LEGEND

EXIST	PROP (BLACK TEXT REPRESENTS "PROPOSED" INFORMATION)
L=50.00'	PROPERTY LINE
	RIGHT-OF-WAY/PROPERTY LINE
	EASEMENT
	BUILDING SETBACK
	STATE HIGHWAY BASELINE
10+00	10+00 BASELINE
	CONSTRUCTION LAYOUT
	ZONING LINE
	TOWN LINE
	STATE LINE
	GRAVEL ROAD
EOP	EOP EDGE OF PAVEMENT
BC	BC BITUMINOUS CURB
CCB	CCB CAPE COD BERM
PCC	PCC PRECAST CONC. CURB
VGC	VGC VERT. GRAN. CURB
SGC	SGC SLOPED GRAN. CURB
	LIMIT OF CURB TYPE
	SAWCUT
	MATCHLINE SEE SHEET 1 OF 30 — MATCHLINE
SWL	SWL SOLID WHITE LINE
SYL	SYL SOLID YELLOW LINE
BWL	BWL BROKEN WHITE LINE
BYL	BYL BROKEN YELLOW LINE
SWCHL	SWCHL SOLID WHITE CHANNELIZING LINE
SYCHL	SYCHL SOLID YELLOW CHANNELIZING LINE
DYL	DYL DOUBLE YELLOW LINE
SL	SL STOP LINE
	STEEL GUARD RAIL
	WOOD GUARD RAIL
	STOCKADE FENCE
	PATH
	TREE LINE
	CHAIN LINK FENCE
	STONE WALL
	RETAINING WALL
	HAY BALES
2	4 MINOR CONTOUR
10	20 MAJOR CONTOUR
TOS	TOS TOP of SLOPE
BOS	BOS BOTTOM of SLOPE
	BUILDING
ENT	EN BUILDING DOOR
LD	LD LOADING DOCK
OHD	OHD OVERHEAD DOOR
	BOLLARD
D	D DUMPSTER PAD
	SIGN
	DOUBLE SIGN
PM	PM PARKING METER
	10 PARKING COUNT
	C10 COMPACT PARKING STALLS
	CROSSWALK
	CROSSWALK
	CONC. PAVEMENT
	STANDARD DUTY FLEXIBLE PAVEMENT
	HEAVY DUTY FLEXIBLE PAVEMENT
	HANDICAP RAMP
	HANDICAP PARKING
VAN	VAN VAN-ACCESSIBLE HANDICAP PARKING
	CART CORRAL
Detail no. on Sheet no. (27/A7)	DETAIL OR SECTION REFERENCE
	WETLANDS
	50' WETLAND BUFFER
	100' WETLAND BUFFER
	200' WETLAND BUFFER
	LIMIT OF WETLANDS
52	52 WETLAND FLAG
	100 YEAR FLOOD PLAIN
	MITIGATION AREA LINE
	EDGE OF WATER
	TELEPHONE MANHOLE
	TELEPHONE MARKER
TS	TS TRAFFIC SIGNAL
S	S SIGNAL BOX
FACP	FACP FIRE ALARM CONTROL PANEL
FB	FB FIRE ALARM BOX
T	T TRANSFORMER PAD
TR	TR TELEPHONE RISER
	MAIL BOX

EXIST	PROP (BLACK TEXT REPRESENTS "PROPOSED" INFORMATION)
D OR	D DRAINAGE LINE
OD	OD OVERFLOW DRAIN
6"RD	RD ROOF DRAIN
S	S SEWER LINE
W	W WATER LINE
FP	FP FIRE PROTECTION LINE
G	G GAS LINE
OHW	OHW OVERHEAD ELECTRIC, TELEPHONE, CABLE & FIRE ALARM
E OR E/DC	E E/DC UNDERGROUND ELECTRIC, DATA/COMMUNICATIONS LINES
UGE	UGE UNDERGROUND ELECTRIC/COMMUNICAITON LINES
T	T DATA & COMMUNICATION LINES
FA	FA FIRE ALARM
F&P	F&P FIRE & POLICE CABLE
CATV	CATV CABLE TV
SCB RCB	CB CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
	DCB DOUBLE CATCH BASIN
	DI DRAIN INLET
	DMH DRAIN MANHOLE
TD	TD TRENCH DRAIN
	PLUG/STUB
FES	FES FLARED END SECTION
	HEADWALL
CS	CS CONTROL STRUCTURE
	SMH SEWER MANHOLE
GT	GT GREASE TRAP
	WATER MANHOLE
WSO	WSO WATER SHUT OFF/CURB STOP
GV	GV WATER GATE
TSV	TSV TAPPING SLEEVE, VALVE, & BOX RISER
	PRESSURE REDUCER
	SIAMESE CONNECTION
	HYD FIRE HYDRANT
WM	WM WATER METER
PIV	PIV POST INDICATOR VALVE
	WELL
	MONITORING WELL
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	GG GAS GATE
GM	GM GAS METER
	EMH ELECTRIC MANHOLE
EB	EB ELECTRIC BOX
EM	EM ELECTRIC METER
	LIGHT POLE (DECORATIVE)
	FLOOD LIGHT
	LANDSCAPE LIGHT
	SINGLE LUMINAIRE
	DOUBLE LUMINAIRE
	TRIPLE LUMINAIRE
	QUAD LUMINAIRE
	WALL PACK
	SIGNAL ARM
	MANHOLE
	UTILITY POLE/GUY WIRE
	UTILITY POLE/GUY POLE
HH	HH HAND HOLE
PB	PB PULL BOX
	SILT FENCE/HAYBALE
	DIVERSION BERM/SWALE AND HAY BALE CHECK DAM
	PI POINT OF INTERSECTION
	FLARED END SECTION (FES) WITH STONE PROTECTION
	6"PD PERIMETER DRAIN
	PAVED WATERWAY (PWW) WITH STONE PROTECTION
	DRAINAGE FLOW DIRECTION
	JUTE MAT IN SWALE
	TREES
	SHRUB

EXIST	PROP	
LP	LP	LOW POINT
HP	HP	HIGH POINT
GB	GB	GRADE BREAK
×27.2 TOC 27.2 BOC	×27.21 TOC 27.15 BOC	TOP & BOTTOM ELEVATION
21.3	21.25	SPOT ELEVATION W/LEADER
× 21.3	× 21.25	SPOT ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
		TIE IN TO EXISTING GRADE
GRAY TEXT		REPRESENTS EXISTING INFORMATION
	BLACK TEXT	REPRESENTS PROPOSED INFORMATION

ABBREVIATIONS

GENERAL

ABAN	ABANDON
ADJ	ADJUST
APPROX	APPROXIMATE
BB	BITUMINOUS BERM
BC	BITUMINOUS CURB
BOC	BOTTOM OF CURB
BOS	BOTTOM OF SLOPE
BOW	BOTTOM OF WALL
CC	CONCRETE CURB
CCB	CAPE COD BERM
CSE	COBBLESTONE EDGING
ECB	EROSION CONTROL BLANKET
EL	ELEVATION
ELEV	ELEVATION
EOG	EDGE OF GRAVEL
EOL	EDGE OF LAWN
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
EQ.	EQUAL
FDN	FOUNDATION
FF	FINISHED FLOOR ELEVATION
GB	GRADE BREAK
GC	GRANITE CURB
GE	GRANITE EDGING
HC	HANDICAP
HMA	HOT MIX ASPHALT
HP	HIGH POINT
LA	LANDSCAPE AREA
LS	LANDSCAPE AREA
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MCC	MONOLITHIC CONCRETE CURB
MHB/EP LP	MASS HIGHWAY BOUND/ ESCUTCHEON PIN LEAD PLUG
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PCC	PRECAST CONCRETE CURB
PROP	PROPOSED
PWW	PAVED WATER WAY
REMOD	REMODEL
REM	REMOVE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
RET	RETAIN
SGE	SLOPED GRANITE EDGING
SGC	SLOPED GRANITE CURB
TIEG	TIE INTO EXISTING GRADE
TOC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCC	VERTICAL CONCRETE CURB
VIF	VERIFY IN FIELD BY CONTRACTOR
VGC	VERTICAL GRANITE CURB

UTILITY

ACCMP	ASPHALT COATED CORRUGATED METAL PIPE
CAP	CORRUGATED ALUMINUM PIPE
CIP	CAST IRON PIPE
CIT	CHANGE IN TYPE
CMP	CORRUGATED METAL PIPE
COND	CONDUIT
CPP	HIGH DENSITY POLYETHYLENE CORRUGATED PLASTIC PIPE – SMOOTH INTERIOR
CS	CURB STOP FOR WATER LINE
DIP	DUCTILE IRON PIPE
DS	DOWN SPOUT
E	ELECTRIC
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
G	GAS
HYD	HYDRANT
ID	INTERCEPTOR DRAIN
INV	INVERT ELEVATION
ORD	OVERFLOW ROOF DRAIN
PD	PERFORATED DRAIN
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER
C/O	SEWER CLEANOUT
SD	STORM DRAIN
T	TELEPHONE
TSV&B	TAPPING SLEEVE, VALVE & & BOX RISER
UP	UTILITY POLE
VIF	VERIFY IN FIELD
VCP	VITRIFIED CLAY PIPE
W	WATER

GENERAL CONSTRUCTION NOTES

* (ALL REFERENCES TO "CONTRACTOR" SHALL MEAN THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.)

1. ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH MASSDOT, HIGHWAY DIVISION, STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (MASSDOT-SSHB), AS CURRENTLY AMENDED, UNLESS OTHERWISE NOTED. IF THERE ARE CONFLICTS IN ANY OF THE SPECIFICATIONS OR PROJECT DOCUMENTS, THE HIGHER STANDARD SHALL APPLY.

ALL WORK UNDER THESE DOCUMENTS SHALL ALSO CONFORM TO ALL CODES AND STANDARDS, AS CURRENTLY AMENDED, WHICH ARE APPLICABLE TO THIS PROJECT. ALL WORK SHALL FURTHER CONFORM TO SPECIFIC REQUIREMENTS, SPECIFICATIONS, ORDINANCES AND INTERPRETATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. DETERMINATION OF APPLICABLE CODES AND STANDARDS AND OF THE AUTHORITIES HAVING JURISDICTION, SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR, AS SHALL BE THE ANALYSIS OF ALL SUCH CODES AND STANDARDS IN REGARD TO THEIR APPLICABILITY TO THE PROJECT FOR SECURING ALL APPROVALS AND PERMITS.

ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

EXCEPT WHERE THE PROJECT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND HERETO. SUCH STANDARDS ARE MADE A PART OF THE PROJECT DOCUMENTS BY REFERENCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES AND VERIFYING, TO HIS OWN SATISFACTION, THAT ALL QUANTITIES ARE ACCURATE FOR ALL CONSTRUCTION MATERIALS, INCLUDING CUT & FILL ESTIMATES WHICH THE CONTRACTOR MAY PREPARE BASED ON INFORMATION CONTAINED WITHIN THESE PLANS.

3. 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 BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

4. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR OBTAINING CONSTRUCTION PERMITS AND PERFORMING ALL NEW CONSTRUCTION, RELOCATION, ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC (INCLUDING UTILITY POLES), TELEPHONE, CABLE, FIRE ALARM, WATER, SANITARY SEWER, STORM DRAIN, AND ANY OTHER UTILITIES, BOTH PUBLIC AND PRIVATE, AS REQUIRED.

5. THE LOCATION OF EXISTING UNDERGROUND SYSTEMS, INFRASTRUCTURE, UTILITIES, CONDUITS, WELLS, AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, THE ENGINEER, OR THEIR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES, CONDUITS, LINES, WELLS, AND OTHER BURIED INFRASTRUCTURE AND SYSTEMS BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND INFRASTRUCTURE AND UTILITIES AS REQUIRED. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1-888-DIG-SAFE) AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL AT LEAST 24 HOURS AHEAD FOR INSPECTIONS BY THE APPROPRIATE AUTHORITY IN ACCORDANCE WITH THE TOWN REQUIREMENTS, AS APPLICABLE.

7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) PRIOR TO COMMENCING ANY WORK.

8. BAXTER NYE ENGINEERING & SURVEYING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

9. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET" (R&R).

10. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING INFORMATION OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER OR ENGINEER IMMEDIATELY UPON DISCOVERY AND AT LEAST 72 HOURS PRIOR TO INSTALLATION OF ANY PORTION OF THE AFFECTED WORK.

12. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS SHOWN HEREIN ARE FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY BAXTER NYE ENGINEERING & SURVEYING OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK OR BUILDING CONSTRUCTION WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.

13. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.

14. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.

15. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.

16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. BAXTER NYE ENGINEERING & SURVEYING, DOES NOT ASSUME ANY RESPONSIBILITY IN JOB SITE SAFETY FOR CONSTRUCTION METHODS USED. ALL FEDERAL, STATE, AND LOCAL OSHA REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED BY ALL PERSONNEL ON THE JOB SITE AT ALL TIMES.

17. THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, AND DEBRIS FROM THE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.

18. THE OWNER, ARCHITECT, AND BUILDER SHALL BE RESPONSIBLE FOR NECESSARY SOIL INVESTIGATIONS FOR FOUNDATIONS, PAVED AREAS, AND SWM/INFILTRATION AREAS. THEY SHALL HIRE A GEOTECHNICAL ENGINEER, AT THEIR DETERMINATION, TO PERFORM THESE INVESTIGATIONS AS PART OF THE DESIGN PROCESS AND BEFORE COMMENCING CONSTRUCTION.

ALL UNSUITABLE MATERIALS ENCOUNTERED WITHIN THE LIMIT OF WORK SUB GRADES SHALL BE REMOVED, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR OWNERS REPRESENTATIVE, TO NATURAL STABLE GROUND BY THE CONTRACTOR. UNSUITABLE MATERIALS INCLUDE TOPSOIL, LOAM, PEAT, ALL ORGANIC MATERIAL, SNOW, ICE, CONSTRUCTION RUBBLE, TRASH, AND OTHER DELETERIOUS DEBRIS.

19. TREES AND SHRUBS WITHIN THE LIMITS OF GRADING SHALL BE REMOVED AND RESET ONLY UPON APPROVAL OF THE ENGINEER OR OWNERS REPRESENTATIVE.

20. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS, WITHOUT PRIOR APPROVAL BY THE OWNER OR ITS REPRESENTATIVE, SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

21. EXISTING SUBSURFACE ROCK IS NOT SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THEIR OWN DETERMINATION AS TO THE LOCATION OF SUBSURFACE ROCK.

22. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

23. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

24. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED. ALL JOINTS TO EXISTING PAVEMENT SHALL BE SAWCUT TRUE AND STRAIGHT. ALL CRACKED OR INADEQUATE PAVEMENT AND/OR SUBBASE MATERIAL SHALL BE REMOVED AND REPLACED.

25. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES < 2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.

26. FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES WITHOUT FINAL APPROVAL FROM THE OWNERS REPRESENTATIVE AND ANY GOVERNMENTAL AGENCY WHICH MAY HAVE JURISDICTION OVER CONTEMPLATED CHANGE.

27. ALL ELECTRICAL (BOTH PRIMARY AND SECONDARY), TELEPHONE, DATA/COM AND FIRE DEPARTMENT CONDUITS AND APPURTENANT FEATURES REQUIRED BY THE APPLICABLE UTILITY COMPANY ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE WORK, MANHOLE AND RELATED STRUCTURES AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR/SITE CONTRACTOR. ALL ASSOCIATED COSTS FOR COMPLETE EXECUTION OF THIS WORK SHALL BE INCLUDED IN THE CONTRACTORS PRICING.

28. RIM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. SURFACES NOT OTHERWISE TREATED SHALL BE STABILIZED AS LAWNS. ALL LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED, SEEDED, FERTILIZED, LIMED AND MULCHED UNTIL GRASS STAND IS ESTABLISHED AND SURFACE IS STABILIZED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 6" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX OR EQUAL.

30. THE CONTRACTOR SHALL WATER, MOW, FERTILIZE OR OTHERWISE MAINTAIN ALL SODDED AND SEEDED OR OTHERWISE STABILIZED AREAS UNTIL GRASS STANDS OR OTHER VEGETATED METHODS ARE ESTABLISHED TO THE SATISFACTION OF THE OWNER OR THEIR REPRESENTATIVE.

31. THE CONTRACTOR SHALL RESET ALL MONUMENTATION DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE A SURVEY BY A PLS TO ENSURE THAT THE MONUMENTATION IS RESET TO ITS ORIGINAL LOCATION. MONUMENTS INCLUDE, BUT ARE NOT LIMITED TO, TOWN BOUNDS, MASS HIGHWAY BOUNDS, PROPERTY LINE MONUMENTS, IRON RODS, STAKES, CONCRETE BOUNDS, GRANITE BOUNDS AND STONE WALLS WITH DRILL HOLES.

EXCAVATION SAFETY:

ALL EXCAVATION MUST FOLLOW OSHA, MASSACHUSETTS AND LOCAL REGULATIONS FOR SAFETY. ALL TRENCH EXCAVATION EXCEEDING 3 FEET OF DEPTH WILL REQUIRE A TRENCH PERMIT FROM THE LOCAL TOWN OR CITY PRIOR TO ANY EXCAVATION.

DRAWINGS STATEMENT:

THE CONTRACTOR WILL PREPARE AS-BUILT DRAWINGS, STAMPED BY A MA LICENSED PROFESSIONAL ENGINEER (PE) CERTIFYING THAT: "TO THE BEST OF THEIR KNOWLEDGE, JUDGEMENT AND BELIEF, THE CONSTRUCTED WORK IS IN GENERAL CONFORMANCE WITH THE PLANS."

INSPECTIONS/TESTING:

1. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE ENGINEER ON ALL NECESSARY INSPECTIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST TWO (2) BUSINESS DAYS AHEAD OF ALL ITEMS NOTED BELOW SO ENGINEER CAN PERFORM INSPECTIONS.

2. AT A MINIMUM, THE FOLLOWING INSPECTIONS/TESTING WILL BE REQUIRED. IF ISSUES ARISE DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS ADDITIONAL INSPECTIONS BEYOND WHAT IS NOTED MAY BE NEEDED. THE CONTRACTOR SHALL TAKE DIGITAL PICTURES OF ALL THEIR WORK AND PROVIDE THE DIGITAL PICTURES TO THE ENGINEER FOR RECORD.

A. INSTALLATION OF SEDIMENT AND EROSION CONTROLS AT LIMIT OF WORK PRIOR TO CONSTRUCTION.

B. DRAINAGE AND STORMWATER MANAGEMENT (SWM):
- DRAINAGE STRUCTURES:
  - INSPECTION OF REPRESENTATIVE PORTION OF WORK.
  - ADDITIONALLY THE CONTRACTOR SHALL PROVIDE PICTURES OF ALL BOTTOM OF HOLE/STONE BEDDING, STRUCTURE INSTALL AND PIPE CONNECTIONS PRIOR TO BACKFILL.
- DRAIN PIPE AND ROOF DRAINS:
  - INSPECTION OF REPRESENTATIVE PORTION OF WORK
  - ADDITIONALLY THE CONTRACTOR SHALL PROVIDE PICTURES OF ALL PIPE INSTALLED AND CONNECTIONS TO DRAINAGE STRUCTURES PRIOR TO BACKFILL.
- SWM:
  - BOTTOM OF EXCAVATION FOR EACH SWM FACILITY.
  - DURING INSTALLATION OF STRUCTURES/CHAMBERS TO SEE A CROSS SECTION VIEW OF INSTALLATION
  - AT COMPLETION OF INSTALLATION OF EACH SWM FACILITY PRIOR TO BACKFILL.

C. GRAVEL BORROW SUBBASE UNDER ALL PAVED AND CONCRETE SURFACES.

D. REVIEW OF GRADING OF SUBBASE UNDER PAVING AND CONCRETE SURFACES FOR PROPER DRAINAGE AND SLOPES TO CONFIRM DESIGN INTENT PRIOR TO PAVING.

E. ENGINEER WILL NEED TO WITNESS REPRESENTATIVE INSTALLATION OF VERTICAL AND SLOPED CURBING.

F. ENGINEER SHALL BE PROVIDED FOR REVIEW ALL TESTING AGENCY LABORATORY MATERIAL AND ON-SITE TESTING RESULTS AS REQUIRED UNDER THE PROJECT DOCUMENTS FOR COMPLETE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
- ALL COMPACTION TESTING RESULTS FOR BACKFILL.
- GRAVEL BORROW MATERIAL UNDER PAVING, SIDEWALK, SITE SLABS, PADS, ETC. AS TO DEPTH OF MATERIAL PLACEMENT AND COMPACTION TESTING RESULTS.
- BITUMINOUS CONCRETE PLACEMENT AND COMPACTION TESTING RESULTS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MATERIAL SAMPLES TO AND COORDINATING WITH THE TESTING AGENCY AS REQUIRED.

ENGINEER WILL NEED TO WITNESS A REPRESENTATIVE UTILITY INSTALLATION BEFORE BACKFILL FOR:

- WATER
  - CONTRACTOR SHALL CONTACT ENGINEER TO ALLOW FOR AS-BUILT SHOTS ON PIPE BENDS, PIPE TOP FOR AS-BUILT REQUIREMENTS
  - THE WATER SYSTEM SHALL BE INSPECTED BY A THIRD PARTY APPROVED WATER INSPECTOR PAID FOR BY THE CONTRACTOR. TESTING, ACCEPTANCE REPORTS, AND AS-BUILT TIE CARDS FOR THE WATER SYSTEM (INCLUDING TIES TO ALL BENDS, TEES, ETC.) SHALL BE PREPARED BY THE 3RD PARTY INSPECTOR AND PROVIDED TO THE ENGINEER FOR RECORD.
- SEWER
  - INSTALLATION OF PIPE AND PIPE BEDDING AND SMH PRIOR TO BACKFILLING.
  - CONTRACTOR SHALL PROVIDE ALL REQUIRED TESTING FOR ACCEPTANCE OF THE SEWER SYSTEM. UNACCEPTABLE TEST/INSPECTION RESULTS WILL RESULT IN THE CONTRACTOR REPAIRING THE CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - CONTRACTOR TO PROVIDE BN WITH SEWER DEPT. APPROVED INSPECTION REPORT AND ACCEPTANCE LETTER.

H. SANITARY SEWER TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:

1. ALL SEWERS AND APPURTENANT WORK, IN ORDER TO BE ELIGIBLE FOR ACCEPTANCE BY THE ENGINEER, SHALL BE SUBJECTED TO TESTS AS REQUIRED BY THE TOWN DPW SPECIFICATIONS THAT WILL DETERMINE THE DEGREE OF WATER TIGHTNESS AND HORIZONTAL AND VERTICAL ALIGNMENT. THE TOWN DPW SPECIFICATIONS FOR INSTALLATION AND INSPECTION ARE INCORPORATED HEREIN BY REFERENCE.
2. THOROUGHLY CLEAN AND/OR FLUSH ALL SEWER LINES TO BE TESTED, IN A MANNER AND TO THE EXTENT ACCEPTABLE TO THE ENGINEER, PRIOR TO INITIATING TEST PROCEDURES.
3. TESTING GRAVITY SEWER PIPING:
   a. LOW-PRESSURE AIR TEST.
   b. INFILTRATION TEST.
4. DEFLECTION TESTING PLASTIC PIPING.
   a. DEFLECTION TESTING PER ACCEPTED STANDARDS (RIGID BALL, "GO-NO GO MANDREL). MAX ALLOWABLE DEFLECTION IS 5% OF ORIGINAL PIPE DIAMETER. PIPES HOLDING WATER MAY RESULT IN FAILING INSPECTION.
6. SEALING AND TESTING PRECAST SANITARY SEWER MANHOLES, FRAMES AND COVERS
7. WATER TIGHT TESTS PRIOR TO BACKFILLING OF WET WELL AND TANKS PER ACCEPTABLE STANDARD

ALL TESTING SHALL BE PERFORMED PRIOR TO ACCEPTANCE OF THE SEWER SYSTEM.

I. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.

J. FINAL STABILIZATION AND PLANTINGS PRIOR TO REMOVING ANY SEDIMENT AND EROSION CONTROL DEVICES.

NOT FOR CONSTRUCTION

BAXTER NYE
ENGINEERING & SURVEYING

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43 Porter Lane
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STAMP | STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
Riverview School, Inc.
551 Route 6A
East Sandwich, MA 02537

PROJECT TITLE
Day 1 - Riverview Friends Forever Campus
35 Scudder Avenue
Hyannis, MA 02601

3	JKL	02/05/2026	70% CD's SUBMITTAL
2	JKL	12/11/2025	CCC SUBMITTAL
1	MWE	9/23/2025	40% DESIGN PLANS
		DATE	DESCRIPTION

SHEET TITLE
Legend and General Notes Plan

SHEET NO
C1.0

DATE: SEPTEMBER 10, 2025

SCALE: NOT SCALE

DRAWN BY: JKL — CHECKED BY: MWE
JOB NO: 2024-104 — FILE: 2024-104 LG.dwg

O:\2024\2024-104\CIVIL\PLOT\2024-104 LG.dwg, 2/5/2026 1:48:00 PM, jlavelle, DWG To PDF.pc3, 1:1

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO DETAIL EXISTING SITE CONDITIONS AT LOCUS. THIS PLAN IS NOT INTENDED TO BE RECORDED.

   LOCUS, PER CURRENT ASSESSOR'S RECORDS:

   UNIT 2 & UNIT 1B
   OWNER: RIVERVIEW SCHOOL, INC
   DEED BOOK 36649, PAGE 337 (UNIT 1A)
   DEED BOOK 36635, PAGE 123 (AMENDED AND RESTATED MASTER DEED)
   DEED BOOK 36295, PAGE 216 (UNIT 2)
   RECORD PLAN BOOK 696, PAGE 37 (UNIT 2)
   RECORD PLAN BOOK 708, PAGE 8 (UNIT 1B)
   ASSESSOR'S MAP 289, PARCEL 110

2. PROJECT BENCHMARK: AS SHOWN ON THIS PLAN

3. ZONING INFORMATION:

   ZONING DISTRICTS: RB, DV
   CURRENT MINIMUM RB ZONING REQUIREMENTS:
   MIN. LOT AREA = 43,560 SF
   MIN. LOT FRONTAGE = 20'
   MIN. LOT WIDTH = 100'
   MIN. YARD SETBACKS: FRONT = 20', SIDE = 10', REAR = 10'
   MAXIMUM BUILDING HEIGHT = 30 FEET OR 2.5 STORIES

   OVERLAY DISTRICTS: WP

4. 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.

5. A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENT, TAKINGS, MORTGAGES, RIGHT OF WAYS, COVENANTS, RESTRICTIONS, ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO BAXTER NYE ENGINEERING & SURVEYING.

6. 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 HEREON ARE DEPICTED FROM MA. GIS AND ARE APPROXIMATE ONLY.

7. THE WORD "CERTIFY", IF USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, FORMULATED IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH APPLICABLE STANDARDS OF PRACTICE, AND AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EITHER EXPRESS OR IMPLIED. IF CERTIFICATIONS ARE SHOWN THEY ARE NOT CERTIFICATIONS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN

8. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WITHIN THE IMPROVED AREA ONLY, WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY BAXTER NYE ENGINEERING & SURVEYING FROM JULY 30, 2025 THROUGH AUGUST 22, 2025. TOPOGRAPHY IS SHOWN BASED ON A COMBINATION OF GROUND SURVEY AND LIDAR INFORMATION FROM 2021 USGS LIDAR – CENTRAL EASTERN MASSACHUSETTS WHEN WARRANTED. INFORMATION OUTSIDE OF LOCUS IS SHOWN PER GIS INFORMATION ONLY. WETLAND DELINATION IS NOT A PART OF THE SURVEY SCOPE HEREON.

9. ENVIRONMENTAL INFORMATION, PER MASSMAPPER AS OF AUGUST 2025:

   a. SITE DOES NOT APPEAR TO BE WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).

   b. SITE DOES NOT APPEAR TO BE WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE AS MAPPED ON MASSMAPPER PER NHESP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."

   c. SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT AS MAPPED ON MASSMAPPER PER NHESP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).

   d. SITE DOES NOT APPEAR TO CONTAIN A CERTIFIED VERNAL POOL AS MAPPED ON MASSMAPPER PER NHESP "CERTIFIED VERNAL POOLS."

   e. A PORTION OF THE SITE APPEARS TO BE WITHIN A WETLAND RESOURCE AREA AS OF 06-28-2021 PER MASS GIS OLIVER SYSTEM. WETLANDS AS PREVIOUSLY DELINEATED BY D. MICHAEL BALL, CWS., OCTOBER 2016.

   f. PLEASE NOTE THAT ANY WETLAND RESOURCE OR RIVERFRONT DELINEATION SHOWN HEREON IS NOT A FINAL APPROVED OR ACCEPTED DELINEATION UNTIL AND UNLESS IT HAS GONE THROUGH REVIEW BY THE CONSERVATION COMMISSION UNDER AN RDA, NOI OR SIMILAR FILING.

   g. SITE APPEARS TO BE WITHIN A RIVERFRONT AREA.

   h. SITE DOES NOT APPEAR TO BE WITHIN A STATE APPROVED ZONE II GROUNDWATER RECHARGE PROTECTION AREA.

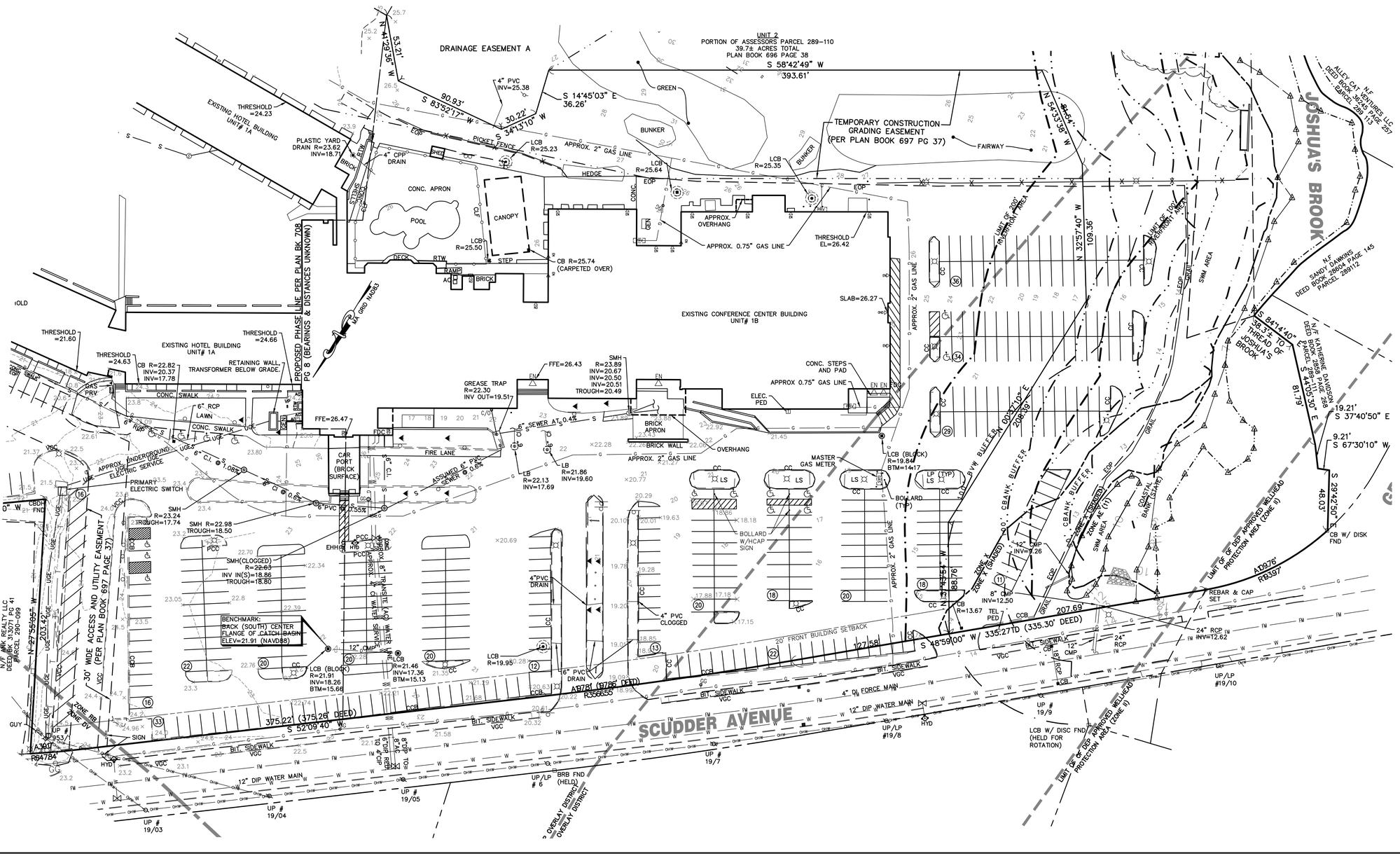
   i. SOIL MAPPING OBTAINED FROM WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY (NRCS) INDICATES THIS PROPERTY TO CONTAIN SOILS TYPES: CARVER SANDS, FREETOWN SANDS, AND URBAN LAND. IF IDENTIFIED AS 'URBAN LAND' THE OWNER SHALL NOTE THE LAND HAS BEEN SUBJECT TO EXCAVATION AND FILL. FURTHER GEOTECHNICAL SOIL INVESTIGATION MAY BE WARRANTED AT THE OWNERS/ARCHITECTS DISCRETION TO DETERMINE IF UNSUITABLE BURIED SOIL CONDITIONS EXIST.

10. UTILITY INFORMATION SHOWN HEREIN:

    - THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE THE LOCATION OF ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
    - SOURCE INFORMATION FROM PLANS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

    UTILITIES NOTED HEREON ARE SHOWN BASED ON SOURCE INFORMATION, WHEN AVAILABLE (RECORD PLANS), AS OBTAINED FROM UTILITY COMPANIES AND/OR MUNICIPALITIES. LOCATIONS OF COMPILED UTILITIES SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY.

    - TOWN WATER SERVICES SHOWN ON THIS PLAN FROM TIE CARD FROM WATER DEPARTMENT SKETCH #1113.
    - GAS SERVICE SHOWN ON PLAN PER SKETCH PROVIDED BY NATIONAL GRID ON 7-28-2025.
    - ELECTRIC LINES SHOWN ON THIS PLAN WERE FIELD LOCATED VIA UTILITY POLES ON THE GROUND. ELECTRIC SERVICE TO BUILDING FROM EVERSOURCE SKETCH, RECEIVED 7/28/2025 INDICATING UNDERGROUND ELECTRIC SERVICE FROM UTILITY POLE #953/1.
    - SEWER SERVICES SHOWN FROM ON THE GROUND SURVEY OF OBSERVABLE FEATURES BY BAXTER NYE ENGINEERING ON JULY 30, 2025.



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East Sandwich, MA 02537

PROJECT TITLE
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35 Scudder Avenue
Hyannis, MA 02601

3	JKL	02/05/2026	70% CD's SUBMITTAL
2	JKL	12/11/2025	CCC SUBMITTAL
1	MWE	9/23/2025	40% DESIGN PLANS
		DATE	DESCRIPTION

SHEET TITLE
Existing Conditions Plan

SHEET NO
C2.0

DATE: SEPTEMBER 10, 2025

40 0 40 80
SCALE IN FEET
SCALE: 1" = 40'

DRAWN BY: NHE CHECKED BY: MWE
JOB NO: 2024-104 FILE: 2024-104 EC.dwg

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SIGN SUMMARY

M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	SPECIFICATION HEIGHT	TEXT	QUANTITY
R1-1	18"	18"	STOP	1
HC*	18"	24"	SEE LOCAL REQUIREMENTS *VAN)	8 (2)

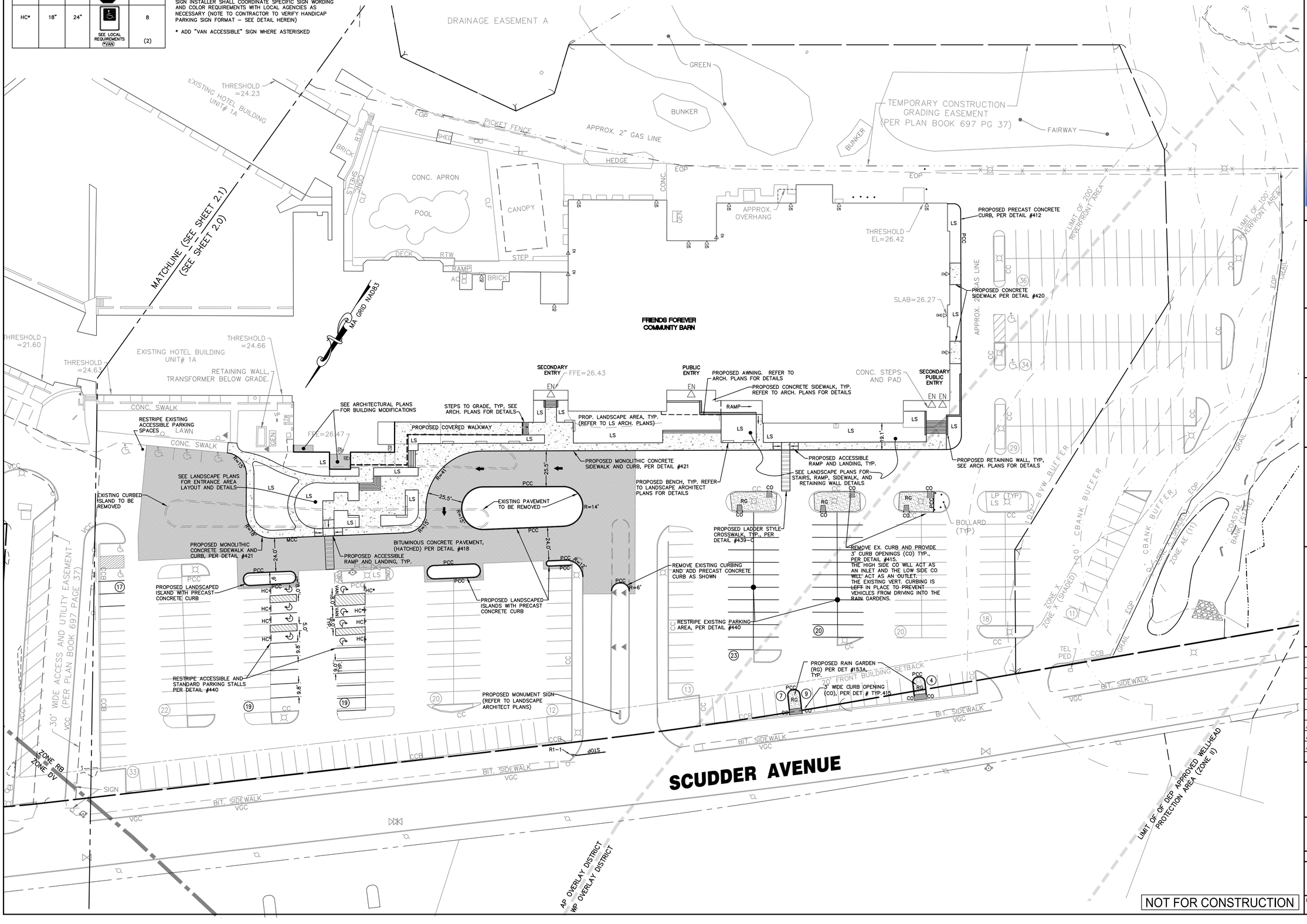
ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS, ORDINANCES, AND BYLAWS. SEE SIGN INSTALLATION DETAIL HEREIN.

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN WORDING AND COLOR REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (NOTE TO CONTRACTOR TO VERIFY HANDICAP PARKING SIGN FORMAT – SEE DETAIL HEREIN)

* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED

DEMOLITION NOTES:

1. REMOVE ASPHALT, WALKWAYS, AND CURB WITHIN THE LIMIT OF WORK.
2. SEE ARCHITECTURAL PLANS FOR REMOVAL OF BUILDING ELEMENTS, STEPS, AND RETAINING WALLS.



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		DATE	DESCRIPTION
3	JKL	02/12/2026	70% CD's UPDATED PER CCC COMMENTS
2	JKL	12/11/2025	CCC SUBMITTAL
1	MWE	9/23/2025	40% DESIGN PLANS

SHEET TITLE
Site Layout Plan

SHEET NO
C3.0

DATE: SEPTEMBER 10, 2025

30 0 30 60
SCALE IN FEET
SCALE: 1"=30'

DRAWN BY: JKL CHECKED BY: MWE
JOB NO: 2024-104 FILE: 2024-104 DM.dwg

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LAYOUT NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MHDSS, TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.

2. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING INFORMATION OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER OR ENGINEER IMMEDIATELY UPON DISCOVERY AND AT LEAST 72 HOURS PRIOR TO INSTALLATION OF ANY PORTION OF THE AFFECTED WORK.

4. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS SHOWN HEREIN ARE FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL COORDINATE ALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY BAXTER NYE ENGINEERING & SURVEYING OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK OR BUILDING CONSTRUCTION WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.

5. ALL STRUCTURE FOUNDATION DESIGNS ARE AND SHALL BE BY THE STRUCTURAL ENGINEER AND/OR ARCHITECT, INCLUDING ANALYSIS OF SOILS FOR BEARING CAPACITIES FOR FOUNDATION DESIGN INCLUDING WHEN LOCATED IN 100 YEAR FLOOD PLAIN WHEN APPLICABLE. FOUNDATION DESIGN AND SOIL ANALYSIS FOR FOUNDATIONS IS NOT BY NOR THE RESPONSIBILITY OF BAXTER NYE ENGINEERING. BAXTER NYE, AS THE SITE ENGINEER, PROVIDES SITING LOCATION INFORMATION OF STRUCTURES ONLY AND IS NOT RESPONSIBLE FOR ANY ASPECT OF THE FOUNDATION AND/OR BUILDING DESIGN OR GEOTECHNICAL INVESTIGATION.

6. THE ARCHITECT AND BUILDER ARE RESPONSIBLE FOR FOLLOWING AND PROVIDING NECESSARY BUILDING CODE AND OTHER CODE REQUIREMENTS FOR BUILDING CONSTRUCTION WITHIN A FLOOD PLAIN. THIS INCLUDES, BUT IS NOT LIMITED TO, LIMITATIONS ON CRAWL SPACE, BASEMENTS, MECHANICALS, ETC. BAXTER NYE'S DESIGN INFORMATION IS FOR SITE LAYOUT ASPECTS AND IS ONLY OUTSIDE OF THE BUILDING FACE AND DOES NOT INCLUDE ANY INTERIOR BUILDING SPACE. ALL HABITABLE SPACE SHALL BE ABOVE THE 100 YEAR FLOODPLAIN ELEVATION AS DEFINED IN THE BUILDING CODE, WHEN APPLICABLE.

   THE FLOOD ZONE ELEVATION OF THE PROJECT SITE IS: AE (EL 11).

7. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.

8. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE WHERE REQUIRED. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5%, ALL CROSS SLOPES AND ALL LANDING SLOPES SHALL BE LESS THAN 2%. RAMPS WHERE NEEDED SHALL HAVE SLOPES LESS THAN 8%. RAILINGS SHALL BE PER ARCHITECT. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.

   CONTRACTOR SHALL CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS, AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED SO THE LANDING IS 5 FT X 5 FT MIN. (UON) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDING. THE CONTRACTOR SHALL VERIFY THE LANDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER WITH ANY QUESTIONS PRIOR TO INSTALLING LANDING.

9. STAIRS REPRESENTED ON THE SITE PLANS DO NOT INDICATE THE EXACT NUMBER OF TREADS AND RISERS NEEDED. THESE WILL VARY BASED ON SPECIFIC FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE CONDITION IN THE FIELD AND DETERMINE TREADS AND RISERS REQUIRED PER THE BUILDING CODE. REFERENCE SHALL BE MADE TO THE ARCHITECTURAL PLANS.

   THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER AS NEEDED WITH QUESTIONS REGARDING SPECIFIC TREADS AND RISERS PRIOR TO INSTALLING THE STAIRS.

10. DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND APPURTENANT ITEMS UNLESS OTHERWISE NOTED TO SAVE, SALVAGE OR RESET. SALVAGE EXISTING PAVEMENT IN AREA OF PARKING WHERE ASPHALT IS STRUCTURALLY SOUND, SHOWS NO SIGN OF CRACKING, AND MEETS PROPOSED GRADES SHOWN ON GRADING PLAN.

11. EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.

12. PROPERTY LINES SHOWN HEREIN/HEREON ARE PER THE PROPERTY LINE SET BY THE PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN AND SEALED WITHIN THIS PLAN SET. THE PROPERTY LINE AND SURVEY INFORMATION WAS COMMISSIONED AS PART OF THE PROJECT AND IS SHOWN AS BACKGROUND INFORMATION ON THE DESIGN PLANS. SETBACKS SHOWN ARE TO THE PROPERTY LINE SET BY THE PLS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE.

13. ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MDOT SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROJECTING.

14. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.

    ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MUTCD STANDARDS. TYPICAL LINE WIDTH FOR LANE AND PARKING STALL STRIPING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STALL COLOR SHALL BE WHITE, TYPICAL, UNLESS OTHERWISE NOTED.

15. BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.

16. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

EXCAVATION/FILL NOTES:

1. THE OWNER, ARCHITECT, AND BUILDER SHALL BE RESPONSIBLE FOR NECESSARY SOIL INVESTIGATIONS FOR FOUNDATIONS, PAVED AREAS, AND SWM/INFILTRATION AREAS. THEY SHALL HIRE A GEOTECHNICAL ENGINEER, AT THEIR DETERMINATION, TO PERFORM THESE INVESTIGATIONS AS PART OF THE DESIGN PROCESS AND BEFORE COMMENCING CONSTRUCTION.

2. SIDE SLOPES OF TRENCH EXCAVATIONS DEEPER THAN 4 FEET SHOULD BE FLATTENED (AS REQUIRED BY SITE CONDITIONS) TO AT LEAST 1H:1V OR SUPPORTED WITH TRENCH BOX OR SIMILAR DEVICE. ALL WORK SHALL BE PERFORMED SAFELY AND IN ACCORDANCE WITH OSHA AND MOSHA REQUIREMENTS. CONTRACTOR SHALL OBTAIN TRENCH PERMIT AS REQUIRED.

3. AFTER REMOVAL OF TOPSOIL AND INADEQUATE MATERIALS, GENERAL FILL SUBGRADE SHOULD BE PROOF-ROLLED WITH A LOADED 10-WHEEL TANDEM-AXLE DUMP TRUCK. THE PROOF-ROLLING SHOULD BE PERFORMED AS DIRECTED BY A GEOTECHNICAL ENGINEER. NO FILL SHOULD BE PLACED UNTIL THE SUBGRADE IS APPROVED BY A GEOTECHNICAL ENGINEER. BORROW MATERIALS FOR FILL OPERATIONS FOR GENERAL SITE GRADING SHOULD MEET AASHTO DESIGNATION A-2-4 (CLASS III) OR MORE GRANULAR AND BE APPROVED BY A GEOTECHNICAL ENGINEER. ALL FILLS SHOULD BE CONSTRUCTED IN 8" LOOSE LIFTS AND COMPACTED AS FOLLOWS, UNLESS OTHERWISE NOTED IN PROJECT SPECIFICATIONS:

   – FILLS SUPPORTING FOUNDATIONS AND FLOOR SLABS, 95% OF ASTM D-1557 (AASHTO T-180)
   – TOP 24 INCHES OF ROADWAY SUBGRADE AND SUBBASE, 95% OF ASTM D-1557 (AASHTO T-180)
   – RETAINING WALLS AND FILLS WITHIN ROADWAY (BELOW TOP 24 INCHES OF SUBGRADE AND SUBBASE), 92% OF ASTM D-1557 (AASHTO T-180)
   – FILLS IN GREEN SPACE, 90% OF ASTM D-1557 (AASHTO T-180)
   – FILLS UNDER AND AROUND STRUCTURES, MANHOLES, TANKS, VAULTS, ETC. AND PIPE EMBEDMENT (BEDDING, HAUNCHING AND INITIAL BACKFILL), 95% OF ASTM D-1557 (AASHTO T-180)

GRADING AND DRAINAGE NOTES:

1. THE PROJECT ELEVATIONS ARE BASED ON THE NAVD VERTICAL DATUM. THE FLOOD ZONE ELEVATION OF THE PROJECT SITE IS: ZONE X, UNSHADED.

2. DEBRIS, STUMPS, EXCESS, AND UNSUITABLE MATERIALS FROM THE CLEARING & DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.

   THE OWNER, ARCHITECT, AND BUILDER SHALL BE RESPONSIBLE FOR NECESSARY SOIL INVESTIGATIONS FOR FOUNDATIONS, PAVED AREAS, AND SWM/INFILTRATION AREAS. THEY SHALL HIRE A GEOTECHNICAL ENGINEER, AT THEIR DETERMINATION, TO PERFORM THESE INVESTIGATIONS AS PART OF THE DESIGN PROCESS AND BEFORE COMMENCING CONSTRUCTION.

3. DISTURBED AREAS SHALL BE PROTECTED AT ALL TIMES TO CONTROL SEDIMENT TRANSPORT BEYOND THE LIMIT OF WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ANY AND ALL SEDIMENT AND EROSION CONTROLS THROUGHOUT THE PROJECT DURATION. THIS INCLUDES PROVIDING DEVICES AND/OR RELOCATING DEVICES AS NEEDED BASED ON THE WORK PHASING.

4. DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED ALTERNATIVE, TO CONTROL THE DUST.

5. THE SITE SUBCONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL AND COMPACTION NECESSARY TO ACHIEVE THE FINISH GRADES SHOWN ON THE PLANS AND FOR INSTALLATION OF BUILDING STRUCTURES, PAVING, STORMWATER MANAGEMENT AND ALL UTILITIES (INTERIOR AND EXTERIOR). SITE CONTRACTOR TO REFER TO SITE ELECTRICAL, MEP AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAIL.

   EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE ACCOMPLISHED WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.

6. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE STABILIZED WITH 4" LOAM, SEED, & MULCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 AND AREAS THAT SHOW SIGNS OF EROSION FROM CONCENTRATED FLOWS SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX DOUBLE NET – CURLEX II .98 BY AMERICAN EXCELSIOR COMPANY OR EQUAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE REQUIRED ECB'S AND PROPERLY STABILIZE ALL AREAS OF THE SITE.

   ANY USE OF WOOD MULCH SHALL BE KEPT A MINIMUM OF 20" OFF ALL BUILDING FACES.

7. A MINIMUM 10 FEET MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN ALL STORMWATER MANAGEMENT INFILTRATION FACILITIES AND SANITARY SEWER/SEPTIC LINES, MANHOLES AND TANKS.

8. CPP – HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR WALL TO MEET ADS N-12 PIPE SPECIFICATION OR EQUAL. CPP PIPE USE SHALL BE ALLOWED AS NOTED, WITH A DIAMETER UP TO AND INCLUDING 24". BACK FILLING CPP MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS AND SPECIAL CARE MUST BE EXERCISED (SEE ADS PRODUCT NOTE 3.115).

9. ALL ROOF DOWNSPOUTS SHALL BE TIED INTO ROOF DRAINS. REFER TO ARCHITECTURAL PLANS FOR ALL LOCATIONS OF DOWNSPOUTS. CONTRACTOR SHALL PROVIDE TIE-INS TO ALL DOWNSPOUT LOCATIONS. ROOF DRAINS TO BE AT LEAST 6" CPP AT 1.00% SLOPE MINIMUM, UNLESS OTHERWISE NOTED ON THE PLAN. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE ANGLE FITTINGS. MINIMUM TYPICAL COVER SHALL BE 18 INCHES, U.O.N.

10. ALL GRADING WORK SHALL BE DONE IN A WORKMANLIKE MANNER ACCOMPLISHED TO CREATE POSITIVE DRAINAGE AND ELIMINATE ANY PUDDLING OR PONDING. WHERE NOT OTHERWISE NOTED OR DEFINED ON THE PLAN, ALL CUT AND FILL SHALL BE BLENDED TO DAYLIGHT AT EXISTING GRADE WITH A 3:1 SLOPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITH ANY GRADE ISSUES OR QUESTIONS PRIOR TO PERFORMING THE FINISH GRADING WORK.

11. ALL PROPOSED WALKWAYS WILL HAVE RUNNING SLOPES OF LESS THAN 5% AND ALL CROSS SLOPES < 2%, U.O.N. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD, WHERE REQUIRED.

12. CONTRACTOR TO CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS, AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED SO THE LANDING IS 5 FT x 5 FT MIN. (UON) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDING. THE CONTRACTOR SHALL VERIFY THE LANDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER WITH ANY QUESTIONS PRIOR TO INSTALLING LANDING.

    STAIRS REPRESENTED ON THE SITE PLANS DO NOT INDICATE THE EXACT NUMBER OF TREADS AND RISERS NEEDED. THESE WILL VARY BASED ON SPECIFIC FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE CONDITION IN THE FIELD AND DETERMINE TREADS AND RISERS REQUIRED PER THE BUILDING CODE. REFERENCE SHALL BE MADE TO THE ARCHITECTURAL PLANS.

    THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER AS NEEDED WITH QUESTIONS REGARDING SPECIFIC TREADS AND RISERS PRIOR TO INSTALLING THE STAIRS.

13. TYPICAL CURB REVEAL IS TO BE 6 INCHES (FOR VERTICAL FACE) UNLESS OTHERWISE NOTED BY TOP OF CURB (TOC) AND BOTTOM OF CURB (BOC) ELEVATIONS. WHERE THESE ARE NOTED THE CONTRACTOR SHALL REVIEW TO PROVIDE REQUIRED REVEALS AND THEN PROPERLY TAPER THE CURB AND FINISH GRADE BACK TO THE TYPICAL 6 INCH REVEAL. IF TOC OR BOC LABELS ARE NOT SHOWN, ALL SPOT ELEVATIONS ARE BOTTOM OF CURB WHEN ADJACENT TO A CURB FACE.

14. BOTTOM OF WALL (BOW) OR TOP OF WALL (TOW) ELEVATIONS FOR RETAINING WALLS NOTED ON THE PLAN ARE APPROXIMATE ELEVATIONS WHERE THE WALL IS EXPECTED TO DAYLIGHT WITH EXISTING GRADE. STRUCTURAL RETAINING WALL DESIGN IS DONE BY OTHERS AND THE BOW OR TOW EXISTING GROUND ELEVATIONS FOR WHERE THE WALL WOULD DAYLIGHT TO EXISTING GRADES SHALL BE VERIFIED AS NEEDED FOR THE STRUCTURAL DESIGN. THE ACTUAL BOW OR TOW ELEVATION AT THE PROPOSED WALL(S) MAY DIFFER FROM CONTOURS SHOWN ON THE PLANS ESPECIALLY AT STEEP SLOPES AREAS.

15. STORMWATER MANAGEMENT FACILITIES SHALL BE PROTECTED FROM SEDIMENT AND SILTATION AT ALL TIMES. JUST PRIOR TO COMPLETION, THE SITE SUBCONTRACTOR SHALL PERFORM A FINAL INSPECTION AND CLEANING OF THE STORM WATER MANAGEMENT SYSTEM. ALL SEDIMENT AND SILTATION SHALL BE REMOVED FROM THE BASINS, CHAMBERS, ETC. AND THESE AREAS SHALL BE SHAPED TO FINAL CONTOURS AND ELEVATION PER THE PLANS. ALL REPAIRS SHALL BE MADE AS NECESSARY TO THE SATISFACTION OF THE ENGINEER PRIOR TO PLACING FINAL TOPSOIL, MULCH, VEGETATION, SEEDING, ETC.

16. ANY DEWATERING OPERATION WHEN REQUIRED AS PART OF THE CONSTRUCTION PROCESS SHALL ENSURE ALL DEWATERING OCCURS THROUGH A PROPER DEWATERING BASIN (I.E. STONE, FILTER FABRIC, PUMP DEWATERING CHARCOAL LINED FABRIC BAGS, HAYBALES, SHEET PILING OR OTHER ACCEPTABLE MEANS) PRIOR TO DISCHARGE. NO DISCHARGE FROM THE SITE SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE LOCAL DPW OR OTHER REQUIRED AUTHORITY. THE CONTRACTOR SHALL OBTAIN THESE APPROVALS PRIOR TO PERFORMING DEWATERING. THE CONTRACTOR SHALL OWN DEWATERING METHODS AS THEIR MEANS AND METHODS.

OPERATION/MAINTENANCE PLAN

1. THIS OPERATION AND MAINTENANCE PLAN SHALL BE PERFORMED BY THE GENERAL CONTRACTOR DURING CONSTRUCTION OPERATIONS AND BY THE OWNER ONCE THE FACILITIES ARE COMPLETED AND PUT INTO OPERATION:

2. PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL BE INFORMED THAT THE MAINTENANCE OF SILTATION CONTROLS TAKES PRECEDENCE OVER NORMAL CONSTRUCTION ACTIVITIES. ADJACENT PROPERTIES AND STREETS SHALL BE PROTECTED FROM EROSION OR SILTATION CONDITIONS.

3. INSPECTION AND MAINTENANCE, AS OUTLINED HEREIN, SHALL BE PERFORMED FOUR TIMES WITHIN THE FIRST YEAR OF OPERATION. THENCE, INSPECTIONS AND MAINTENANCE SHALL BE CONDUCTED ON A SEMIANNUAL BASIS (2 TIMES A YR.) AND AFTER ALL LARGE STORMS. AN INSPECTION REPORT SHALL BE MAINTAINED.

4. ACCUMULATED DEBRIS IN CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS AND LEACHING STRUCUTRES SHALL BE REMOVED BEFORE IT EXCEEDS 12 INCHES IN DEPTH AND DISPOSED OF PROPERLY. BROKEN OR DAMAGED GAS TRAPS/HOODS SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO ENSURE ADEQUATE FUNCTION.

5. A VISUAL INSPECTION SHALL BE MADE AT ALL ACCESS MANHOLES, CATCH BASINS, OIL/WATER SEPARATORS, LEACHING STRUCTURES, PIPES AND DRAINAGE CHANNELS FOR THE ENTIRE STORM DRAINAGE SYSTEM. THE GENERAL CONDITION OF THESE STRUCTURES SHOULD BE REVIEWED AND ACCUMULATED DEBRIS SHALL BE REMOVED. THE CONDITION OF ALL OUTLETS SHALL BE NOTED AND A DESCRIPTION OF THE DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE REPORT. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THESE STRUCTURES AND THE DRAINAGE CHANNELS IN ORDER FOR THE SYSTEM TO FUNCTION PROPERLY.

6. ALL OUTLETS, DRAINAGE CHANNELS, AND SLOPES SHALL BE KEPT STABILIZED. ANY EROSION SHALL BE REPAIRED IMMEDIATELY.

7. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE SWM STRUTURES BEFORE IT EXCEEDS 1' IN DEPTH, OR AT LEAST ONCE EVERY 5 YEARS. THE OUTLET SHALL BE CLEANED AND INSPECTED FOR PROPER FUNCTIONING. ALL DEBRIS OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM OUTLET STRUCTURE. BASIN SLOPES SHALL BE MAINTAINED WITH A GRASS STAND OF AT LEAST 3". GRASS SHALL BE MOWED AT LEAST TWICE A YEAR AND CLIPPINGS SHALL NOT BE LEFT IN BASIN. ANY TREES OR OTHER WOODY VEGETATION GROWING IN EMBANKMENTS OR NEAR CONTROL STRUCTURE SHALL BE REMOVED.

8. THE FOLLOWING MINIMUM INFORMATION SHALL BE RECORDED:
   * DATE OF INSPECTION
   * GENERAL CONDITION OF THE ENTIRE SYSTEM
   * CORRECTIVE MAINTENANCE ACTIONS TAKEN TO ENSURE ADEQUATE FUNCTION AND WHEN PERFORMED.
   * A COPY OF THESE INSPECTION REPORTS SHALL BE FURNISHED TO THE PLANNING BOARD UPON REQUEST.

9. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH THE EXECUTED INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.

10. THE CONTRACTOR MUST NOTIFY THE BUILDING DEPARTMENT AT LEAST TWO (2) DAYS PRIOR TO THE START OF CONSTRUCTION.

UTILITY NOTES:

1. CAUTION: THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE LOCATION OF EXISTING UNDERGROUND SYSTEMS, INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, THE ENGINEER, OR ITS REPRESENTATIVE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID SYSTEMS, INFRASTRUCTURE AND UTILITIES EXACTLY. IF ELEVATION INFORMATION DIFFERS FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. AT UTILITY CROSSINGS, VERIFY IN FIELD THE LOCATION AND INVERTS OF WATER, ELECTRIC, GAS, TELEPHONE & DATA/COMM AND RELOCATE IF CONFLICTING WITH PROPOSED INVERTS PER THE ENGINEERS DIRECTION. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND SYSTEMS, INFRASTRUCTURE AND UTILITIES AS REQUIRED.

2. ALL WATER WORK SHALL BE PER THE TOWN DPW REQUIREMENTS AND SPECIFICATIONS. THESE TOWN SPECIFICATIONS ARE HEREBY INCLUDED BY REFERENCE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND FOLLOW THESE TOWN SPECIFICATIONS AS APPLICABLE. THE CONTRACTOR SHALL BE ON THE TOWN'S LIST FOR APPROVED INSTALLERS OF SEWER, WATER AND DRAINAGE WORK.

3. 12" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS.

4. A MINIMUM 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHERE WATER LINES CROSS SEWER LINES, THE SEWER LINE SHALL BE LOCATED WITH A MINIMUM VERTICAL CLEARANCE OF 18" BELOW THE WATER LINE. THE SEWER LINE JOINTS SHALL BE LOCATED EQUIDISTANT AND AS FAR AWAY FROM THE WATER LINE AS POSSIBLE. THE WATER LINE SHALL BE SLEEVED OR POLYWRAPED AS REQUIRED BY [TOWN] WATER DEPARTMENT. WHEN IT IS IMPOSSIBLE TO ACHIEVE HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER LINE AND SEWER LINE AT THE CROSSING LOCATION SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT-LINED DUCTILE IRON PIPE FOR ONE FULL 20' PIPE LENGTH OR ANOTHER EQUIVALENT THAT IS WATERTIGHT AND STRUCTURALLY SOUND. THE JOINTS FOR BOTH PIPES SHALL BE LOCATED AS FAR AWAY FROM THE CROSSING AS POSSIBLE. BOTH PIPES SHOULD BE PRESSURE TESTED TO 150 PSI TO ENSURE THAT THEY ARE WATERTIGHT.

5. PVC – POLYVINYL CHLORIDE (PVC) PIPE, COUPLINGS AND FITTINGS USED FOR NON-PRESSURE USES SHALL BE SCHEDULE 40 OR SDR 35. LOW PRESSURE PIPE SHALL BE SCHEDULE 80 OR SDR 21 UNLESS OTHERWISE SHOWN ON THE PLANS. PVC PIPE SHALL CONFORM TO THE ASTM D3034 OR ASTM F789. PIPE LAYING AND PIPE JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS. ANY JOINT WHICH IS NOT PROPERLY MADE, SHOWS SIGNS OF LEAKAGE, OR IS IN THE OPINION OF THE ENGINEER, DEFECTIVE IN ANY WAY SHALL BE REDONE TO THE SATISFACTION OF THE ENGINEER.

6. ALL WATERLINE MATERIALS AND WORKMANSHIP TO CONFORM TO THE RULES, REGULATIONS AND SPECIFICATIONS OF THE HYANNIS WATER SUPPLY DIVISION AS AMENDED TO PRESENT. DIVISION HAS AUTHORITY TO AMEND PLANS. IF ANY CONFLICTS WITH THE CONTRACT DOCUMENT OCCUR THE HIGHER STANDARD SHALL APPLY. THE WRITTEN SPECIFICATIONS OF THE HYANNIS WATER SUPPLY DIVISION ARE HEREBY INCLUDED BY REFERENCE AND CONSIDERED A PART OF THE CONTRACT DOCUMENTS. ALL WATER LINE ABANDONMENT SHALL BE DONE AT THE WATER MAIN, NOT LEAVING A STUB LINE, UNLESS OTHERWISE APPROVED BY THE WATER DEPARTMENT.

7. WATER MAINS TO BE CEMENT LINED DUCTILE IRON PIPE CLASS 52, U.O.N. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE AS REQUIRED BY, AND IN ACCORDANCE WITH THE HYANNIS WATER SUPPLY DIVISION AND APPLICABLE AWWA SPECIFICATIONS. DOMESTIC SERVICE TO BE 200 PSI CTS PLASTIC LINE U.O.N., TO DIVISION SPECIFICATIONS SLEEVED WHERE REQUIRED.

8. GATE VALVES SHALL BE MUELLER ONLY. IRON BODY, BRONZE MOUNTED, DOUBLE DISC, WITH TWO INCH OPERATING NUT WITH MECHANICAL JOINT HUBS. GATE VALVES SHALL CONFORM IN EVERY RESPECT TO ALL APPLICABLE AWWA STANDARDS. VALVES SHALL BE DESIGNED FOR 200 PSI WORKING AND 300 PSI TEST PRESSURE AND SHALL OPEN LEFT.

9. VALVES SHALL ALSO CONFORM TO THE SPECIFICATIONS OF THE AWWA AS TO SIZE STEM, PITCH OF THREAD, GASKET SEATING AREA SHALL BE FULLY MACHINED TO THE FIXED DIMENSIONS AND TOLERANCES AS PER AWWA SPECIFICATIONS. ALL VALVES SHALL BE PROVIDED WITH "O" RINGS. THE DESIGN OF THE VALVE SHALL BE SUCH THAT THE SEAL PLATE CAN BE FITTED WITH NEW "O" RINGS WHILE THE VALVE IS UNDER PRESSURE IN THE FULLY OPEN POSITION.

10. VALVE BOXES AND CURB BOXES SHALL BE BUFFALO OR PIONEER AND SHALL BE FURNISHED AND INSTALLED FOR ALL VALVES. THEY SHALL BE CAST IRON, TAR COATED, SLIDING TYPE ADJUSTABLE VALVE BOXES TOGETHER WITH CAST IRON COVERS. SEE HYANNIS WATER SUPPLY DIVISION REGULATIONS.

11. TYPICAL COVER OVER WATER LINE SHALL BE 5'. IF LESS THAN 4' OF COVER IS PROVIDED, INSULATE WATER LINE AGAINST FREEZING IN ACCORDANCE WITH DETAIL #205 OR EQUAL.

12. WATERLINE INSTALLATION REQUIRES TIE ROD RESTRAINED JOINTS TO BE USED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS, PER HYANNIS WATER SUPPLY DIVISION REQUIREMENTS. RESTRAINED JOINTS TO BE INSTALLED PER WATER SUPPLY DIVISION REQUIREMENTS.

13. IF RESTRAINED JOINTS CAN'T BE USED DUE TO PHYSICAL CONSTRAINTS, ONLY AS SPECIFICALLY APPROVED BY THE WATER DEPARTMENT, THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS IN ACCORDANCE DETAIL #301. CONCRETE THRUST BLOCKS AS REQUIRED, CONCRETE SHALL BE 1 PART CEMENT TO 2 PARTS SAND AND 4 PARTS COARSE AGGREGATE. CONCRETE CLASS "C" WITH A 28 DAY COMPRESSION STRENGTH OF 2000 PSI MINIMUM AGGREGATE SIZE OF 1-1/2". THRUST BLOCKS SIZED PER SPECIFICATIONS. ALTERNATELY PRECAST THRUST BLOCKS TO DIVISION SPECIFICATIONS MAY BE UTILIZED. CARE SHALL BE TAKEN TO ENSURE THAT ALL CONCRETE THRUST BLOCKS BEAR AGAINST UNDISTURBED TRENCH WALLS AND NOT TO ENCASE FLANGES AND BOLTS ON MECHANICAL JOINT FITTINGS. WHERE UNSUITABLE BEARING MATERIAL IS ENCOUNTERED, EXCAVATE AND PLACE SUFFICIENT CONCRETE BALLAST TO OFFSET THE ANTICIPATED THRUSTS.

14. HYANNIS WATER SUPPLY DIVISION APPROVED WATER SUBCONTRACTOR AND THIRD PARTY INSPECTOR REQUIRED. COST OF THE INSPECTOR SHALL BE BORN BY THE CONTRACTOR/WATER SUBCONTRACTOR.

15. PROVIDE A STORZ OR OTHER REQUIRED FIRE DEPARTMENT CONNECTION (FDC) AT THE LOCATION AS SHOWN ON THE PLAN IF SO NOTED. FINAL LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. REFER TO ARCHITECTURAL, MEP AND FPE PLANS FOR FINAL LAYOUT, DETAILS, AND SPECIFICATIONS OF FIRE SPRINKLER SYSTEM.

16. GAS, ELECTRIC, DATA/COM IS SHOWN SCHEMATICALLY HEREON. ALL LABOR, WORK, EQUIPMENT AND MATERIALS FOR INSTALLATION OF THESE UTILITIES SHALL BE OWNED AND PERFORMED BY THE CONTRACTOR. UTILITIES SHALL BE INSTALLED WITH A MINIMUM COVER OF 3 FEET U.O.N. OR OTHERWISE DIRECTED BY THE CONTROLLING UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ALL FINAL LAYOUTS AND DETAILS WITH APPLICABLE UTILITY COMPANY.

17. EXTERIOR RESIDENTIAL BUILDING LIGHTING SHALL BE LED TYPE AND DIRECTED SO AS TO KEEP ALL LIGHTING WITHIN SUBJECT LOT. ANY SITE LIGHTING USED SHALL BE LED STREET LANTERNS ON 20' MAXIMUM POLE LOCATED ADJACENT TO SUBJECT LOT DRIVEWAY, PARKING OR WALKWAYS. LIGHTING FIXTURES TO BE FULL 90° CUTOFF ("DARK SKY" COMPLIANT).

18. ALL LIGHTING FIXTURE LOCATIONS, SPECIFICATIONS AND PHOTOMETRIC PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AS DEVELOPED BY THE LIGHTING VENDOR AND/OR ELECTRICAL ENGINEER. ALL FIXTURES SHALL BE LED AND MOUNTED ON NOTED POLE HEIGHT AND CONCRETE BASE.

19. CONTRACTOR TO REFER TO ARCHITECTURAL, MEP, AND LANDSCAPE PLANS BY OTHERS AND SHALL COORDINATE AND PERFORM ALL WORK ASSOCIATED WITH SITE PLANS INCLUDING MISCELLANEOUS LIGHTING.

20. ALL UTILITY CUTS THROUGH EXISTING CONCRETE OR BITUMINOUS CONCRETE PAVED SURFACES SHALL BE SAWCUT. BACKFILLING OF TRENCH SHALL INCLUDE 12" IN DEPTH FLOWABLE FILL TO THE BASE COURSE OF THE SURFACE TREATMENT. THE SURFACE TREATMENT SHALL THEN BE REPLACED IN KIND. IF THE BITUMINOUS CONCRETE SURFACE IS WITHIN THE ROADWAY, THE BITUMINOUS CONCRETE TOP COURSE SHALL BE FINISHED WITH INFRARED TREATMENT TO BLEND EXISTING AND NEWLY PAVED SURFACES, IF REQUIRED BY THE MUNICIPALITY.

21. SITE CONTRACTOR TO OWN ALL EXCAVATION, TRENCHING, & BACKFILLING FOR ALL UTILITIES AND MISCELLANEOUS WORK INCIDENTAL TO THE SCOPE OF THE PROJECT AND CONTRACT DOCUMENTS. CONTRACTOR SHALL REFER TO MEP AND LANDSCAPE PLANS BY OTHERS FOR ADDITIONAL INFORMATION AS APPLICABLE.

22. ALL COVERS, CURB BOXES, GRATES, AND OTHER FINISH SURFACES SHALL BE RESET TO THE NEW FINISH GRADE.

23. THE FIRST 10 FEET FROM THE BUILDING FACE FOR STORM DRAIN, SEWER AND WATER PIPING SHALL FOLLOW THE PLUMBING CODE. (SEE PLUMBING PLANS BY OTHERS AS APPLICABLE). THIS INCLUDES THE FIRST 10 FT OF STORM DRAIN AND SEWER PIPE TO BE CAST IRON MATERIAL.

24. REFERENCE SHALL BE MADE TO THE PLUMBING PLANS BY OTHERS, WHERE APPLICABLE. CONTRACTORS SHALL MAKE SUBMITTALS TO AND SUBMIT RFI'S TO THE ENGINEER'S FOR REVIEW WITH ANY QUESTIONS PRIOR TO ORDERING OR INSTALLATION OF THE COMPONENTS.

25. WHERE UTILITIES ARE CALLED OUT TO BE ABANDONED IN PLACE OR REMOVED AS NEEDED, CONTRACTOR SHALL OWN REMOVING PIPE AND APPURTENANCES AS NEEDED WHERE THEY CONFLICT WITH PROPOSED WORK.

26. CAUTION: IF EXISTING SEWER LINES ARE ASBESTOS CEMENT (AC) PIPING, ANY WORK BY CONTRACTOR ON EXISTING AC PIPE MUST BE PERFORMED BY PERSONNEL WITH TRAINING REQUIRED PER MASSDEP FOR ASBESTOS CEMENT PIPE WORK AND SHALL BE RESPONSIBLE FOR FILING REMOVAL PERMIT WITH MASSDEP. CONTRACTOR TO HAVE MATERIALS ON-SITE TO REPAIR AC PIPE IF DAMAGED.

CONSTRUCTION SEQUENCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ANY AND ALL SEDIMENT AND EROSION CONTROLS THROUGHOUT THE PROJECT DURATION. THIS INCLUDES PROVIDING ADDITIONAL DEVICES AND/OR RELOCATING DEVICES AS NEEDED BASED ON THE WORK PHASING. THE FOLLOWING IS A GENERAL OUTLINE TO DEFINE THE INTENT OF THE SEDIMENT AND EROSION CONTROL EFFORTS.

1. INSTALL SILT FENCING TO ESTABLISH THE LIMIT OF WORK AROUND THE PERIMETER OF THE PROJECT AND ANY AREAS WHICH HAVE GROUND DISTURBANCE BASED ON THE PROJECT WORK AND CONTRACTORS STAGING AREAS. SILT FENCE SHALL BE INSTALLED TO PREVENT TRANSPORT OF SEDIMENT OUTSIDE OF THE PROJECT AREA. SILT FENCE MAY BE REQUIRED BEYOND WHAT IS SHOWN ON THE PLANS TO PROVIDE THE NECESSARY PROTECTION.
2. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE/EXIT AREAS WHERE EVER CONSTRUCTION TRAFFIC ENTERS OR EXITS THE PROJECT AREA.
3. DISCHARGES FROM DEWATERING OF EXCAVATIONS SHALL NOT BE DIVERTED DIRECTLY INTO ANY WETLANDS OR EXISTING STORM DRAINS WITHOUT PRETREATMENT VIA SETTLING BASINS.
4. CLEAR AND GRUB SITE WITHIN THE LIMIT OF WORK.
5. ESTABLISH ROUGH SUB GRADES FOR PARKING LOT AND BUILDING ADDITIONS.
6. PERFORM BUILDING, UTILITY AND SITE CONSTRUCTION. INSTALL BASE COURSE PAVING AS SOON AS PRACTICAL.
7. INSPECT AND MAINTAIN EROSION CONTROL MEASURES AFTER RAINFALL EVENTS AND A MINIMUM OF ONCE PER WEEK.
8. REMOVE SEDIMENT BUILDUP AT EROSION CONTROL DEVICES AS NEEDED. REDISTRIBUTE MATERIAL OVER SITE IN CONFORMANCE WITH EARTHWORK SPECIFICATIONS.
9. INSTALL FILTER FABRIC, SILT SACKS, AND STONE OR HAYBALES AROUND ALL DRAINAGE INLET STRUCTURES AND MAINTAIN THEM UNTIL PAVEMENT IS IN PLACE AND VEGETATION IS ESTABLISHED.
10. ALL CUT AND FILL SLOPES SHALL BE TEMPORARILY STABILIZED WITH TOP SOIL, SEED AND MULCH OR CURLEX EROSION CONTROL BLANKET AS REQUIRED IF CONSTRUCTION ACTIVITY CEASES ON SAID SLOPES FOR A PERIOD OF 14 DAYS OR GREATER. ALL SLOPES SHALL BE PERMANENTLY STABILIZED AS REQUIRED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
11. COMPLETE FINISH GRADING AND STABILIZATION OF SITE. PLACE FINAL PAVING COURSE.
12. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES, DRAIN MANHOLES, PIPES AFTER COMPLETION OF CONSTRUCTION. REMOVE AND REGRADE TEMPORARY BERMS, SWALES, CHECK DAMS, ETC. STABILIZE DISTURBED AREAS.
13. CLEAN OUT ALL SEDIMENT FROM LEACHING BASINS AND OUTLET STRUCTURES. STABILIZE ALL SLOPES AS REQUIRED. REPLACE AND/OR CLEAN FILTER FABRIC AND STONE AT SWM FACILITIES. ALL AREAS CONTRIBUTING RUNOFF TO THE PROPOSED INFILTRATION DEVICES/BASINS SHALL BE STABILIZED PRIOR TO THE REMOVAL OF SEDIMENT AND EROSION CONTROL DEVICES PROTECTING THESE INFILTRATION AREAS.
14. UPON ESTABLISHMENT OF PERMANENT GROUND COVER AND APPROVAL BY THE ENGINEER, REMOVE HAYBALES & SILT FENCE. STABILIZE ALL AREAS WHERE HAYBALES WERE REMOVED.

ZONING TABLE

ZONING DISTRICT(S): RB, DV
OVERLAY DISTRICTS: WP
EXISTING USE: HOTEL, RECREATIONAL

PROPOSED USE:
MULTI-UNIT RESIDENTIAL; INSTITUTIONAL

TOTAL SITE AREA: 54.54± ACRES

	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA	87,120 SF	54.54 AC	54.54 AC
LOT FRONTAGE	20 FT MIN.	948 FT	948 FT
LOT WIDTH	100 FT MIN	991 FT	991 FT
BUILDING SETBACKS – RB ZONE			
FRONT SETBACK	20 FT MIN	177.0 FT	190.4 FT
SIDE SETBACK	10 FT MIN	95.8 FT	UNCHANGED
REAR SETBACK	10 FT MIN	60.1 FT	UNCHANGED
BUILDING HEIGHT	2.5 STORIES OR 30 FT	2 STORIES	UNCHANGED
FRONT BUFFER	20 FT WIDTH	0 FT[2]	0 FT[2]
SIDE BUFFER	10 FT WIDTH	3.6 FT[2]	3.6 FT[2]
REAR BUFFER	10 FT WIDTH	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	WP OVERLAY: 50% MAX. AP OVERLAY: NO LIMIT	– –	106 SF REDUCTION 3,562 SF REDUCTION
PARKING LOT TO BUILDING LANDSCAPE BUFFER	10 FT WIDTH	0± FT[2]	8.1± FT[2]
PARKING LOT TREES	1 TREE PER 5 PS	N/A	N/A
FRONTAGE TREES	1 TREE PER 30 FT	N/A	N/A
PARKING LOT LANDSCAPING	10% WITHIN PARKING AREA	N/A	N/A
PARKING TABLE			
AUDITORIUM (ASSEMBLY): 1 PS/3 PERSONS	500 PERSONS/3=166.7 PS		
SPORTS CLUB: 1 PS / 200 SF	17,294 SF/200=86.5 PS		
BARN BUILDING: 1 PS/3 PERSONS	200 PERSONS/3=66.7 PS		
STAFF EMPLOYEES: 1 PS/1.3 EMP	25 EMPLOYEES/1.3=19.2 PS		
TOTAL PARKING	339 PS		349 PS
ACCESSIBLE PARKING (TOTAL/VAN)*	8/1[1] SPACES	–	8/2[1] SPACES
PARKING STALL SIZE	20'x9'	VARIES	VARIES
DESIGN VEHICLE			HYANNIS TOWER TRUCK

[1] ACCESSIBLE PARKING SPACES ARE INCLUDED AS PART OF THE PARKING REQUIRED/PROVIDED COUNT.
[2] PRE-EXISTING, NON-CONFORMING (DIMENSIONAL REQUIREMENTS)
[3] PRE-EXISTING, NON-CONFORMING (USE)

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CONSULTANT

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PREPARED FOR:
Riverview School, Inc.
551 Route 6A
East Sandwich, MA 02537

PROJECT TITLE
Day 1 - Riverview Friends Forever Campus
35 Scudder Avenue
Hyannis, MA 02601

		DATE	DESCRIPTION
3	JKL	02/12/2026	70% CD's SUBMITTAL UPDATED
2	JKL	12/11/2025	CCC SUBMITTAL
1	MWE	9/23/2025	40% DESIGN PLANS

SHEET TITLE
Constuction Notes and Zoning Table

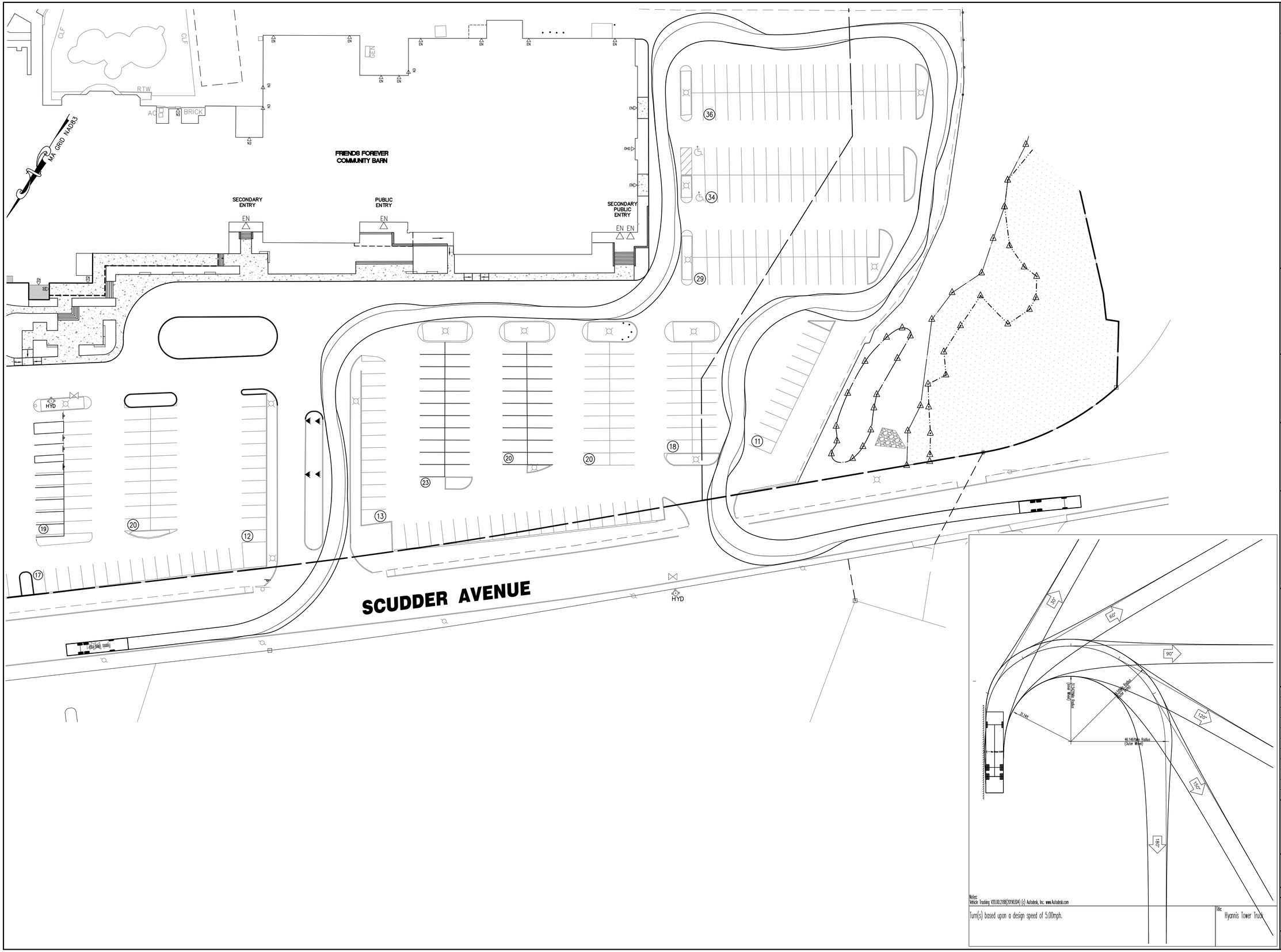
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C3.1

DATE: SEPTEMBER 10, 2025

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SHEET TITLE
Truck Turning Template Plan

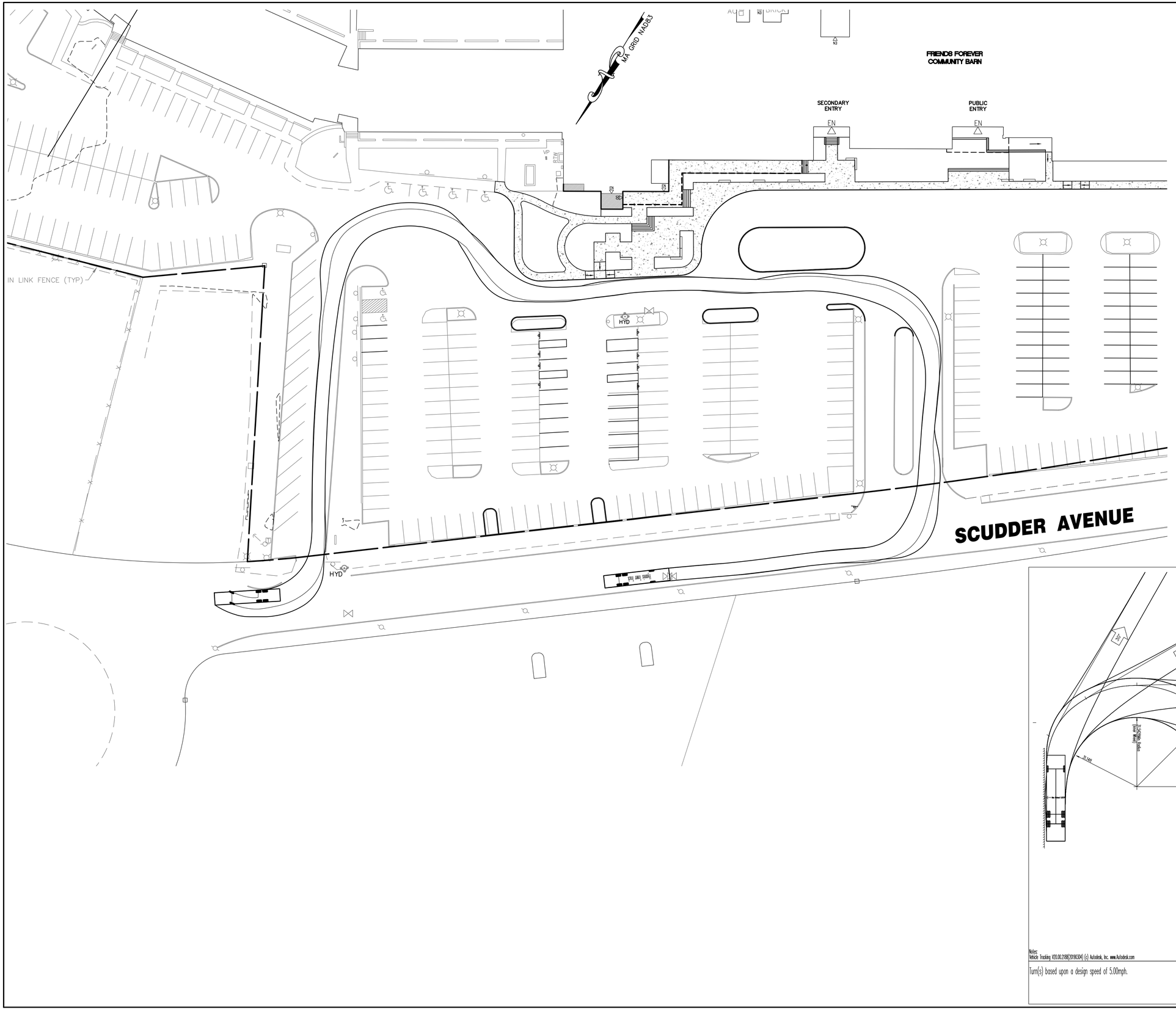
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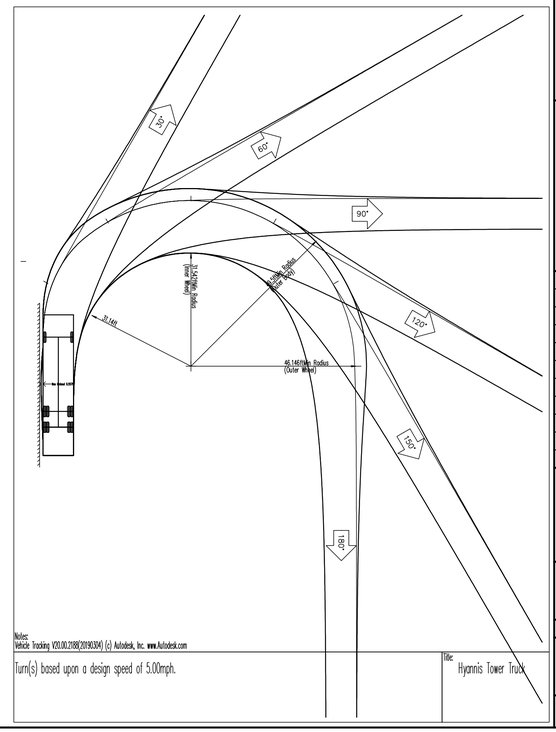
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SHEET TITLE
Truck Turning Template Plan

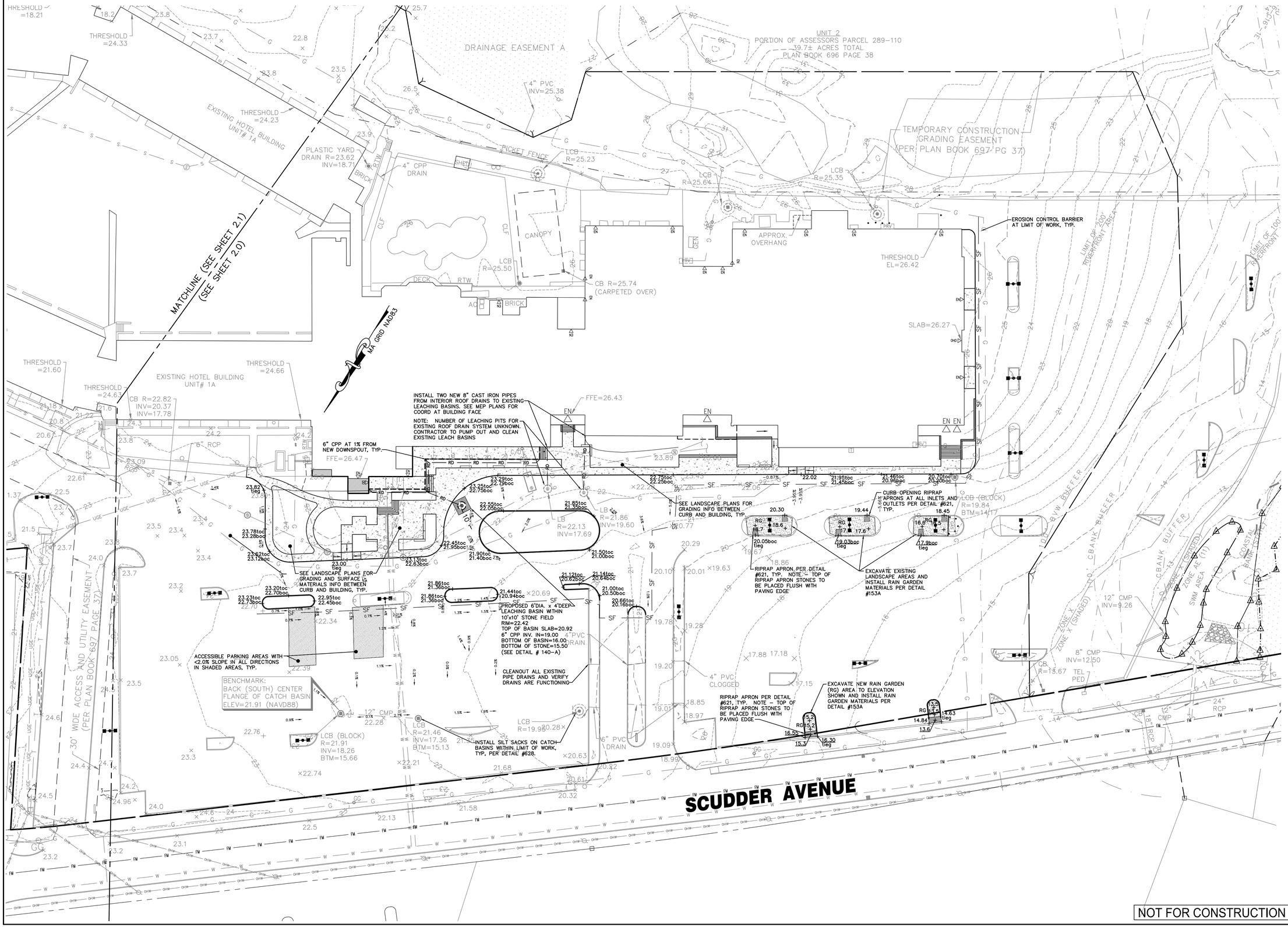
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35 Scudder Avenue
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SHEET TITLE
Grading and Drainage Plan

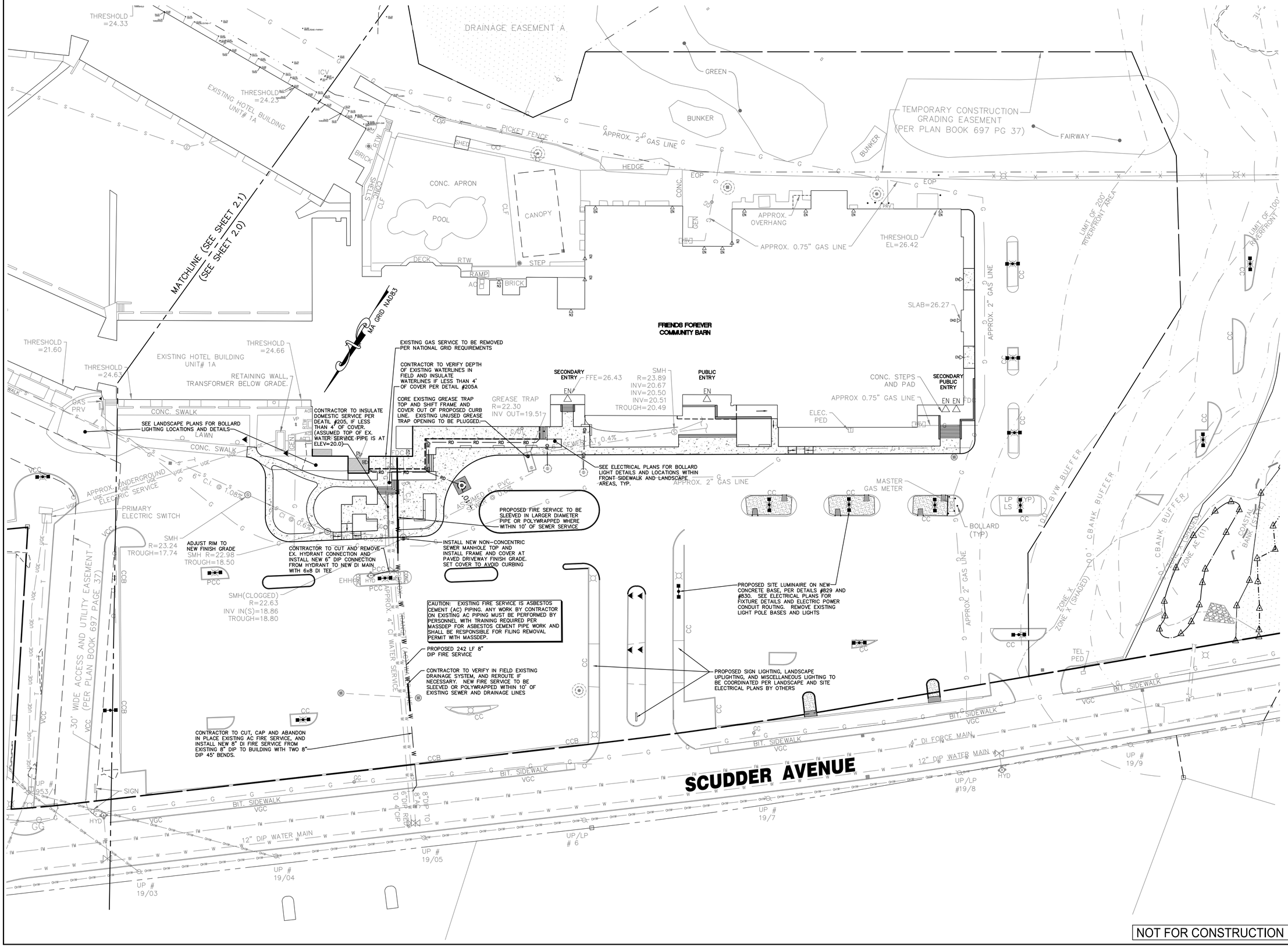
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SHEET TITLE
Utility Plan

SHEET NO
C5.0

DATE: SEPTEMBER 10, 2025

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SCALE IN FEET

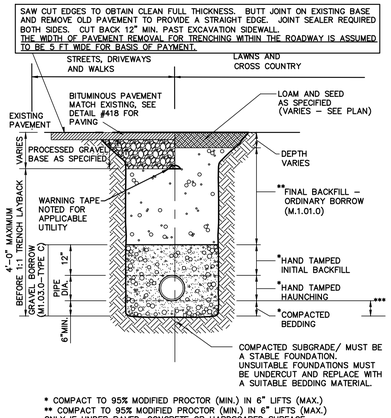
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C-118 UTILITY TRENCH DETAIL

N.T.S.

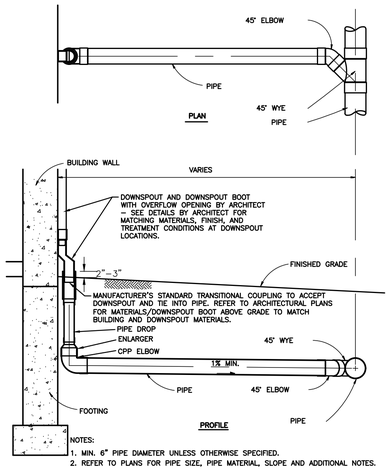


* COMPACT TO 95% MODIFIED PROCTOR (MIN.) IN 6" LIFTS (MAX.)
** COMPACT TO 95% MODIFIED PROCTOR (MIN.) IN 6" LIFTS (MAX.) ONLY IF UNDER PAVED, CONCRETE OR HARDSCAPED SURFACE (AREAS SUBJECT TO VEHICULAR AND/OR PEDESTRIAN TRAFFIC). FINAL BACKFILL IN GENERAL EMBANKMENT AREAS MUST BE COMPACTED TO 85% MODIFIED PROCTOR (MIN.) IN 12" LIFTS (MAX.)

***FOR SANITARY SEWER MAINS, 6" BEDDING SHALL BE BACKFILLED WITH 3/8"–3/4" NON–ANGULAR STONE IN LIEU OF GRAVEL BORROW. COMPACT TO 95% MODIFIED PROCTOR.

C-132 ROOF DRAIN DETAIL

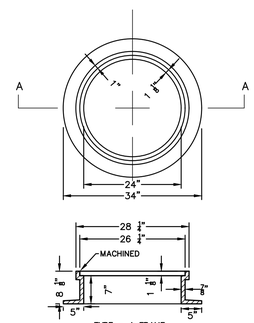
N.T.S.



NOTES:
1. MIN. 6" PIPE DIAMETER UNLESS OTHERWISE SPECIFIED.
2. REFER TO PLANS FOR PIPE SIZE, PIPE MATERIAL, SLOPE AND ADDITIONAL NOTES.

C- SEWER MANHOLE FRAME DETAIL

N.T.S.



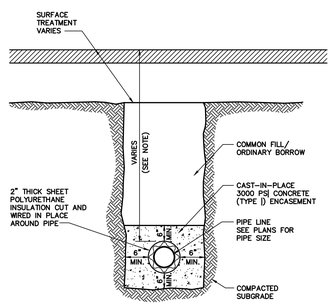
TYPE – A FRAME

NOTES:
1. MINIMUM MASS – 265 LBS.
2. MATERIAL – CAST IRON WITH NO BLACK ASPHALT COATING ALLOWED

* MASSDOT TYPE "A" FRAME OR EQUAL.

C-205 WATER AND SEWER LINE INSULATION DETAIL

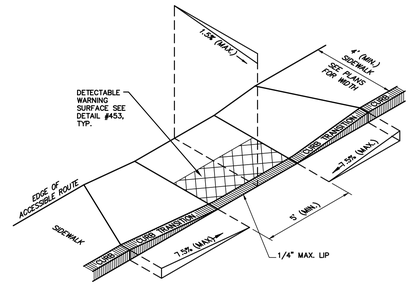
N.T.S.



NOTE:
WATER AND SEWER LINE SHALL BE INSULATED WHEN MINIMUM COVER AS REQUIRED CANNOT BE ACHIEVED. MINIMUM COVER REQUIREMENT SHALL BE DETERMINED BY THE MORE RESTRICTIVE REGULATION, LOCAL OR STATE.

C-400 ACCESSIBLE CURB RAMP – TYPE 'A' DETAIL

N.T.S.

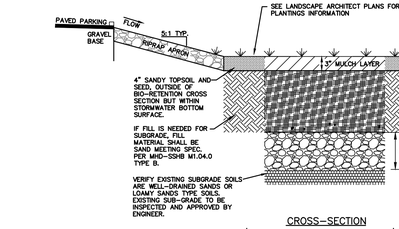


NOTES:
1. ALL RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE U.S. ACCESS BOARD ADA ACCESSIBILITY GUIDELINES & THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521 CMR REQUIREMENTS, AS CURRENTLY AMMENDED.
2. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 2.0% (NO TOLERANCE).
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5% (NO TOLERANCE).
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8% (NO TOLERANCE).
5. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
6. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
7. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
8. ENTRE RAMP SHALL BE CONSTRUCTED WITH CONCRETE.

CONCRETE NOTES:
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FT. O.C. WITH PRE–MOULDED JOINT FILLER.
3. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

C-403 ACCESSIBLE CURB RAMP – TYPE 'D' DETAIL

N.T.S.

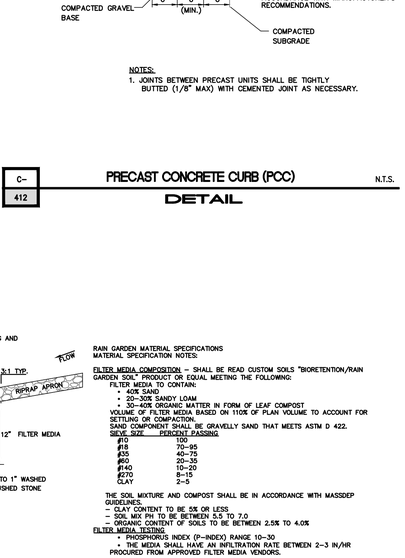


NOTES:
1. ALL RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE U.S. ACCESS BOARD ADA ACCESSIBILITY GUIDELINES & THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521 CMR REQUIREMENTS, AS CURRENTLY AMMENDED.
2. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 4.5%.
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
5. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
6. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
7. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
8. ENTRE RAMP SHALL BE CONSTRUCTED WITH CONCRETE.

CONCRETE NOTES:
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FT. O.C. WITH PRE–MOULDED JOINT FILLER.
3. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

C-412 PRECAST CONCRETE CURB (PCC) DETAIL

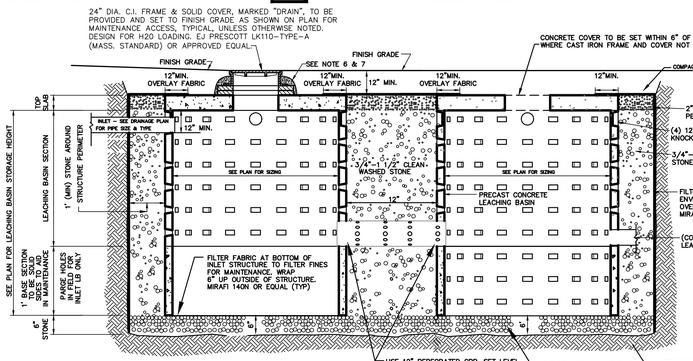
N.T.S.



NOTES:
1. JOINTS BETWEEN PRECAST UNITS SHALL BE TIGHTLY BUTTED (1/8" MAX) WITH CEMENTED JOINT AS NECESSARY.

C- SUBSURFACE LEACHING BASIN DETAIL

N.T.S.

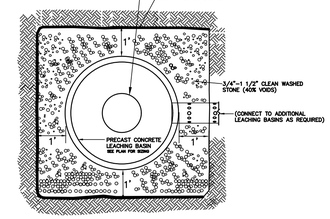


NOTES:
1. BASE SECTION SHALL BE MONOLITHIC WITH OUTSIDE DIAMETER.
2. ALL PRECAST COMPONENTS SHALL BE DESIGNED FOR H–20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI, TYPE II CEMENT.
4. FRAMES AND COVERS SHALL BE HEAVY DUTY AND DESIGNED FOR H–20 LOADING.
5. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. STANDARD MANHOLE FRAME & COVER SHALL MEET MUNICIPAL AND/OR STATE SPECIFICATIONS WHEN APPLICABLE.
7. STANDARD MANHOLE FRAME & COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK WHEN GRADE TO TOP OF PRECAST UNIT DISTANCE IS 1'–0" OR LESS (5 COURSES MAX.). USE SOLID CONCRETE BLOCK WHEN DISTANCE IS GREATER THAN 1'–0"
8. A MINIMUM 2 FOOT OVERLAP SHALL OCCUR BETWEEN ADJACENT SHEETS OF FABRIC. FILTER FABRIC SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

INFILTRATIBLE SUBGRADE SHALL BE MAINTAINED. IF FILL IS NEEDED FOR SUBGRADE BELOW THE BASIN BOTTOM, FILL MATERIAL SHALL BE PER MHD–SSHB M1.04.0 TYPE B.

SUBSURFACE LEACHING BASIN (TYP.) – PLAN VIEW

N.T.S.



C-153A RAIN GARDEN / BIO-RETENTION FACILITY DETAIL

N.T.S.

RAIN GARDEN MATERIAL SPECIFICATIONS
MATERIAL SPECIFICATION NOTES:

FILTER MEDIA COMPOSITION – SHALL BE READ CUSTOM SOILS "BIORETENTION/RAIN GARDEN SOIL" PRODUCT OR EQUAL MEETING THE FOLLOWING:
FILTER MEDIA TO CONTAIN:
- 40% SAND
- 20–30% SANDY LOAM
- 30–40% ORGANIC MATTER IN FORM OF LEAF COMPOST

VOLUME OF FILTER MEDIA BASED ON 110% OF PLAN VOLUME TO ACCOUNT FOR SETTLING OR COMPACTION.
SAND AMENDMENT SHALL BE GRAVELLY SAND THAT MEETS ASTM D 422.

SIEVE SIZE	PERCENT PASSING
#10	100
#18	70–95
#35	40–75
#60	20–35
#140	10–20
#270	8–15
CLAY	2–5

THE SOIL MIXTURE AND COMPOST SHALL BE IN ACCORDANCE WITH MASSDEP GUIDELINES.
- CLAY CONTENT TO BE 5% OR LESS
- SOIL MIX PH TO BE BETWEEN 5.5 TO 7.0
- ORGANIC CONTENT OF SOILS TO BE BETWEEN 2.5% TO 4.0%

FILTER MEDIA TESTING
- PHOSPHORUS INDEX (P–INDEX) RANGE 10–30
- THE MEDIA SHALL HAVE AN INFILTRATION RATE BETWEEN 2–3 IN/HR PROCURED FROM APPROVED FILTER MEDIA VENDORS.

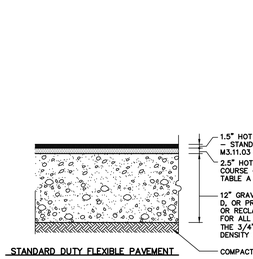
MULCH LAYER
AGED (6 MONTHS MIN.), FINE SHREDDED HARDWOOD MULCH. PINE MULCH AND WOOD CHIPS NOT ACCEPTABLE.
PLACE A 3 INCH LAYER ON THE SURFACE OF THE FILTER BED. MIX HALF INTO SOIL FILTER MEDIA.

ALTERNATIVE SURFACE COVER
A 3 INCH LAYER OF RIVER STONE OR PEA GRAVEL TO SUPPRESS WEED GROWTH, OR TURF COVER. ONLY IF SPECIFIED IN DRAWINGS.

SANDY TOPSOIL (FOR TURF COVER)
4 INCH SURFACE DEPTH OF LOAMY SAND TEXTURE, WITH LESS THAN 5% CLAY CONTENT, CORRECTED PH 5.5–6.5, AND ORGANIC MATTER OF BETWEEN 1.5% TO 3%. THE TOPSOIL SHALL HAVE AN INFILTRATION RATE OF 2.5 IN/HR

C-418 BITUMINOUS CONCRETE PAVEMENT SECTION DETAIL

N.T.S.



STANDARD DUTY FLEXIBLE PAVEMENT

COMPOSITION AND COMPACTION ACCEPTANCE TESTS

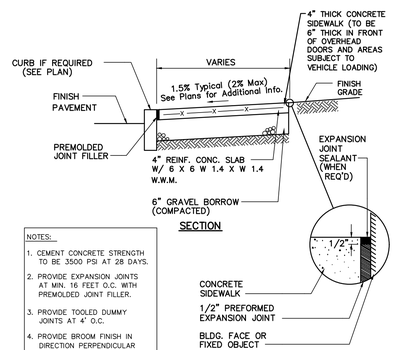
1. OBTAIN SAMPLES FROM PLANT TO INDICATE CONFORMANCE WITH M3.11.09.
2. PERFORM PAVEMENT DENSITY TESTING AS OUTLINED IN M3.11.09.
3. ALL SAMPLES TO BE TAKEN IN ACCORDANCE WITH THE MASSDOT SPECIFICAITIONS.
4. MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN SECTION M3.11.00 DIVISION III, MATERIALS AND THE FOLLOWING SUBSECTIONS:

MINERAL AGGREGATE: M3.11.04	BITUMINOUS MATERIALS: M3.11.06
MINERAL FILLER: M3.11.05	COMPOSITION OF BASE COURSE: M3.11.02

5. THE BITUMINOUS CONCRETE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT SECTIONS/PROVISIONS OF SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I–1.
6. CLASS I BITUMINOUS PAVEMENT, TYPE I–1 REQUIRED PER SECTION 460. TESTING FOR BASE COURSES AND TOP COURSES SHALL HAVE A MINIMUM COMPACTION OF 95% PROCTOR DENSITY. TESTING TO BE COMPLETED BY METHODS OUTLINED IN M3.11.00.

C-420 CONCRETE SIDEWALK DETAIL

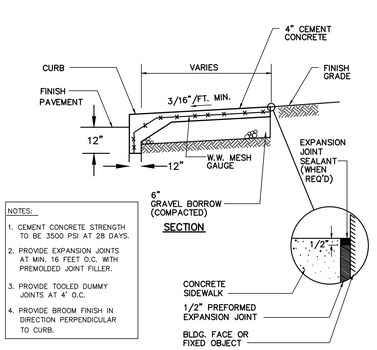
N.T.S.



NOTES:
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FEET O.C. WITH PREMOLDED JOINT FILLER.
3. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

C-421 MONOLITHIC CONCRETE SIDEWALK AND CURB DETAIL

N.T.S.



NOTES:
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FEET O.C. WITH PREMOLDED JOINT FILLER.
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Details Plan

SHEET NO
C6.0

DATE: SEPTEMBER 10, 2025

SCALE: NO SCALE

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2024–104 FILE: 2024–104 DT.dwg

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NOTES:
1. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF 521 CMR ARCHITECTURAL ACCESS BOARD AND THE UNITED STATES ACCESS BOARD "AMERICANS WITH DISABILITIES ACT –ACCESSIBILITY GUIDELINES". WHERE THESE DOCUMENTS CONFLICT, THE HIGHEST STANDARD SHALL APPLY.

2. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 2.0%

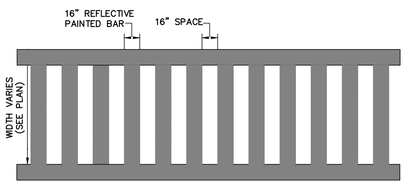
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%

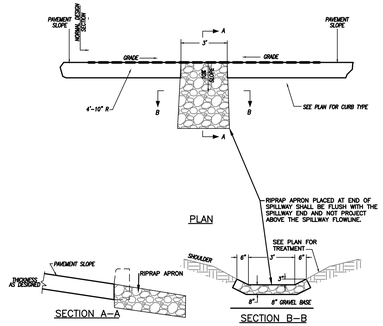
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8.0%

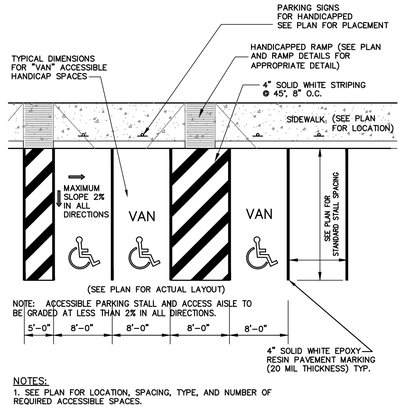
5. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)

6. CURB TREATMENT VARIES, SEE PLANS FOR CURB REQUIREMENT.

TYPICAL LAYOUT



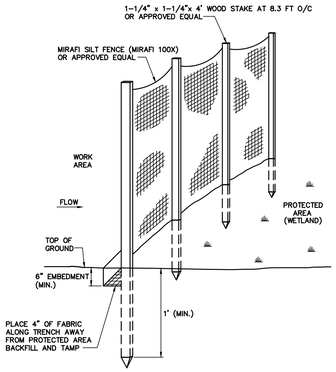


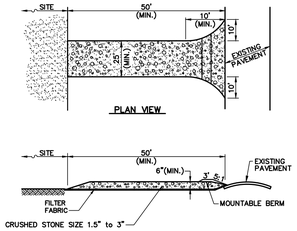


NOTES:
1. SEE PLAN FOR LOCATION, SPACING, TYPE, AND NUMBER OF REQUIRED ACCESSIBLE SPACES.

2. THIS DETAIL IS INTENDED TO PROVIDE TYPICAL DETAILS FOR LINE WIDTHS AND TYPICAL LAYOUT INFORMATION.

3. ACCESSIBLE PARKING STALL AND ACCESS AISLE TO BE GRADED AT LESS THAN 2% IN ALL DIRECTIONS.

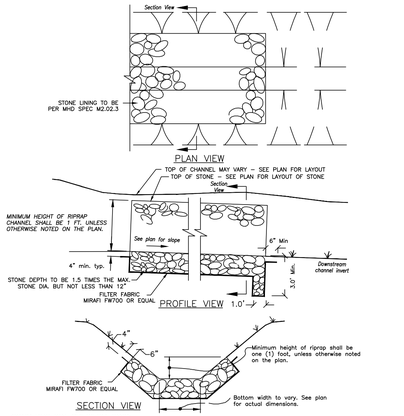




NOTES:
1. ENTRANCE WIDTH SHALL BE A TWENTY–FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.

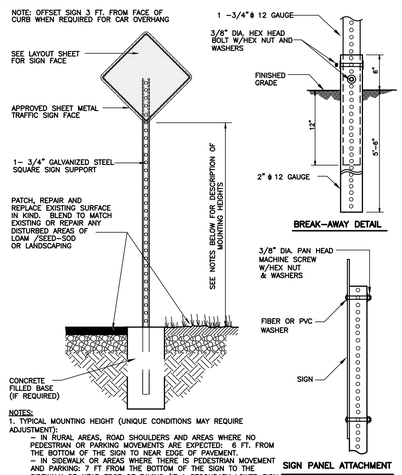
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

C– 439–C
'LADDER STYLE' CROSSWALK DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS:
1. ANY FILL REQUIRED SHALL BE COMPACTED TO APPROPRIATE DENSITIES.
2. GEOTEXTILE SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE SHALL BE REPAIRED BY OVERLAYING ANOTHER PIECE OF FABRIC OVER THE DAMAGED PORTION WITH A MIN OF 12" OVERLAP OR COMPLETELY REPLACING FABRIC.
3. THE STONE SHALL BE PLACED SO THAT IT BLENDS IN AT THE SAME ELEVATION AS THE ADJACENT SURFACE. IT SHALL BE PROPERLY SHAPED TO CREATE A SHAPED CHANNEL AS SHOWN IN THE DETAIL. [IMPORTANT: DO NOT PLACE THE STONE HIGHER IN THE CENTER. THIS WOULD RESULT IN THE FLOW BEING FORCED OUTSIDE OF THE CHANNEL CAUSING EROSION].

C 621
STONE CHANNEL PROTECTION DETAIL
N.T.S.



NOTES:
1. TYPICAL MOUNTING HEIGHT (UNIQUE CONDITIONS MAY REQUIRE ADJUSTMENT):
– IN RURAL AREAS, ROAD SHOULDERS AND AREAS WHERE NO PEDESTRIAN OR PARKING MOVEMENTS ARE EXPECTED: 6 FT. FROM THE BOTTOM OF THE SIGN TO NEAR EDGE OF PAVEMENT.
– IN SIDEWALK OR AREAS WHERE THERE IS PEDESTRIAN MOVEMENT AND PARKING: 7 FT FROM THE BOTTOM OF THE SIGN TO THE SIDEWALK OR NEAR EDGE OF PAVING (IF A SECONDARY LOWER SIGN IS MOUNTED, IT SHALL NOT PROJECT MORE THAN 4 INCHES INTO THE PEDESTRIAN FACILITY.)
– HANDICAP PARKING SIGNS: 6 FT. TO THE BOTTOM OF THE SIGN (NOT TO EXCEED 8 FT TO THE TOP OF THE SIGN)

C– 715
TRAFFIC SIGN POST DETAIL
N.T.S.

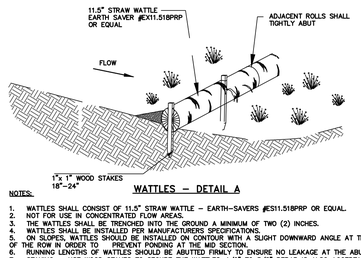
C– 415
STANDARD CURB OPENING AND SPILLWAY DETAIL
N.T.S.

INSTALLATION:
WHEN INSTALLING RUNNING LENGTHS OF WATTLES, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. DO NOT OVERLAP THE ENDS. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTER. FOR EXAMPLE:

A 25 FOOT LONG WATTLE USES 6 STAKES
A 20 FOOT LONG WATTLE USES 5 STAKES
A 12 FOOT LONG WATTLE USES 4 STAKES

STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE. LEAVING 2 – 3 INCHES OF THE STAKE PROTRUDING ABOVE THE WATTLE. A HEAVY SEDIMENT LOAD WILL TEND TO PICK THE WATTLE UP AND COULD PULL IT OFF THE STAKES IF THEY ARE DRIVEN DOWN TOO LOW. IT MAY BE NECESSARY TO MAKE A HOLE IN THE WATTLE WITH A PICK END OF YOUR MADDOX IN ORDER TO GET THE STAKE THROUGH THE STRAW. WHEN STRAW WATTLES ARE USED FOR FLAT GROUND APPLICATIONS, DRIVE THE STAKES STRAIGHT DOWN; WHEN INSTALLING WATTLES ON SLOPES, DRIVE THE STAKES PERPENDICULAR TO THE SLOPE.

DRIVE THE FIRST END STAKE OF THE SECOND WATTLE AT AN ANGLE TOWARD THE FIRST WATTLE IN ORDER TO HELP ABUT THEM TIGHTLY TOGETHER. IF YOU HAVE DIFFICULTY DRIVING THE STAKE INTO EXTREMELY HARD OR ROCKY SLOPES, A PILOT BAR MAY BE NEEDED TO BEGIN THE STAKE HOLE.



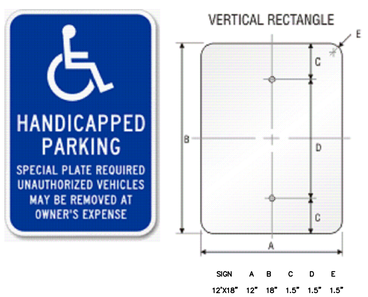
WATTLES – DETAIL A

NOTES:
1. WATTLES SHALL CONSIST OF 11.5" STRAW WATTLE – EARTH–SAVERS #ES11.518PRP OR EQUAL.
2. NOT FOR USE IN CONCENTRATED FLOW AREAS.
3. THE WATTLES SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF TWO (2) INCHES.
4. WATTLES SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. ON SLOPES, WATTLES SHOULD BE INSTALLED ON CONTOUR WITH A SLIGHT DOWNWARD ANGLE AT THE END OF THE ROW IN ORDER TO PREVENT PONDING AT THE MID SECTION.
6. RUNNING LENGTHS OF WATTLES SHOULD BE ABUTTED FIRMLY TO ENSURE NO LEAKAGE AT THE ABUTMENTS.
7. STAKING: USE WOOD STAKES TO SECURE THE WATTLES. 1/2" TO 5/8" REBAR IS ALSO ACCEPTABLE. USE A STAKE THAT IS LONG ENOUGH TO PROTRUDE SEVERAL INCHES ABOVE THE WATTLE: 18" LENGTH FOR HARD, ROCKY SOIL, 24" LENGTH FOR SOFT LOAMY SOIL.

WATTLE MAINTENANCE NOTES:

1. THE OWNER SHALL INSPECT WATTLES EVERY TWO WEEKS AND AFTER ANY SIGNIFICANT STORM EVENT AND MAKE REPAIRS OR REMOVE SEDIMENT ACCUMULATED BEHIND WATTLE AS NECESSARY.
2. SEDIMENT ACCUMULATED BEHIND WATTLE SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF THE DIAMETER OF THE WATTLE.

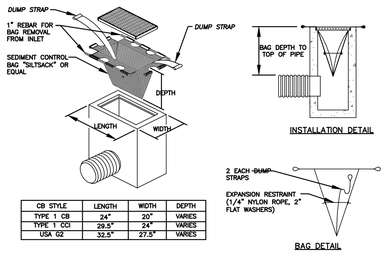
C– 627
WATTLE SEDIMENT BARRIER DETAIL
N.T.S.





C– 727
ACCESSIBLE PARKING SIGN DETAIL
N.T.S.

C– 440
ACCESSIBLE AND STANDARD STALL TYPICAL LAYOUT DETAIL
N.T.S.



CB STYLE	LENGTH	WIDTH	DEPTH
TYPE 1 CB	24"	20"	VARIES
TYPE 1 CCI	29.5"	24"	VARIES
USA 02	32.5"	27.5"	VARIES

INLET SEDIMENT CONTROL DEVICE – SILT SACK

NOTES:

THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.

FOR NON–STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).

THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/FT), AS PER THE MANUFACTURER'S SPECS.

THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.

SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.

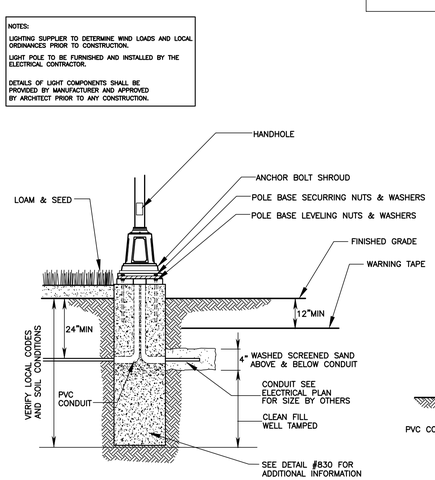
THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL.

C– 628
SILT SACK DETAIL
N.T.S.

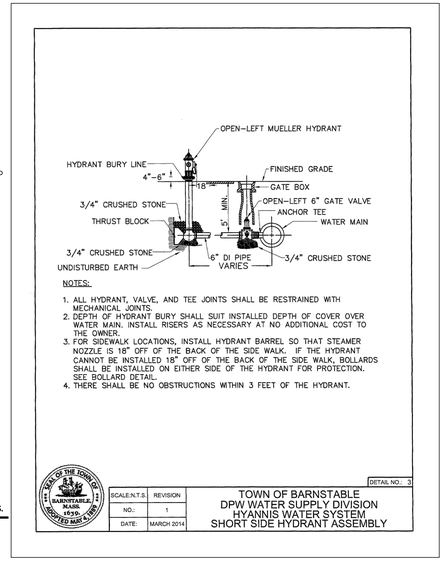
NOTES:
LIGHTING SUPPLIER TO DETERMINE WIND LOADS AND LOCAL ORDINANCES PRIOR TO CONSTRUCTION.

LIGHT POLE TO BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

DETAILS OF LIGHT COMPONENTS SHALL BE PROVIDED BY MANUFACTURER AND APPROVED BY ARCHITECT PRIOR TO ANY CONSTRUCTION.



C– 829
FLUSH LIGHT POLE BASE DETAIL
N.T.S.



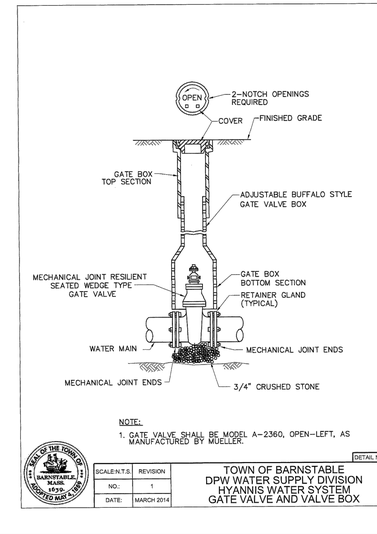
NOTES:
1. ALL HYDRANT, VALVE, AND TEE JOINTS SHALL BE RESTRAINED WITH MECHANICAL JOINTS.
2. DEPTH OF HYDRANT BURY SHALL SUIT INSTALLED DEPTH OF COVER OVER WATER MAIN. INSTALL RISERS AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
3. FOR SIDEWALK LOCATIONS, INSTALL HYDRANT BARREL SO THAT STEAMER NOZZLE IS 18" OFF OF THE BACK OF THE SIDE WALK. IF THE HYDRANT CANNOT BE INSTALLED 18" OFF OF THE BACK OF THE SIDE WALK, BOLLARDS SHALL BE INSTALLED ON EITHER SIDE OF THE HYDRANT FOR PROTECTION. SEE BOLLARD DETAIL.
4. THERE SHALL BE NO OBSTRUCTIONS WITHIN 3 FEET OF THE HYDRANT.

SCALE: N.T.S.	REVISION
NO.:	1
DATE:	MARCH 2014

TOWN OF BARNSTABLE
DPW WATER SUPPLY DIVISION
HYANNIS WATER SYSTEM
SHORT SIDE HYDRANT ASSEMBLY
DETAIL NO.: 3

C– 602
SILT FENCE BARRIER DETAIL
N.T.S.

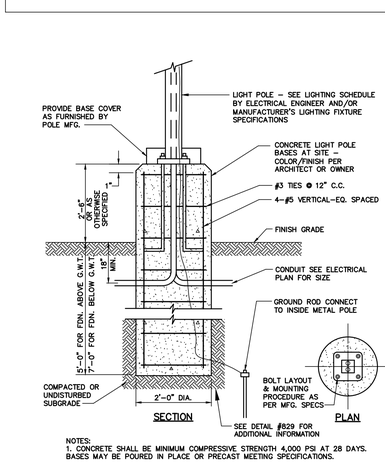
C– 609
STABILIZED CONSTRUCTION EXIT DETAIL
N.T.S.



NOTE:
1. GATE VALVE SHALL BE MODEL A–2360, OPEN–LEFT, AS MANUFACTURED BY MUELLER.

SCALE: N.T.S.	REVISION
NO.:	1
DATE:	MARCH 2014

TOWN OF BARNSTABLE
DPW WATER SUPPLY DIVISION
HYANNIS WATER SYSTEM
GATE VALVE AND VALVE BOX
DETAIL NO.: 6



NOTES:
1. CONCRETE SHALL BE MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS. BASES MAY BE POURED IN PLACE OR PRECAST MEETING SPECIFICATIONS.

C– 830
LIGHT POLE INSTALLATION DETAIL
N.T.S.

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STAMP | STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
Riverview School, Inc.
551 Route 6A
East Sandwich, MA 02537

PROJECT TITLE
Day 1 - Riverview Friends Forever Campus
35 Scudder Avenue
Hyannis, MA 02601

3	JKL	02/12/2026	70% CD's UPDATED PER CCC COMMENTS
2	JKL	12/11/2025	CCC SUBMITTAL
1	MWE	9/23/2025	40% DESIGN PLANS
		DATE	DESCRIPTION

SHEET TITLE
Details Plan

SHEET NO
C6.1

DATE: SEPTEMBER 10, 2025

SCALE: NOT SCALE

DRAWN BY: JKL CHECKED BY: MWE

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