

LOCUS MAP NOT TO SCALE

GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM, DATUM: NAD 83, UNITS: U.S. SURVEY FEET.

DIMENSIONS OF EXISTING BUILDINGS AND BUILDING OFFSETS SHOWN HEREON ARE TO CORNER BOARDS OR SIDING EXTENTS AND ARE DISPLAYED IN ENGINEERING UNITS WITH A PRECISION OF ONE TENTH (0.1) OF A FOOT. LOT COVERAGE IS CALCULATED TO CORNER BOARDS.

ZONING DISTRICT: AGA, WATER RESOURCE PROTECTION DISTRICT

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF MINIMAL FLOOD HAZARD ZONE X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25001C0727J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.

THIS LOT IS NOT WITHIN THE WINDBORNE DEBRIS REGION (ONE MILE FROM SHORELINE) AS SHOWN ON THE FALMOUTH HIGH WIND DISTRICT MAP.
THIS LOT IS LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA.
THIS LOT IS NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.
THIS LOT IS LOCATED WITHIN THE GREAT POND COASTAL POND OVERLAY DISTRICT.

LOT AREA = 39.4± ACRES (COMBINED PARCELS 22 02 029 000 & 16 06 002 003)

LOT COVERAGE BY STRUCTURES = 2,240 S.F., 0.2%
LOT COVERAGE BY STRUCTURES, PAVEMENT AND PARKING = 11,800 S.F., 0.7%

A COMPREHENSIVE ZONING ANALYSIS HAS NOT BEEN PERFORMED BEYOND THE ITEMS LISTED ABOVE.

DEED REFERENCE: BOOK 36149 PAGE 54 & LC CTF 234749

PLAN REFERENCE: BOOK 392 PAGE 66

OWNER: SHARON M. LOSORDO
PO BOX 711
EAST FALMOUTH, MA 02536

EXISTING DEVELOPMENT AREAS

EXISTING DEVELOPMENT AREA PRIOR TO YEAR 1994	= 17.618 ACRES
EXPANDED DEVELOPMENT AREA FROM YEAR 1994 TO YEAR 2024	= 10.262 ACRES
TOTAL EXISTING DEVELOPMENT AREA	= 27.880 ACRES

PROPOSED DEVELOPMENT AREAS

TOTAL EXISTING DEVELOPMENT AREA	= 27.880 ACRES
PROPOSED ADDITIONAL DEVELOPMENT BEYOND 200' SETBACK	= 0.451 ACRES
TOTAL PROPOSED DEVELOPMENT AREA	= 28.331 ACRES

PROPOSED EQUIPMENT

THE FOLLOWING IS A LIST OF EIGHT MACHINES (EQUIPMENT) PROPOSED TO OPERATE WITHIN THIS PROPERTY FOR THE PROCESSING OF MATERIAL.

1. CRUSHER - PREMIERTRACK R400 UNIT: MOBILE EQUIPMENT USED ON-SITE WHEN PROCESSING ROCK.
2. SCREENER - TEREX COLT 1600 UNIT: MOBILE EQUIPMENT USED ON-SITE TO SORT MATERIAL BY PARTICLE SIZE.
3. CONVEYORS - TELESTACK TC-424X UNIT: MOBILE EQUIPMENT USED ON-SITE TO TRANSFER MATERIAL BETWEEN EQUIPMENTS, FROM STOCK PILES AND/OR TO SEPARATE MATERIAL STOCK PILES.
4. EXCAVATOR - CAT 330 MODEL: EQUIPMENT KEPT ON-SITE AND USED TO MOVE MATERIAL.
5. LOADER - CAT 980 MODEL: EQUIPMENT KEPT ON-SITE AND USED TO MOVE MATERIAL.
6. BULLDOZER - CAT D6 MODEL: EQUIPMENT KEPT ON-SITE AND USED TO MOVE MATERIAL.
7. TRACTOR TRAILER: VEHICLES USED TO TRANSPORT LARGE QUANTITIES OF MATERIAL IN-COMING TO THIS SITE AND TO DELIVER MATERIAL OFF-SITE.
8. DUMPSTER TRUCKS: VEHICLES USED TO TRANSPORT TYPICAL QUANTITIES OF MATERIAL IN-COMING TO THIS SITE AND TO DELIVER MATERIAL OFF-SITE.

LEGEND

- SIDE SLOPE RESTORATION WITH TREE PLANTINGS ON SLOPE GRADES NO STEEPER THAN 3:1
- RESTORATION OF 50' BUFFER ALONG PROPERTY LINES WITH NATIVE VEGETATION
- EXISTING NATURALLY VEGETATED BUFFER ALONG PROPERTY LINES (NO WORK ZONE)
- PROPERTY AREA PROPOSED FOR MATERIAL SCREENING & CRUSHING
- PROPOSED FINISH GRADES
- GROUNDWATER LEVEL, CAPE COD COMMISSION GIS

SCALE: 1" = 80'

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DATE	DESCRIPTION	BY	CHK
5-7-25	REDUCE PROPOSED GRAVEL PIT DEVELOPMENT AREA	RLR	RLR

PREPARED FOR:
LAWRENCE LYNCH REALTY CORPORATION
PO BOX 913
FALMOUTH, MA 02541

PROJECT:
160 THOMAS B. LANDERS ROAD
FALMOUTH, MASSACHUSETTS

SHEET NO.: 1 OF 8 DATE: OCTOBER 16, 2024

DRAWN BY: RLR CHECKED BY: MC

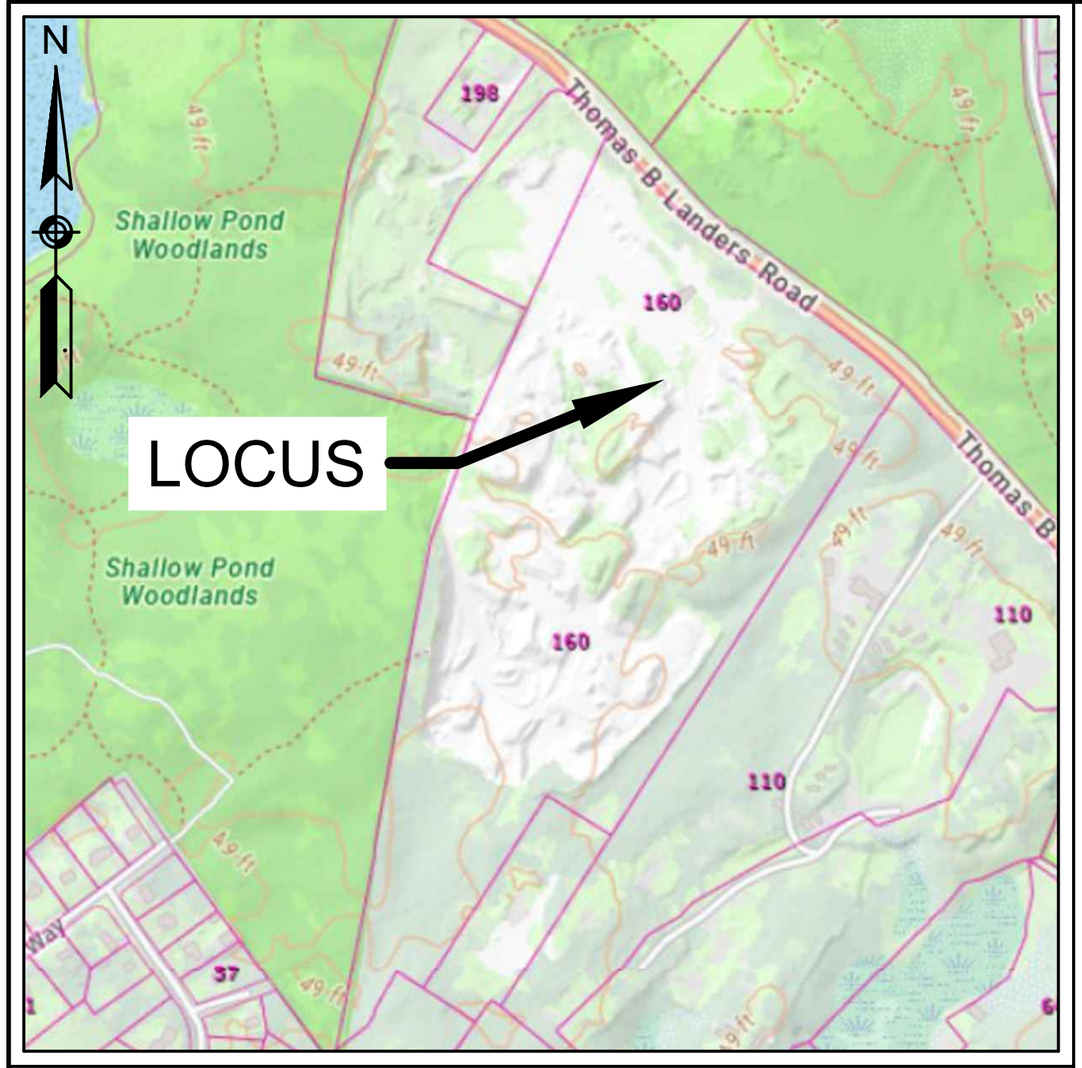
PREPARED BY:
CAPE & ISLANDS ENGINEERING
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MASHPEE, MA 02649
508.477.7272 PHONE
508.477.9072 FAX
www.CapeEng.com

DRAWING TITLE:
SANDS & GRAVEL PIT
PROPOSED SITE CONDITIONS

ASSESSORS INFORMATION: MAP 22-02-029-000 & 16-06-002-003)

DRAFT

THOMASBLANDERS_160_BONITO_SP-CCC



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LOT AREA = 39.4± ACRES

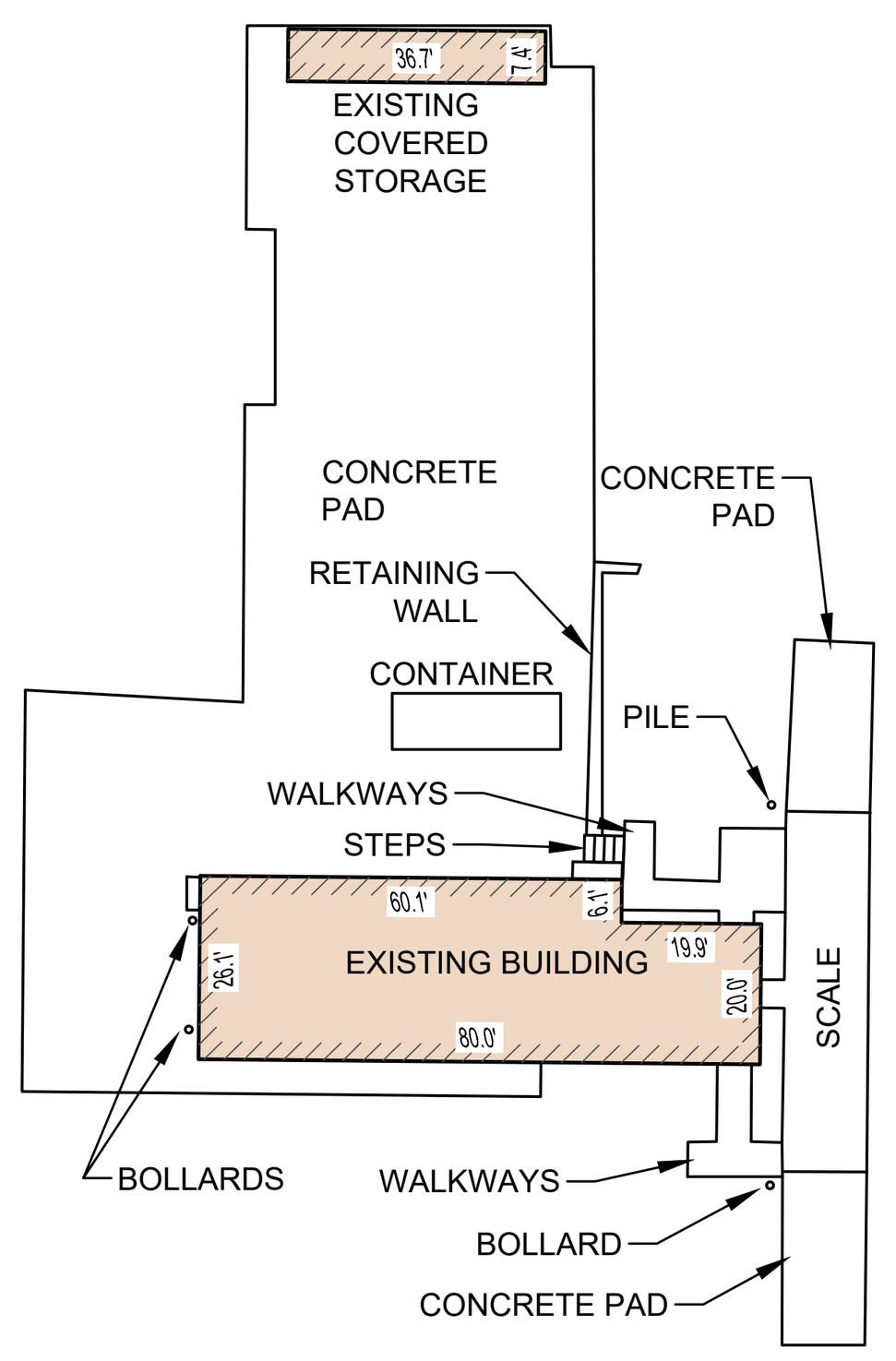
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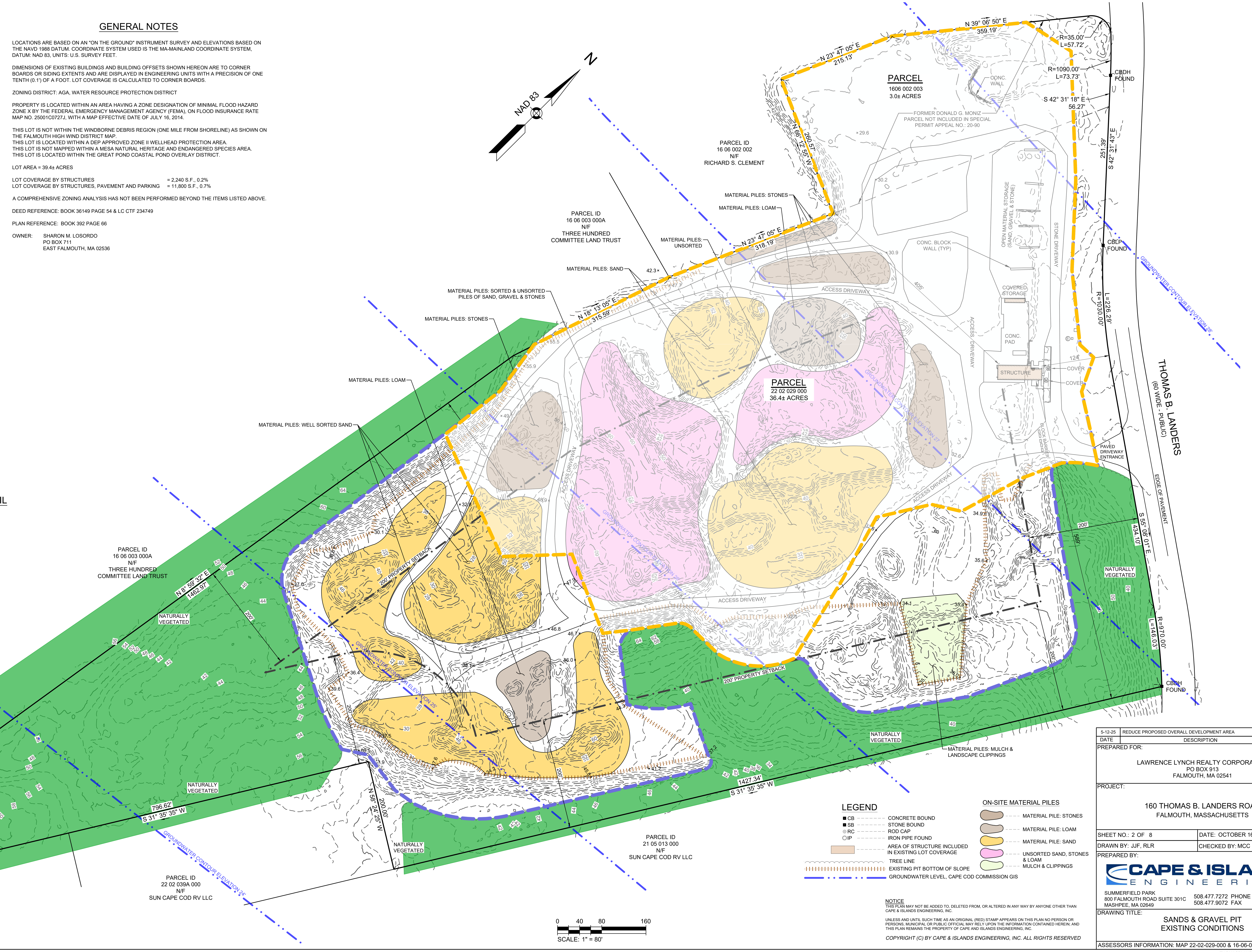
DEED REFERENCE: BOOK 36149 PAGE 54 & LC CTF 234749

PLAN REFERENCE: BOOK 392 PAGE 66

OWNER: SHARON M. LOSORDO
PO BOX 711
EAST FALMOUTH, MA 02536



EXISTING BUILDING PLAN DETAIL
SCALE: 1" = 40'
0 20 40 80
SCALE: 1" = 40'



0 40 80 160
SCALE: 1" = 80'

LEGEND

CB	CONCRETE BOUND
SB	STONE BOUND
RC	ROD CAP
IP	IRON PIPE FOUND
(shaded box)	AREA OF STRUCTURE INCLUDED IN EXISTING LOT COVERAGE
	TREE LINE
	EXISTING PIT BOTTOM OF SLOPE
	GROUNDWATER LEVEL, CAPE COD COMMISSION GIS

ON-SITE MATERIAL PILES

- MATERIAL PILE: STONES
- MATERIAL PILE: LOAM
- MATERIAL PILE: SAND
- UNSORTED SAND, STONES & LOAM
- MULCH & CLIPPINGS

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DATE	DESCRIPTION	BY	CHK
5-12-25	REDUCE PROPOSED OVERALL DEVELOPMENT AREA	RLR	RLR

PREPARED FOR:
LAWRENCE LYNCH REALTY CORPORATION
PO BOX 913
FALMOUTH, MA 02541

PROJECT:
160 THOMAS B. LANDERS ROAD
FALMOUTH, MASSACHUSETTS

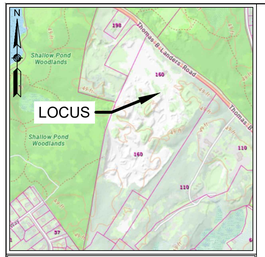
SHEET NO.: 2 OF 8 | DATE: OCTOBER 16, 2024
DRAWN BY: JJF, RLR | CHECKED BY: MCC

PREPARED BY:
CAPE & ISLANDS ENGINEERING
SUMMERFIELD PARK
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MASHPEE, MA 02649
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www.CapeEng.com

DRAWING TITLE:
SANDS & GRAVEL PIT
EXISTING CONDITIONS

ASSESSORS INFORMATION: MAP 22-02-029-000 & 16-06-002-003)

THOMASBLANDERS_160_BONITO_SP-CCC



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NAD 83

PARCEL
1606 002 003
3.0± ACRES

PARCEL ID
16 06 002 002
N/F
RICHARD S. CLEMENT

PARCEL ID
16 06 003 000A
N/F
THREE HUNDRED
COMMITTEE LAND TRUST

PARCEL
22 02 029 000
36.4± ACRES

PARCEL ID
22 03 001C 003A
N/F
SUN CAPE COD RV LLC

PARCEL ID
22 02 039A 000
N/F
SUN CAPE COD RV LLC

PARCEL ID
21 05 013 000
N/F
SUN CAPE COD RV LLC

N 39° 06' 50" E
359.19'
N 23° 47' 05" E
215.13'
N 66° 12' 55" W
259.57'
N 23° 47' 05" E
318.19'
N 18° 13' 05" E
315.59'
N 8° 59' 22" E
1462.37'
S 66° 53' 47" W
157.93'
S 31° 35' 35" W
796.62'
N 58° 24' 25" W
200.00'
S 31° 35' 35" W
1427.34'
S 55° 08' 01" E
434.10'
R=35.00'
L=57.72'
R=1090.00'
L=73.73'
S 42° 31' 18" E
56.27'
S 42° 31' 43" E
251.39'
R=1030.00'
L=226.29'
R=970.00'
L=146.03'

CBDH FOUND
CBLH FOUND

CONC. WALL
FORMER DONALD G. MONIZ PARCEL NOT INCLUDED IN SPECIAL PERMIT APPEAL NO.: 20-90
OPEN MATERIAL STORAGE (SAND, GRAVEL & STONE)
STONE DRIVEWAY
CONC. BLOCK WALL (TYP.)
COVERED STORAGE
CONC. PAD
STRUCTURE
BLOCK BARRIER (TYP.)
ACCESS DRIVEWAY
PAVED DRIVEWAY ENTRANCE
EDGE OF PAVEMENT
THOMAS B. LANDERS
(60' WIDE - PUBLIC)

GROUNDWATER CONTOUR ELEVATION 27'
GROUNDWATER CONTOUR ELEVATION 25'
GROUNDWATER CONTOUR ELEVATION 24'

DEVELOPMENT AREA PRIOR TO 1994
17.618 ACRES

DEVELOPMENT AREA BETWEEN 1994 TO 2024
6.88 ACRES

DEVELOPMENT AREA BETWEEN 1994 TO 2024
3.38 ACRES

SECTION I (60,000 S.F.)
SECTION II (60,000 S.F.)
SECTION III (60,000 S.F.)
SECTION IV (60,000 S.F.)
SECTION V (60,000 S.F.)
SECTION VI (60,000 S.F.)
SECTION VII (60,000 S.F.)
SECTION VIII (60,000 S.F.)
SECTION IX (60,000 S.F.)
SECTION X (60,000 S.F.)
SECTION XI (60,000 S.F.)

APPROVED LIMITS OF EARTH REMOVAL (50' SETBACK FROM PROPERTY LINE)
APPROVED LIMITS OF EARTH REMOVAL (100' SETBACK FROM PROPERTY LINE)
EXTENT OF EARTH REMOVAL FLOOR LEVEL PER 1990 PERMIT
200' PROPERTY SETBACK
NATURALLY VEGETATED

0 40 80 160
SCALE: 1" = 80'

LEGEND

- DEFINED AREA OF DEVELOPMENT BASED ON 2024 ON-THE-GROUND SURVEY
- INTERPRETED DEVELOPMENT AREA FROM 1994 AERIAL BLACK & WHITE PHOTO
- DEFINED AREA OF EARTH REMOVAL (SECTIONS) 1990 SPECIAL PERMIT APPEAL NO.: 20-90
- DEFINED EARTH REMOVING BOTTOM AREA 1990 SPECIAL PERMIT APPEAL NO.: 20-90
- TREE LINE
- EXISTING PIT BOTTOM OF SLOPE
- GROUNDWATER LEVEL, CAPE COD COMMISSION GIS

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DATE	DESCRIPTION	BY	CHK
5-12-25	REDUCE PROPOSED OVERALL DEVELOPMENT AREA	RLR	RLR

PREPARED FOR:
LAWRENCE LYNCH REALTY CORPORATION
PO BOX 913
FALMOUTH, MA 02541

PROJECT:
160 THOMAS B. LANDERS ROAD
FALMOUTH, MASSACHUSETTS

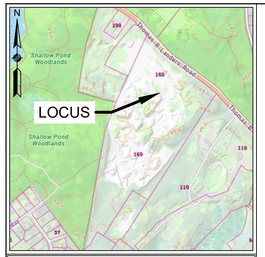
SHEET NO.: 3 OF 8 DATE: OCTOBER 16, 2024
DRAWN BY: RLR CHECKED BY: RLR

PREPARED BY:
CAPE & ISLANDS ENGINEERING
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800 FALMOUTH ROAD SUITE 301C
MASHPEE, MA 02649
508.477.7272 PHONE
508.477.9072 FAX
www.CapeEng.com

DRAWING TITLE:
OVERALL SITE SECTION PLAN
SANDS & GRAVEL PIT

ASSESSORS INFORMATION: MAP 22-02-029-000 & 16-06-002-003)

DRAFT



LOCUS MAP NOT TO SCALE

SITE CONTROLS, RESTORATION & STABILIZATION NOTES:

1) THE OWNER SHALL PROVIDE AND MAINTAIN PROPER NOISE, DUST AND EROSION CONTROLS ON-SITE.
2) ALL AREAS OF MATERIAL EXCAVATION SHALL BE PERFORMED TO THE APPROVED ELEVATIONS. ADDITIONAL FILL MATERIAL REQUIRE TO ESTABLISH FINISH GRADES SHALL BE PROPERLY COMPACTED AS NOTED IN THE DETAILS ON THIS SITE PLAN. ALL FILLED AREAS NOT INTENDED TO BE USED FOR ON-GOING SITE OPERATIONS SHALL BE FINISHED WITH 6-INCHES (6") OF TOP SOILS AND SEEDED WITH A NATIVE GRASS SEED MIX.
3) ALL CLEARED AREAS SHALL BE RESTORED AND STABILIZE WITH A MINIMUM SIX-INCHES (6") OF TOP SOIL. TOP SOIL PREVIOUSLY EXCAVATED FROM THE SITE DURING EARTH MATERIAL REMOVAL, AND PREVIOUSLY STOCKPILES ON-SITE, SHALL BE SPREAD THROUGHOUT THE RESTORATION AREAS TO ESTABLISH FINISH GRADES.
4) ALL EXCAVATED SLOPES SHALL BE STABILIZED, FILLED AND COMPACTED AS NEEDED, AND NOT TO EXCEED 3:1 (HORIZONTAL TO VERTICAL) SLOPES.
5) TEMPORARY SURFACE RUNOFF DESTINATION AREAS MAY BE CONSTRUCTED IN A MANNER SUCH THAT THERE IS NO INTERFERENCE WITH ON-GOING SITE OPERATIONS.
6) DRAINAGE SWALES AND TEMPORARY STONE CHECKS MAY BE CONSTRUCTED, IF PRACTICAL, DURING ALL STAGES OF EARTHWORK ACTIVITY ON THE SITE.
7) ALL DESIGNATED AREAS FOR SURFACE RUNOFF DESTINATION SHALL BE PROPERLY MANAGED AND MAINTAINED BY REMOVING FINE SEDIMENTS THAT COLLECT AND SETTLE ON THE SURFACE AND SCARIFYING THE SURFACE AREA TO ALLOW RUNOFF WATER TO IN FILTRATE INTO THE GROUND.
8) UNSUITABLE FILL MATERIAL SUCH AS LEAF, STUMPS, LOGS, ETC., SHALL NOT BURIED ON SITE OR USED AS BACKFILL MATERIAL.
9) DISPOSAL OF ALL REFUSE MATERIALS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND MUST BE HAULED OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
10) RESTORED SIDE SLOPE GRADES ALONG THE PERIMETER OF THE SAND & GRAVEL PIT SHALL BE VEGETATED WITH NATIVE SEED MIX AND NATIVE PLANTINGS. EXISTING AND ESTABLISHED VEGETATION SHALL NOT BE REMOVED TO ACHIEVE THIS GOAL. NOTE: SPECIAL PERMIT APPEAL NO 20-90 SPECIFIED SLOPE GRADES TO BE PLANTED WITH NATIVE PINE TREES AT A DENSITY OF ONE PINE TREE EVERY 64 SQUARE FEET (EIGHT-FEET ON-CENTER) IN A STAGGERED PATTERN.
11) ALL DISTURBED AND LOAMED AREAS SHALL BE SEEDED WITH A NATIVE GRASS OR NATIVE WILD FLOWER SEED MIX, OR COMBINATION OF THESE. THE RECOMMENDED SEED MIX FOR THIS SITE IS NEW ENGLAND NATIVE WARM SEASON GRASS MIX - A MIXTURE OF: LITTLE BLUESTEM, BIG BLUESTEM ,VIRGINIA WILD RYE, INDIAN GRASS, RED FESCUE AND SWITCH GRASS.

RESTORATION RELATIVE TO 1994 DEVELOPMENT

SANDS & GAVEL PIT RESTORATION PLAN				
LOCATION	[1] TARGET ELEVATION FEET,NAVD88	RESTORATION ACTIVITY	RESTORATION AREA, ACRES	RESTORATION FILL VOLUME, CUBIC YARDS
[2] OVERALL DEVELOPED AREA	35.0 TO 38.8	FILL	7.303	45,700
PRE-1994 DEVELOPED AREA	36.0 TO 38.8	FILL	3.715	24,480
POST-1994 DEVELOPED AREA	35.0 TO 38.8	FILL	3.588	21,220
OVERALL SIDE SLOPES	VARIES	SPREAD LOAM	4.354	3,510
POST-1994 SIDE SLOPES	VARIES	SPREAD LOAM	2.797	2,360

[1] TARGET DEPTH CONVERTED FROM NGVD29, AS DEPICTED ON PERMIT PLANS FOR SPECIAL PERMIT NO.: 20-90, TO NAVD88.
THE TARGET RESTORATION GRADES ARE SET TO AT LEAST 10-FEET ABOVE GROUNDWATER ELEVATIONS.

[2] APPROXIMATELY 45,700 CUBIC YARDS IS NEEDED TO RESTORE GRADES WITHIN THE ENTIRE PROPERTY AS DEPICTED IN THESE DRAWINGS.

THERE IS APPROXIMATELY A COMBINED 43,400 CUBIC YARDS OF EARTH REMOVAL AVAILABLE WITHIN THE ENTIRE SITE.

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LEGEND

- DEFINED AREA OF DEVELOPMENT BASED ON 2024 ON-THE-GROUND SURVEY
- INTERPRETED DEVELOPMENT AREA FROM 1994 AERIAL BLACK & WHITE PHOTO
- EXCESSIVE EARTH REMOVAL COMPARED TO 1990 SPECIAL PERMIT APPEAL NO.: 20-90
- AVAILABLE EARTH REMOVAL COMPARED OUTSIDE 200' PROPERTY LINE SETBACK
- TREE LINE
- EXISTING PIT BOTTOM OF SLOPE
- GROUNDWATER LEVEL, CAPE COD COMMISSION GIS

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DATE	DESCRIPTION	BY	CHK
5-12-25	UPDATE DESIGN TO OUTSIDE PRE-1994 DEVELOPMENT	RLR	RLR

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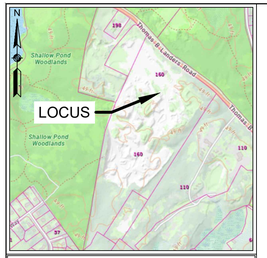
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DRAWN BY: RLR CHECKED BY: RLR

PREPARED BY:
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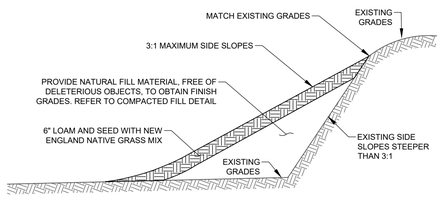
DRAWING TITLE:
SANDS & GRAVEL PIT
RESTORATION & RECLAMATION PLAN

ASSESSORS INFORMATION: MAP 22-02-029-000 & 16-06-002-003)

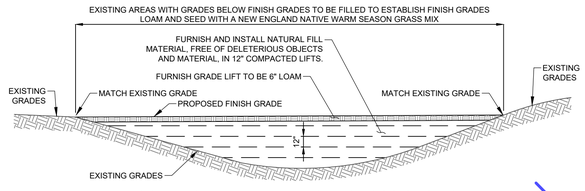
DRAFT



LOCUS MAP NOT TO SCALE



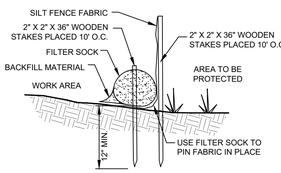
SIDE SLOPE RESTORATION - TYPICAL CROSS SECTION
NOT TO SCALE



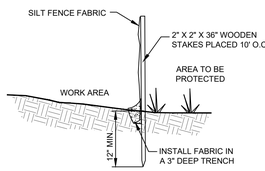
COMPACTED FILL - TYPICAL CROSS SECTION
NOT TO SCALE

EROSION CONTROL NOTES:

1) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS OF THE TOWN OF FALMOUTH "SOIL EROSION & SEDIMENTATION CONTROL STANDARD CONDITIONS".
2) EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND REPLACED OR UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION.
3) IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE PROPERTY OWNER TO INSTALL ADDITIONAL CONTROL MEASURES DURING CONSTRUCTION AS REQUIRED TO PROTECT ANY ADJACENT AREAS FROM HARM AND TO PROTECT NATURAL UNDISTURBED AREAS.
4) SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES SHALL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THIS PLAN. ALL FILTER SOCKS OR SILT FENCE RETAINING SEDIMENT OVER 1/3 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS REMOVED AND REPLACED.
5) SITE OPERATIONS SHALL INCLUDE CONTROLLING DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE SITE'S OPERATION. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC ON ADJACENT ROADWAYS.
6) IN DISTURBED AREAS FOR RESTORATION, IF THE SURFACE MATERIAL IS NOT SUITABLE FOR THE GROWING OF SEED, A MINIMUM OF 6 INCHES OF LOAM WILL BE REQUIRED.
7) THE CONTRACTOR MUST KEEP ON SITE AT ALL TIMES ADDITIONAL SILT FENCE AND FILTER SOCKS FOR INSTALLATION AS NEEDED TO MITIGATE ANY SEDIMENTATION OR EROSION EMERGENCY CONDITION.
8) TEMPORARY SEDIMENTATION BASIN MAY NOT BE PRACTICAL DURING ALL STAGES OF CONSTRUCTION. EARTHWORK ACTIVITY ON THE SITE MUST BE DONE IN A MANNER SUCH THAT RUNOFF IS DIRECTED TO TEMPORARY DRAINAGE SWALES IF NOT CONTAINED ON-SITE.



LIMIT OF WORK - FILTER SOCK
NOT TO SCALE



LIMIT OF WORK - SILT FENCE
NOT TO SCALE

EXISTING UTILITIES NOTE:

NOT ALL UTILITIES ON THE PROPERTY HAVE BEEN LOCATED OR ARE ILLUSTRATED ON THIS SET OF SITE PLAN DRAWINGS.
THE CONTRACTOR SHALL ARRANGE FOR DIG-SAFE (1-888-344-7233) AND A PRIVATE UTILITY MARKING COMPANY TO MARK UTILITIES ON THE SITE. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES AND CONTACT THE ENGINEER IF CONFLICT BETWEEN UTILITIES IS ENCOUNTERED.

EXISTING WALL TO BE REMOVED
N 39° 06' 50" E 359.19'
R=35.00' L=57.72'
R=1090.00' L=73.73'
CBDH FOUND
S 42° 31' 18" E 56.27'
S 42° 31' 43" E 251.39'
CBLP FOUND
R=1030.00' L=226.29'
GROUNDWATER CONTOUR ELEVATION 25'
THOMAS B. LANDERS (60' WIDE - PUBLIC)
S 55° 08' 01" E 434.10'
R=970.00' L=146.03'
CBDH FOUND
NAD 83
N

PARCEL ID
16 06 002 002
N/F
RICHARD S. CLEMENT

PROPOSED LIMIT OF WORK WITH FILTER SOCK ALONG EDGE OF ACCESS DRIVEWAY
PROPOSED LIMIT OF WORK
N 23° 47' 05" E 215.13'
N 66° 12' 55" W 260.67'
N 23° 47' 05" E 318.19'

PARCEL ID
16 06 003 000A
N/F
THREE HUNDRED
COMMITTEE LAND TRUST

N 18° 13' 05" E 315.59'
OPEN DRAIN BASIN #1 7,000 S.F. AREA
293' L x 10' W x 1' H STONE CHECK
PROPOSED LIMIT OF WORK ALONG 50' PROPERTY LINE BUFFER
APPROVED LIMITS OF EARTH REMOVAL (50' SETBACK FROM PROPERTY LINE)
OPEN DRAIN BASIN #4 15,000 S.F. AREA
PROPOSED LIMIT OF WORK ALONG 50' PROPERTY LINE BUFFER

MATCH LINE - SEE GRADING & DRAINAGE PLAN 1
MATCH LINE - SEE GRADING & DRAINAGE PLAN 2
MATCH LINE - SEE GRADING & DRAINAGE PLAN 3

OPEN DRAIN BASIN #2 2,100 S.F. AREA
175' L x 10' W x 1' H STONE CHECK
APPROVED LIMITS OF EARTH REMOVAL (100' SETBACK FROM PROPERTY LINE)
PROPOSED LIMIT OF WORK ALONG CLEARING

PARCEL ID
16 06 003 000A
N/F
THREE HUNDRED
COMMITTEE LAND TRUST

N 8° 59' 32" E 1462.97'
PROPOSED LIMIT OF WORK ALONG EXTENT OF EXISTING CLEARING
GROUNDWATER CONTOUR ELEVATION 25'
230' L x 10' W x 1' H STONE CHECK
OPEN DRAIN BASIN #3 11,300 S.F. AREA
PROPOSED LIMIT OF WORK ALONG CLEARING
350' L x 10' W x 1' H STONE CHECK
S 31° 35' 35" W 1427.34'
N 58° 24' 25" W 200.00'
S 31° 35' 35" W 796.62'
S 66° 53' 47" W 157.93'
APPROVED LIMITS OF EARTH REMOVAL (50' SETBACK FROM PROPERTY LINE)
GROUNDWATER CONTOUR ELEVATION 24'

PARCEL ID
22 03 001C 003A
N/F
SUN CAPE COD RV LLC

APPROVED LIMITS OF EARTH REMOVAL (50' SETBACK FROM PROPERTY LINE)

PARCEL ID
22 02 039A 000
N/F
SUN CAPE COD RV LLC

PARCEL ID
21 05 013 000
N/F
SUN CAPE COD RV LLC

APPROVED LIMITS OF EARTH REMOVAL (50' SETBACK FROM PROPERTY LINE)

0 40 80 160
SCALE: 1" = 80'

LEGEND

- +35.1 EXISTING GRADE ELEVATIONS
- 38.5 PROPOSED GRADE ELEVATIONS
- 36 EXISTING GRADE CONTOURS
- 36 PROPOSED FINISH GRADE CONTOURS
- GROUNDWATER LEVEL, CAPE COD COMMISSION GIS
- LOW LIMIT OF WORK & GRADING ALONG BUFFER SETBACK
- LIMIT OF WORK WITH FILTER SOCK
- EDGE OF VEGETATION CLEARING

NOTICE
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DATE	DESCRIPTION	BY	CHK
5-12-25	REDUCE PROPOSED OVERALL DEVELOPMENT AREA	RLR	RLR

PREPARED FOR:

LAWRENCE LYNCH REALTY CORPORATION
PO BOX 913
FALMOUTH, MA 02541

PROJECT:

160 THOMAS B. LANDERS ROAD
FALMOUTH, MASSACHUSETTS

SHEET NO.: 5 OF 8 | DATE: OCTOBER 16, 2024

DRAWN BY: RLR | CHECKED BY: MC

PREPARED BY:

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DRAWING TITLE:

SAND & GRAVEL PIT
OVERALL GRADING PLAN

ASSESSORS INFORMATION: MAP 22-02-029-000 & 16-06-002-003)