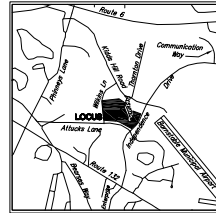


PROJECT AREA



LOCUS MAP
SCALE 1"=2000'

Cape Cod Custom Storage Civil Site Construction Plans Attucks Lane, Hyannis, MA 02601

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY DIG-SAFE (811) AT LEAST 72 HOURS BEFORE EXCAVATING. SEE ALSO UTILITIES NOTES AND EXISTING CONDITIONS INFORMATION NOTES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE OSHA STANDARDS AND LOCAL REQUIREMENTS.
- ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
- AREAS DISTURBED WITHIN THE PROPOSED LIMIT OF WORK DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL BE TREATED IN ACCORDANCE WITH LANDSCAPE PLAN, TEMPORARY MULCH AND DUST CONTROL REQUIRED, SEE ORDER OF CONDITIONS FROM CONSERVATION COMMISSION.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS, REMOVAL OF EXISTING PIPING AND DRAINAGE AND COMPACTING WITH STRUCTURAL FILL REQUIRED. OWNERS GEOTECHNICAL ENGINEER TO INSPECT, PROVIDE ADEQUATE NOTICE FOR ALL INSPECTIONS.
- WORK WITH THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES. ROAD OPENING PERMITS REQUIRED FOR WORK IN ROADS.
- UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS. FIRE DEPARTMENT CONNECTION POINTS WITHOUT APPROPRIATE PERMITS.
- TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TEMPORARY SIGNAGE TO BE PROVIDED AS REQUIRED DURING CONSTRUCTION.
- AREAS OUTSIDE THE PROPOSED LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFATORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
- DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL CONTROL ALL SITE STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFFSITE STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION FOR ALL SITE CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: BUILDING LOCATION, CURB LINES, SIDEWALKS, ACCESSIBLE CURB RAMPS, SIGNAGE, STRIPING, PAVEMENT LIMITS, UTILITIES, AND TOPOGRAPHY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION ON ALL SEDIMENTATION AND INFILTRATION BASINS PRIOR TO STABILIZATION FOR ENGINEERS REVIEW.

EXISTING CONDITIONS INFORMATION

- BASE PLAN: THE EXISTING CONDITIONS SHOWN HEREON IS BASED ON SURVEYS BY DOWN CAPE ENGINEERING, INC. FROM 2007 TO 2023. UTILITIES HAVE BEEN SHOWN BASED ON FIELD OBSERVATION, AND NOT LIMITED TO BUILDING LOCATION, CURB LINES, SIDEWALKS, ACCESSIBLE CURB RAMPS, SIGNAGE, STRIPING, PAVEMENT LIMITS, UTILITIES, AND TOPOGRAPHY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION ON ALL SEDIMENTATION AND INFILTRATION BASINS PRIOR TO STABILIZATION FOR ENGINEERS REVIEW.
- TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD 88, THE CURRENT FEMA VERTICAL DATUM. HORIZONTAL CONTROL IS MASS STATE PLANE U.S. SURVEY FOOT MODES FROM RTM GPS OBSERVATION. (1-508-362-4541).
- REFER TO GEOTECHNICAL DATA INCLUDING TEST PIT AND BORING LOCATIONS IN GEOTECHNICAL REPORT BY OTHERS, ADDITIONAL SOIL AND GROUNDWATER DATA ON SITE PLAN DETAIL SHEETS. NOTE SITE HAS HIGH SEASONAL GROUNDWATER WHICH VARIES BY LOCATION.

DEMOLITION

- CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING ANY BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBS, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSTABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET (10') BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS. BACKFILL ALL EXCAVATIONS WITH COMPACTED STRUCTURAL FILL IN 12 LIFTS TO 95% MODIFIED PROCTOR DENSITY. ALSO SEE GEOTECHNICAL REPORT AND RECOMMENDATIONS. OWNERS GEOTECHNICAL ENGINEER TO BE NOTIFIED FOR INSPECTIONS OF REMOVAL AND COMPACTION.
- EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES. EROSION CONTROL.
- PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT. CONTRACTOR TO DEVELOP CONSTRUCTION PERIOD STORMWATER POLLUTION PREVENTION PLAN FOR SITEWORK. (TEMPORARY RETENTION AREAS, STONE APRONS, EROSION CONTROL SILT FENCE WITH SILT SOCK ON LOW SIDE SITE, ETC.)
- CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
- CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TWO BEFORE THEY ARE COVERED, SEED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

LAYOUT AND MATERIALS

- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS UNLESS OTHERWISE NOTED.
- CURB RADI ARE 5 FEET (5') UNLESS OTHERWISE INDICATED ON THE PLANS.
- CURBING SHALL BE CAPE COD BERM 12"x3" HIGH WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
- SEE ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING AND DROPOFF AREA DETAILS, AND ALL PEDESTRIAN SAFETY MEASURES INCLUDING LANDSCAPES ETC.
- THE BUILDING FOOTPRINT AND ITS COMPONENTS (INCLUDING UTILITY CONNECTION POINTS) SHOWN HEREON WERE RECEIVED ELECTRONICALLY FROM THE ARCHITECT, VERIFY WITH MECHANICAL, STRUCTURAL, AND ARCHITECTURAL PLANS.
- THE LANDSCAPE AND HARDSCAPE FEATURES SHOWN ARE TO BE COORDINATED WITH ANY LANDSCAPE ARCHITECTURE PLANS DEVELOPED AND APPROVED, COORDINATE WITH LATEST PLANS.
- SEE ELECTRICAL SITE PLAN BY OTHERS, CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH APPROPRIATE VENDORS.
- EXISTING CEMENT BOUNDS AND ANY OTHER EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED LAND SURVEYOR.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FEATURES.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALE TO THE DRAWING. DIMENSIONS OR LOCATIONS ON THE DRAWINGS, THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROPOSED FEATURES WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.

UTILITIES

- THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OR THE POINTS OF CONNECTIONS TO EXISTING UTILITIES, AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
- SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH THE ELEVATIONS ON THE GRADING AND UTILITY PLANS.
- RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
- PAVEMENTS AND CONCRETE SURFACES: FLUSH
- ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
- LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, CABLE, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
- UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
- WATER PIPES SHALL BE CEMENT LINER DUCTILE IRON (CLD) PIPE. (SEE SPECS)
- SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE SDR-35.
- STORM DRAINAGE PIPES SHALL BE ADS N-12 12" OR 24" HIGH DENSITY POLYETHYLENE (HDPE) PIPE UNLESS OTHERWISE INDICATED ON THE PLANS. (NOTE 24"ROP IN PLACES AND CAST IRON WITHIN BUILDING FOOTPRINT REQUIRED).
- ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE.
- PIPING MATERIALS AND INSTALLATIONS WITHIN 10 FEET OF THE PROPOSED BUILDINGS SHALL COMPLY WITH THE MASSACHUSETTS PLUMBING CODE.
- CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL, FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE DRAINAGE, PUMP OUTLET OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4 MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
- THE PROJECT IS TO BE SERVED BY AN EXISTING SEWER PUMP STATION, COORDINATE SEWER CONNECTION WITH TOWN DPW, ROAD OPENING PERMIT AND INSPECTOR REQUIRED, CONTRACTOR REQUIRED FOR WORK WITHIN SEWER PRIOR TO BE VENTED INDEPENDENTLY OF BUILDING SEWER, SEE PLUMBING DRAWINGS, DEDICATED SYSTEM UNDER PLUMBING CODE.
- ALL SITE AND ROADWAY WATER MAIN CONSTRUCTION AND SERVICE TIES SHALL BE IN ACCORDANCE WITH THE BARNSTABLE FIRE DISTRICT WATER DEPARTMENT STANDARDS FOR MATERIALS AND SPECIFICATIONS. (FIRE DISTRICT APPROVED INSTALLER AND INSPECTOR REQUIRED, ETC. SEE WATER SPECIFICATION SECTIONS).
- CONNECTION LOCATIONS TO PRIVATE UTILITIES (ELECTRIC, GAS, TELEPHONE, ETC) AND FINAL DESIGN THEREOF TO BE COORDINATED WITH AND/OR PROVIDED BY THE RESPECTIVE UTILITY COMPANY(S).

LANDSCAPE KEY

- 6" LOAM & SEED AREA
- HARDSCAPE/ASPHALT
- CONCRETE SIDEWALK
- BUILDING FOOTPRINT

PLANT SYMBOL	BOTANIC NAME COMMON NAME	PLANT SIZE
	CANOPY TREE Quercus Rubra Red Oak (AKA Acer Rubrum-Red Maple)	3" CAL
	Rhododendron 'English Roseum' English Roseum Rhododendronpink	24-30'
	Hydrangea macrophylla Nikko Blue Nikko Blue Hydrangea-Blue flowered	#5
	Northern Bayberry (native shrub)	#3

Note: plantings to be clustered in groups of 3 or 4, alternate species between clusters.

LEGEND

- 15 - EXISTING CONTOUR
- +14.12 - EXISTING SPOT ELEVATION
- [20] - FINISH GRADE CONTOUR
- +21.1 [21.1] FINISH GRADE SPOT ELEV.
- SHRUB
- HYDRANT
- POLE LIGHT
- SHORT POST LIGHT
- SINGLE POST SIGN
- CESSPOOL (APPROX.)
- UTILITY POLE
- DECIDUOUS TREE
- CONIFER 5' HIGH
- HCP SYMBOL
- MANHOLE
- CATCH BASIN
- LEACHING GALLEY (WITH COVER TO GRADE)
- BENCHMARK
- SOIL TEST
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- BURIED ELECTRIC
- U.G. FIBER OPTIC CABLE
- U.G. OXYGEN PIPING
- U.G. TELEPHONE
- DRAINAGE LINE
- VERTICAL GRANITE CURB
- CAPE COD BERM
- SEWER MANHOLE
- DRAINAGE MANHOLE
- MONITORING WELL
- INVERT

ALSO SEE PLAN NOTES AND DESCRIPTIONS IN GENERAL EXISTING SHOWN IN LIGHTER LINES. PROPOSED DRAFTED IN HEAVY/DARKER LINES. TO BE DEMOLISHED VERY LIGHT LINES (SEE AS NOTED). COMPARE EXISTING CONDITIONS AND PROPOSED CONDITIONS.

SITE DATA:

ADDRESS: CURRENTLY #75 PERSEVERANCE WAY, HYANNIS, MA 02601
PROPOSED: TBD, EITHER WILKINS LANE OR ATTUCKS LANE ADDRESS
CAMPUS CONSISTS OF ASSESSORS MAP 295 PCLS 6.9,10,11
OWNER: SWITCH GEARS, LP 297 NORTH ST. HYANNIS, MA 02601

EXISTING USE OF REDEVELOPMENT AREA: VACANT LAND, STORMWATER MANAGEMENT, CURRENTLY PERMITTED WITH CCC FOR TWO OFFICE BUILDINGS- SEE PLANS ON FILE WITH CCC.
PROPOSED USE OF REDEVELOPMENT AREA: TWO SELF STORAGE BLDGS, STORMWATER MANAGEMENT



BUILDING PERSPECTIVE VIEW:

PLAN SHEET INDEX:

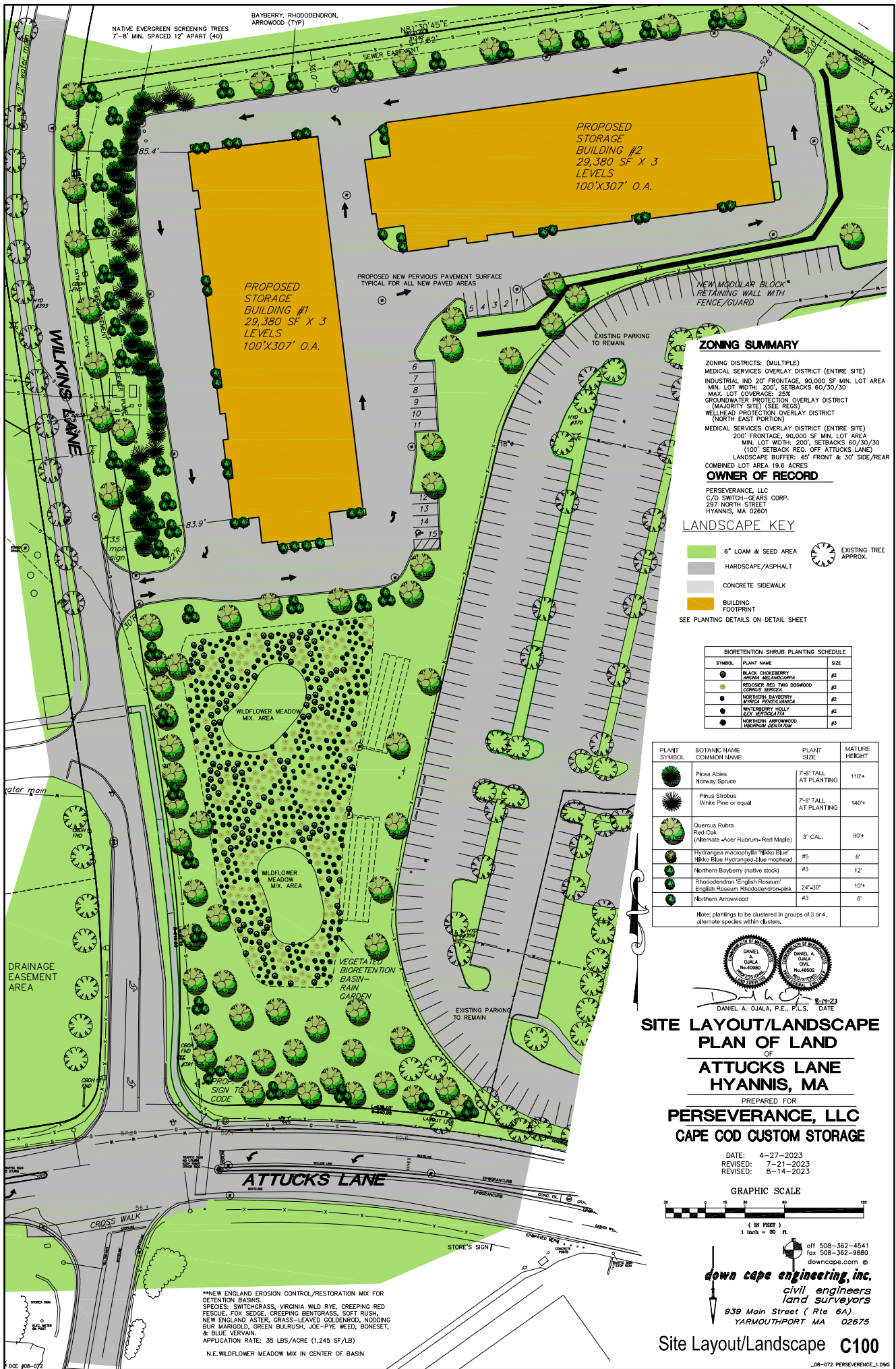
- C001 Civil Cover Sheet
- C100 Site Layout/Landscape
- C101 Site Layout (Campus Overview)
- C102 Existing Conditions
- C200 Grading/Drainage/Utilities Plan
- C201 Sweep Path Analysis
- C401 Civil Detail Sheet 1
- C402 Civil Detail Sheet 2

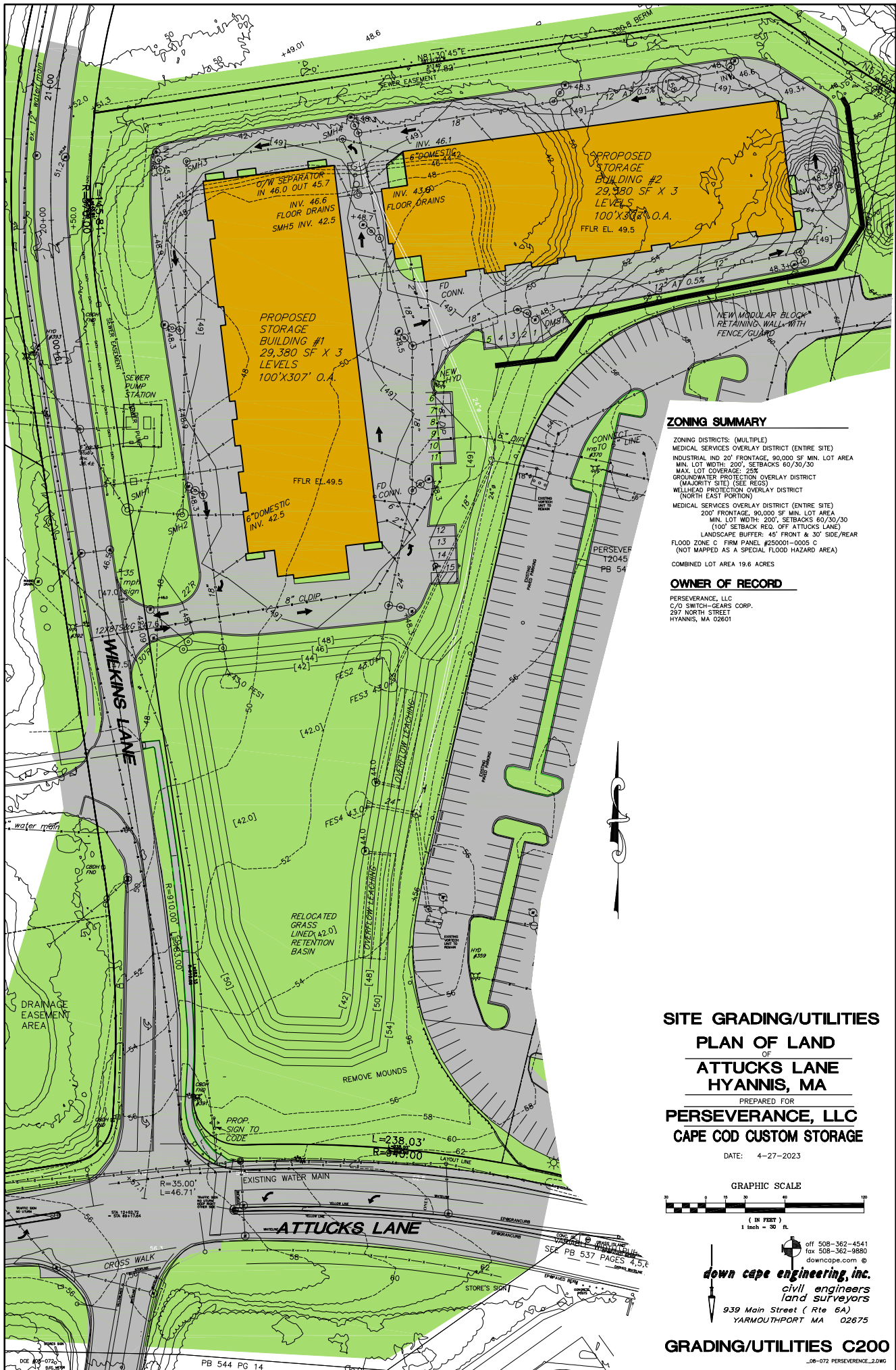


down cape engineering, inc.
civil engineers
land surveyors
839 Main Street (Rte 6A)
YARMOUTHPORT MA 02875

Civil Cover Sheet
C001

CONTRACTOR NOTE: SEE ALSO WRITTEN SPECIFICATIONS FOR PROJECT





ZONING SUMMARY

ZONING DISTRICTS: (MULTIPLE)
MEDICAL SERVICES OVERLAY DISTRICT (ENTIRE SITE)
INDUSTRIAL IND 20' FRONTAGE, 90,000 SF MIN. LOT AREA
MIN. LOT WIDTH: 200', SETBACKS 60/30/30
MAX. LOT COVERAGE: 25%
GROUNDWATER PROTECTION OVERLAY DISTRICT
(MAJORITY SITE) (SEE REGS)
WELLHEAD PROTECTION OVERLAY DISTRICT
(NORTH EAST PORTION)
MEDICAL SERVICES OVERLAY DISTRICT (ENTIRE SITE)
200' FRONTAGE, 90,000 SF MIN. LOT AREA
MIN. LOT WIDTH: 200', SETBACKS 60/30/30
(100' SETBACK REQ. OFF ATTACKS LANE)
LANDSCAPE BUFFER: 45' FRONT & 30' SIDE/REAR
FLOOD ZONE C FIRM PANEL #250001-0005 C
(NOT MAPPED AS A SPECIAL FLOOD HAZARD AREA)
COMBINED LOT AREA 19.6 ACRES

OWNER OF RECORD

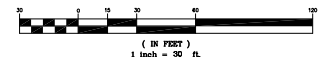
PERSEVERANCE, LLC
C/O SWITCH-GEARS CORP.
297 NORTH STREET
HYANNIS, MA 02601

SITE GRADING/UTILITIES PLAN OF LAND OF ATTUCKS LANE HYANNIS, MA

PREPARED FOR
PERSEVERANCE, LLC
CAPE COD CUSTOM STORAGE

DATE: 4-27-2023

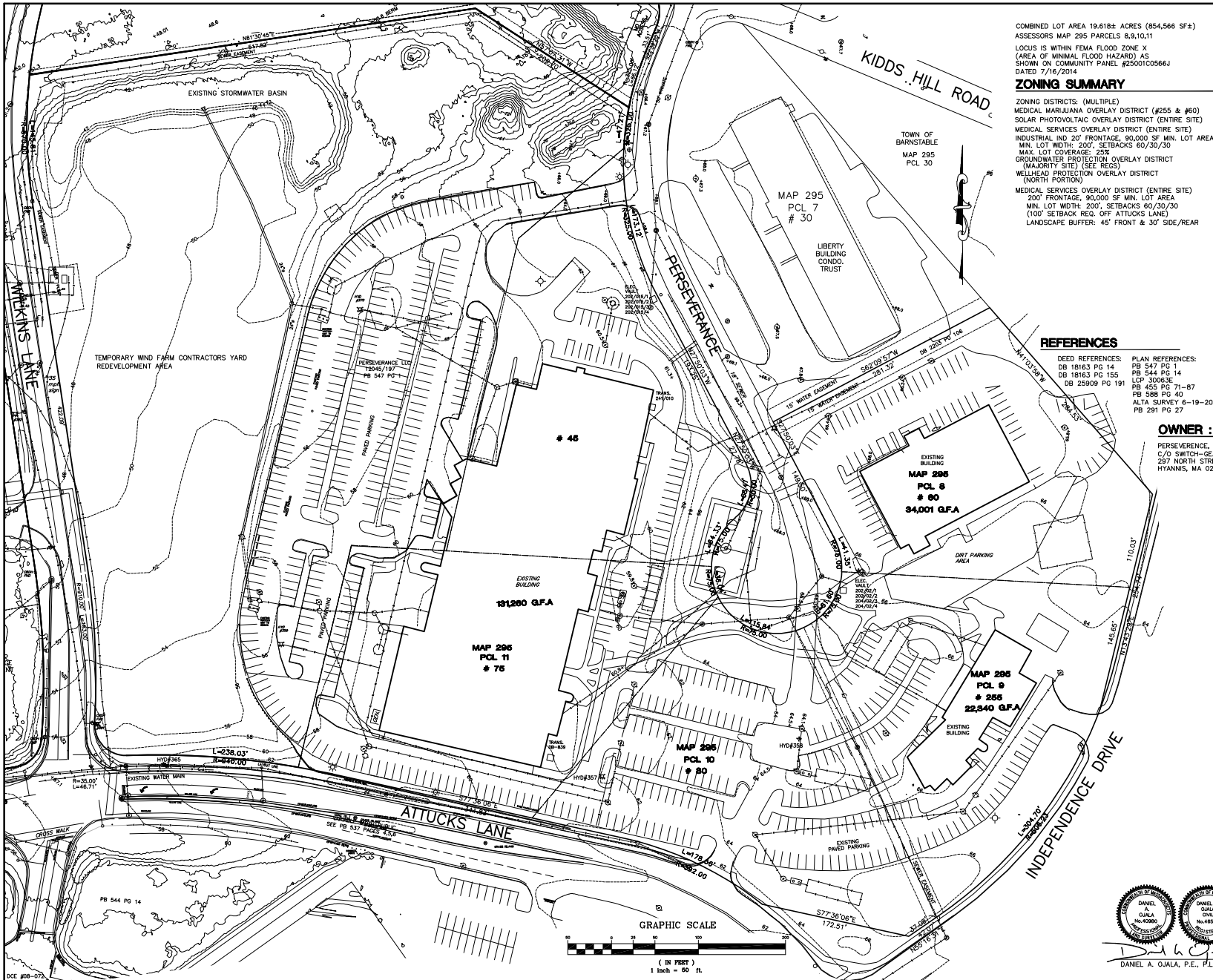
GRAPHIC SCALE



down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

GRADING/UTILITIES C200

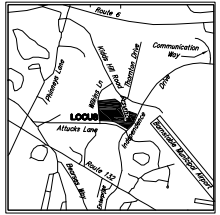
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COMBINED LOT AREA 19.618± ACRES (854,566 SF±)
 ASSESSORS MAP 295 PARCELS 8,9,10,11
 LOCUS IS WITHIN FEMA FLOOD ZONE X
 (AREA OF MINIMAL FLOOD HAZARD) AS
 SHOWN ON COMMUNITY PANEL #25001C0566J
 DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICTS: (MULTIPLE)
 MEDICAL MARIJUANA OVERLAY DISTRICT (#255 & #60)
 SOLAR PHOTOVOLTAIC OVERLAY DISTRICT (ENTIRE SITE)
 MEDICAL SERVICES OVERLAY DISTRICT (ENTIRE SITE)
 INDUSTRIAL, IND 20' FRONTAGE, 90,000 SF MIN. LOT AREA
 MIN. LOT WIDTH: 200', SETBACKS 60/30/30
 MAX. LOT COVERAGE: 25%
 GROUNDWATER PROTECTION OVERLAY DISTRICT
 (MAJORITY SITE) (SEE REGS)
 WELLHEAD PROTECTION OVERLAY DISTRICT
 (NORTH PORTION)
 MEDICAL SERVICES OVERLAY DISTRICT (ENTIRE SITE)
 200' FRONTAGE, 90,000 SF MIN. LOT AREA
 MIN. LOT WIDTH: 200', SETBACKS 60/30/30
 (100' SETBACK REQ. OFF ATTUCKS LANE)
 LANDSCAPE BUFFER: 45' FRONT & 30' SIDE/REAR



GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE. PRIOR TO ANY EXCAVATION ON THIS SITE, THE EXCAVATING CONTRACTOR SHALL MAKE THE REQUIRED 72 HOUR NOTIFICATION TO DIG SAFE (811) AND ANY OTHER UTILITIES WHICH MAY HAVE CABLE, PIPE OR EQUIPMENT IN THE CONSTRUCTION AREA FOR VERIFICATION OF LOCATIONS.
2. ALL CONSTRUCTION MATERIALS, COMPONENTS, AND METHODS EMPLOYED ON THIS PROJECT WORK SHALL CONFORM TO THE TOWN OF BARNSTABLE SUBDIVISION REGULATIONS AND/OR THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR BRIDGES AND HIGHWAYS AS AMENDED TO PRESENT. ALL SEPTIC WORK AND MATERIALS TO CONFORM TO 310 CMR 15.00 TITLE 5, AND BARNSTABLE HEALTH REGULATIONS. SEWER WORK TO CONFORM TO DPW SPECIFICATIONS FOR SEWER CONNECTIONS.
3. VERTICAL DATUM IS NAVD88 FROM RTK GPS OBSERVATIONS.

REFERENCES

DEED REFERENCES:
 DB 18183 PG 14
 DB 18183 PG 155
 DB 25909 PG 191

PLAN REFERENCES:
 PB 547 PG 1
 PB 544 PG 14
 LCP 30063E
 PB 455 PG 71-87
 PB 588 PG 40
 ALTA SURVEY 6-19-2001
 PB 291 PG 27

OWNER :

PERSEVERANCE, LLC
 C/O SWITCH-GEARS CORP.
 287 NORTH STREET
 HYANNIS, MA 02601

EXISTING CONDITIONS PLAN OF LAND OF ATTUCKS LANE HYANNIS, MA

PREPARED FOR
PERSEVERANCE, LLC
CAPE COD CUSTOM STORAGE

DATE: 4-27-2023

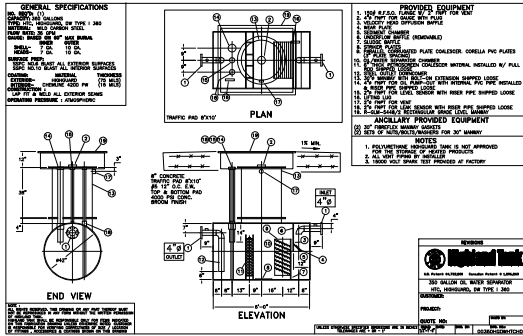
off 508-362-4541
 fax 508-362-9880
 downcape.com @
down cape engineering, inc.
 civil engineers
 land surveyors
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

Existing Conditions
C102

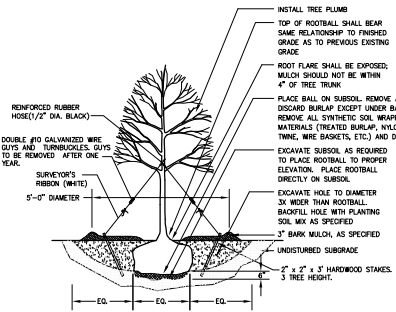


DANIEL A. JUALA, P.E., P.L.S. DATE 4-27-23

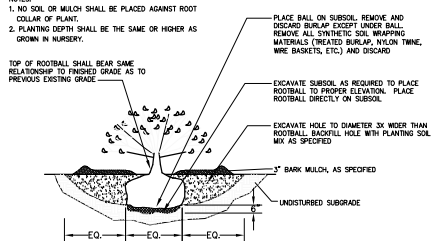
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OIL WATER SEPARATOR DETAIL



DECIDUOUS TREE PLANTING FOR 2.5" CAL. AND ABOVE



SHRUB PLANTING

GENERAL SEEDING NOTES

- 1) PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE ON APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 18 AND OCTOBER 15. SUMMER STRESS MIXTURE (LOTS SEED INC.) SOIL REBEL 11 OR TRIMBLE TALL FESCUE 10% NASSAU OR BARN KENTUCKY BLUEGRASS SEEDING RATE: 50 PER 1,000 SQ. FT. OR 200# PER ACRE.
- 2) PERMANENT SEEDING TO BE APPLIED BY BROADCASTING OR DRILLING INTO THE SOILS AT A RATE OF 150# PER ACRE. SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED IN NOTE 4.
- 3) FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE 15-15-15 APPLIED AT A RATE OF 15# PER 1,000 SQ. FT. OR AS DETERMINED BY SOIL TESTS. LIMESTONE FOR TEMPORARY SEEDING SHALL BE APPLIED AT A RATE OF 80# PER 1,000 SQ. FT. LIMESTONE FOR PERMANENT SEEDING SHALL BE APPLIED AT A RATE OF 150# PER 1,000 SQ. FT.

GENERAL PLANTING NOTES

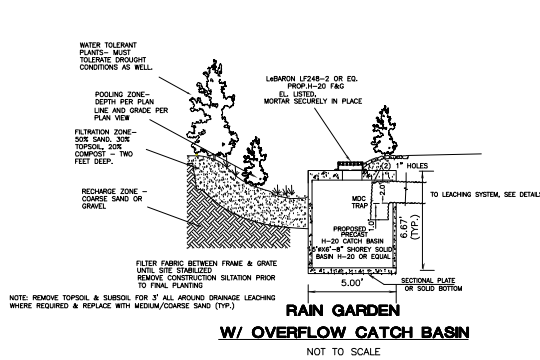
- 1) ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL SHALL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE DOTTED DISEASE AND INSECT FREE. INSTALLER RESERVES THE RIGHT, BASED UPON AVAILABILITY, TO SUBSTITUTE AN ALTERNATIVE, COMPARABLE SPECIES.
- 2) ALL PLANT MATERIAL SHALL BE PROPERLY CURED, STAKED, WRAPPED AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. CUT WIRE SHALL BE ATTACHED TO THE TREE AT A HEIGHT OF TWO-THIRDS THE HEIGHT OF THE TREE AND SHOULD BE LOCATED AT POINTS SO AS NOT TO SPLIT THE TRUNKS OF MULTI-TRUNKED TREES. PROVIDE THREE STAKES FOR TREE UNLESS NOTED OTHERWISE. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
- 3) PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- 4) NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL.
- 5) ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH EITHER SOIL OR SEED AS INDICATED ON THE LANDSCAPE PLANS. SEED SHALL CONSIST OF THE MIXTURE LISTED IN THE GENERAL SEEDING NOTES UNLESS OTHERWISE INDICATED ON THE PLAN. ALL DISTURBED LAWN AREAS SHALL BE TOPDRESSED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.
- 6) ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED PINE BARK.
- 7) ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

NEW ENGLAND EROSION CONTROL/RESTORATION MIX:
Switchgrass (*Panicum virgatum*), Virginia Wild Rye (*Elymus virginicus*), Creeping Red Fescue (*Festuca rubra*), Fox Sedge (*Carex vulpinoidea*), Creeping Bentgrass (*Agrostis stolonifera*), Soft Rush (*Juncus effusus*), New England Aster (*Aster novae-angliae*), Grass-leaved Goldenrod (*Euthamia graminifolia*), Green Bullrush (*Scirpus atrovirens*), Boneset (*Eupatorium perfoliatum*), Blue Vervain (*Verbena hastata*) Upland Bentgrass (*Agrostis perennans*), Big Bluestem, Niagra (*Andropogon gerardii*), Sensitive Fern (*Osmunda sensibilia*), Little Bluestem (*Schizachyrium scoparium*), Woolgrass (*Scirpus cyperinus*).

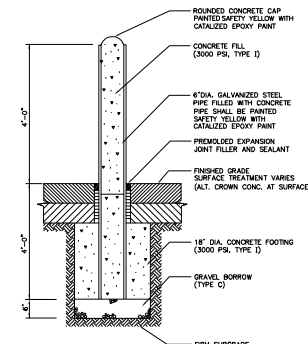
*LISTED AS HAVING "NO SIGNIFICANT DISEASE OR INSECT PROBLEMS" IN THE PUBLICATION ENTITLED: "RIGHT PLANT, RIGHT PLACE" - A PLANT SELECTION GUIDE FOR MANAGED LANDSCAPES

BIORETENTION AREAS

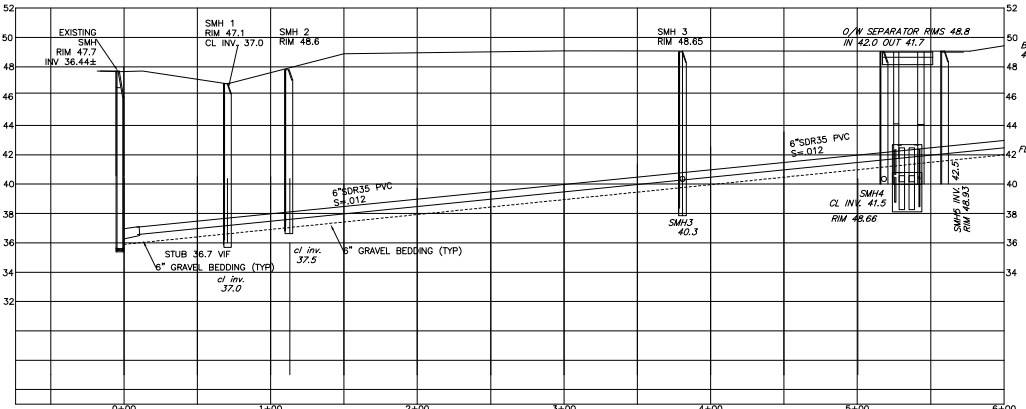
- SOIL MATRIX:**
50% SAND, 30% TOPSOIL, & 20% COMPOST
SOIL MATRIX DEPTH: TWO FEET (3" IN TREE AREAS)
SEEDING:
NEW ENGLAND EROSION CONTROL/RESTORATION MIX (SEE DESCRIPTION BENEATH PLANTING SCHEDULE)
MULCH:
AGED HARDWOOD BARK
1" DEPTH AT TIME OF CONSTRUCTION
MULCHING SHALL NOT BE CONTINUED IN ORDER TO ALLOW GROWTH OF SEEDING PLANT MIX.
FERTILIZER:
CHEMICAL FERTILIZERS SHALL NOT BE USED.



RAIN GARDEN W/ OVERFLOW CATCH BASIN



STANDARD BOLLARD DETAIL



SEWER CONNECTION PROFILE

DETAIL SHEET 2

PLAN OF LAND

ATTUCKS LANE

HYANNIS, MA

PREPARED FOR
PERSEVERANCE, LLC
CAPE COD CUSTOM STORAGE

DATE: 4-27-2023

down cape engineering, inc.
CIVIL ENGINEERS
LAND SURVEYORS
939 Main Street - YARMOUTHPORT, MASS.

C402

_04-072 PERSEVERANCE_2.DWG



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LEGEND:

- Metal cladding = CANAM bone white
- Facade = Vintage wood redwood
- All awnings & overhangs = Black trim metal
- Detail line(s) = Canyon brick shale brown

