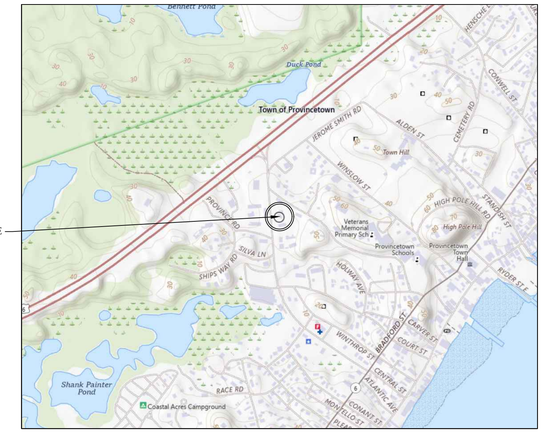
GENERAL NOTES:

1. TOPOGRAPHIC DATA, PROPERTY LINE INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM A DRAFT SURVEY FILE ENTITLED "TOPOGRAPHIC PLAN, 85 SHANK PAINTER ROAD, PROVINCETOWN, MASSACHUSETTS", PREPARED BY FRAMINGHAM SURVEY CONSULTANTS, DATED SEPTEMBER 25, 2026.
2. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82, SECTION 40, AS AMENDED, WHICH STATES THAT NO ONE MAY EXCAVATE IN THE COMMONWEALTH OF MASSACHUSETTS EXCEPT IN AN EMERGENCY WITHOUT 72 HOURS NOTICE, EXCLUSIVE OF SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS, TO NATURAL GAS PIPELINE COMPANIES, AND MUNICIPAL UTILITY DEPARTMENTS THAT SUPPLY GAS, ELECTRICITY, TELEPHONE, OR CABLE TELEVISION SERVICE IN OR TO THE CITY OR TOWN WHERE THE EXCAVATION IS TO BE MADE. THE CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-DIG-SAFE.
3. THE CONTRACTOR SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, ALSO REFERRED TO AS JACKIE'S LAW, AS DETAILED IN SECTION 520 CMR 14.00 OF THE CODE OF MASSACHUSETTS REGULATIONS.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, REGULATIONS AND SAFETY CODES IN THE CONSTRUCTION OF ALL IMPROVEMENTS.
5. THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRESIENCE AND LOCATIONS OF ALL UTILITIES WITHIN THE LIMIT OF WORK MUST BE DETERMINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND CONTACTING THE CONTROLLING AUTHORITIES AND/OR UTILITIES COMPANIES RELATIVE TO THE LOCATIONS AND ELEVATIONS OF THEIR LINES. THE CONTRACTOR SHALL KEEP A RECORD OF ANY DISCREPANCIES OR CHANGES IN THE LOCATIONS OF ANY UTILITIES SHOWN OR ENCOUNTERED DURING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND BOSTON CIVIL. ANY DAMAGE RESULTING FROM THE FAILURE OF THE CONTRACTOR TO MAKE THESE DETERMINATIONS AND CONTACTS SHALL BE DONE BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL, THROUGHOUT CONSTRUCTION, TAKE APPROPRIATE PRECAUTIONS TO PROTECT ALL WALKS, GRADING, SIDEWALKS, AND SIDE DETAILS OUTSIDE OF THE LIMITS OF WORKS AS DEFINED ON THE DRAWINGS AND SHALL REPAIR AND REPLACE OR OTHERWISE MAKE GOOD AS DETECTED BY THE ENGINEER OR OWNER'S DESIGNATED REPRESENTATIVE ANY SUCH OR OTHER DAMAGE SO CAUSED.
7. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.
8. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND CONSTRUCTION DOCUMENTS TO DEVELOP A THOROUGH UNDERSTANDING OF THE PROJECT, INCLUDING ANY SPECIAL CONDITIONS AND CONSTRAINTS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PROJECT SITE AND TO VERIFY ALL CONDITIONS IN THE FIELD AND REPORT DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE OWNER OR OWNER'S REPRESENTATION IMMEDIATELY.
10. THE CONTRACTOR SHALL CONDUCT ALL NECESSARY NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ESTABLISHMENT AND USE OF ALL VERTICAL AND HORIZONTAL CONSTRUCTION CONTROLS.
12. THE BUILDING LOCATION INFORMATION SHOWN ON THE PLAN PROVIDES THE POSITION AND ORIENTATION OF THE BUILDING. REFER TO THE STAMPED PLOT PLAN, AND THE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR BUILDING AND FOUNDATION DIMENSIONS, INCLUDING BUILDING OVERHANGS AND AREAWAYS.
13. CONTRACTOR TO COORDINATE WITH THE TOWN OF PROVINCETOWN FOR PERMITTING. THESE PLANS DO NOT CONSTITUTE A PERMIT.

85 SHANK PAINTER ROAD PROVINCETOWN, MASSACHUSETTS

PROPOSED SITE PLAN SET FOR NEW 52-UNIT CONSTRUCTION



PROJECT SITE

LOCUS MAP
SOURCE: USGS NATIONAL MAP
NOT TO SCALE

ABBREVIATIONS:

BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
EL	ELEVATION
FFE	FIRST FLOOR ELEVATION
GF	GARAGE FLOOR
M.E.	MATCH EXISTING
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
TYP	TYPICAL

SHEET LIST

C-0 - TITLE SHEET & GENERAL NOTES
C-1 - SITE PREPARATION PLAN
C-2 - SITE UTILITY AND DRAINAGE PLAN
C-3 - SITE GRADING PLAN
C-4 - CIVIL DETAILS
C-5 - CIVIL DETAILS

UTILITY NOTES:

1. ALL UTILITY CONNECTIONS ARE SUBJECT TO THE APPROVAL OF, AND GRANTING OF PERMITS BY, THE LOCAL MUNICIPALITY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS AND APPROVALS RELATED TO UTILITY WORK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL PERMISSIONS FOR, AND FOR CONDUCTING ALL PREPARATIONS RELATED TO, WORK AFFECTING ANY UTILITIES WITHIN THE JURISDICTION OF ANY NON-MUNICIPAL UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, AND/OR GAS. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES, DEPARTMENTS, AND UTILITY COMPANIES, IN WRITING, AT LEAST 7 DAYS (OR PER UTILITY COMPANY REQUIREMENT) AND NOT MORE THAN 30 DAYS PRIOR TO ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN UTILITIES SERVICING BUILDINGS AND FACILITIES WITHIN OR OUTSIDE THE PROJECT LIMIT UNLESS THE INTERRUPTION OF SERVICE IS COORDINATED WITH THE OWNER.
4. ALL WATER, SEWER, AND DRAIN WORK SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS AND STANDARD SPECIFICATIONS OF THE LOCAL MUNICIPALITY.
5. GAS, TELECOMMUNICATIONS AND ELECTRIC SERVICES ARE TO BE DESIGNED BY EACH UTILITY COMPANY IN COORDINATION WITH THE MECHANICAL, ELECTRIC, AND PLUMBING CONSULTANTS.
6. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES OF NEW UTILITIES WITH GAS, TELECOMMUNICATION AND ELECTRICAL SERVICES.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES EXCEPT THOSE NOTED TO BE ABANDONED AND/OR REMOVED AND DISPOSED OF.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TRENCHING, BACKFILLING, AND SURFACE RESTORATION FOR ANY GAS UTILITY SYSTEMS.
9. ALL ONSITE UTILITIES SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF RESOURCE PROTECTION, AND THE CURRENT NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
2. MEANS OF EROSION AND SEDIMENT PROTECTION AS NOTED ON THE DRAWINGS INDICATE MINIMUM RECOMMENDED PROVISIONS. THE CONTRACTOR IS RESPONSIBLE FOR FINAL SELECTION AND PLACEMENT OF EROSION AND SEDIMENT CONTROLS BASED ON ACTUAL SITE CONDITIONS AND CONSTRUCTION CONDITIONS. ADDITIONAL MEANS OF PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED FOR CONTINUED OR UNFORESEEN EROSION PROBLEMS, OR AS DIRECTED BY CONTROLLING MUNICIPAL AUTHORITIES, AT NO ADDITIONAL COST TO THE OWNER.
3. AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF THE PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO COMMENCEMENT OF DEMOLITION OF CONSTRUCTION OPERATIONS.
4. SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF AND DURING ALL PHASES OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO AND IMMEDIATELY AFTER ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
5. AFTER ANY SIGNIFICANT RAINFALL (GREATER THAN 0.25 INCHES PER RAINFALL WITHIN 24 HOURS), SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGE SHALL BE CORRECTED IMMEDIATELY.
6. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED TO ENSURE THAT THE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE LIMIT OF WORK. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT FROM ENTERING ANY STORM DRAINAGE SYSTEM AND FROM BEING CONVEYED TO ANY WETLAND RESOURCE AREA, PUBLIC WAYS, ABUTTING PROPERTIES, OR OUTSIDE OF THE PROJECT LIMITS.
8. THE CONTRACTOR SHALL PROTECT ALL DRAINAGE SWALES AND GROUND SURFACE DURING THE LIMIT OF WORK FROM EROSIVE CONDITIONS. STRAW BALES, CRUSHED STONE OR EQUIVALENT CHECK DAMS ARE TO BE PROVIDED AT A MINIMUM OF TWO HUNDRED (200) FOOT SPACING, OR LESS AS SITE-SPECIFIC CONDITIONS WARRANT, WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.
9. ALL STOCK PILES SHALL BE LOCATED WITHIN THE LIMIT OF WORK.
10. ANY SEDIMENT TRACKED ONTO PAVING AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
11. ALL SEDIMENT REMOVED BY EROSION CONTROL MEASURES SHALL BE LEGALLY DISPOSED OF OFF-SITE.
12. TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS, AND ANY DENUDED SURFACE THAT WILL BE EXPOSED FOR A PERIOD OF 14 CALENDAR DAYS OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE STABILIZED/PROTECTED WITH APPROPRIATE EROSION CONTROL MATTING OR OTHER EROSION CONTROL METHODS.
13. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS AS DIRECTED BY THE PERMITTING AUTHORITY OR OWNER.
14. THE CONTRACTOR SHALL USE TEMPORARY SEEDING, MULCHING OR OTHER APPROVED STABILIZATION MEASURES TO PROTECT EXPOSED AREAS DURING PROLONGED CONSTRUCTION OR OTHER LAND DISTURBANCE. STOCKPILES THAT WILL BE EXPOSED FOR LONGER THAN 14 DAYS SHALL BE STABILIZED.
15. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EROSION AND SEDIMENT CONTROLS AT THE COMPLETION OF SITE CONSTRUCTION. STABILIZE OR SEED BARE AREAS LEFT AFTER EROSION CONTROL REMOVAL.

EARTH MOVING AND GRADING NOTES:

1. ALL TOPSOIL ENCOUNTERED WITHIN THE WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER. TOPSOIL PILES SHALL REMAIN SEPARATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.
2. THE CONTRACTOR SHALL EXERCISE CAUTION IN ALL EXCAVATION ACTIVITY DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES.
3. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1% UNLESS OTHERWISE NOTED.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM FACE OF BUILDINGS AT ALL LOCATIONS.
5. PITCH EVENLY BETWEEN CONTOUR LINES AND BETWEEN SPOT GRADES. SPOT GRADE ELEVATIONS TAKE PRECEDENCE OVER CONTOUR LINES.
6. THE CONTRACTOR SHALL BLEND NEW GRADING SMOOTHLY INTO EXISTING GRADING AT LIMITS OF GRADING.
7. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING PAVING WITH SMOOTH TRANSITION BETWEEN EXISTING AND NEW SURFACES.
8. SURPLUS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS DETECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. REFER TO EARTHWORK SPECIFICATIONS.
9. ANY AREAS OUTSIDE OF THE LIMIT ARE WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THE PRE-CONSTRUCTION CONDITION/GRADE AT NO COST TO THE OWNER.
10. EXCAVATION INCLUDED 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 OWNER.

PERMIT SET
NOT FOR CONSTRUCTION

BOSTON CIVIL
ENGINEERING & LAND PLANNING
840 SUMMER STREET
SUITE 202
BOSTON, MA 02127
PHONE: 857-367-9937
WWW.BOSTONCIVIL.COM

TITLE SHEET & GENERAL NOTES
85 SHANK PAINTER ROAD, PROVINCETOWN, MA 02657

PREPARED FOR:
85 ON SHANK PAINTER LLC
540 TREMONT STREET #8, BOSTON, MA 02116

STAMP

COMMONWEALTH OF MASSACHUSETTS
KEVIN A. QUATTI
CIVIL
NO. 55425
REGISTERED PROFESSIONAL ENGINEER

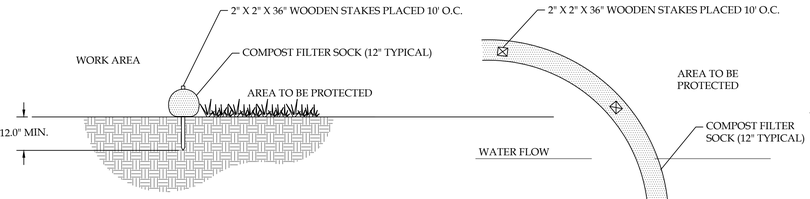
NO.	DATE	REVISION
1	10/09/2026	TOWN SUBMISSION #1
2	11/17/2026	TOWN SUBMISSION #2

DRAWN BY:	AJC
CHECKED BY:	KAQ
PROJECT #:	758
DATE:	10/09/2026
SCALE:	SEE PLAN

SHEET: C-0

DIG SAFE 1-888-344-7233

NOTES:
1. REFER TO ADDITIONAL NOTES AND ABBREVIATIONS ON SHEET C-0.
2. CONTRACTOR TO COORDINATE WITH THE TOWN FOR PERMITTING. THIS PLAN DOES NOT CONSTITUTE A PERMIT.
3. IF CONDITIONS DO NOT MATCH INFORMATION (EX. LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES, ETC.) CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
4. THIS PLAN MAY NOT SHOW UTILITIES THAT NEED TO BE TERMINATED PRIOR TO DEMOLISHING THE STRUCTURE(S) SUCH AS GAS, ELECTRIC, COMMUNICATIONS AND OTHERS. CONTRACTOR TO VERIFY ALL UTILITIES HAVE BEEN TERMINATED IN ACCORDANCE WITH EACH UTILITY PROVIDERS STANDARDS PRIOR TO DEMOLISHING THE STRUCTURE(S).
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OCCUR BETWEEN THE SITE DEMOLITION AND PROPOSED SITE PLANS.



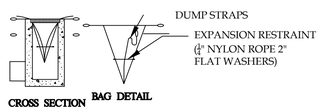
SECTION

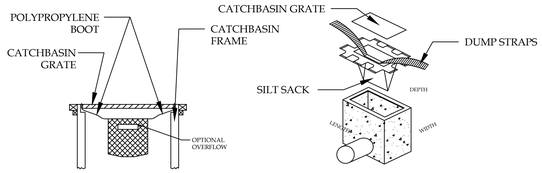
PLAN

NOTE:
1. ALL MATERIAL TO MEET APPLICABLE SPECIFICATIONS.
2. COMPOST FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE REMOVED OR DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

SEDIMENT CONTROL BARRIER DETAIL

NOT TO SCALE





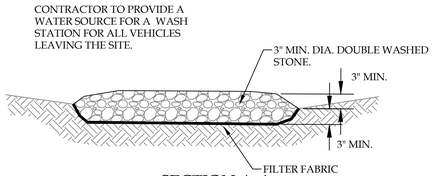
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS SHEET, OVERLAND AND CONCENTRATED FLOWS (NOT GREATER THAN 1 CFS). THE METHOD CAN DRAIN FLAT AREA TO STEEP SLOPES. INLET CAPACITY WILL DECREASE WITH THIS METHOD AND CONTRACTOR SHALL EXPECT FLOODING TO OCCUR DURING HIGH FLOW EVENTS.

INSPECTION SCHEDULE SHALL COMPLY WITH THE 2008 EPA CONSTRUCTION GENERAL PERMIT

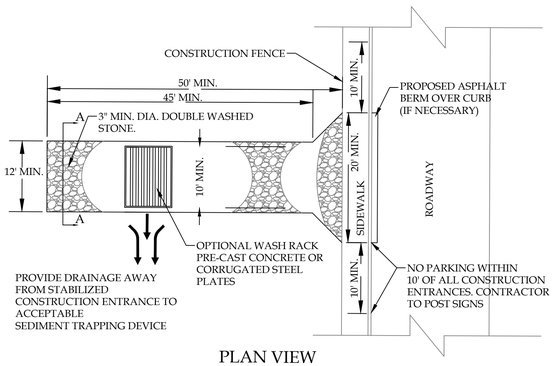
MAINTENANCE SHALL OCCUR WHEN NECESSARY. SILT SACKS SHALL BE CLEANED ONCE THE BAG IS FILLED HALF WAY WITH DEBRIS. CONTRACTOR SHALL REMOVE SILT SACK AND PLACE NEW UNIT. DO NOT EMPTY SILT SACK CONTENTS INTO THE CATCHBASIN.

CATCH BASIN W/ SILT SACK INLET PROTECTION

NOT TO SCALE



SECTION A-A

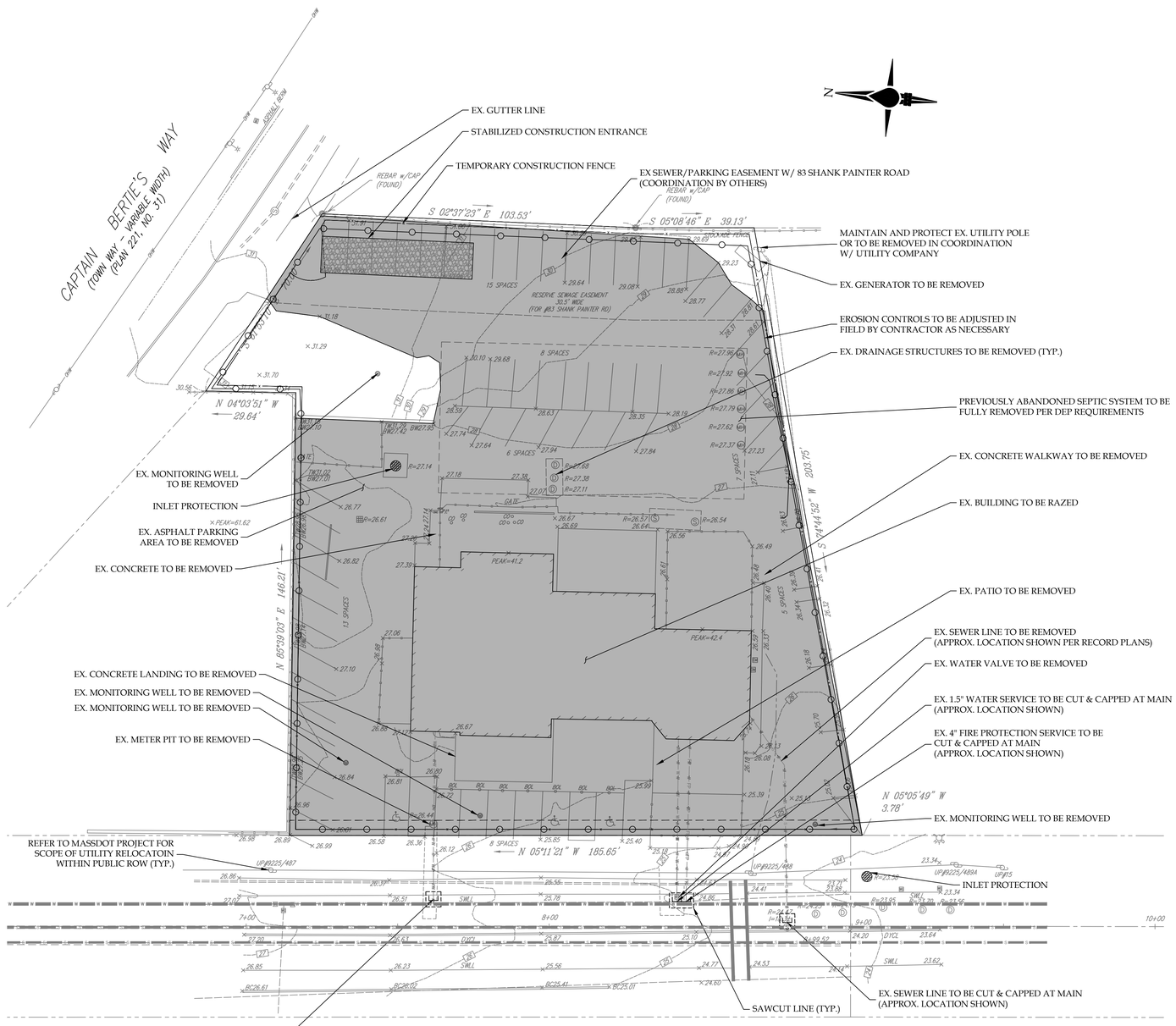


PLAN VIEW

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



PERMIT SET
NOT FOR CONSTRUCTION

SCALE:
1" = 20'
20 10 0 20 40

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840 SUMMER STREET
SUITE 202
BOSTON, MA 02127
PHONE: 857-367-9937
WWW.BOSTONCIVIL.COM

SITE PREPARATION PLAN

85 SHANK PAINTER ROAD, PROVINCETOWN, MA 02657

PREPARED FOR:
85 ON SHANK PAINTER LLC
540 TREMONT STREET #8, BOSTON, MA 02116

STAMP

COMMONWEALTH OF MASSACHUSETTS
KEVIN A. QUATTI
CIVIL
NO. 55435
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REVISION
1	10/09/2026	TOWN SUBMISSION #1
2	11/17/2026	TOWN SUBMISSION #2

DRAWN BY: AJC
CHECKED BY: KAQ
PROJECT #: 758
DATE: 10/09/2026
SCALE: 1" = 20'

SHEET:
C-1

NOTES:

1. REFER TO ADDITIONAL NOTES AND ABBREVIATIONS ON SHEET C-0, SITE PREPARATION PLAN ON SHEET C-1 FOR SCOPE OF SITE DEMOLITION AND SEDIMENT AND EROSION CONTROL MEASURES, SHEET C-3 FOR SITE LAYOUT AND GRADING, AND THE DETAIL SHEETS C-4 TO C-5 FOR ADDITIONAL INFORMATION.
2. SITE LAYOUT IS BASED ON A CAD FILE PREPARED BY UTILE DESIGN DATED OCTOBER 5, 2026.
3. LANDSCAPE DESIGN IS BASED ON A CAD FILE PREPARED BY MDLA DATED OCTOBER 8, 2026.
4. REFER TO MEP AND LANDSCAPE ARCHITECT PLANS FOR ADDITIONAL SITE INFORMATION.
5. CONTRACTOR TO COORDINATE WITH THE TOWN FOR PERMITTING. THIS PLAN DOES NOT CONSTITUTE A PERMIT.
6. IF CONDITIONS DO NOT MATCH INFORMATION (EX. LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES, ETC.) CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
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9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OCCUR BETWEEN THE SITE DEMOLITION AND PROPOSED SITE PLANS.
10. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF THE SUBSURFACE INFILTRATION SYSTEM.
11. ALL SEWER LINE WORK WITHIN 10 FEET OF THE FOUNDATION SHALL BE DESIGNED BY THE PLUMBER IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODE & IN ACCORDANCE WITH LOCAL INSPECTOR/DESIGNER DETAILS. NO PIPES SHALL BE PLACED UNDER THE FOOTING OR THROUGH THE SLAB WITHOUT APPROVAL FROM THE FOUNDATION DESIGNER. BACKWATER VALVE SHALL BE INSTALLED PER PLUMBING CODE AND LOCAL REGULATIONS.
12. CONTRACTOR SHALL COORDINATE TELECOM AND ELECTRICAL DUCTBANK CROSSING WITH OTHER UTILITY CROSSINGS.

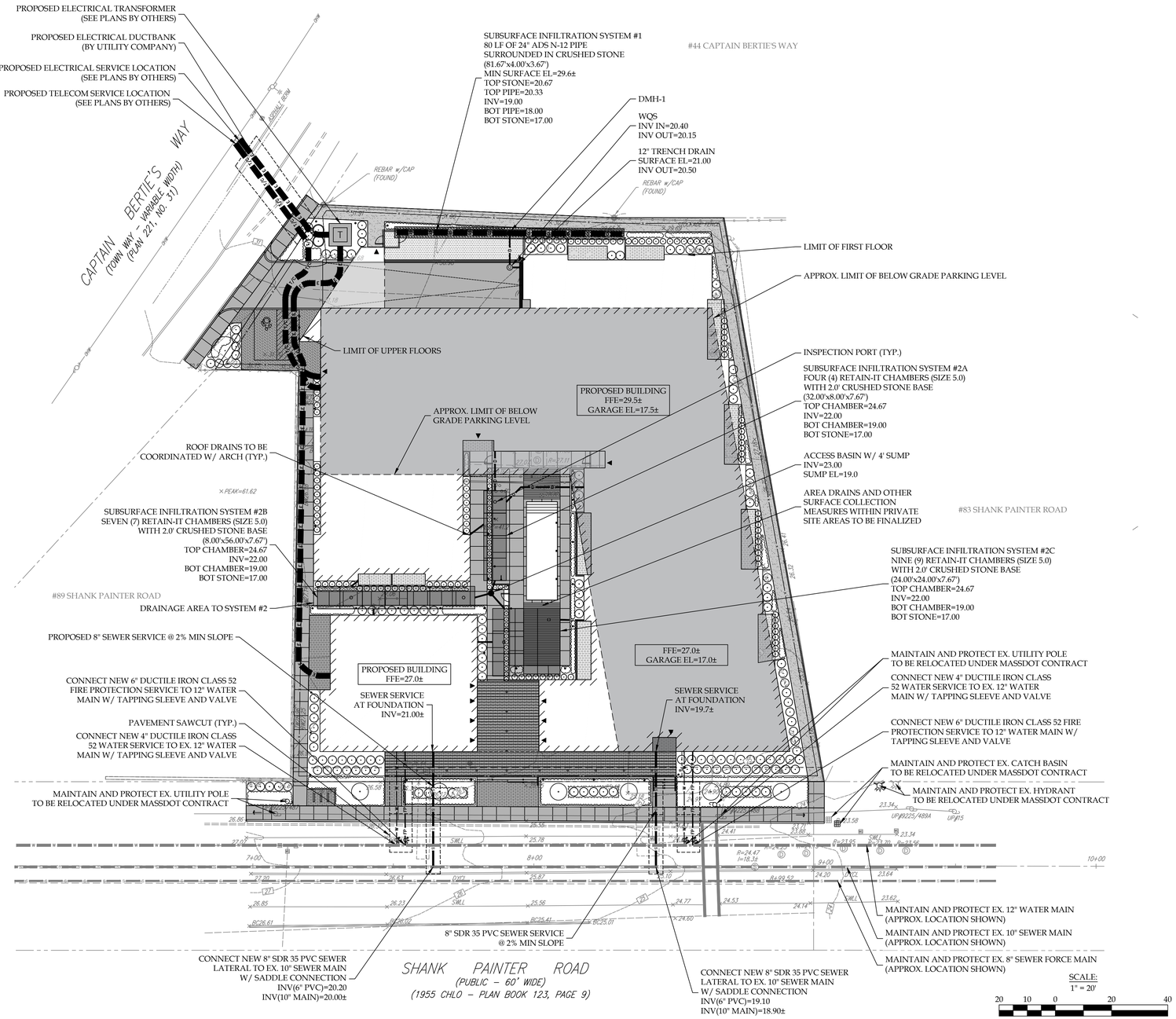
APPROXIMATE DRAINAGE AREA BREAKDOWN			
DESCRIPTION	EXISTING (SF)**	PROPOSED (SF)	PROPOSED % TOTAL AREA
TOTAL AREA	34,994	34,994	100%
ROOF	5,246	20,672	59.1%
WALLS	0	60	0.2%
POOL	0	385	1.1%
WALKWAYS/STAIRS	0	3,750	10.7%
DRIVEWAY	27,042	1,828	5.2%
PATIO	0	580	1.7%
CRUSHED STONE WALKWAY	0	1,810	5.2%
LANDSCAPING ABOVE GARAGE*	0	90	0.3%
SITE IMPERVIOUS	27,042	8,503	24.3%
TOTAL IMPERVIOUS	32,288	29,175	83.4%
PERVIOUS (HSG A)	2,706	5,819	16.6%
CHANGE IN IMPERVIOUS	N/A	(3,113)	

*FOR THE PURPOSES OF THIS CALCULATION, LANDSCAPED AREA ABOVE THE GARAGE IS COUNTED TOWARDS THE SITE IMPERVIOUS CALCULATION.

** THERE IS AN EXISTING STORMWATER MANAGEMENT SYSTEM ON-SITE OF AN UNKNOWN SIZE. THE EXISTING SITE WAS ENTIRELY MODELED AS LAWN IN FAIR CONDITION. REFER TO THE STORMWATER REPORT FOR ADDITIONAL INFORMATION.

REFER TO THE STORMWATER REPORT FOR ADDITIONAL PRE/POST RUNOFF AND VOLUME CALCULATIONS AND BACKGROUND ON THE STORMWATER DESIGN.

PERMIT SET
NOT FOR CONSTRUCTION



BOSTON CIVIL
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SITE UTILITY PLAN

85 SHANK PAINTER ROAD, PROVINCETOWN, MA 02657

PREPARED FOR:

85 ON SHANK PAINTER LLC

540 TREMONT STREET #8, BOSTON, MA 02116

STAMP

COMMONWEALTH OF MASSACHUSETTS
KEVIN A. QUATTI
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NO.	DATE	REVISION
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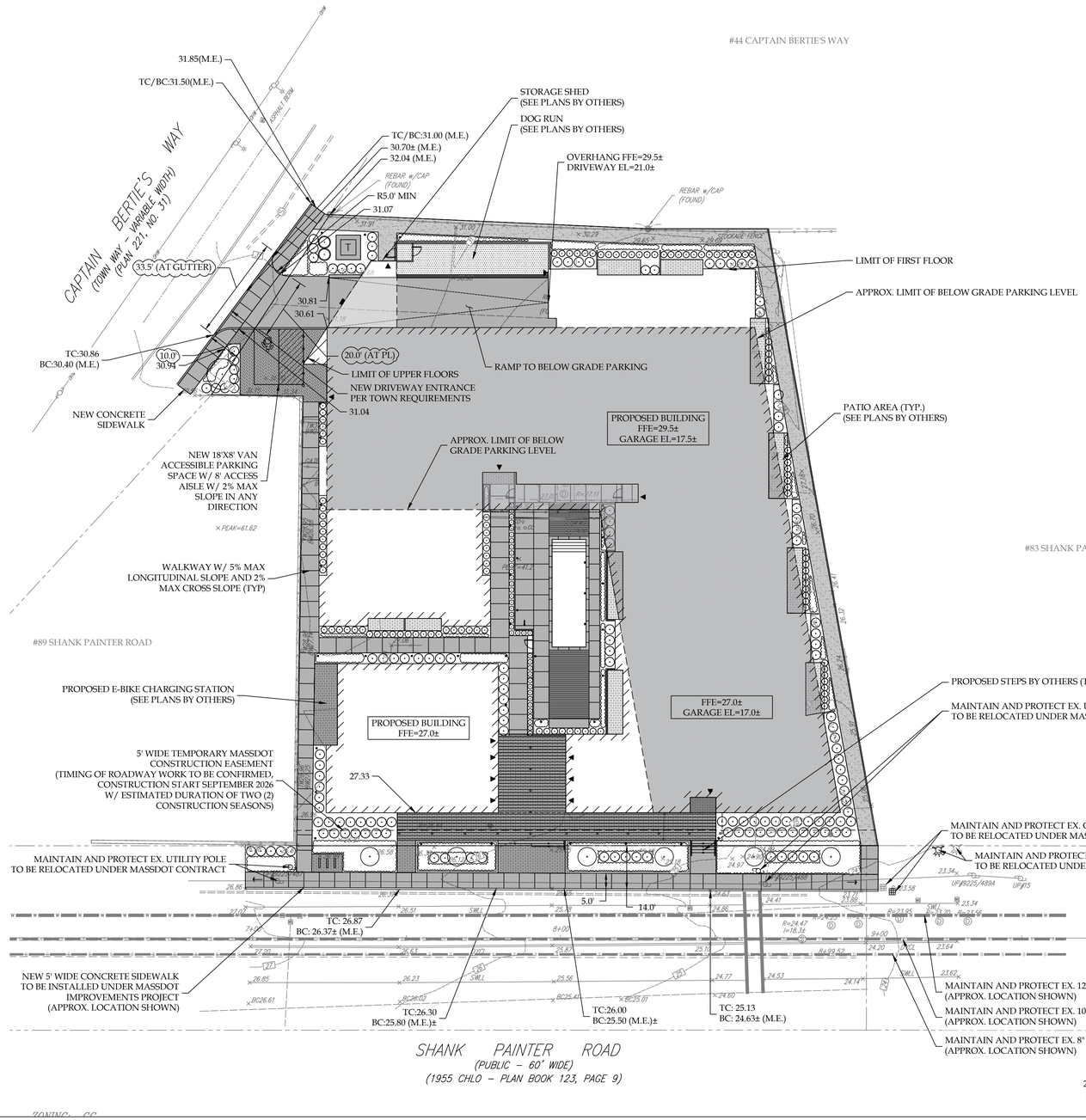
DRAWN BY: AJC
CHECKED BY: KAQ
PROJECT #: 758
DATE: 10/09/2026
SCALE: 1" = 20'

SHEET:

C-2

NOTES:

1. REFER TO ADDITIONAL NOTES AND ABBREVIATIONS ON SHEET C-0, SITE PREPARATION PLAN ON SHEET C-1 FOR SCOPE OF SITE DEMOLITION AND SEDIMENT AND EROSION CONTROL MEASURES, SHEET C-2 FOR SITE UTILITY PLAN, AND THE DETAIL SHEETS C-4 TO C-5 FOR ADDITIONAL INFORMATION.
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11. ALL SEWER LINE WORK WITHIN 10 FEET OF THE FOUNDATION SHALL BE DESIGNED BY THE PLUMBER IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODE & IN ACCORDANCE WITH LOCAL INSPECTOR/DESIGNER DETAILS. NO PIPES SHALL BE PLACED UNDER THE FOOTING OR THROUGH THE SLAB WITHOUT APPROVAL FROM THE FOUNDATION DESIGNER. BACKWATER VALVE SHALL BE INSTALLED PER PLUMBING CODE AND LOCAL REGULATIONS.
12. CONTRACTOR SHALL COORDINATE TELECOM AND ELECTRICAL DUCTBANK CROSSING WITH OTHER UTILITY CROSSINGS.



SCALE:
1" = 20'
20 10 0 20 40

PERMIT SET
NOT FOR CONSTRUCTION

ZONING: GC

BOSTON CIVIL
ENGINEERING & LAND PLANNING

840 SUMMER STREET
SUITE 202
BOSTON, MA 02127

PHONE: 857-367-9937

WWW.BOSTONCIVIL.COM

SITE LAYOUT & GRADING PLAN

85 SHANK PAINTER ROAD, PROVINCETOWN, MA 02657

PREPARED FOR:

85 ON SHANK PAINTER LLC

540 TREMONT STREET #8, BOSTON, MA 02116

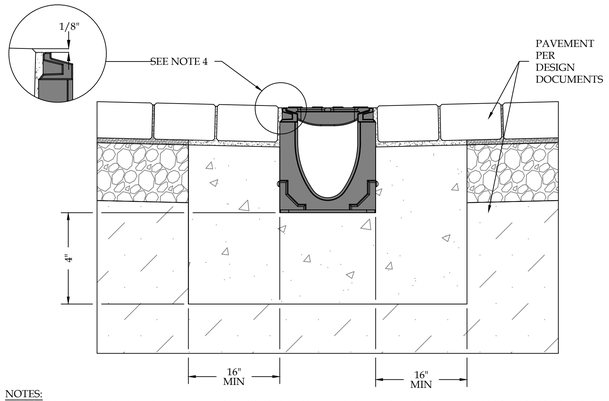
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COMMONWEALTH OF MASSACHUSETTS
KEVIN A. QUATTI
CIVIL
NO. 55435
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REVISION
1	10/09/2026	TOWN SUBMISSION #1
2	11/17/2026	TOWN SUBMISSION #2

DRAWN BY:	AJC
CHECKED BY:	KAQ
PROJECT #:	758
DATE:	10/09/2026
SCALE:	1" = 20'

SHEET:
C-3

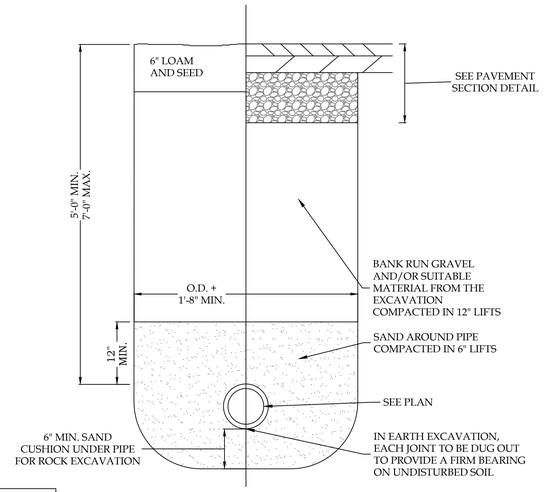


NOTES:
1. IT IS NECESSARY TO ENSURE MINIMUM DIMENSIONS SHOWN ARE SUITABLE FOR EXISTING GROUND CONDITIONS. ENGINEERING ADVICE MAY BE REQUIRED.
2. MINIMUM CONCRETE STRENGTH OF 4,000 PSI IS RECOMMENDED. CONCRETE SHOULD BE VIBRATED TO ELIMINATE AIR POCKETS.
3. EXPANSION AND CONTRACTION CONTROL JOINTS AND REINFORCEMENT ARE RECOMMENDED TO PROTECT CHANNEL AND CONCRETE SURROUND. ENGINEERING ADVICE MAY BE REQUIRED.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND MUST BE APPROX. 1/8" ABOVE THE TOP OF THE CHANNEL EDGE.
5. CONCRETE BASE THICKNESS SHOULD MATCH SLAB THICKNESS. ENGINEERING ADVICE MAY BE REQUIRED TO DETERMINE PROPER LOAD CLASS.
6. REFER TO ACO'S LATEST INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.

12" TRENCH DRAIN DETAIL

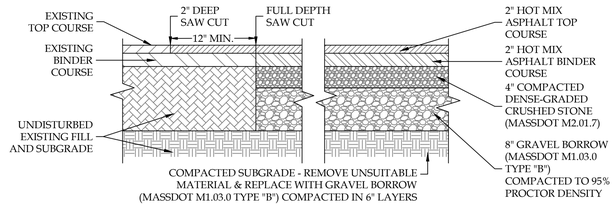
NOT TO SCALE

NOTE:
CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.



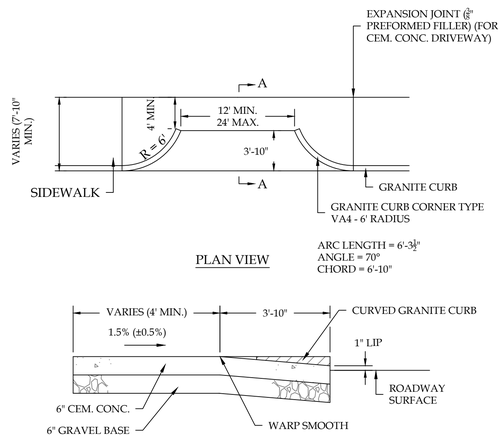
WATER TRENCH DETAIL

NOT TO SCALE



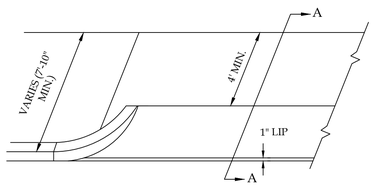
HOT MIX ASPHALT PAVING (TWO COURSES) DETAIL

NOT TO SCALE



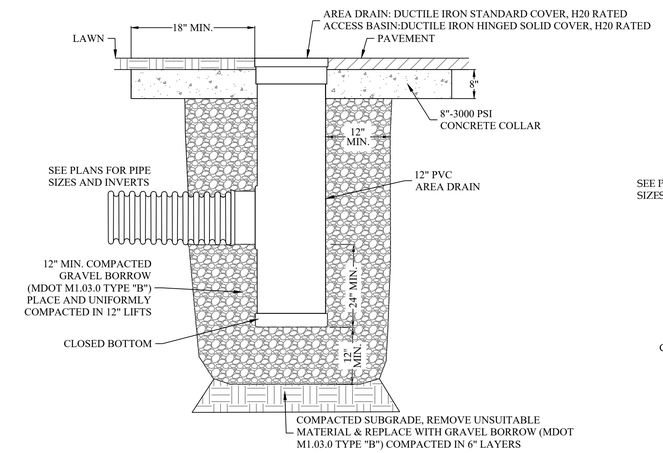
PLAN VIEW

SECTION A-A



TYPICAL DRIVEWAY ENTRANCE DETAIL

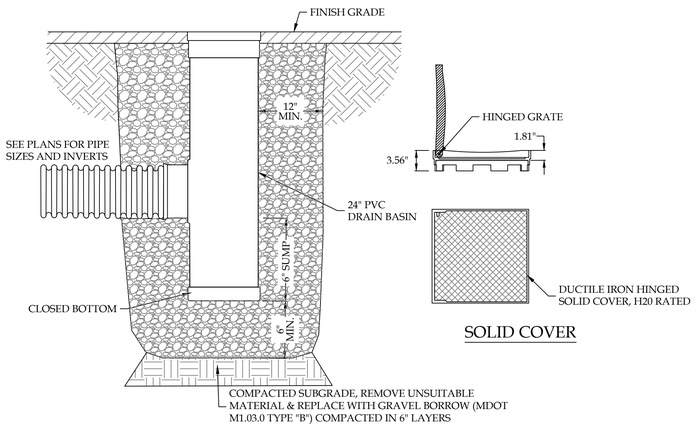
NOT TO SCALE



NOTES:
1. GRATES, SOLID COVER, AND FRAMES SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 70-50-05.
2. DRAIN BASIN SHALL SHALL BE CUSTOM MANUFACTURED ACCORDING TO PLANS DETAILS.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (AD N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
4. BASIN SHALL BE NYLOPLAST MODEL 2812AG MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
5. CASTINGS SHALL BE FURNISHED WITH A BLACK PAINT.
6. FITTINGS AND JOINTS SHALL BE WATERTIGHT.

12" AREA DRAIN DETAIL (OR SIMILAR)

NOT TO SCALE



SOLID COVER

SECTION VIEW

NOTES:
1. FRAME AND GRATE SHALL BE DUCTILE IRON CONFORMING TO ASTM A536 GRADE 70-50-05.
2. 24" ACCESS BASINS SHALL BE NYLOPLAST MODEL 2824AG MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR APPROVED EQUAL.
3. ACCESS BASINS SHALL BE CUSTOM MANUFACTURED ACCORDING TO THE PLANS AND DETAILS.
4. CASTINGS SHALL BE FURNISHED WITH A BLACK PAINT.
5. SEE PLANS FOR LAYOUT AND ELEVATIONS OF DRAIN PIPES TO ACCESS BASINS.
6. FITTINGS AND JOINTS SHALL BE WATERTIGHT.

24" ACCESS BASIN DETAIL

NOT TO SCALE

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CIVIL DETAILS

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540 TREMONT STREET #8, BOSTON, MA 02116

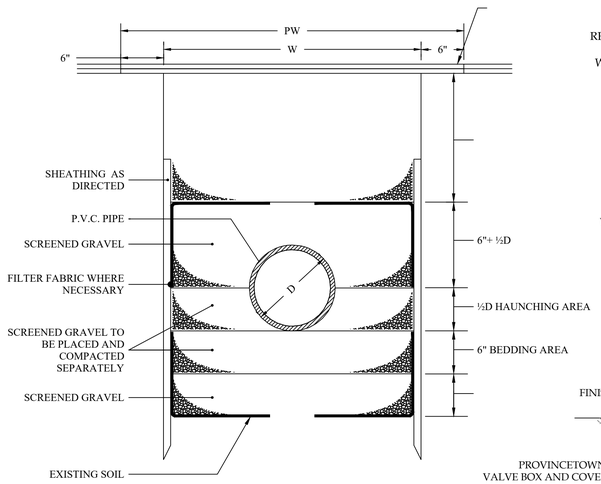
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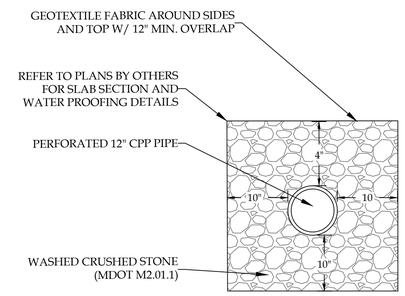
SHEET:
C-4



W = MAXIMUM TRENCH WIDTH
PW = MAXIMUM PAVING WIDTH = W+1'-0"
D = OUTSIDE DIAMETER
UNSHEATHED TRENCH: W = D+2' (3'-0"MIN.)
SHEATHED TRENCH: W = D+2'+ SHEATHING WIDTH:
4'-0"MIN. W/0 WALERS
5'-0"MIN. W/WALERS
TRENCH BOX OR HYDRAULIC SHORING:
W = D+2'+ [WALL SHIELD WIDTH ± 8"] + 1' FOR TRENCH BOX

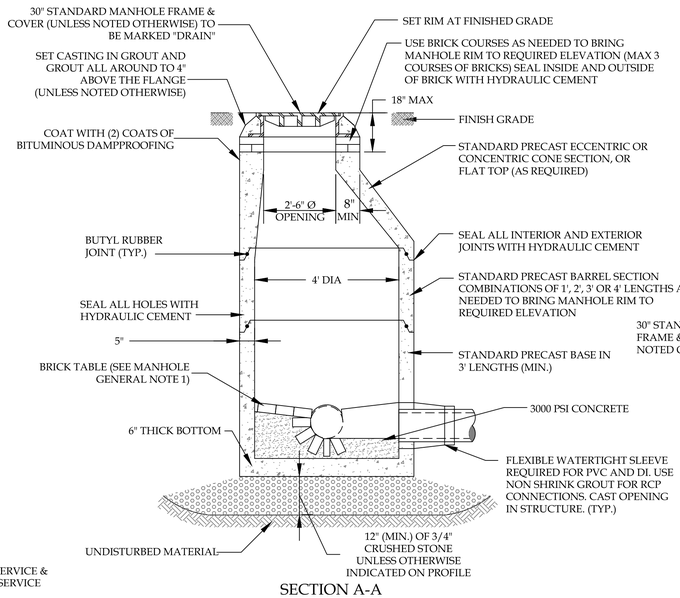
TRENCH DETAIL FOR PVC PIPE

NOT TO SCALE



SUBSURFACE INFILTRATION SYSTEM #1
PERFORATED PIPE SYSTEM DETAIL

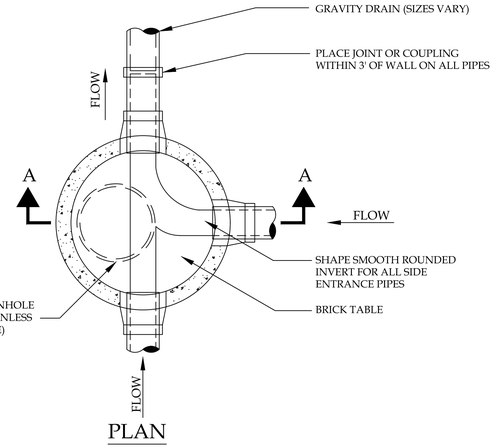
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SECTION A-A

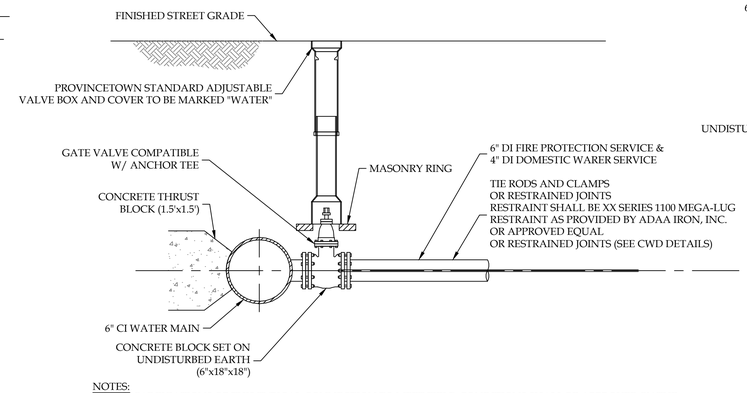
DRAIN MANHOLE DETAIL

NOT TO SCALE



PLAN

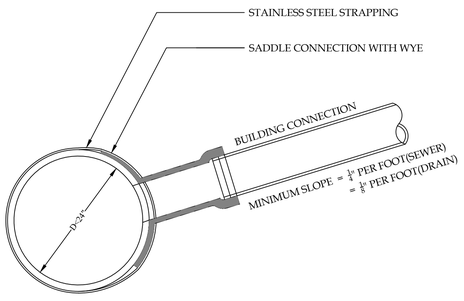
MANHOLE GENERAL NOTES:
1. HIGHEST POINT OF BRICK TABLE AT MANHOLE WALL, TO BE AT ELEV OF CROWN OF PIPE. TABLE TO SLOPE AT 8.3%.
2. DESIGN PRECAST SECTIONS WITH FRAME AND COVER FOR AASHTO H20 LOADINGS, UNLESS OTHERWISE NOTED.
3. MANHOLES LARGER THAN 4' IN DIAMETER AT THE BASE SHALL BE REDUCED IN DIAMETER TO 4' AT THE NEXT RISER SECTION UNLESS NOTED OTHERWISE ON PLANS.



NOTES:
1. ANY DEVIATIONS OF THIS TYPICAL CONNECTION TO MEET FIELD CONDITIONS SHALL BE APPROVED BY THE ENGINEER OR PROVINCETOWN WATER DEPARTMENT.
2. TIE RODS OR CLAMPS, RESTRAINED JOINTS, DUCTILE IRON PIPE WITH THRUST BLOCKS OR COMBINATIONS OF THESE MAY BE USED WHERE ADDITIONAL RESTRAINING/ ANCHORAGES IS REQUIRED.
3. SIZE OF BLOCK OR FITTING TO BE DESIGNED FOR SPECIFIC CONDITIONS PER THE PROVINCETOWN WATER DEPARTMENT'S SPECIFICATIONS.
4. VALVE BOXES SHALL BE CAST IRON AND OF THE TELESCOPIC DESIGN WITH TWO PIECE CONSTRUCTION, TOP WITH A COVER AND A BOTTOM. THE TOP SECTION SHALL HAVE A TOP FLANGE TO INCREASE THE STABILITY OF THE BOX TO REMAIN AT PRESENT HEIGHT. THE LOWER SECTION OF THE BOX SHALL HAVE A BELL SHAPED BOTTOM DESIGNED TO ENCLOSE THE OPERATING NUT AND STUFFING BOX OF THE VALVE WITHOUT SETTLING.
5. THE GATE BOX SHALL COME COMPLETE WITH COVER ON WHICH THE WORD "WATER" SHALL BE CAST.
6. THE COVER OF THE GATE BOX SHALL BE CLOSE FITTING AND SUBSTANTIALLY DIRT TIGHT AND FLUSH WITH THE TOP OF THE BOX RIM.
7. VALVE BOXES SHALL BE INSTALLED FOR EACH BURIED VALVE, AND SHALL BE C.P. TEST SERVICES INC., OR EQUAL.
8. CAST IRON BOXES SHALL BE BUFFALO #5663 SLIDE TYPE, WITH 24" TOP WITH FLANGE AND 30" AT BOTTOM. BOXES TO BE BITUMINOUS COATED AND COVERS SHALL BE FOR HEAVY TRAFFIC USE.
9. VALVE SHALL OPEN LEFT.
10. CONTRACTOR SHALL COORDINATE WITH PROVINCETOWN WATER DEPARTMENT FOR WATER MAIN SHUT DOWN.
11. CONNECTIONS SHALL MEET PROVINCETOWN STANDARDS.

DUCTILE IRON WATER SERVICE CONNECTION DETAIL

NOT TO SCALE

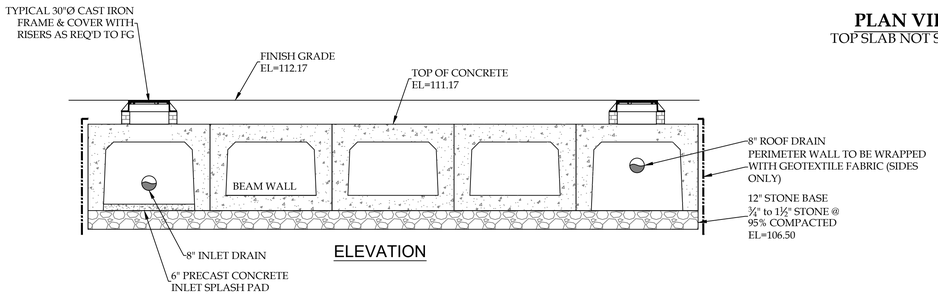


EXISTING SEWER OR DRAIN PIPE

NOTES:
1. FULL PVC OR IRON SADDLE MAY BE USED TO CONNECT TO EXISTING PVC, CLAY, CONCRETE, OR IRON PIPE.
2. SADDLES MUST HAVE RUBBER GASKETS AND SHALL BE TIGHTENED WITH STRAPS. SADDLES WILL NOT BE CEMENTED ONTO THE PIPE.
3. FULL WYE CONNECTION FITTINGS MAY BE USED
4. PIPE SHALL BE CUT TO CONFORM TO THE OPENING IN THE SADDLE.
5. CONNECTIONS DIRECTLY INTO THE EXISTING PIPE WITHOUT A SADDLE OR A FULL WYE FITTING ARE NOT ALLOWED.
6. CONNECTIONS SHALL MEET PROVINCETOWN STANDARDS.

TYPICAL SADDLE CONNECTION DETAIL

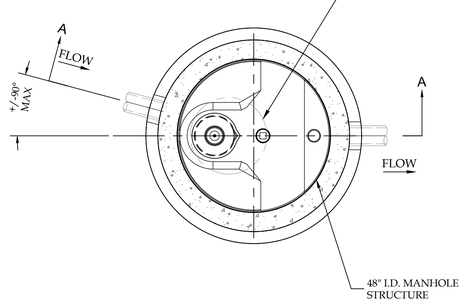
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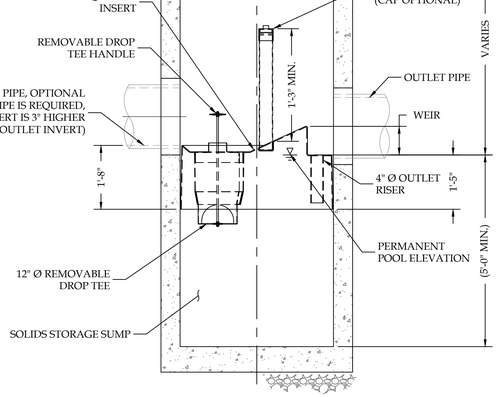
ELEVATION

TYPICAL RETAIN-IT CHAMBERS DETAIL
STORMWATER INFILTRATION SYSTEM

NOT TO SCALE



PLAN VIEW
TOP SLAB NOT SHOWN



WATER QUALITY STRUCTURE DETAIL

NOT TO SCALE

SECTION A-A

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CIVIL DETAILS II

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STAMP

COMMONWEALTH OF MASSACHUSETTS
KEVIN A. QUATTI
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REGISTERED PROFESSIONAL ENGINEER

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SHEET:
C-5