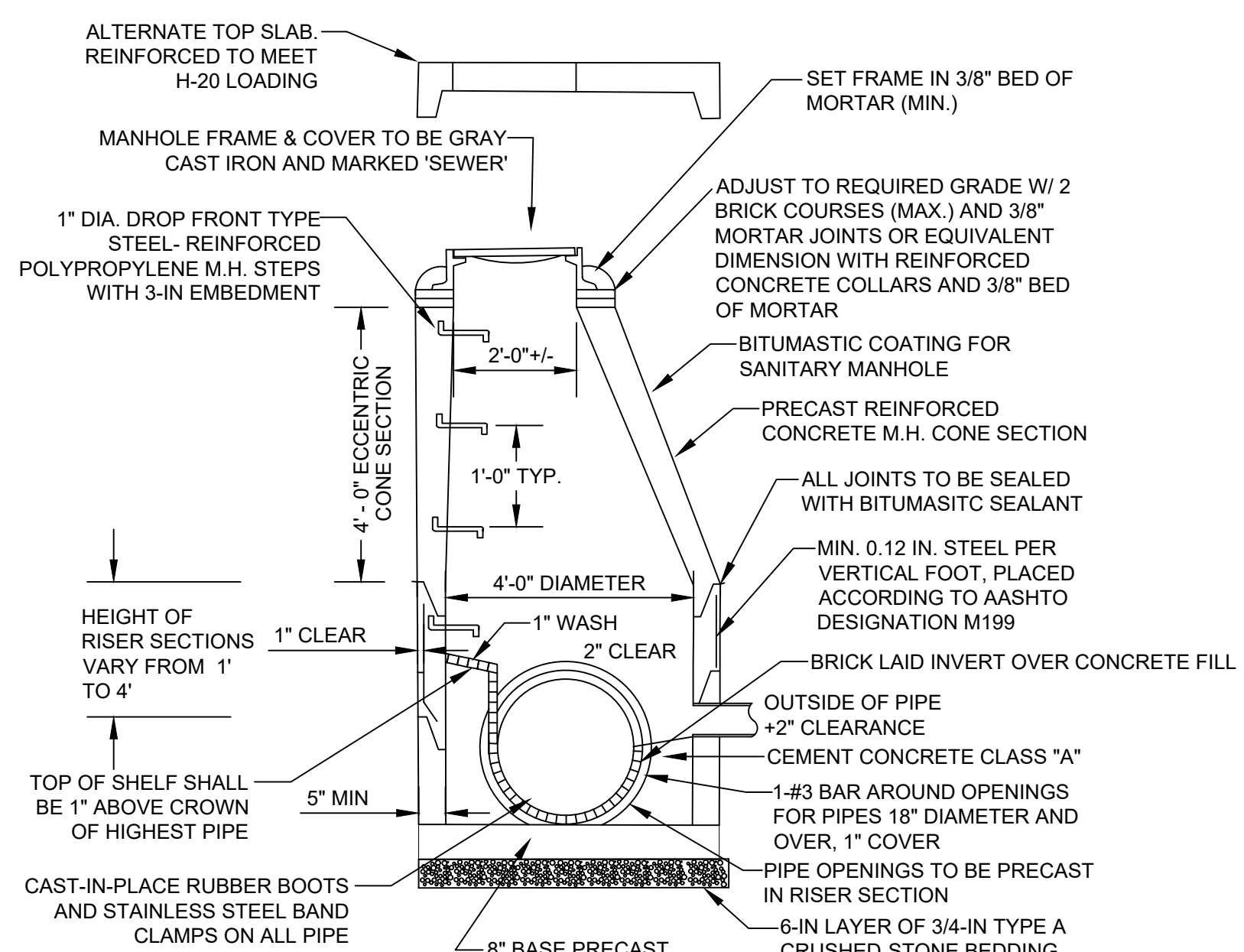
PRECAST DRAIN MANHOLE (H-20)
NOT TO SCALE



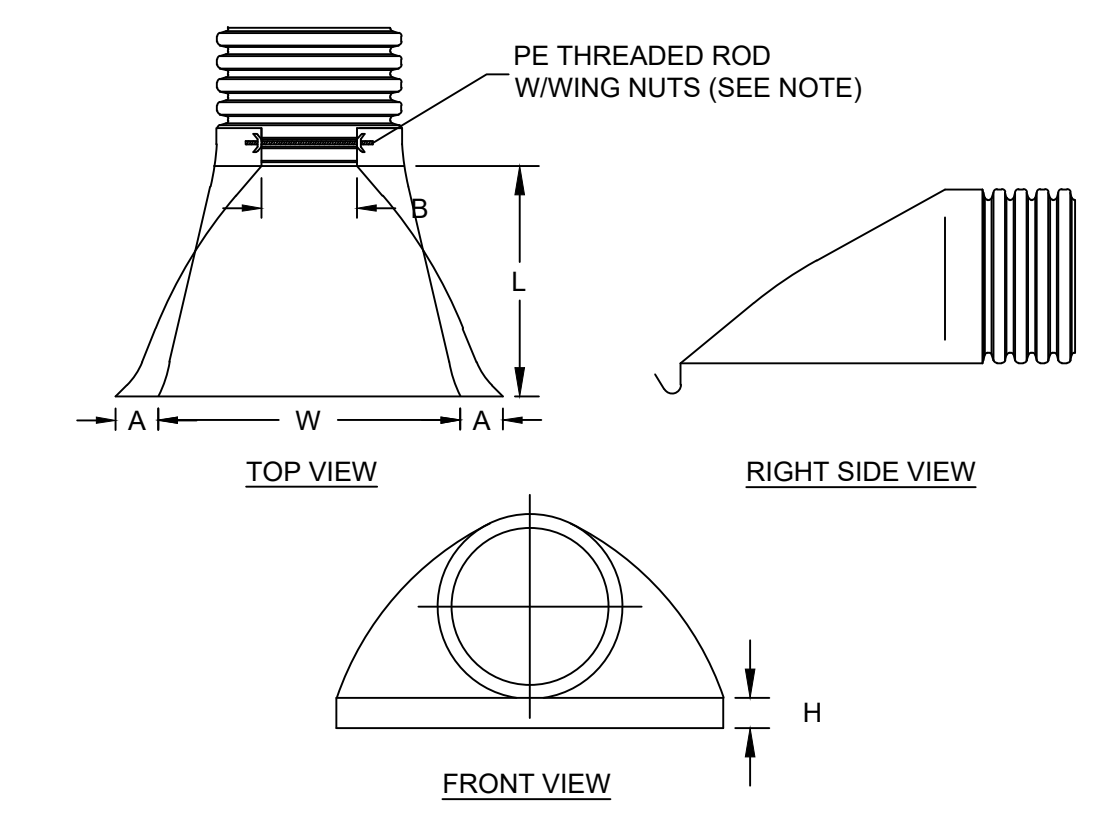
CATCH BASIN FRAME & GRATE (H-20)
NOT TO SCALE



STANDARD MANHOLE FRAME & COVER (H-20)
NOT TO SCALE



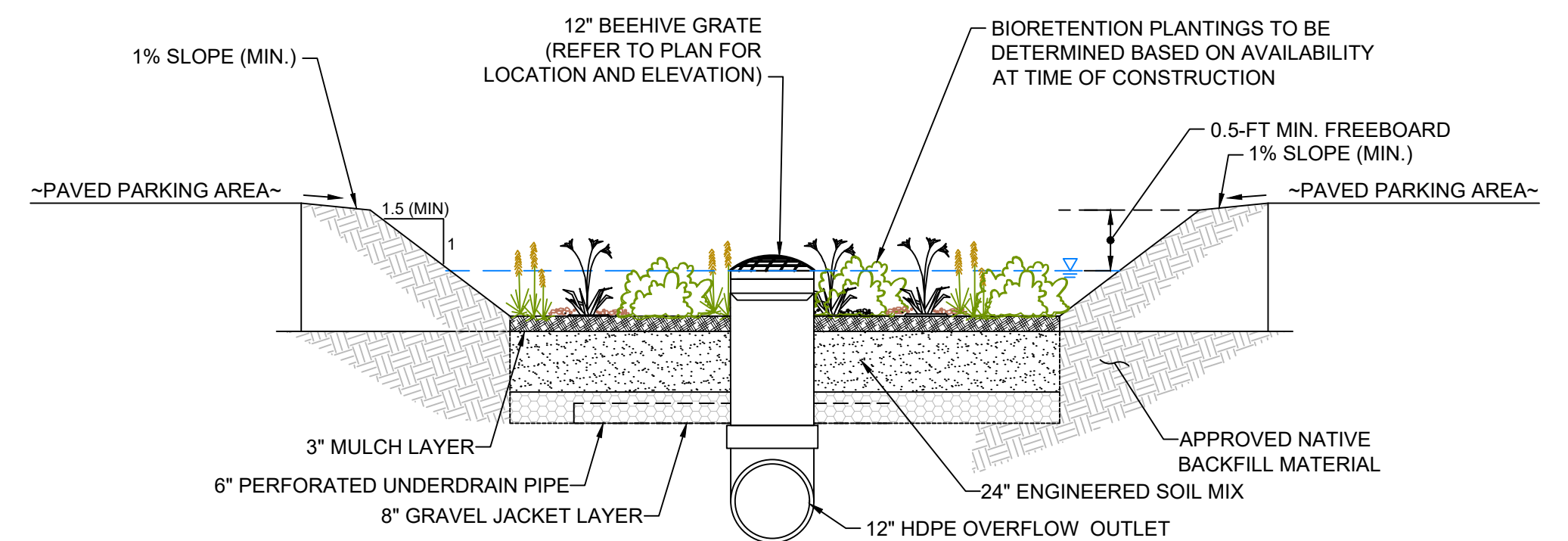
PRECAST SEWER MANHOLE (H-20)
NOT TO SCALE



PART	PIPE SIZE	A	B (MAX)	H	L	W
1210-NP	12"	6.5"	10"	6.5"	25"	29"
	300 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1210-NP	15"	6.5"	10"	6.5"	25"	29"
	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	35"
	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	36"	45"
	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3012-NP	30"	10.5"	N/A	7.0"	53"	68"
	750 mm	266 mm	N/A	178 mm	1345 mm	1725 mm
3612-NP	36"	10.5"	N/A	7.0"	53"	68"
	900 mm	266 mm	N/A	178 mm	1345 mm	1725 mm

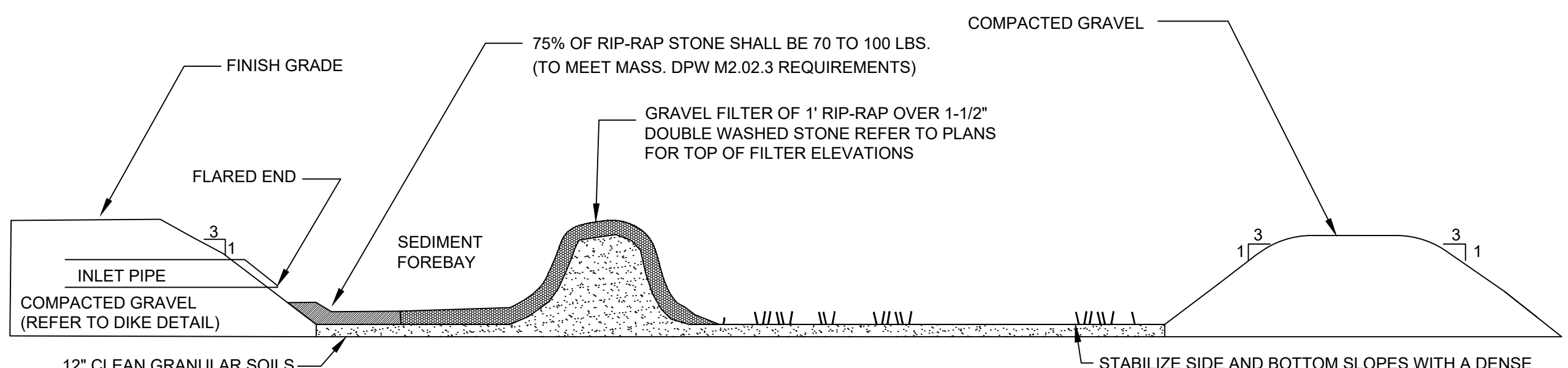
NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 12"-24" 30" & 36" END SECTIONS TO BE WELDED TO PIPE PER MANUFACTURER'S RECOMMENDATIONS.

ADS FLARED END SECTION
NOT TO SCALE

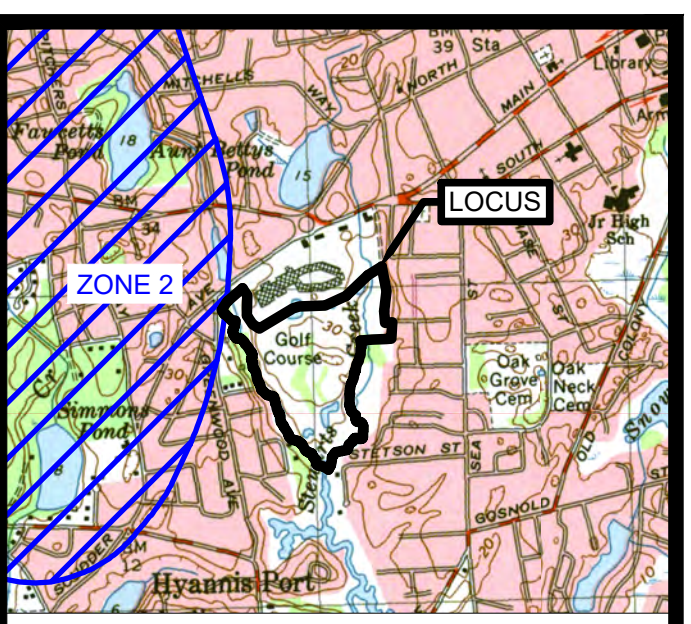


BIORETENTION SWALE
NOT TO SCALE

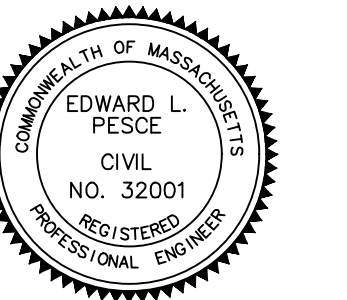
BIORETENTION NOTES:
1. USE THE ENGINEERED SOIL MIX BELOW. (ENGINEERED SOIL MIX FOR BIORETENTION SYSTEMS) DESIGNED TO EXFILTRATE; THE SOIL MIX FOR BIORETENTION AREAS SHOULD BE A MIXTURE OF 40% SAND, 20-30% TOPSOIL, AND 30-40% COMPOST.
2. THE SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 2 INCHES. CLAY CONTENT SHOULD NOT EXCEED 5%.
3. SOIL PH SHOULD GENERALLY BE BETWEEN 5.5-6.5.
4. USE SOILS WITH 1.5% TO 3% ORGANIC CONTENT AND MAXIMUM 500-PPM SOLUBLE SALTS.
5. THE SAND COMPONENT SHOULD BE GRAVELLY SAND THAT MEETS ASTM D 422.
6. THE TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND OR LOAM TEXTURE.
7. THE COMPOST COMPONENT MUST BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH MASSDEP GUIDELINES. THE COMPOST SHALL NOT CONTAIN BIOSOLIDS.
8. THE PLANTING PLAN SHALL INCLUDE A MIX OF HERBACEOUS PERENNIALS, SHRUBS, AND (IF CONDITIONS PERMIT) UNDERSTORY TREES THAT CAN TOLERATE INTERMITTENT PONDING, OCCASIONAL SALINE CONDITIONS DUE TO ROAD SALT, AND EXTENDED DRY PERIODS.



INFILTRATION BASIN
NOT TO SCALE



LOCUS MAP
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

THE PROPOSED EMBLEM AT HYANNIS RESIDENCES
AT
35 SCUDDER AVENUE
IN
HYANNIS, MASSACHUSETTS
(BARNSTABLE COUNTY)

DETAIL SHEET

REVISIONS:

No.	DATE	DESC.
6	9-23-22	Site Layout Modified
5	11-1-21	CCC Comments; CR Area Mod
4	10-22-21	CCC Comments; CR Area Added
3	5-21-21	Utility Easement Sheet Added
2	4-23-21	Raingarden; Detail Sheets Added
1	4-1-21	CCC Submittal

PREPARED FOR:
QUARTERRA
99 SUMMER STREET, SUITE 701
BOSTON, MA 02110



ENGINEERING BY:

PESCE ENGINEERING & ASSOCIATES, INC.
Edward L. Pesce, P.E., LEED® AP
43 Porter Lane
West Dennis, MA 02670
epesce@comcast.net Cell: 508-333-7630

LAND SURVEYING BY:
BAXTER NYE ENGINEERING & SURVEYING
78 NORTH STREET, 3RD FLOOR
HYANNIS, MA 02601

DATE:	FEBRUARY 11, 2021
FIELD:	CB/RB
CALC./DESIGN:	ELP
DRAWN:	BJW
CHECK:	ELP
JOB NO:	5081