

3 JEROME SMITH ROAD

PROVINCETOWN, MASSACHUSETTS

ISSUED FOR PRICING

NOVEMBER 14, 2022

PREPARED FOR
THE COMMUNITY BUILDERS, INC.
185 DARTMOUTH ST
BOSTON, MA 02116



PREPARED BY

FUSS & O'NEILL

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PROJECT TEAM

DBVW ARCHITECTS
111 CHESTNUT STREET
PROVIDENCE, RI 02903

HORSLEY WITTEN GROUP
90 MA-6A # 1,
SANDWICH, MA 02563



LOCATION MAP

SCALE: 1" = 150'

DRAFT
NOT FOR REUSE OR DISTRIBUTION

MAP REFERENCE

- EXISTING CONDITIONS DEPICTED ON THIS PLAN ARE BASED ON A PLAN ENTITLED: "EXISTING CONDITIONS PLANS" DATED 2-18-2022 PREPARED BY HORSLEY WITTEN GROUP, INC.
- TOPOGRAPHIC ELEVATIONS ARE BASED ON NAVD83 DATUM.
- THE SITE IS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD BASED ON "FIRM, FLOOD RATE MAP, TOWN OF PROVINCETOWN, MASSACHUSETTS, BARNSTABLE COUNTY," MAP NUMBER Z5001C012J, EFFECTIVE DATE JULY 16, 2014.

GENERAL NOTES

- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SHOWN ON THE DRAWINGS TO SCALE OR TO THEIR ACTUAL DIMENSION OR LOCATION. COORDINATE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- DO NOT RELY SOLELY ON ELECTRONIC VERSIONS OF DRAWINGS, SPECIFICATIONS, AND DATA FILES THAT ARE PROVIDED BY THE ENGINEER. FIELD VERIFY LOCATION OF PROJECT FEATURES.
- PERFORM NECESSARY CONSTRUCTION NOTIFICATIONS, APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDINGS AND ADJACENT SITE ELEMENTS INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
- LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED. LOCATIONS SHOULD BE VERIFIED BY THE RESPECTIVE UTILITY COMPANY BEFORE BEING RELIED UPON. ALL FIELD CHANGES MUST BE APPROVED BY THE ENGINEER.
- LOCATION AND INVERTS OF EXISTING UTILITIES SHALL BE VERIFIED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL FIELD CHANGES MUST BE APPROVED BY THE ENGINEER.
- FUSS & O'NEILL MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. FUSS & O'NEILL FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. FUSS & O'NEILL HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION, CALL DIG SAFE SYSTEMS FOR CLEARANCE.

REGULATORY REQUIREMENTS

- AN APPROVED SET OF PLANS SHALL BE KEPT ON SITE AT ALL TIMES.
- WITHIN LOCAL RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS.
- WITHIN STATE RIGHTS-OF-WAY, PERFORM THE WORK IN ACCORDANCE WITH THE MASS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
- BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. PERFORM CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
- THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND REQUIRES THE COMPLETION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE FILING OF A CONSTRUCTION GENERAL PERMIT (CGP). THE SWPPP SHALL REMAIN ON SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, SUBMIT A NOTICE OF INTENT TO OBTAIN COVERAGE UNDER THE CGP.

ERTHWOR

- CALL DIG-SAFE (811 OR 1-888-DIG-SAFE) A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION.
- STOP WORK IN THE VICINITY OF SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA. IMMEDIATELY NOTIFY THE OWNER SO THAT APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN. RESUME WORK IN THE IMMEDIATE VICINITY ONLY UPON DIRECTION BY THE OWNER.
- WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, PERFORM EARTHWORK OPERATIONS TO SUBGRADE ELEVATIONS. SEE DRAWINGS BY OTHERS FOR WORK ABOVE SUBGRADE.
- PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
- REFER TO EROSION AND SEDIMENTATION CONTROL DETAILS FOR EROSION AND SEDIMENTATION CONTROL NOTES.
- CATCH BASINS WITHIN THE WORK AREA OR DOWN STREAM OF DRAINAGE FLOW SHALL BE PROTECTED WITH CATCH BASIN SILT SACKS.
- WATER AND CALCIUM CHLORIDE MUST BE AVAILABLE AT ALL TIMES FOR DUST CONTROL.

DEMOLITION

- REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS, UNLESS OTHERWISE NOTED.
- THE DEMOLITION PLAN IS PROVIDED FOR INFORMATION ONLY AND MAY NOT INDICATE ALL ITEMS REQUIRED TO BE DEMOLISHED. PERFORM A PRE-BID SITE INSPECTION. COORDINATE DEMOLITION OF UNIDENTIFIED UTILITIES OR STRUCTURES WITH OWNER. DEMOLISH STRUCTURES, SITE IMPROVEMENTS, UTILITIES, ETC. AS REQUIRED TO CONSTRUCT PROPOSED FACILITY AND UTILITY SERVICES.
- TREES, BRUSH AND STUMPS REMOVED BY CLEARING & GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
- ITEMS TO BE STOCKPILED ON-SITE FOR REUSE OR TO BE RELOCATED SHALL BE PROTECTED FROM CONSTRUCTION OPERATIONS. IF DAMAGED DURING CONSTRUCTION THEY SHALL BE REPLACED IN-KIND AT NO ADDITIONAL COST TO THE OWNER.

WORK RESTRICTIONS

- DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, FIRE HYDRANTS, AND UTILITIES WITHOUT APPROPRIATE PERMITS.

CONSTRUCTION LAYOUT

- PROVIDE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS. FIELD VERIFY EXISTING PAVEMENT AND GROUND ELEVATIONS AT THE INTERFACE WITH PROPOSED PAVEMENTS AND DRAINAGE STRUCTURES BEFORE START OF CONSTRUCTION.
- PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, FIELD VERIFY PROPOSED UTILITY ROUTES AND IDENTIFY ANY INTERFERENCES OR OBSTRUCTIONS WITH EXISTING UTILITIES OR PUBLIC RIGHTS-OF-WAY.
- DIMENSIONS ARE FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS NOTED OTHERWISE.
- BOUNDRIES OR MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
- CONSTRUCT ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).

SITE RESTORATION

- REPAIR DAMAGES RESULTING FROM CONSTRUCTION LOADS, AT NO ADDITIONAL COST TO OWNER.
- RESTORE AREAS DISTURBED BY CONSTRUCTION OPERATIONS OUTSIDE OF THE WORK AREA TO THEIR ORIGINAL CONDITION OR BETTER, AT NO ADDITIONAL COST TO OWNER.

UTILITIES

- TERMINATE EXISTING UTILITIES IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. COORDINATE UTILITY SERVICE DISCONNECTS WITH UTILITY REPRESENTATIVES.
- THE TYPE, SIZE AND LOCATION OF DEPICTED UNDERGROUND UTILITIES ARE APPROXIMATE REPRESENTATIONS OF INFORMATION OBTAINED FROM FIELD LOCATIONS OF VISIBLE FEATURES, EXISTING MAPS AND PLANS OF RECORD, UTILITY MAPPING, AND OTHER SOURCES OF INFORMATION OBTAINED BY THE ENGINEER. ASSUME NO GUARANTEE AS TO THE COMPLETENESS, SERVICEABILITY, EXISTENCE, OR ACCURACY OF UNDERGROUND FACILITIES. FIELD VERIFY THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES.
- IMMEDIATELY INFORM THE ENGINEER IN WRITING IF EXISTING UTILITY CONDITIONS CONFLICT OR DIFFER FROM THAT INDICATED AND IF THE WORK CANNOT BE COMPLETED AS INDICATED.
- PAY ALL FEES AND COSTS ASSOCIATED WITH UTILITY MODIFICATIONS AND CONNECTIONS, REGARDLESS OF THE ENTITY THAT PERFORMS THE WORK.
- COORDINATE THE WORK AND WORK SCHEDULE WITH UTILITY COMPANIES. PROVIDE ADEQUATE NOTICE TO UTILITIES TO PREVENT DELAYS IN CONSTRUCTION.
- INSTALL PROPOSED PRIVATE UTILITY SERVICES ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE AUTHORITY HAVING JURISDICTION (WATER, SEWER, GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). COORDINATE FINAL DESIGN LOADS AND LOCATIONS WITH OWNER AND ARCHITECT.
- COORDINATE WITH UTILITY COMPANIES FOR THE REMOVAL/RELOCATION OF OVERHEAD WIRE AND POLES.
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF DRAINAGE AND UTILITIES WITHIN 10 FEET OF BUILDING FOOTPRINT.
- NOTIFY ABUTTING PROPERTY OWNERS AND THE TOWN OF PROVINCETOWN A MINIMUM OF 5 BUSINESS DAYS PRIOR TO DISRUPTION OF UTILITY SERVICE.
- ALL WATER SERVICE AND SEWER SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE TOWN OF PROVINCETOWN DEPARTMENT OF PUBLIC WORKS AND WATER DEPARTMENT.

EROSION AND SEDIMENT CONTROL

- DISTURBANCE OF SOIL SURFACES IS REGULATED BY STATE LAW AND LOCAL ORDINANCE. WORK SHALL COMPLY WITH THE FOLLOWING CRITERIA TO PREVENT OR MINIMIZE SOIL EROSION.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN. MAINTAIN EROSION CONTROL DEVICES IN EFFECTIVE CONDITION DURING CONSTRUCTION.
- INSTALL, INSPECT, MAINTAIN, AND/OR REPLACE TEMPORARY AND PERMANENT EROSION CONTROL DEVICES TO ENSURE IN A TIMELY MANNER THROUGHOUT THE LIFE OF THE PROJECT. MAINTAIN PERMANENT MEASURES UNTIL CONSTRUCTION OF THE PROJECT IS COMPLETED OR UNTIL IT IS ACCEPTED BY THE OWNER. DISPOSE OF SEDIMENT IN AN UPLAND AREA.
- INSPECT EROSION AND SEDIMENT CONTROLS DAILY AND REMOVE ACCUMULATED SEDIMENT AS NEEDED. REPAIR OR CORRECT ANY ISSUES, AND NOTIFY THE CONSERVATION COMMISSION IMMEDIATELY.
- MAINTAIN A STOCKPILE OF ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES ON SITE AT ALL TIMES. AT A MINIMUM, MAINTAIN A STOCKPILE OF AT LEAST 100 FEET OR 10% OF THE TOTAL AMOUNT OF DEVICES CURRENTLY DEPLOYED AT THE SITE, WHICHEVER IS GREATER.
- CLEAN ROADS, CONTROL DUST, AND TAKE NECESSARY MEASURES TO ENSURE THAT THE SITE AND ALL ROADS BE MAINTAINED IN A MUD- AND DUST-FREE CONDITION AT ALL TIMES THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO, WATER AND/OR CRUSHED STONE OR COARSE GRAVEL, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- VEHICLE TRAFFIC ENTERING OR EXITING THE PROJECT SITE SHALL PASS OVER CONSTRUCTION ENTRANCE(S). MAINTAIN THE CONSTRUCTION ENTRANCE(S) IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE SURROUNDING ROADWAYS. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO THE SURROUNDING ROADWAYS MUST BE REMOVED IMMEDIATELY.
- INSTALL PERIMETER SEDIMENT CONTROL BARRIERS AS SHOWN ON THE SITE PLANS OR AS MAY BE REQUIRED TO PREVENT SEDIMENT FLOW TO STORM DRAINS OR SURFACE WATERS. A ROW OF STAKED STRAWBALES OR A SILT FENCE SHALL ALSO BE INSTALLED AROUND ANY SOIL STOCKPILE AREAS. CLEANOUT OF ACCUMULATED SEDIMENT BEHIND PERIMETER SEDIMENT CONTROL BARRIER IS NECESSARY IF ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER BECOMES FILLED WITH SEDIMENT. REPLACE BARRIER IMMEDIATELY IF BARRIER DECOMPOSED OR BECOMES INEFFECTIVE.
- PERFORM CONSTRUCTION SEQUENCING IN SUCH A MANNER TO CONTROL EROSION AND TO MINIMIZE THE TIME THAT EARTH MATERIALS ARE EXPOSED BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED.
- IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS. OUTSIDE OF THE GROWING SEASON, ONLY WOOD MULCH SHALL BE USED.
- PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS THAT HAVE REACHED FINISHED GRADE AS SOON AS POSSIBLE, BUT NOT MORE THAN FOURTEEN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT AREA HAS PERMANENTLY CEASED. THE RECOMMENDED PERMANENT SEEDING DATES ARE APRIL 1 TO JUNE 15 AND AUGUST 15 TO SEPTEMBER 30.

LIMESTONE AND FERTILIZER SHALL BE APPLIED ACCORDING TO SOIL TEST RECOMMENDATIONS OFFERED BY THE UNIVERSITY OF MASSACHUSETTS SOIL TESTING LABORATORY. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE OR 11.5 POUNDS PER 1,000 SQUARE FEET OF 10-20-20 OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) AS FOLLOWS: 4 TONS PER ACRE (OR 180 POUNDS PER 1,000 SQUARE FEET) FOR CLAY, CLAY LOAM AND HIGH ORGANIC SOIL; 3 TONS PER ACRE (OR 135 POUNDS PER 1,000 SQUARE FEET) FOR SANDY LOAM, LOAM, OR SILT LOAM; AND 2 TONS PER ACRE (OR 90 POUNDS PER 1,000 SQUARE FEET) LOAMY SAND OR SAND.

- EXISTING OR PROPOSED STORMWATER DRAINAGE STRUCTURES THAT MAY BE SUBJECT TO SEDIMENTATION SHALL BE PROTECTED WITH STAKED STRAWBALES, SILT FENCE, SILT SACKS, OR OTHER APPROVED MEASURES THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

- WASTE DISPOSAL: MATERIALS WHICH COULD BE A POTENTIAL SOURCE OF STORMWATER POLLUTION SUCH AS GASOLINE, DIESEL FUEL, HYDRAULIC OIL, ETC., SHALL BE STORED AT THE END OF EACH DAY IN A STORAGE TRAILER OR COVERED LOCATION AND TAKEN OFF-SITE AND PROPERLY DISPOSED OF. ALL TYPES OF WASTE GENERATED AT THIS SITE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE LAW AND/OR REGULATIONS.

- CONTROL OF ALLOWABLE NON-STORMWATER DISCHARGES: IF ALLOWABLE NON-STORM WATER DISCHARGES ARE OCCURRING AT THE SITE, SUCH DISCHARGES SHALL BE VISUALLY OBSERVED AND RECORDED. THE LIST OF EXPECTED SOURCES OF ALLOWABLE NON-STORM WATER DISCHARGES FOR THIS PROJECT ARE AS FOLLOWS: (1) DISCHARGE FROM VEHICLE WASHDOWN WHERE NO DETERGENTS ARE USED, (2) EXTERNAL BUILDING WASHDOWN WHERE NO DETERGENTS ARE USED, (3) THE USE OF WATER TO CONTROL DUST, (4) FIRE HYDRANT FLUSHINGS, (5) LAWN WATERING, (6) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS, (7) IRRIGATION DRAINAGE, (8) PAVEMENT WASHWATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIALS HAVE BEEN REMOVED) AND WHERE NO DETERGENTS ARE USED, AND (9) FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS SUCH AS SOLVENTS OR CONTAMINATED BY CONTACT WITH SOILS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAS OCCURRED.

- GOOD HOUSEKEEPING: THE PROJECT SITE SHALL PROVIDE FOR THE MINIMIZATION OF EXPOSURE OF CONSTRUCTION DEBRIS (INCLUDING, BUT NOT LIMITED TO, INSULATION, WIRING, PAINTS AND PAINT CANS, SOLVENTS, WALL BOARD, ETC.) TO PRECIPITATION BY MEANS OF DISPOSAL AND/OR PROPER SHEET OR COVER. CONSTRUCTION WASTE MUST BE PROPERLY DISPOSED OF IN ORDER TO AVOID EXPOSURE TO PRECIPITATION AT THE END OF EACH WORKING DAY.

- UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROL MEASURES. CLEAN SEDIMENT DEBRIS FROM TEMPORARY MEASURES AND FROM PERMANENT STORM DRAIN AND SANITARY SEWER SYSTEMS.

PROVINCETOWN ZONING NOTES

THE PROPERTIES COMPRISING THE 3 JEROME SMITH PROPOSED DEVELOPMENT (3 JEROME) ARE ZONED RES. RESIDENTIAL DISTRICTS UNDER THE TOWN OF PROVINCETOWN, MA ZONING BY-LAWS. THE PURPOSE OF THE DISTRICT IS TO PROVIDE FOR HIGH-DENSITY RESIDENTIAL DEVELOPMENT IN THE DOWNTOWN AND OTHER APPROPRIATE AREAS.

SECTION 2400 OF THE ZONING BY-LAWS - USE REGULATIONS, AND MORE SPECIFICALLY SECTION 2440 - PERMITTED PRINCIPAL USES, IDENTIFIES USE PROVISIONS WITHIN THE RES 3 DISTRICT. THE 3 JEROME MULTI-FAMILY DEVELOPMENT PROPOSAL IS A PERMITTED USE IN THE RES 3 DISTRICT, SUBJECT TO AUTHORIZATION OF A SPECIAL PERMIT FROM THE PLANNING BOARD.

REQUIREMENTS ARE CITED IN THE BY-LAWS FOR REQUIRED LOT AND DIMENSIONAL SCHEDULE - SECTION 2560, AND PARKING REQUIREMENTS - SECTION 2472. THESE DIMENSIONAL REQUIREMENTS HAVE BEEN PRESENTED IN THE ZONING TABLE BELOW. THERE IS A NOTATION IN §2560 TO "SEE SECTION 4100 FOR ADDITIONAL MULTI-FAMILY AND COMMERCIAL ACCOMMODATION REQUIREMENTS".

SECTION 4100 OF THE BY-LAWS CONSISTS OF SEVEN SUBSECTIONS, OF WHICH TWO ADDRESS ISSUES RELEVANT TO THE BULK DIMENSIONAL REQUIREMENTS THAT HAVE BEEN ENUMERATED IN EARLIER SECTION 2400. THE DENSITY PROVISIONS IN SECTION 4120 AND 4180 HAVE NOT BEEN PRESENTED IN THE ZONING TABLE, HOWEVER THE UNIT COUNT AND LOT SIZE PROPOSED COMPORT WITH THE ALLOWANCES IDENTIFIED IN THESE BY-LAW SECTIONS. THE LOT SIZE FOR A PLANNED 65 UNIT COMMUNITY IS AFFORDED A DENSITY BONUS UNDER THE PROVISIONS OF SECTION 4180 AND GRANTS A MINIMUM LOT SIZE HAVING NO LESS THAN 25% OF THE MINIMUM LOT AREA REQUIRED FOR ITS ZONING DISTRICT. BASED ON THE DENSITY SCHEDULE OUTLINED IN SECTION 4120 AND THE CALCULATED DENSITY BONUS, A MINIMUM LOT SIZE OF 59,875 SQ.FT. IS REQUIRED, THE LOT SIZE PROPOSED IS 78,550 SQ.FT..

SECTION 4180 IS ENTITLED - INCLUSIONARY AND INCENTIVE ZONING BYLAW. THIS SECTION AND §4100 ARE APPLICABLE TO THE 3 JEROME SMITH DEVELOPMENT PROPOSAL. THE REGULATION SURROUNDING THE STATE COMPREHENSIVE PERMITTING PROCESS, COMMONLY NOTED AS 40B, FOR AFFORDABLE HOUSING DEVELOPMENTS, HAS BEEN CONSIDERED IN THE FORMATION OF THE ZONING TABLE.

Zoning Table

3 Jerome Smith Road, Provincetown, Massachusetts
 Zoning District: Residential District 3 (Res3)

| | Required | Proposed |
|-------------------------------|------------|-----------|
| Minimum Lot Area ¹ | 239,500 SF | 78,550 SF |
| Minimum Lot Frontage | 50' | 150' |
| Minimum Front Yard | 20' | 16' |
| Minimum Side Yard | 6' | 11.9' |
| Minimum Rear Yard | 10' | 21.8' |
| Maximum Lot Coverage | 40% | 28.2% |
| Minimum Green Area | 30% | 37% |
| Maximum Number of Stories | 2 1/2 | 3 |
| Maximum Buiding Heights | 33' | 43.5' |

¹ The Residential District 3 (Res3) has a minimum lot area of 5,000 SF, however, Section 4120 Density Schedule results in the minimum lot area indicated.

Ground Area Coverage Tabulation

| | Existing | Proposed |
|---------------------------|-------------------|-------------------|
| Lot Area | 78,550 SF | 78,550 SF |
| Building/Roof | 4,163 SF (5.3%) | 22,170 SF (28.2%) |
| Pavement | 25,090 SF (31.9%) | 27,363 SF (34.8%) |
| Total Impervious Coverage | 29,253 SF (37.2%) | 49,533 SF (63%) |
| Pervious Coverage | 49,297 SF (62.8%) | 29,017 SF (37%) |

Parking Requirements

| | Units/Floor Area | Parking Required (Spaces) | Parking Provided (Spaces) |
|--|------------------|---------------------------|---------------------------|
| Affordable, elderly & or handicapped housing (1 space per two residential units) | 65 Units | 32.5 | - |
| Offices (1 space/350 SF of floor area) | 373 SF | 1.1 | - |
| Total | | 34 | 45 |

Density Schedule

| | Number of Units Proposed | Number of Units | Number of Square Feet/Unit Required (SF) | Lot Area Required (SF) | Lot Area Provided (SF) |
|----------------|--------------------------|-----------------|--|------------------------|------------------------|
| Dwelling Units | 1 - 8 | 8 | 1500 | 12000 | |
| | 9 - 15 | 7 | 2500 | 17500 | |
| | 16 - 25 | 10 | 3000 | 30000 | |
| | 26 or more | 40 | 4500 | 180000 | |
| Total | | 65 | | 239500 | 78550 |

NOT FOR REUSE OR REPRODUCTION

| No. | DATE | DESCRIPTION | DESIGNER | REVIEWER |
|-----|------|-------------|----------|----------|
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SCALE: HORIZ: VERT: DATUM: HORIZ: VERT: GRAPHIC SCALE

FUSS & O'NEILL

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THE COMMUNITY BUILDERS
 GENERAL NOTES
 3 JEROME SMITH ROAD
 MASSACHUSETTS
 PROVINCETOWN

PROJ. No.: 20210575.A11
 DATE: 11/14/2022

GN1.01

ISSUED FOR PRICING

SURVEY NOTES

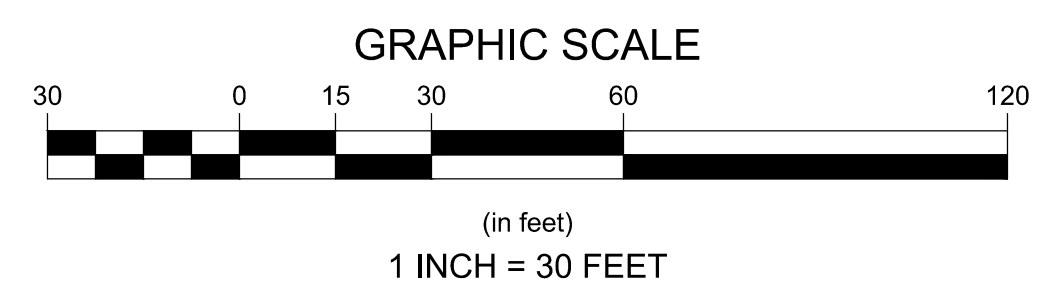
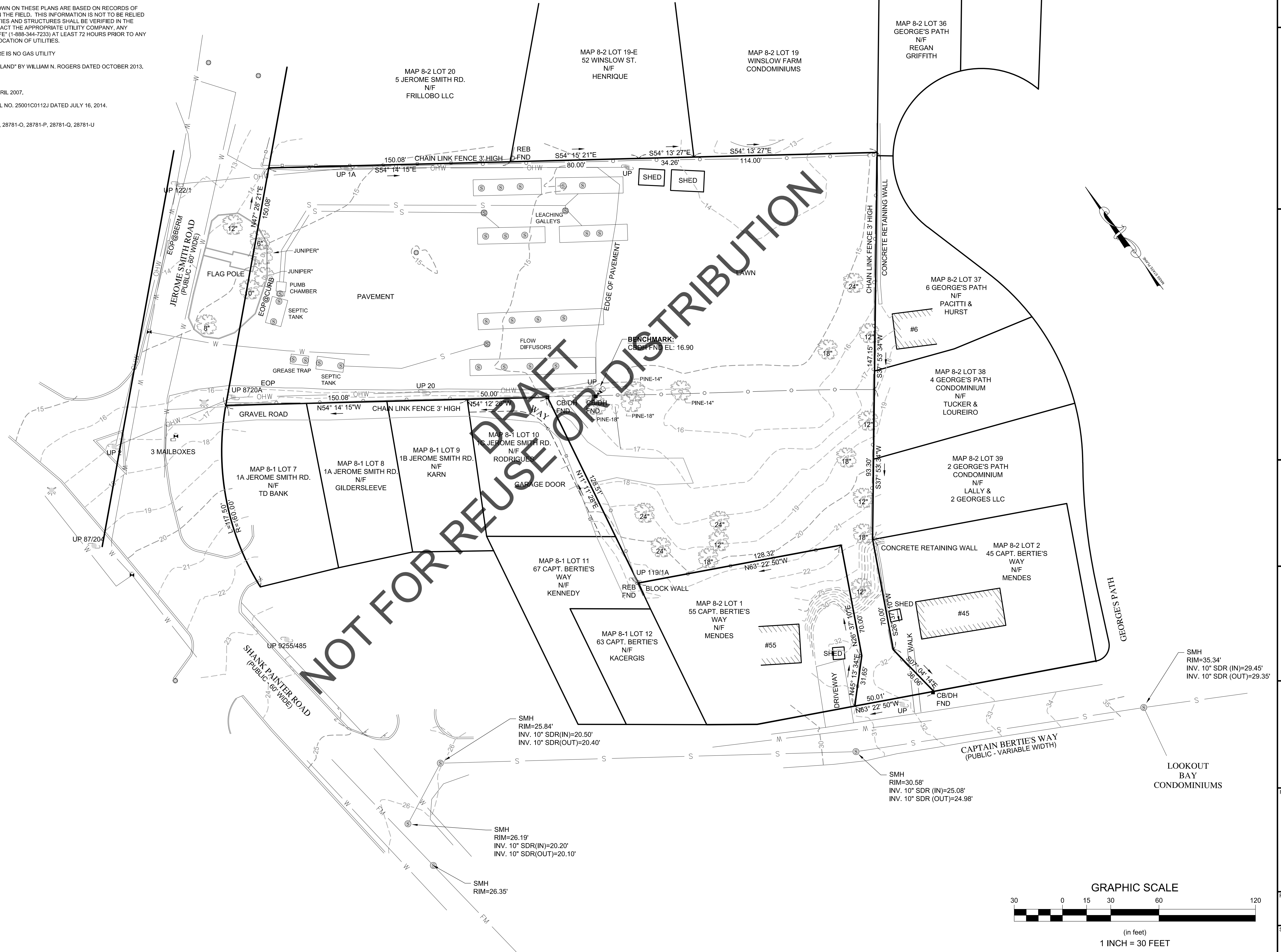
1. THE TOPOGRAPHY AND EXISTING SITE CONDITIONS DEPICTED HEREON ARE THE RESULT OF AN ON THE GROUND FIELD SURVEY CONDUCTED BY THE HORSLEY WITTEN GROUP, INC. JANUARY 24, 2022 & FEBRUARY 16, 2022.
2. HORIZONTAL DATUM IS MASS STATE PLANE COORDINATE SYSTEM, DATUM ESTABLISHED BY GPS RTK.
3. THE ELEVATIONS DEPICTED HEREON WERE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
4. THE PROPERTY LINES AND RIGHTS OF WAYS DEPICTED HAVE BEEN ESTABLISHED BY FIELD SURVEY AND DEEDS AND PLANS OF RECORD.
5. THIS PLAN DOES SHOW EXISTING EASEMENTS, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT THIS PLAN IS A FULL LIST OF EASEMENTS EITHER RECORD OR UNWRITTEN.
6. THE ACCURACY OF MEASURED PIPE INVERTS AND PIPE SIZES IS SUBJECT TO FIELD CONDITIONS, THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS AND OTHER CONDITIONS.
7. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, AND WHEREVER POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY IN THE TOWN OF PROVINCETOWN, AND "DIGSAFE" (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK IN PREVIOUSLY UNALTERED AREAS TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
8. UTILITY PROVIDERS: ELECTRIC-EVERSOURCE SEWER-TOWN WATER-TOWN THERE IS NO GAS UTILITY
9. UNDERGROUND SEPTIC SYSTEM COMPONENTS TAKEN FROM PLAN TITLED "PLAN OF LAND" BY WILLIAM N. ROGERS DATED OCTOBER 2013.
10. WATER LINE SCALED FROM GIS MAPPING.
11. SEWER FORCE MAIN TAKEN FROM METCALF AND EDDY RECORD DRAWING DATED APRIL 2007.
12. THE PROPERTY IS LOCATED WITHIN F.L.R.M ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25001C01123 DATED JULY 16, 2014.
13. REFERENCE PLANS: BARNSTABLE COUNTY REGISTRY OF DEEDS
LAND COURT PLANS 28781-A, 28781-C, 28781-E, 28781-F, 28781-I, 28781-O, 28781-Q, 28781-R, 28781-U

SYMBOL LEGEND

| | |
|--|-------------------|
| | UTILITY POLE |
| | LIGHT POLE |
| | SIGN |
| | SEWER MANHOLE |
| | WATER GATE |
| | GAS GATE |
| | CATCH BASIN |
| | DRAINAGE MANHOLE |
| | HYDRANT |
| | GUY WIRE |
| | TREE |
| | GAS METER |
| | CLEAN OUT |
| | ELECTRIC HANDHOLE |
| | TELEPHONE MANHOLE |

LINETYPE LEGEND

| | |
|--|-------------------|
| | CHAIN LINK FENCE |
| | EASEMENT |
| | OVERHEAD WIRES |
| | WOOD FENCE |
| | UNDERGROUND SEWER |
| | SEWER FORCE MAIN |
| | UNDERGROUND WATER |



Revisions

| Date | By | Description |
|-----------|-----|---------------------------|
| 8-17-2022 | DWM | EDGE OF GRAVEL, ROW DRAWN |
| 8-17-2022 | DWM | NORTH ARROW |

Horsley Witten Group, Inc.
Sustainable Environmental Solutions
www.horsleywitten.com
80 Route 6A
Sandwich, MA 02563
508-833-6600 voice
508-833-3150 fax

Drawn By: DWM
Checked By: DWM
Designed By: DWM
Date: 2-18-2022

Project: 3 JEROME SMITH ROAD
PROVINCETOWN, MASSACHUSETTS

Plan Title: EXISTING CONDITIONS PLAN

Current Owner:
Town of Provincetown
280 Commercial Street
Provincetown, MA 02657

Prepared For:
The Community Builders Inc.
185 Davenport Street
Boston, MA 02116

Survey Provided By:
Horsley Witten Group
90 Route 6A
Sandwich, MA 02563
Phone: (508) 833-6600
Fax: (508) 833-3150
Dated: February 16, 2022

Registration:

Project Number: 22006 | Sheet: 1 of 1

Sheet Number: C-1

last modified: 08/17/22 by dm H:\Projects\2022\22006 Jerome Smith Road Provincetown\Drawings\22006 EX.dwg printed: 08/17/22

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LEGEND

| | |
|--|--|
| | LIMIT OF COMPREHENSIVE SITE DEMOLITION |
| | LIMIT OF WORK |
| | SAWCUT LINE |
| | TREE PROTECTION |

- NOTES**
- PROTECT ITEMS INDICATED TO REMAIN DURING CONSTRUCTION.
 - WITHIN LIMITS OF COMPREHENSIVE SITE DEMOLITION, PERFORM EARTHWORK AS FOLLOWS:
 - STRIP AND TEMPORARILY STOCKPILE TOPSOIL FOR RE-USE, PROVIDED IT CONFORMS TO THE SPECIFICATIONS.
 - REMOVE EXISTING HARDSCAPED SURFACES (E.G., PAVED AREAS, SIDEWALKS, CONCRETE PADS, PAVERS, ETC.).
 - EXISTING BASE MATERIAL MAY BE RE-USED, PROVIDED IT CONFORMS TO THE SPECIFICATIONS.
 - UNLESS OTHERWISE NOTED, EXISTING SITE FEATURES AND LANDSCAPING (E.G. LIGHT POLES, FENCES, BOLLARDS, PLANTINGS, TREES, STRUCTURES, AND FOUNDATIONS, BUT NOT LIMITED TOO, ETC.) WITHIN LIMIT OF COMPREHENSIVE SITE DEMOLITION ARE TO BE REMOVED. COORDINATE WITH OWNER, ARCHITECT, AND ENGINEER FOR ITEMS NOT DEPICTED ON THIS PLAN PRIOR TO DEMOLITION.
 - UNLESS OTHERWISE NOTED, EXISTING UTILITY STRUCTURES, PIPING, CONDUITS, AND OTHER APPURTENANCES WITHIN LIMIT OF COMPREHENSIVE SITE DEMOLITION ARE TO BE REMOVED. COORDINATE WITH OWNER, ARCHITECT, AND ENGINEER FOR ITEMS NOT DEPICTED ON THIS PLAN PRIOR TO DEMOLITION.
 - PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY ROUTING. EXISTING UTILITIES THAT SERVICE OTHER DEVELOPMENTS ARE TO REMAIN.
 - COORDINATE WITH OWNER FOR ITEMS TO BE SALVAGED.

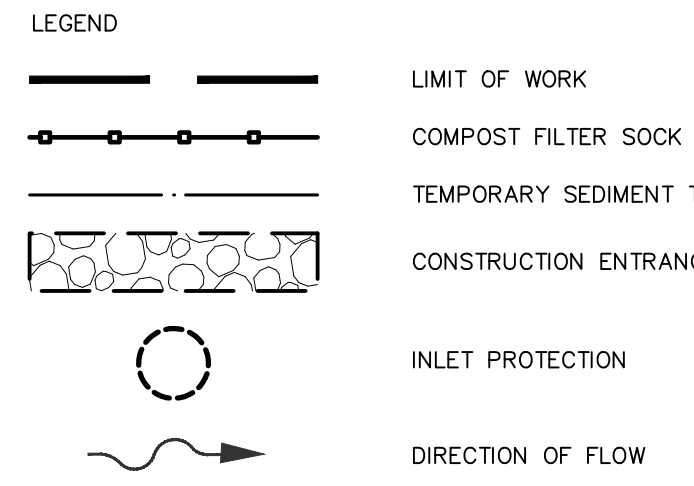
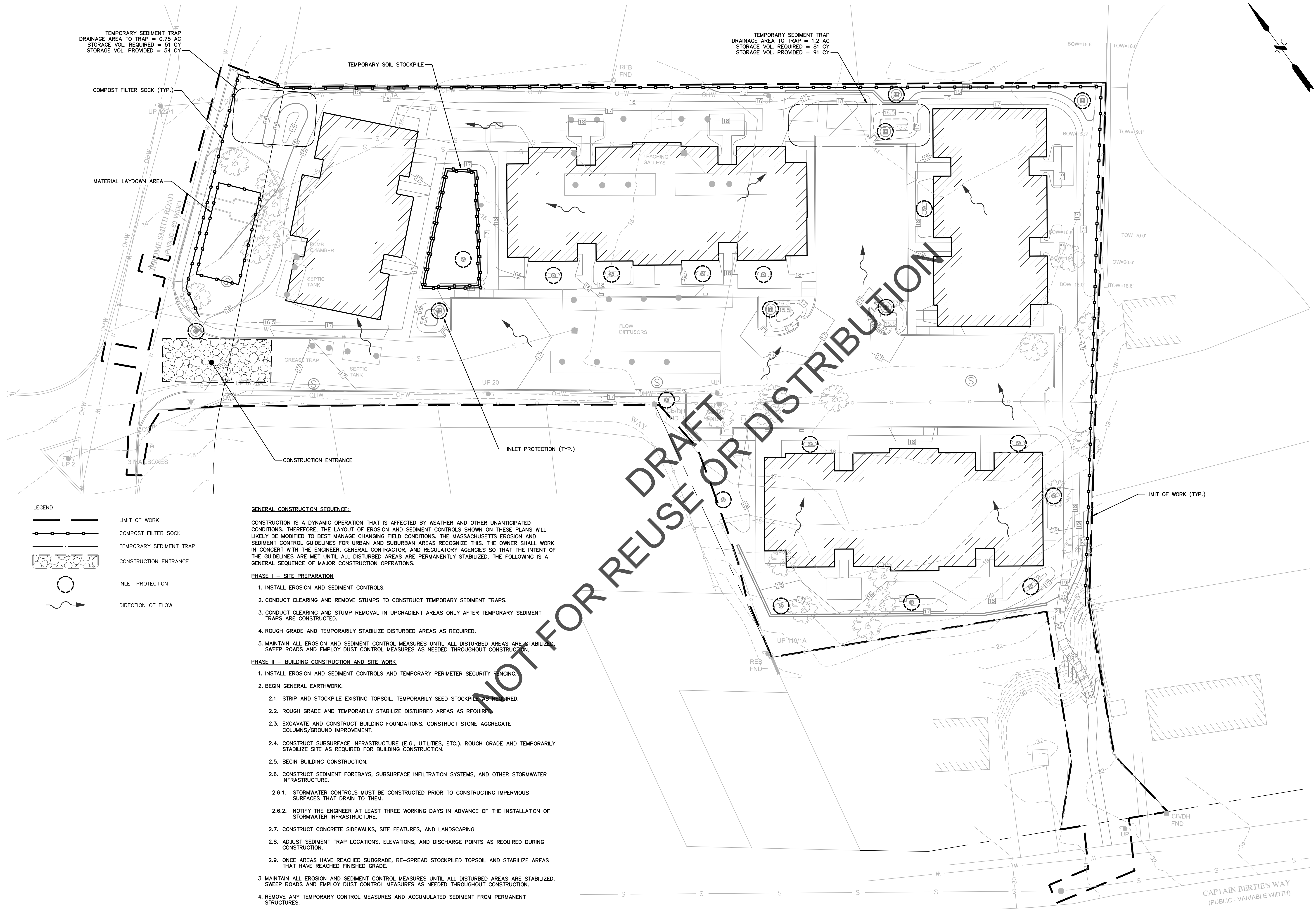
SMH
 RIM=25.84'
 INV. 10" SDR(IN)=20.50'
 INV. 10" SDR(OUT)=20.40'

| | | | | | | |
|---|---|---|---|---------------|--------------------|--|
| | | | | | | |
| FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINCY, MA 02171 (417) 285-4675 www.fandob.com | THE COMMUNITY BUILDERS SITE PREPARATION PLAN 3 JEROME SMITH ROAD MASSACHUSETTS PROVINCETOWN | SCALE: HORZ.: 1" = 20' VERT.: DATUM: HORZ.: NAD83 VERT.: NAVD88 GRAPHIC SCALE 20 10 0 10 20 | PROJ. No.: 20210575.A11 DATE: 11/14/2022 | CP1.01 | ISSUED FOR PRICING | No. DATE DESCRIPTION DESIGNER REVIEWER |

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PC3: DWG TO PDF PC3 STBCTB FO STB

LAYER STATE:



GENERAL CONSTRUCTION SEQUENCE:

CONSTRUCTION IS A DYNAMIC OPERATION THAT IS AFFECTED BY WEATHER AND OTHER UNANTICIPATED CONDITIONS. THEREFORE, THE LAYOUT OF EROSION AND SEDIMENT CONTROLS SHOWN ON THESE PLANS WILL LIKELY BE MODIFIED TO BEST MANAGE CHANGING FIELD CONDITIONS. THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS RECOGNIZE THIS. THE OWNER SHALL WORK IN CONCERT WITH THE ENGINEER, GENERAL CONTRACTOR, AND REGULATORY AGENCIES SO THAT THE INTENT OF THE GUIDELINES ARE MET UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED. THE FOLLOWING IS A GENERAL SEQUENCE OF MAJOR CONSTRUCTION OPERATIONS.

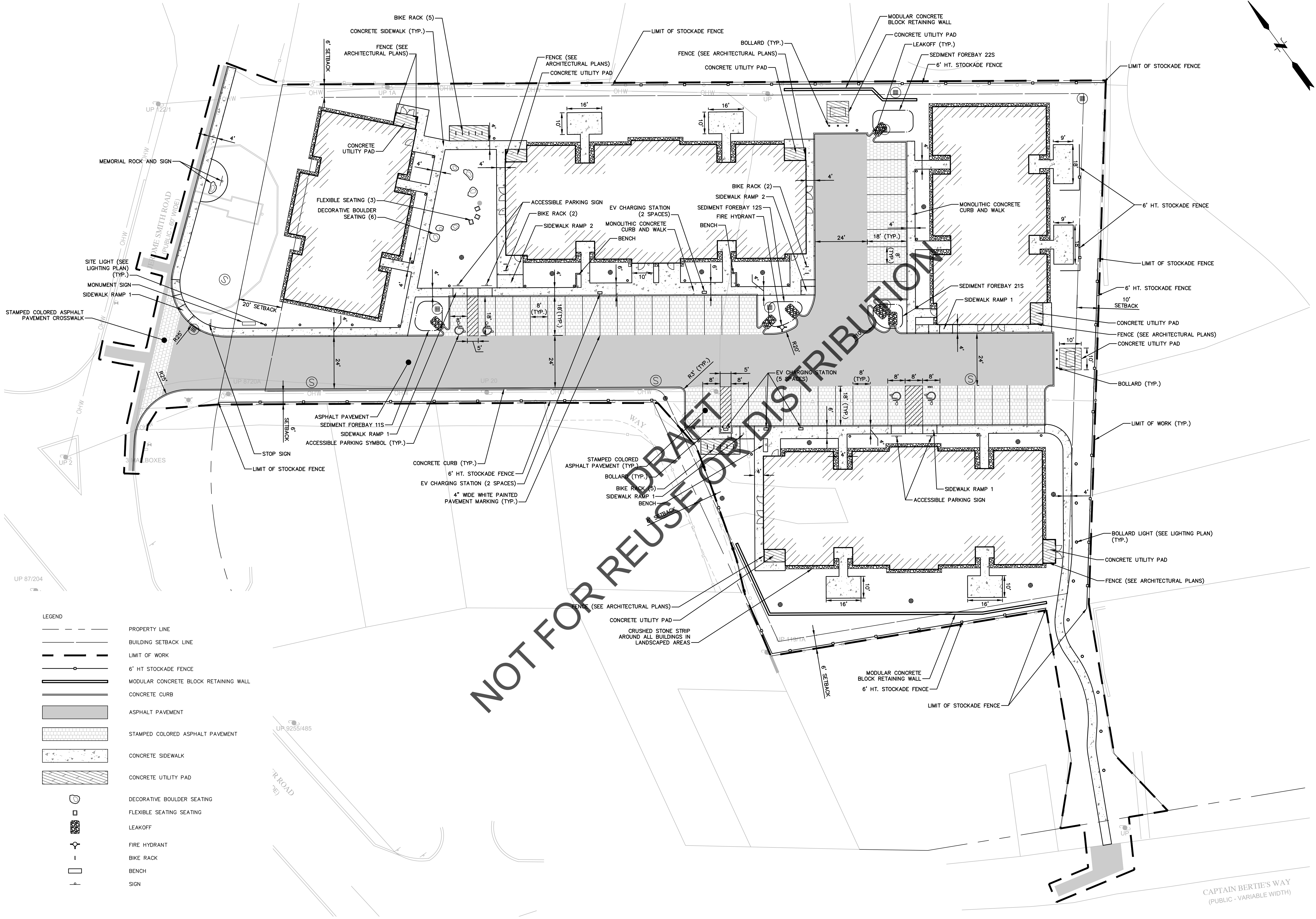
PHASE I - SITE PREPARATION

1. INSTALL EROSION AND SEDIMENT CONTROLS.
2. CONDUCT CLEARING AND REMOVE STUMPS TO CONSTRUCT TEMPORARY SEDIMENT TRAPS.
3. CONDUCT CLEARING AND STUMP REMOVAL IN UPGRADIENT AREAS ONLY AFTER TEMPORARY SEDIMENT TRAPS ARE CONSTRUCTED.
4. ROUGH GRADE AND TEMPORARILY STABILIZE DISTURBED AREAS AS REQUIRED.
5. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED. SWEEP ROADS AND EMPLOY DUST CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.

PHASE II - BUILDING CONSTRUCTION AND SITE WORK

1. INSTALL EROSION AND SEDIMENT CONTROLS AND TEMPORARY PERIMETER SECURITY FENCING.
2. BEGIN GENERAL EARTHWORK.
 - 2.1. STRIP AND STOCKPILE EXISTING TOPSOIL. TEMPORARILY SEED STOCKPILE AS REQUIRED.
 - 2.2. ROUGH GRADE AND TEMPORARILY STABILIZE DISTURBED AREAS AS REQUIRED.
 - 2.3. EXCAVATE AND CONSTRUCT BUILDING FOUNDATIONS. CONSTRUCT STONE AGGREGATE COLUMNS/GROUND IMPROVEMENT.
 - 2.4. CONSTRUCT SUBSURFACE INFRASTRUCTURE (E.G., UTILITIES, ETC.). ROUGH GRADE AND TEMPORARILY STABILIZE SITE AS REQUIRED FOR BUILDING CONSTRUCTION.
 - 2.5. BEGIN BUILDING CONSTRUCTION.
 - 2.6. CONSTRUCT SEDIMENT FOREBAYS, SUBSURFACE INFILTRATION SYSTEMS, AND OTHER STORMWATER INFRASTRUCTURE.
 - 2.6.1. STORMWATER CONTROLS MUST BE CONSTRUCTED PRIOR TO CONSTRUCTING IMPERVIOUS SURFACES THAT DRAIN TO THEM.
 - 2.6.2. NOTIFY THE ENGINEER AT LEAST THREE WORKING DAYS IN ADVANCE OF THE INSTALLATION OF STORMWATER INFRASTRUCTURE.
 - 2.7. CONSTRUCT CONCRETE SIDEWALKS, SITE FEATURES, AND LANDSCAPING.
 - 2.8. ADJUST SEDIMENT TRAP LOCATIONS, ELEVATIONS, AND DISCHARGE POINTS AS REQUIRED DURING CONSTRUCTION.
 - 2.9. ONCE AREAS HAVE REACHED SUBGRADE, RE-SPREAD STOCKPILED TOPSOIL AND STABILIZE AREAS THAT HAVE REACHED FINISHED GRADE.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES UNTIL ALL DISTURBED AREAS ARE STABILIZED. SWEEP ROADS AND EMPLOY DUST CONTROL MEASURES AS NEEDED THROUGHOUT CONSTRUCTION.
4. REMOVE ANY TEMPORARY CONTROL MEASURES AND ACCUMULATED SEDIMENT FROM PERMANENT STRUCTURES.

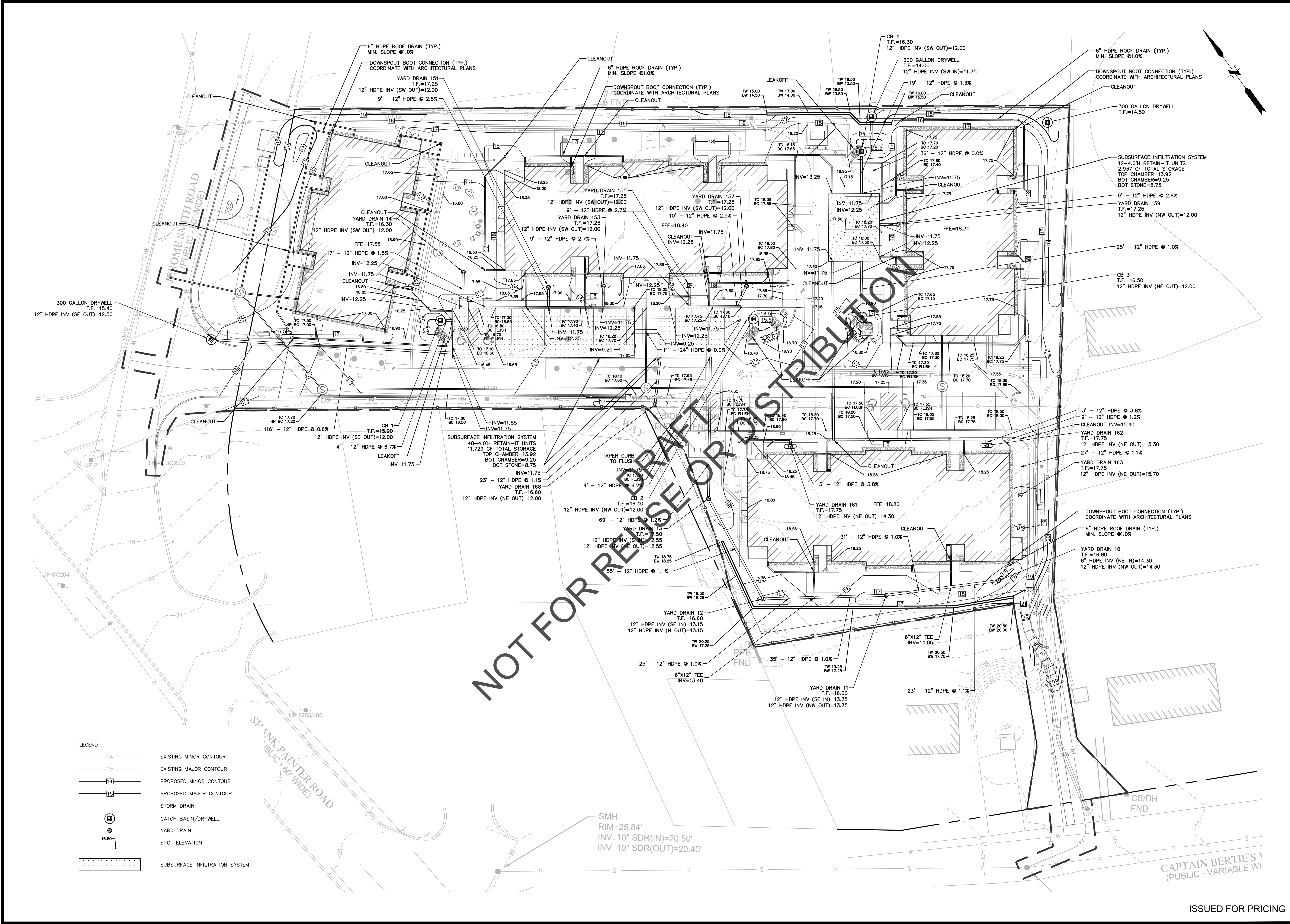
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| <p>FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINCY, MA 02171 www.fuss.com</p> | <p>THE COMMUNITY BUILDERS EROSION AND SEDIMENT CONTROL PLAN 3 JEROME SMITH ROAD MASSACHUSETTS PROVINCETOWN</p> |
| <p>SCALE: HORZ.: 1" = 20' VERT.: 1" = 20' DATUM: NAD83 HORZ.: NAVD83 VERT.: NAVD83</p> | <p>DESIGNER: [] REVIEWER: [] DATE: [] DESCRIPTION: [] No. []</p> |
| <p>ISSUED FOR PRICING</p> | |



- LEGEND
- PROPERTY LINE
 - - - BUILDING SETBACK LINE
 - - - LIMIT OF WORK
 - - - 6' HT STOCKADE FENCE
 - ▬ MODULAR CONCRETE BLOCK RETAINING WALL
 - ▬ CONCRETE CURB
 - ▬ ASPHALT PAVEMENT
 - ▬ STAMPED COLORED ASPHALT PAVEMENT
 - ▬ CONCRETE SIDEWALK
 - ▬ CONCRETE UTILITY PAD
 - DECORATIVE BOULDER SEATING
 - FLEXIBLE SEATING SEATING
 - ⊕ LEAKOFF
 - ⊕ FIRE HYDRANT
 - ⊕ BIKE RACK
 - ⊕ BENCH
 - ⊕ SIGN

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| DATUM: HORIZ: NAD83 | |
| VERT: NAVD88 | |
| GRAPHIC SCALE | |
| 20 10 0 10 20 | |
| FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 CANTON, MA 02171 www.fuss.com | |
| THE COMMUNITY BUILDERS | |
| SITE PLAN | |
| 3 JEROME SMITH ROAD | |
| PROVINCETOWN MASSACHUSETTS | |
| PROJ. No.: 20210575.A11 | |
| DATE: 11/14/2022 | |
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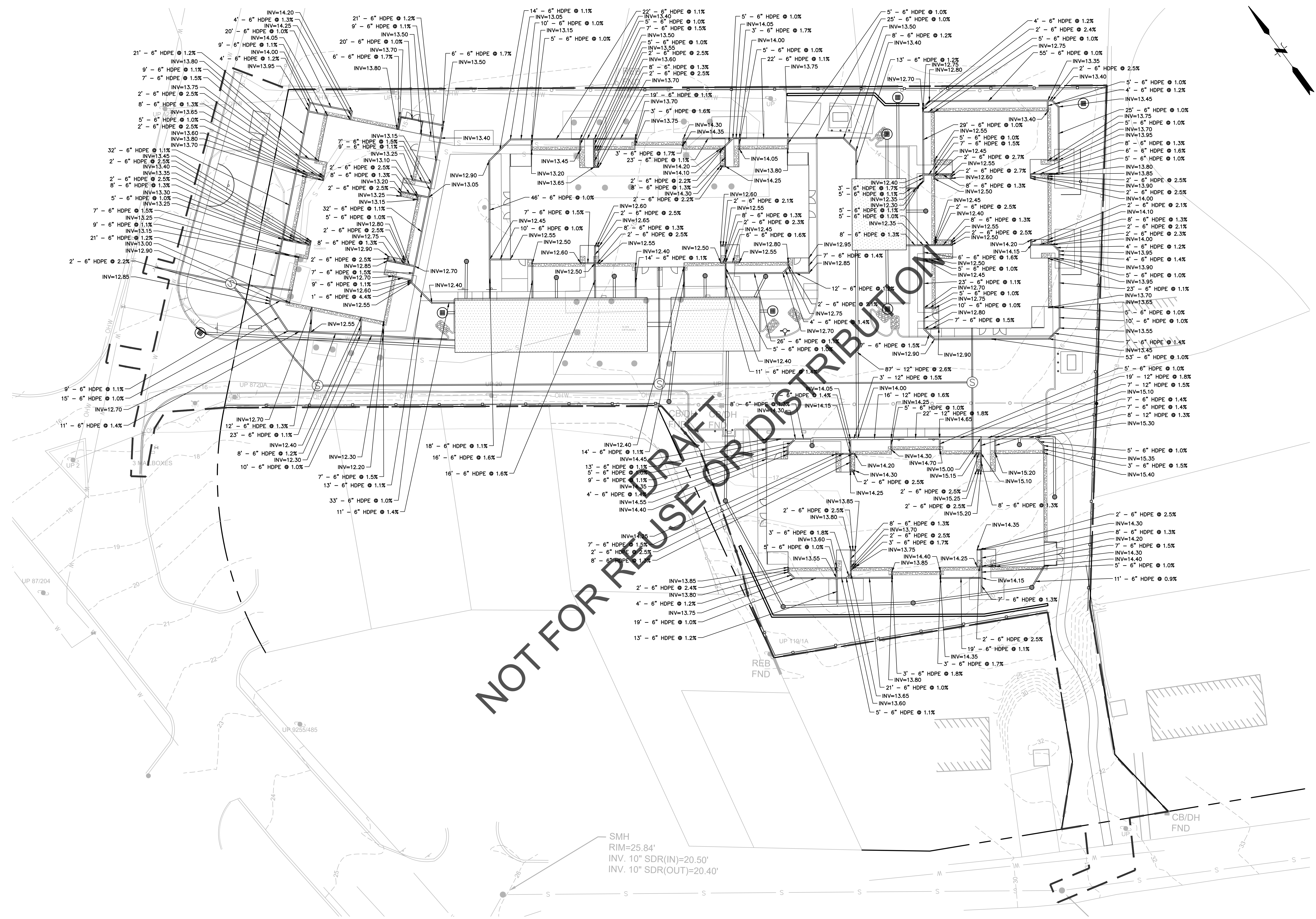
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LEGEND

| | |
|-------|--------------------------------|
| --- | EXISTING MINOR CONTOUR |
| - - - | EXISTING MAJOR CONTOUR |
| --- | PROPOSED MINOR CONTOUR |
| --- | PROPOSED MAJOR CONTOUR |
| --- | STORM DRAIN |
| ⊗ | CATCH BASIN/DRYWELL |
| ⊙ | YARD DRAIN |
| 16.50 | SPOT ELEVATION |
| ▨ | SUBSURFACE INFILTRATION SYSTEM |

| | |
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| DESIGNER | REVIEWER |
| DATE | DESCRIPTION |
| No. | |
| SCALE: HORZ: 1" = 20' VERT: 1" = 20' DATUM: NAVD83 VERT: NAVD83 GRAPHIC SCALE | |
| FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINTON, MA 02171 www.fuss.com | |
| THE COMMUNITY BUILDERS GRADING AND DRAINAGE PLAN 3 JEROME SMITH ROAD PROVINCETOWN MASSACHUSETTS | |
| PROJ. No.: 20210575.A11 DATE: 11/14/2022 | |
| CG1.01 | |

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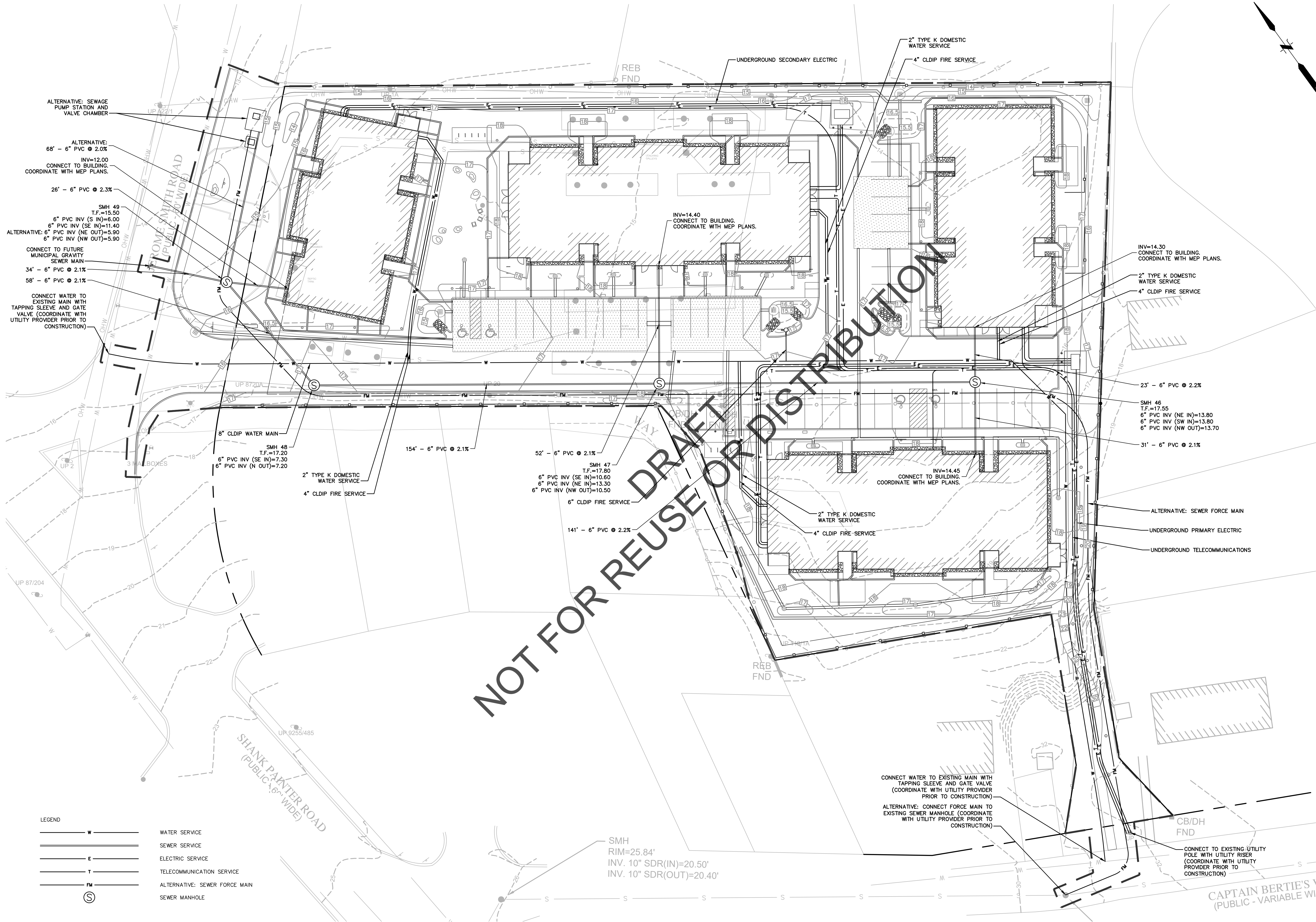
THE COMMUNITY BUILDERS
GRADING AND DRAINAGE PLAN
3 JEROME SMITH ROAD
PROVINCETOWN MASSACHUSETTS

PROJ. No.: 20210575.A11
DATE: 11/14/2022

CG1.02

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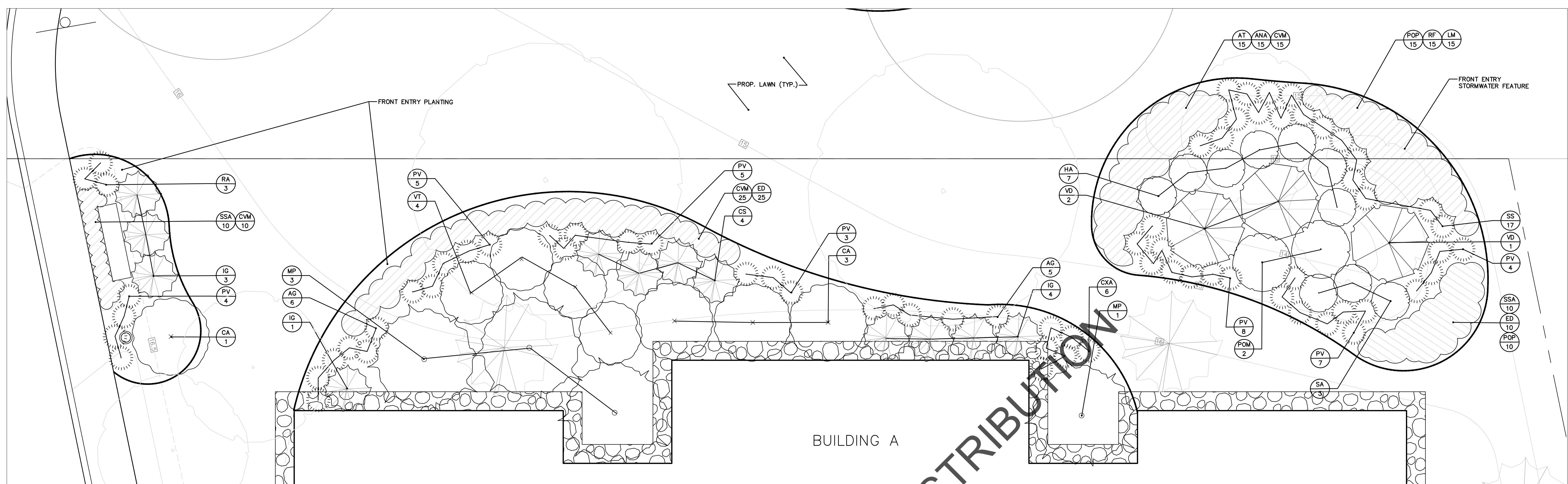
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|--------|-------------------------------|
| | WATER SERVICE |
| | SEWER SERVICE |
| | ELECTRIC SERVICE |
| | TELECOMMUNICATION SERVICE |
| | ALTERNATIVE: SEWER FORCE MAIN |
| | SEWER MANHOLE |

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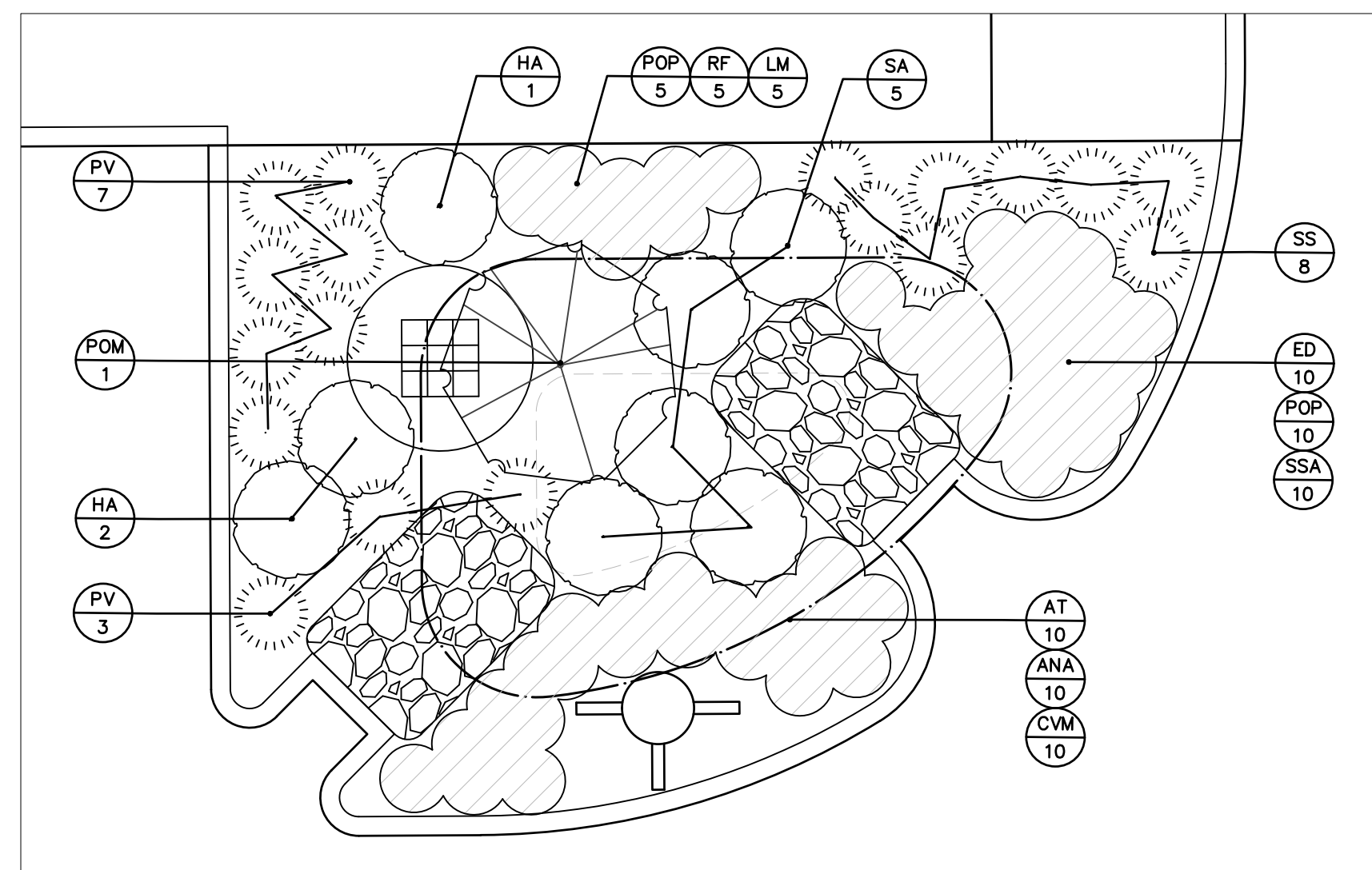
| <p>FUSS & O'NEILL 108 MYRTLE STREET, SUITE 502 QUINTON, MA 02171 www.fandf.com</p> | <p>THE COMMUNITY BUILDERS UTILITY PLAN 3 JEROME SMITH ROAD PROVINCETOWN, MASSACHUSETTS</p> | | | | | | | | | | |
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| <p>PROJ. No.: 20210575.A11 DATE: 11/14/2022</p> | | | | | | | | | | | |
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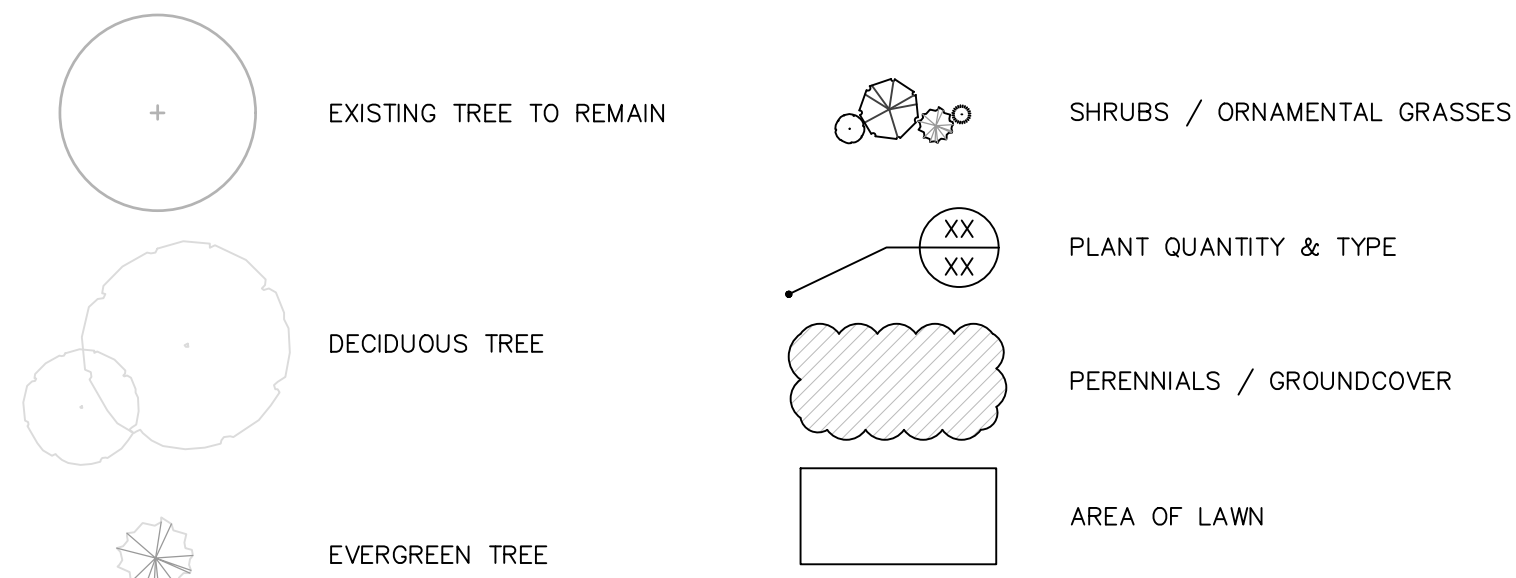


FRONT ENTRY & STORMWATER FEATURE PLANTING PLAN ENLARGEMENT
 SCALE: 1/4" = 1'-0"



PROTOTYPICAL STORMWATER FEATURE PLANTING PLAN ENLARGEMENT
 SCALE: 1/4" = 1'-0"

LEGEND



FRONT ENTRY PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|-----------------------|--|---------------------------------------|------|--------|
| SHRUBS/GRASSES | | | | |
| AG | ANDROPOGON GERARDII 'RAIN DANCE' | RAIN DANCE BIG BLUESTEM | 11 | 2 GAL. |
| CXA | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 6 | 2 GAL. |
| CA | CLETHRA ALNIFOLIA 'VANILLA SPICE' | VANILLA SPICE SUMMERSWEET | 4 | 30-36" |
| CS | CORNUS SERICEA 'ARCTIC FIRE' | ARCTIC FIRE RED-OSIER DOGWOOD | 4 | 30-36" |
| IG | ILEX GABRA 'COMPACTA' | COMPACT INKBERRY | 8 | 24-30" |
| MP | MYRICA PENSYLVANICA | BAYBERRY | 4 | 36-42" |
| PV | PANICUM VIRGATUM 'NORTHWIND' | NORTHWIND UPRIGHT SWITCHGRASS | 17 | 2 GAL. |
| RA | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 3 | 12-18" |
| VT | VIBURNUM TRILOBUM 'BAILEY COMPACT' | BAILEY COMPACT AMERICAN CRANBERRYBUSH | 4 | 18-24" |
| PERENNIALS | | | | |
| CVM | COREOPSIS VERTICILLATA 'MOONBEAM' | MOONBEAM TICKSEED | 35 | 2 GAL. |
| ED | EUTROCHIMUM DUBIUM 'BABY JOE' | BABY JOE PYE WEED | 25 | 2 GAL. |
| SSA | SEDUM SPECTABILE 'AUTUMN JOY' | AUTUMN JOY STONECROP | 10 | 2 GAL. |

NOTE: PERENNIALS TO BE PLANTED 18" O.C., INTERSPERSED IN GROUPINGS OF 5 PLANTS MIN. PER SPECIES

FRONT ENTRY STORMWATER FEATURE PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|----------------------------------|--|---------------------------------------|------|--------|
| SHRUBS/ORNAMENTAL GRASSES | | | | |
| HA | HYDRANGEA ARBORESCENS 'INVINCIBELLE LIMETTA' | INVINCIBELLE LIMETTA SMOOTH HYDRANGEA | 7 | 24-30" |
| PV | PANICUM VIRGATUM 'NORTHWIND' | NORTHWIND UPRIGHT SWITCHGRASS | 19 | 2 GAL. |
| POM | PHYSOCARPUS OPUULIFOLIUS 'MONLO' | DIABOLO NINEBARK | 2 | 30-36" |
| SA | SPIRAEA ALBA | MEADOWSWEET | 3 | 24-30" |
| SS | SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' | PRAIRIE BLUES LITTLE BLUESTEM | 17 | 2 GAL. |
| VD | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | 3 | 30-36" |
| PERENNIALS | | | | |
| AT | ASCLEPIAS TUBEROSA | MILKWEED | 15 | 2 GAL. |
| ANA | ASTER NOVAE-ANGLIAE | NEW ENGLAND ASTER | 15 | 2 GAL. |
| CVM | COREOPSIS VERTICILLATA 'MOONBEAM' | MOONBEAM TICKSEED | 15 | 2 GAL. |
| ED | EUTROCHIMUM DUBIUM 'BABY JOE' | BABY JOE PYE WEED | 10 | 2 GAL. |
| SSA | SEDUM SPECTABILE 'AUTUMN JOY' | AUTUMN JOY STONECROP | 10 | 2 GAL. |
| POP | PENSTEMON 'ONYX AND PEARLS' | ONYX AND PEARLS BEARDTONGUE | 25 | 2 GAL. |
| RF | RUDEBECKIA FULGIDA 'GOLDSTRUM' | BROWNEYED SUSAN | 15 | 2 GAL. |
| LM | LIRIOPE MUSCARI | LILYTURF | 15 | 2 GAL. |

NOTE: PERENNIALS TO BE PLANTED 18" O.C., INTERSPERSED IN GROUPINGS OF 5 PLANTS MIN. PER SPECIES

PROTOTYPICAL STORMWATER FEATURE PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|----------------------------------|--|---------------------------------------|------|--------|
| SHRUBS/ORNAMENTAL GRASSES | | | | |
| HA | HYDRANGEA ARBORESCENS 'INVINCIBELLE LIMETTA' | INVINCIBELLE LIMETTA SMOOTH HYDRANGEA | 3 | 24-30" |
| PV | PANICUM VIRGATUM 'NORTHWIND' | NORTHWIND UPRIGHT SWITCHGRASS | 10 | 2 GAL. |
| POM | PHYSOCARPUS OPUULIFOLIUS 'MONLO' | DIABOLO NINEBARK | 1 | 30-36" |
| SA | SPIRAEA ALBA | MEADOWSWEET | 5 | 24-30" |
| SS | SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' | PRAIRIE BLUES LITTLE BLUESTEM | 8 | 2 GAL. |

NOTE: PERENNIALS TO BE PLANTED 18" O.C., INTERSPERSED IN GROUPINGS OF 5 PLANTS MIN. PER SPECIES

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|-------------------|-----------------------------------|-----------------------------|------|--------|
| PERENNIALS | | | | |
| AT | ASCLEPIAS TUBEROSA | MILKWEED | 10 | 2 GAL. |
| ANA | ASTER NOVAE-ANGLIAE | NEW ENGLAND ASTER | 10 | 2 GAL. |
| CVM | COREOPSIS VERTICILLATA 'MOONBEAM' | MOONBEAM TICKSEED | 10 | 2 GAL. |
| ED | EUTROCHIMUM DUBIUM 'BABY JOE' | BABY JOE PYE WEED | 10 | 2 GAL. |
| SSA | SEDUM SPECTABILE 'AUTUMN JOY' | AUTUMN JOY STONECROP | 10 | 2 GAL. |
| POP | PENSTEMON 'ONYX AND PEARLS' | ONYX AND PEARLS BEARDTONGUE | 15 | 2 GAL. |
| RF | RUDEBECKIA FULGIDA 'GOLDSTRUM' | BROWNEYED SUSAN | 5 | 2 GAL. |
| LM | LIRIOPE MUSCARI | LILYTURF | 5 | 2 GAL. |

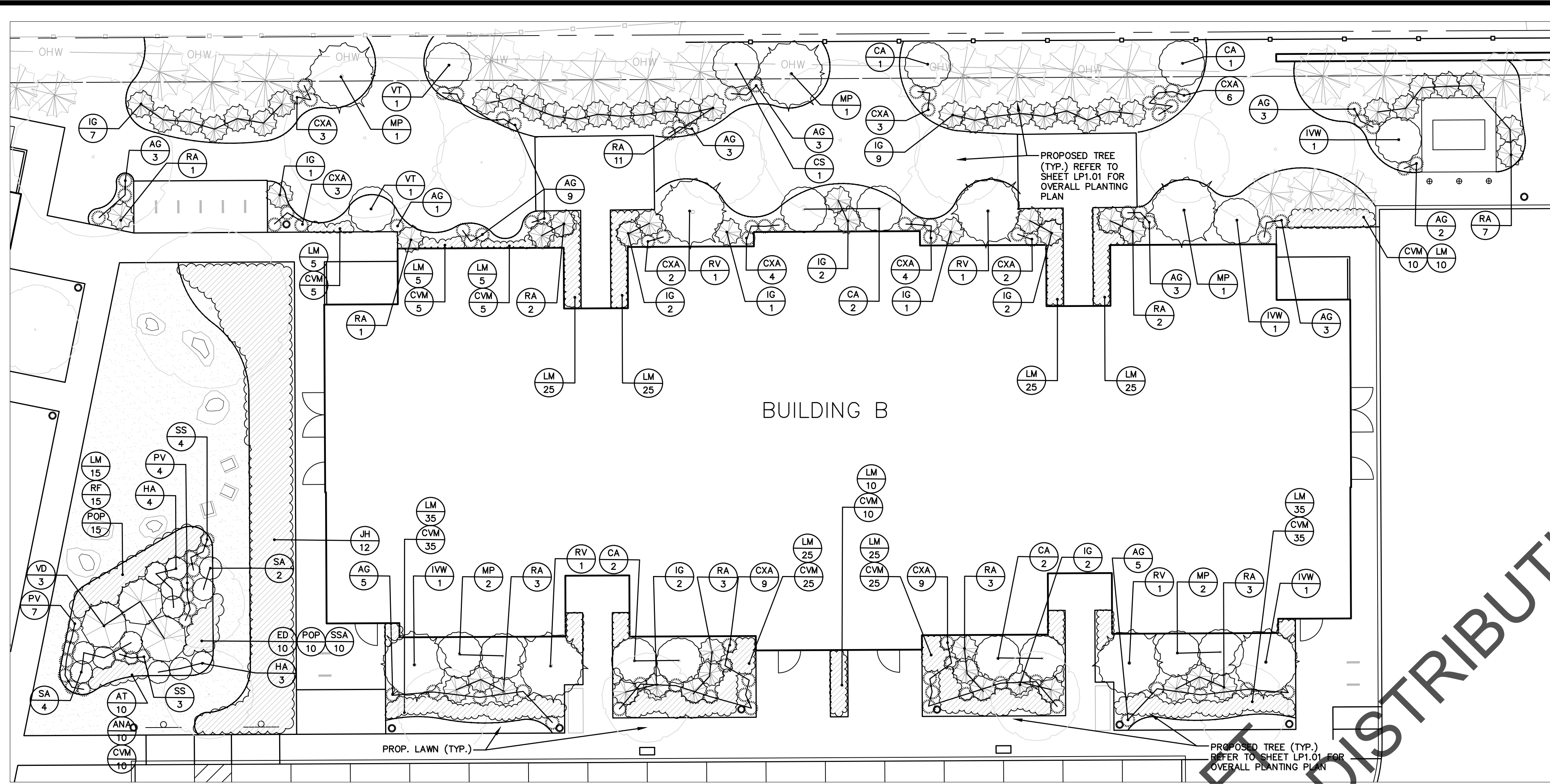
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 DATUM: NAD83
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 108 MYRTLE STREET, SUITE 502
 QUINCY, MA 02171
 www.fuss.com

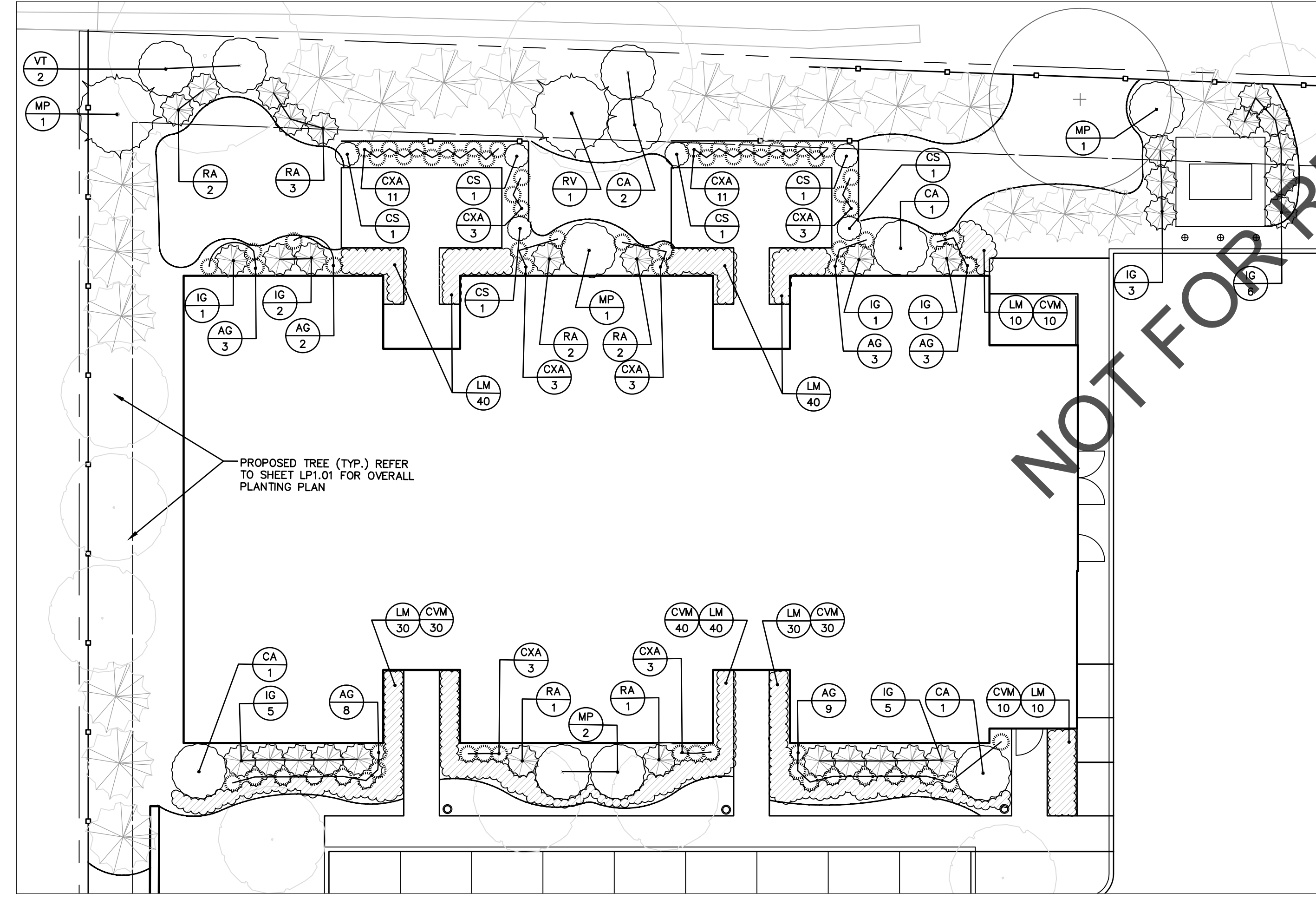
THE COMMUNITY BUILDERS
 PLANTING PLAN ENLARGEMENTS
 3 JEROME SMITH ROAD
 PROVINCETOWN, MASSACHUSETTS

PROJ. No.: 20210575.A11
 DATE: 11/14/2022

LP1.02



CENTRAL GREEN & BUILDING B PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'-0"



PROTOTYPICAL BUILDING PLANTING PLAN ENLARGEMENT
SCALE: 1" = 10'-0"

BUILDING B PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|-----------------------|--|---------------------------------------|------|--------|
| SHRUBS/GRASSES | | | | |
| AG | ANDROPOGON GERARDII 'RAIN DANCE' | RAIN DANCE BIG BLUESTEM | 40 | 2 GAL. |
| CXA | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 45 | 2 GAL. |
| CA | CLETHRA ALNIFOLIA 'VANILLA SPICE' | VANILLA SPICE SUMMERSWEET | 8 | 30-36" |
| CS | CORNUS SERICEA 'ARCTIC FIRE' | ARCTIC FIRE RED-OSIER DOGWOOD | 1 | 30-36" |
| IG | ILEX GABRA 'COMPACTA' | COMPACT INKBERRY | 29 | 24-30" |
| IVW | ILEX VERTICILLATA 'WINTER RED' | WINTER RED WINTERBERRY | 4 | 24-30" |
| MP | MYRICA PENNSYLVANICA | BAYBERRY | 7 | 36-42" |
| RV | RHOODODENDRON VISCOSUM | SWAMP AZALEA | 4 | 36-42" |
| RA | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 36 | 12-18" |
| VT | VIBURNUM TRILOBUM 'BAILEY COMPACT' | BAILEY COMPACT AMERICAN CRANBERRYBUSH | 2 | 18-24" |
| PERENNIALS | | | | |
| CVM | COREOPSIS VERTICILLATA 'MOONBEAM' | MOONBEAM TICKSEED | 155 | 2 GAL. |
| LM | LIRIOPE MUSCARI | LILYTURF | 245 | 2 GAL. |

NOTE: PERENNIALS TO BE PLANTED 18" O.C., INTERSPERSED IN GROUPINGS OF 5 PLANTS MIN. PER SPECIES

CENTRAL GREEN PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|----------------------------------|--|---------------------------------------|------|--------------|
| SHRUBS/ORNAMENTAL GRASSES | | | | |
| HA | HYDRANGEA ARBORESCENS 'INVINCIBELLE LIMETTA' | INVINCIBELLE LIMETTA SMOOTH HYDRANGEA | 7 | 24-30" |
| PV | PANICUM VIRGATUM 'NORTHWIND' | NORTHWIND UPRIGHT SWITCHGRASS | 11 | 2 GAL. |
| SA | SPIRAEA ALBA | MEADOWSWEET | 6 | 24-30" |
| SS | SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' | PRAIRIE BLUES LITTLE BLUESTEM | 7 | 2 GAL. |
| VD | VIBURNUM DENTATUM | ARROWWOOD VIBURNUM | 3 | 30-36" |
| PERENNIALS | | | | |
| AT | ASCLEPIAS TUBEROSA | MILKWEED | 10 | 2 GAL. |
| ANA | ASTER NOVAE-ANGLIAE | NEW ENGLAND ASTER | 10 | 2 GAL. |
| CVM | COREOPSIS VERTICILLATA 'MOONBEAM' | MOONBEAM TICKSEED | 10 | 2 GAL. |
| ED | EUTROCHUM DUBIUM 'BABY JOE' | BABY JOE PYE WEED | 10 | 2 GAL. |
| SSA | SEDUM SPECTABILE 'AUTUMN JOY' | AUTUMN JOY STONECROP | 10 | 2 GAL. |
| POP | PENSTEMON 'ONYX AND PEARLS' | ONYX AND PEARLS BEARDTONGUE | 25 | 2 GAL. |
| RF | RUDBECKIA FULGIDA 'GOLDSTRUM' | BROWNEYED SUSAN | 15 | 2 GAL. |
| LM | LIRIOPE MUSCARI | LILYTURF | 15 | 2 GAL. |
| GROUNDCOVER | | | | |
| JH | JUNIPERUS HORIZONTALIS 'BAR HARBOR' | BAR HARBOR CREEPING JUNIPER | 12 | 18-24" SPRD. |

NOTE: PERENNIALS TO BE PLANTED 18" O.C., INTERSPERSED IN GROUPINGS OF 5 PLANTS MIN. PER SPECIES

PROTOTYPICAL BUILDING PLANT LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE |
|-----------------------|--|---------------------------------------|------|--------|
| SHRUBS/GRASSES | | | | |
| AG | ANDROPOGON GERARDII 'RAIN DANCE' | RAIN DANCE BIG BLUESTEM | 28 | 2 GAL. |
| CXA | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 40 | 2 GAL. |
| CA | CLETHRA ALNIFOLIA 'VANILLA SPICE' | VANILLA SPICE SUMMERSWEET | 5 | 30-36" |
| CS | CORNUS SERICEA 'ARCTIC FIRE' | ARCTIC FIRE RED-OSIER DOGWOOD | 6 | 30-36" |
| IG | ILEX GABRA 'COMPACTA' | COMPACT INKBERRY | 24 | 24-30" |
| MP | MYRICA PENNSYLVANICA | BAYBERRY | 5 | 36-42" |
| RV | RHOODODENDRON VISCOSUM | SWAMP AZALEA | 1 | 36-42" |
| RA | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 11 | 12-18" |
| VT | VIBURNUM TRILOBUM 'BAILEY COMPACT' | BAILEY COMPACT AMERICAN CRANBERRYBUSH | 2 | 18-24" |
| PERENNIALS | | | | |
| CVM | COREOPSIS VERTICILLATA 'MOONBEAM' | MOONBEAM TICKSEED | 120 | 2 GAL. |
| LM | LIRIOPE MUSCARI | LILYTURF | 200 | 2 GAL. |

NOTE: PERENNIALS TO BE PLANTED 18" O.C., INTERSPERSED IN GROUPINGS OF 5 PLANTS MIN. PER SPECIES

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DATE
No.
DESCRIPTION

SCALE: HORZ.: 1" = 5'
VERT.: 1" = 5'
DATUM: NAVD83
HORZ.: NAVD83
VERT.: NAVD83
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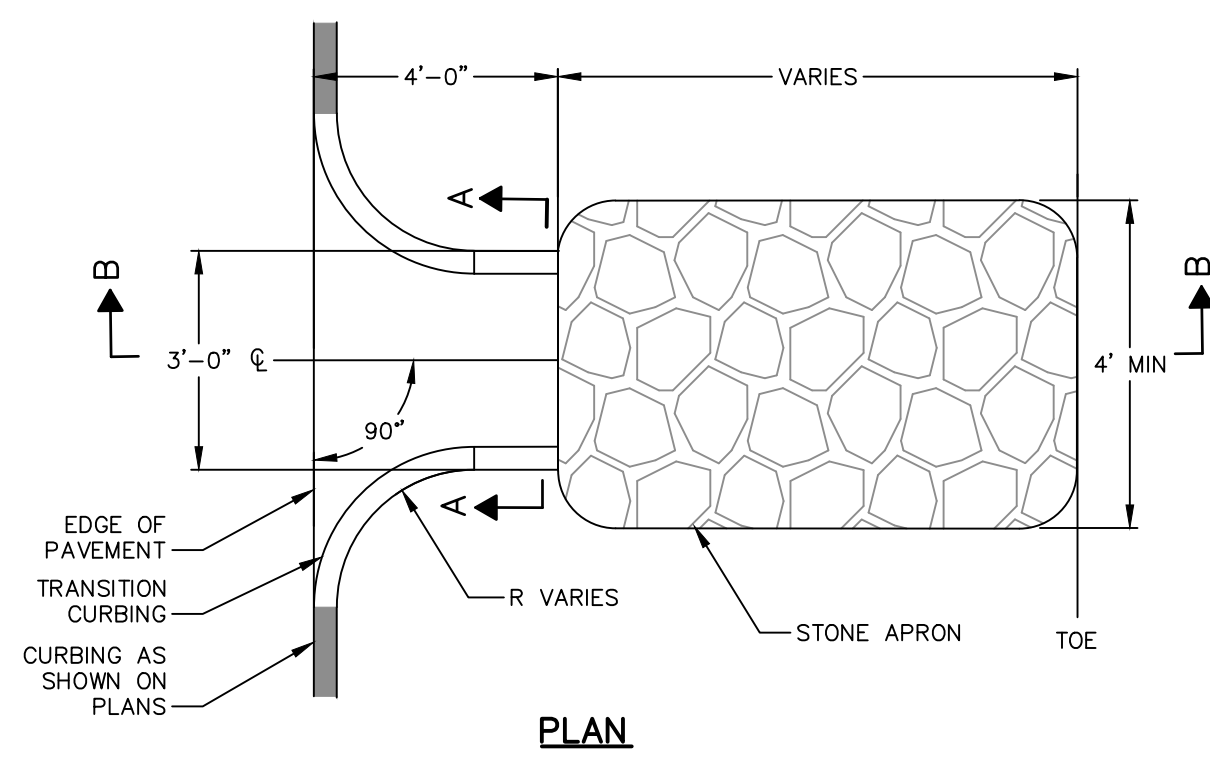
THE COMMUNITY BUILDERS
PLANTING PLAN ENLARGEMENTS
3 JEROME SMITH ROAD
PROVINCETOWN MASSACHUSETTS

PROJ. No.: 20210575.A11
DATE: 11/14/2022

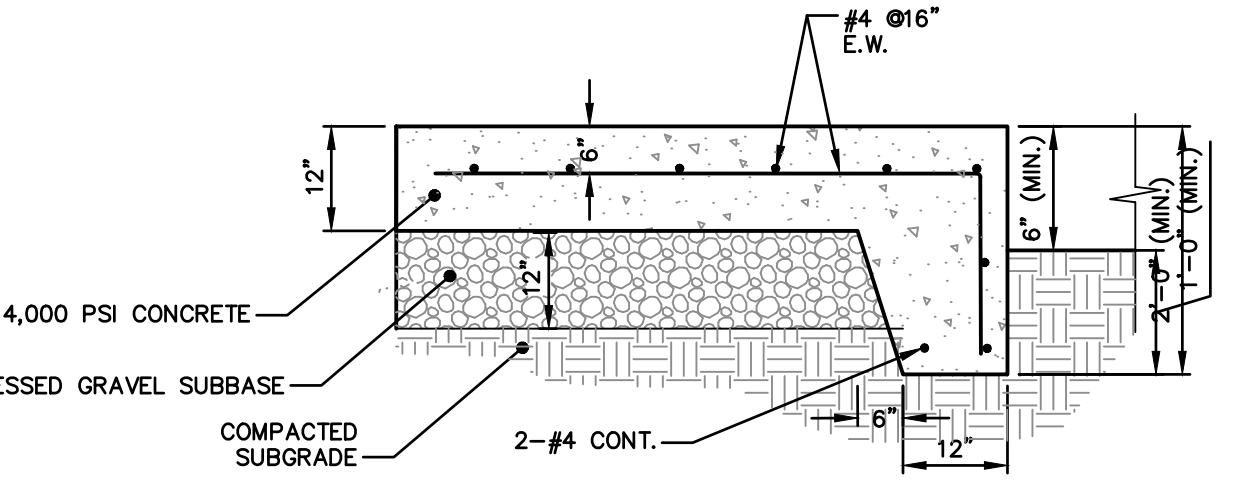
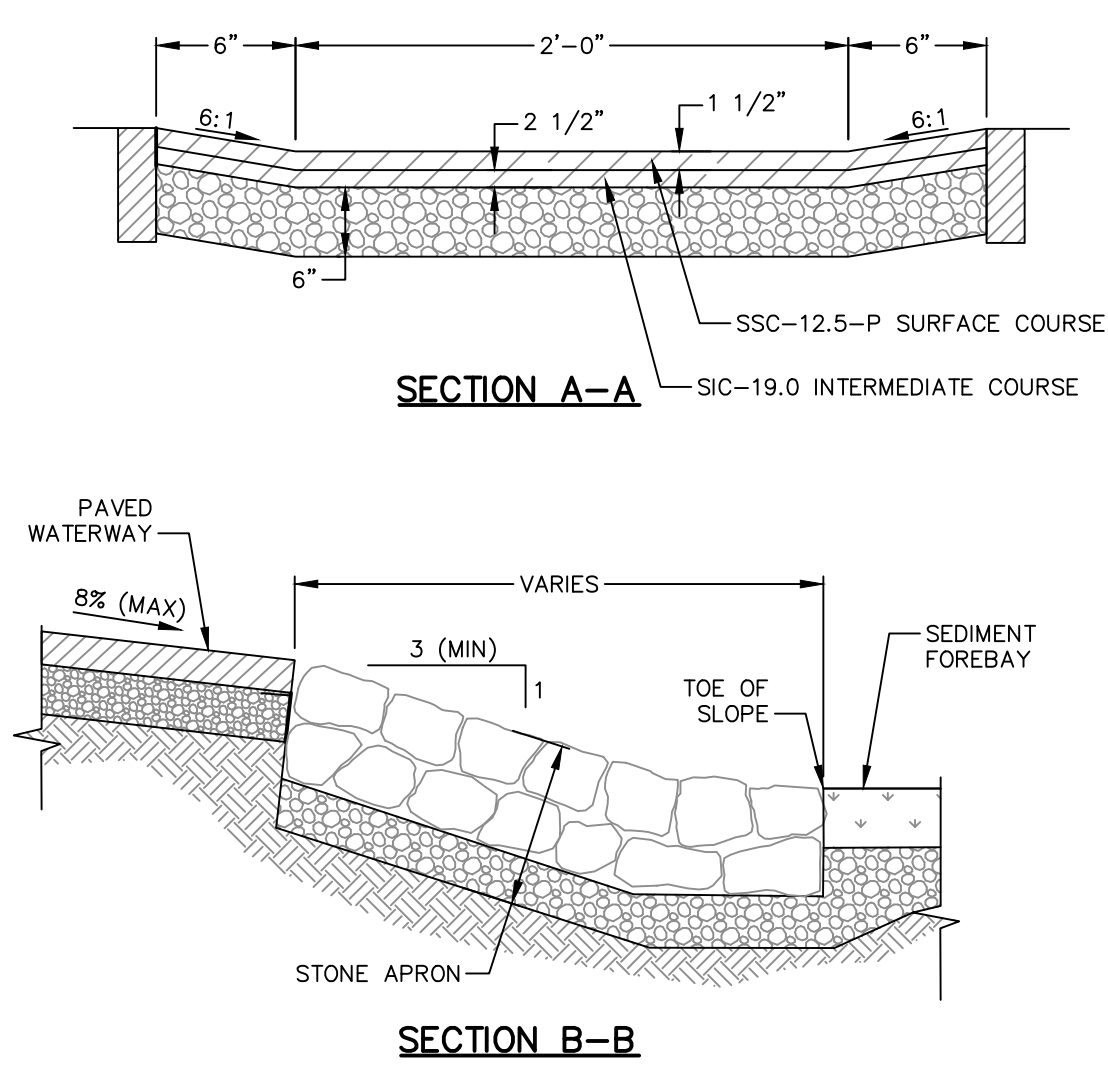
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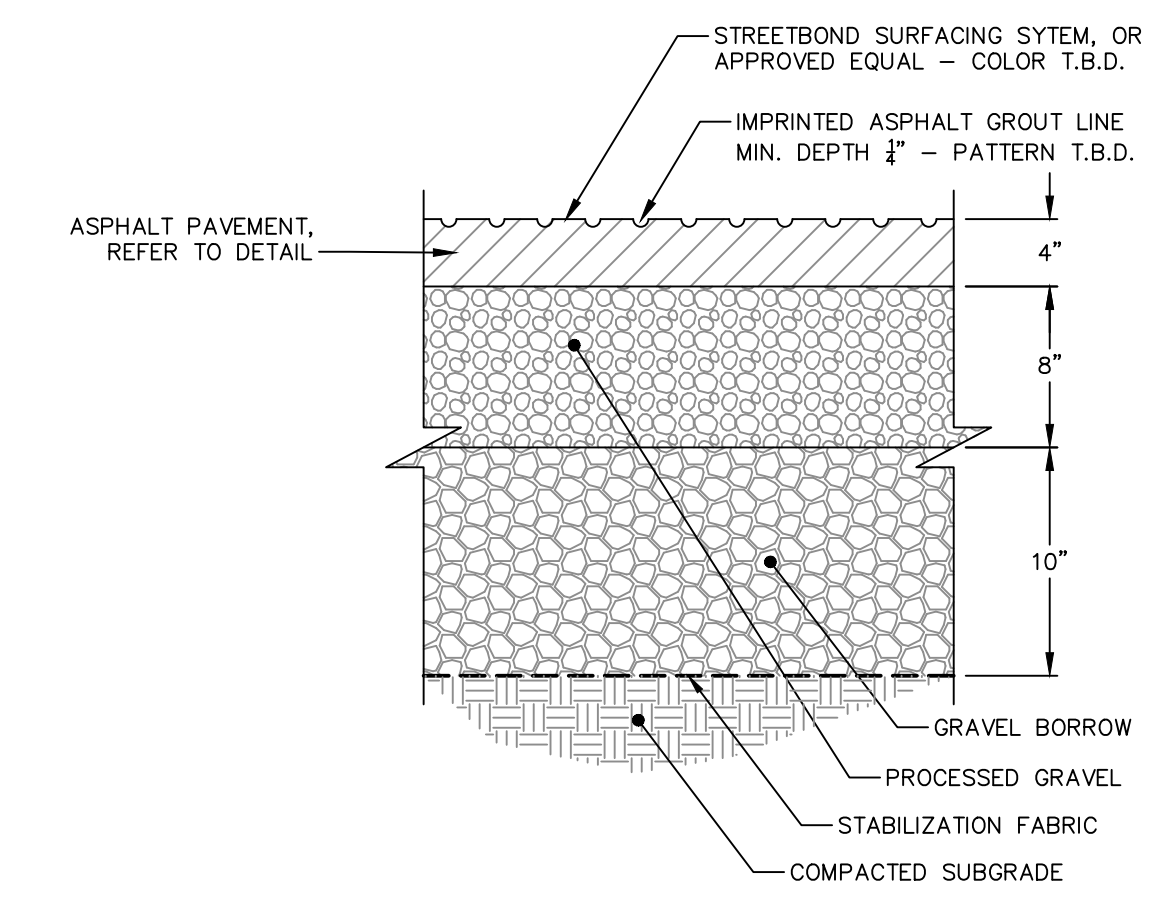
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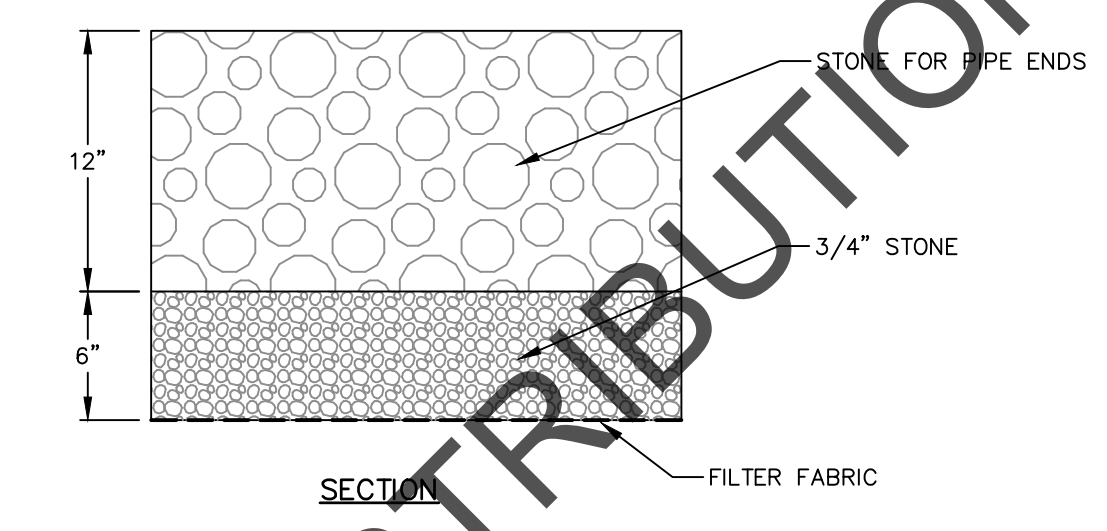
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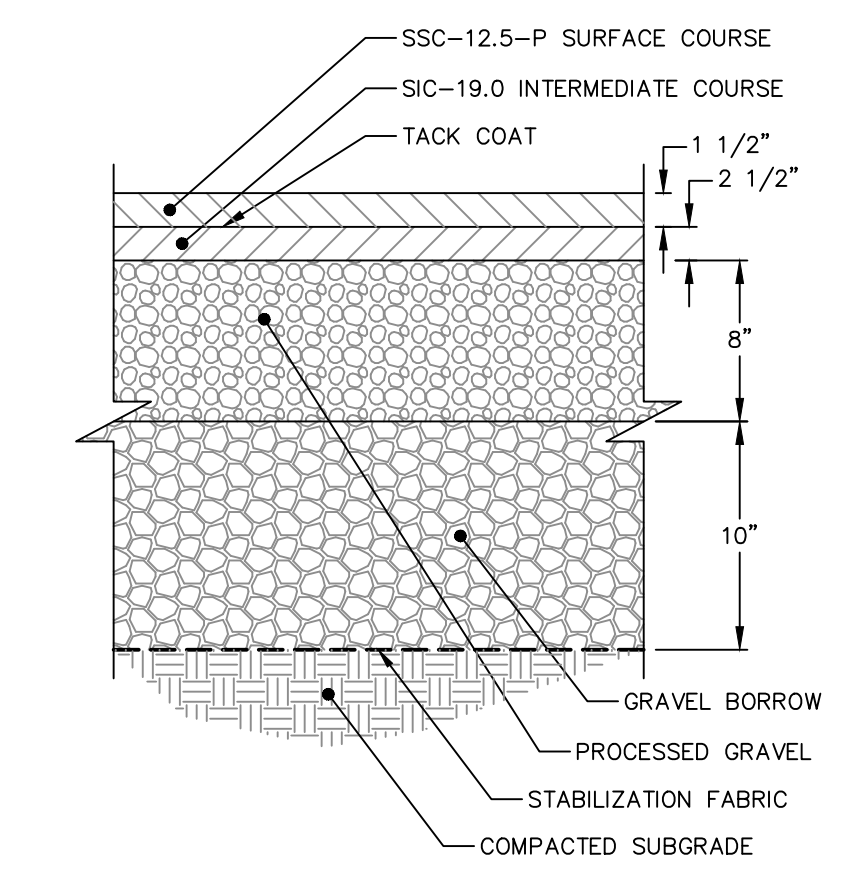
CONCRETE UTILITY PAD
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STAMPED COLORED ASPHALT PAVEMENT
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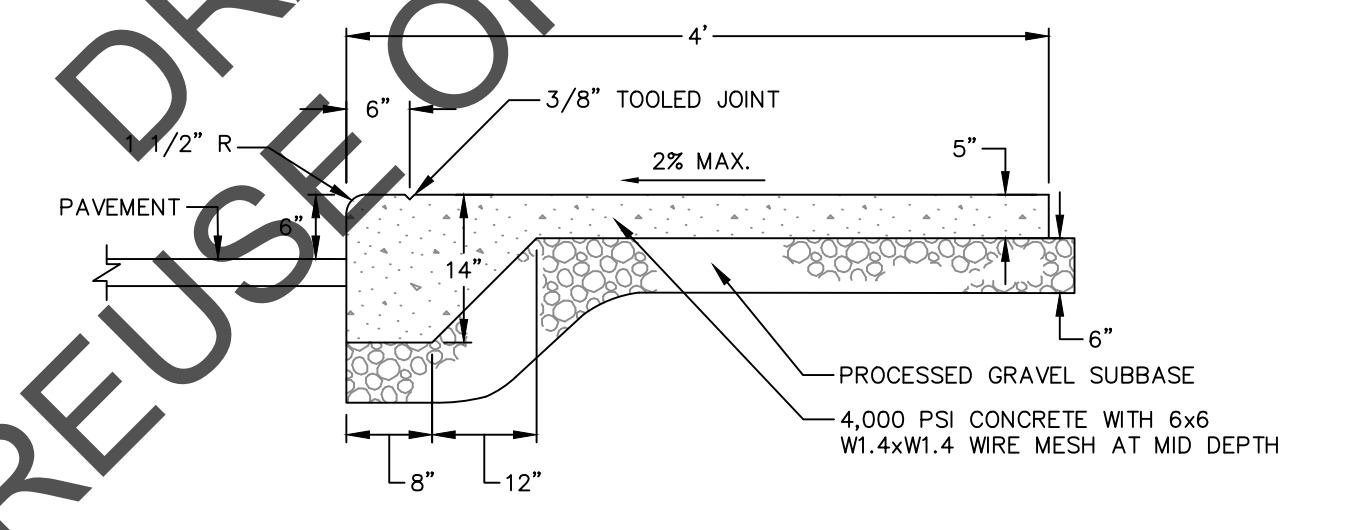


STONE APRON
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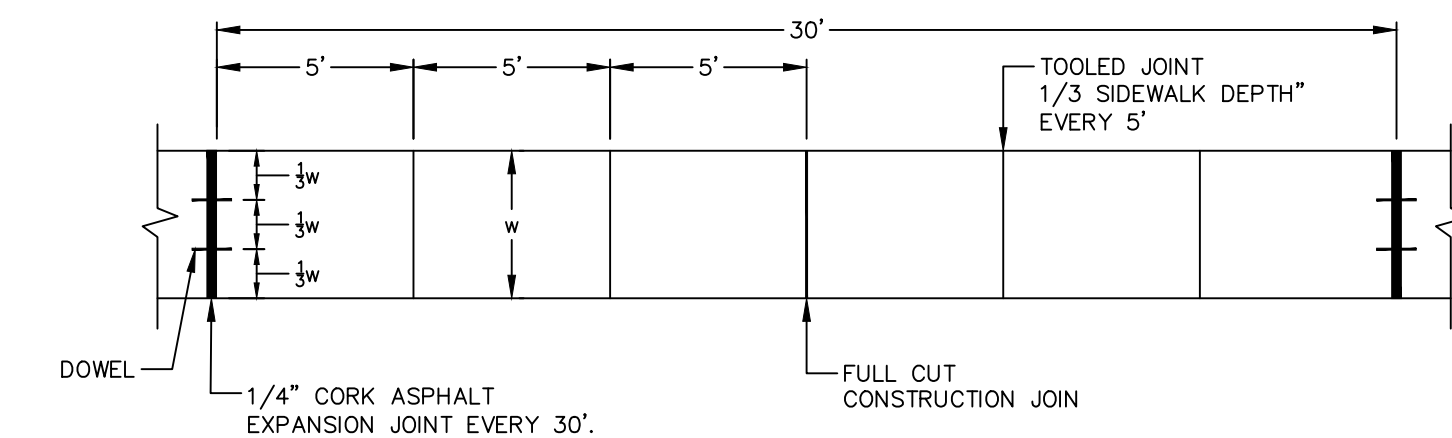


ASPHALT PAVEMENT
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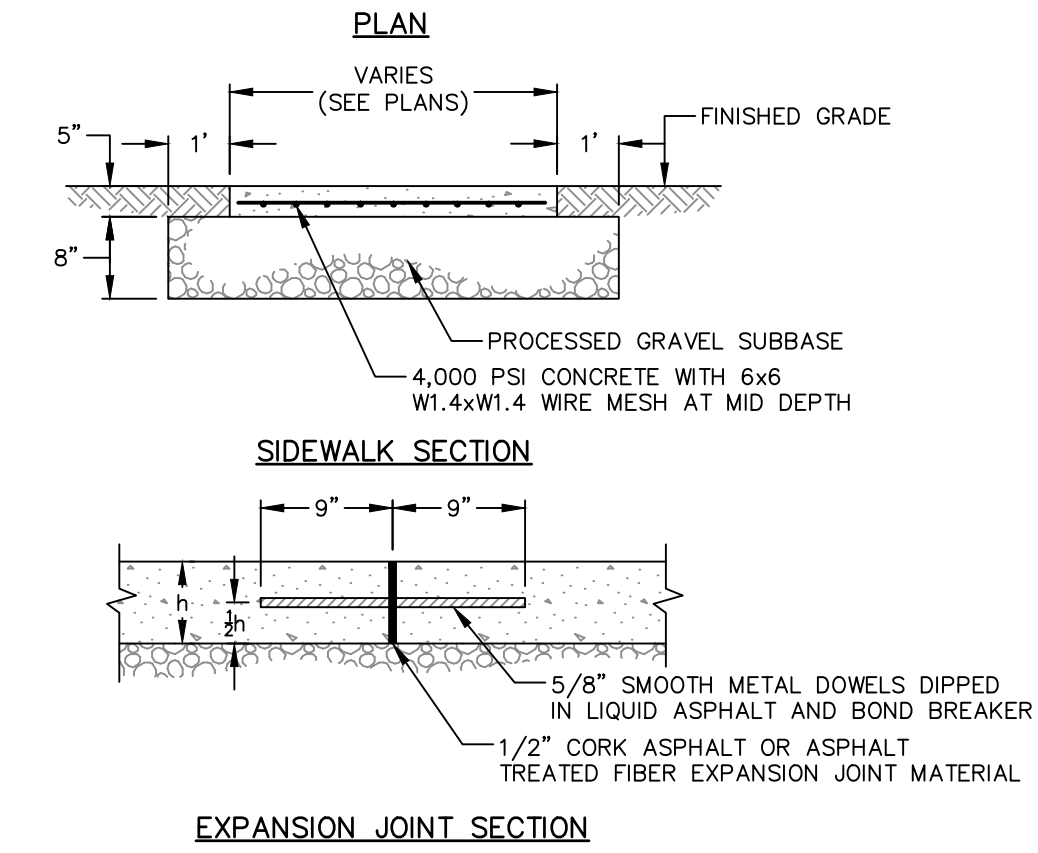
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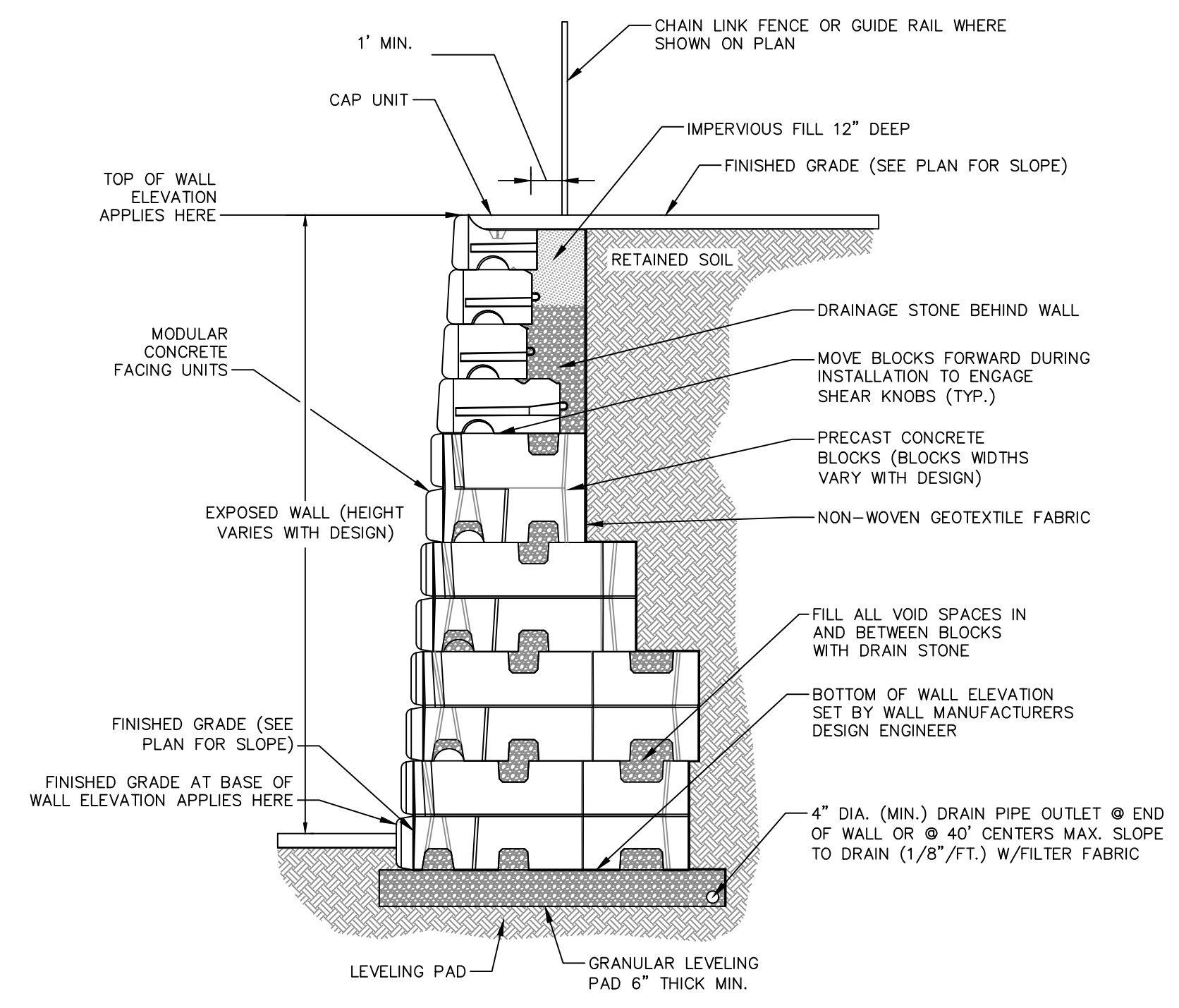
MONOLITHIC CONCRETE CURB AND WALK
NOT TO SCALE



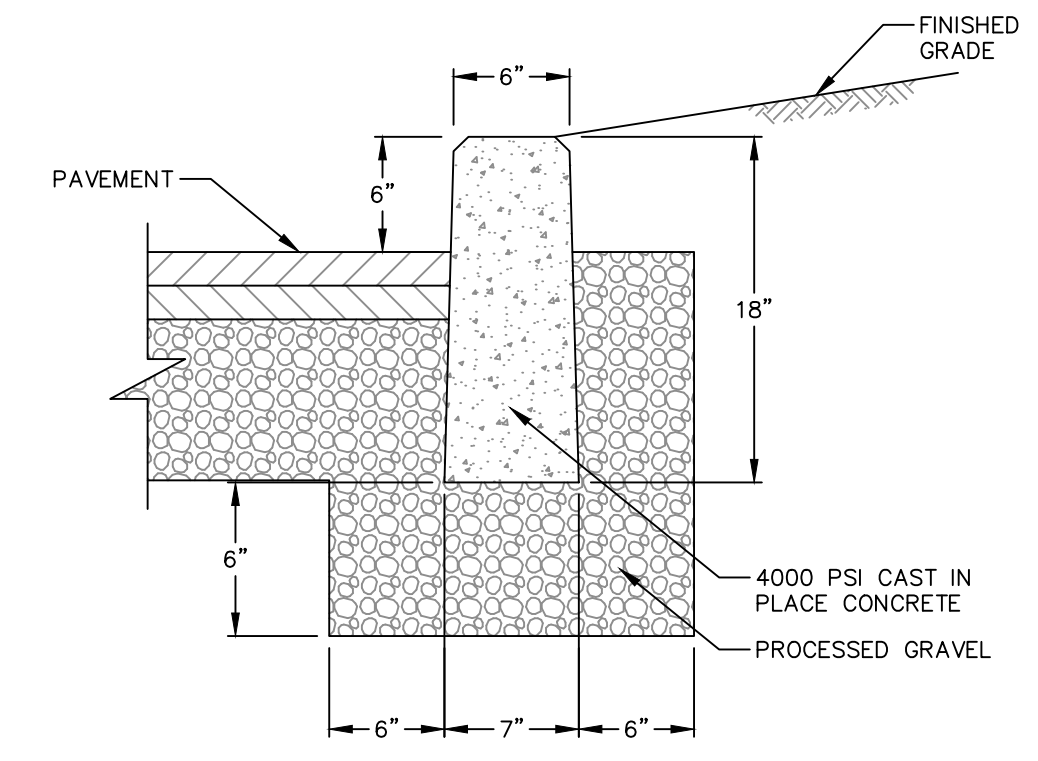
ASPHALT PAVEMENT
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE



MODULAR CONCRETE BLOCK RETAINING WALL
NOT TO SCALE



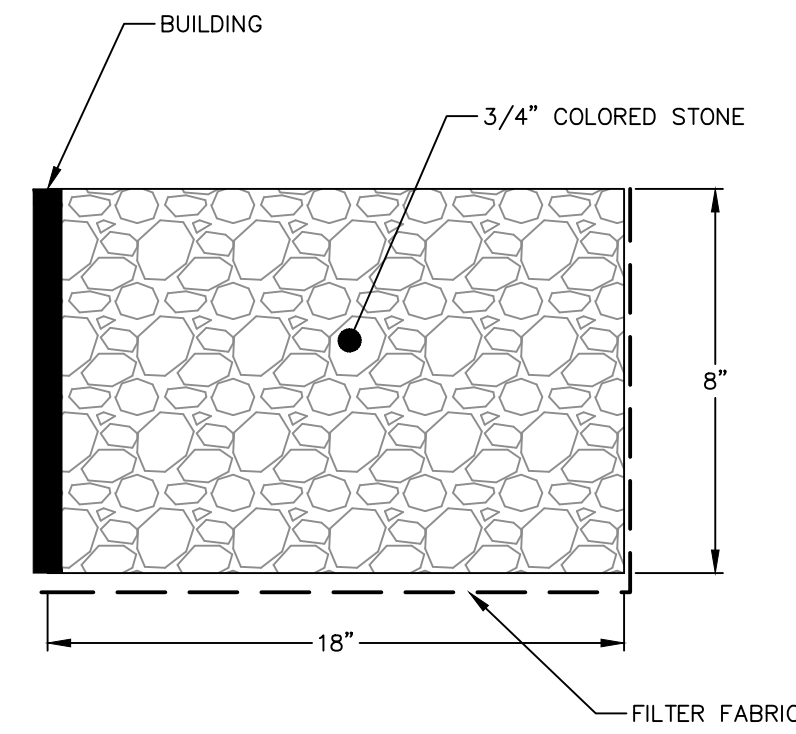
CONCRETE CURB
NOT TO SCALE

- NOTES:**
1. THIS IS A DELEGATED DESIGN CONSTRUCTION ELEMENT. DETAILS AND NOTES SHOWN ARE GENERIC AND INTENDED TO PROVIDE THE GENERAL INTENT OF THE DESIRED WALL.
 2. CONTRACTOR SHALL PROVIDE FINAL DESIGN CONSTRUCTION PLANS FOR THIS CONSTRUCTION ELEMENT, STAMPED BY A PROFESSIONAL ENGINEER LICENSED BY THE COMMONWEALTH OF MASSACHUSETTS, FOR REVIEW AND APPROVAL BY OWNER PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.
 3. THIS CONSTRUCTION ELEMENT MAY REQUIRE A BUILDING PERMIT FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PERMIT REQUIREMENTS AND SECURING ALL NECESSARY PERMITS.

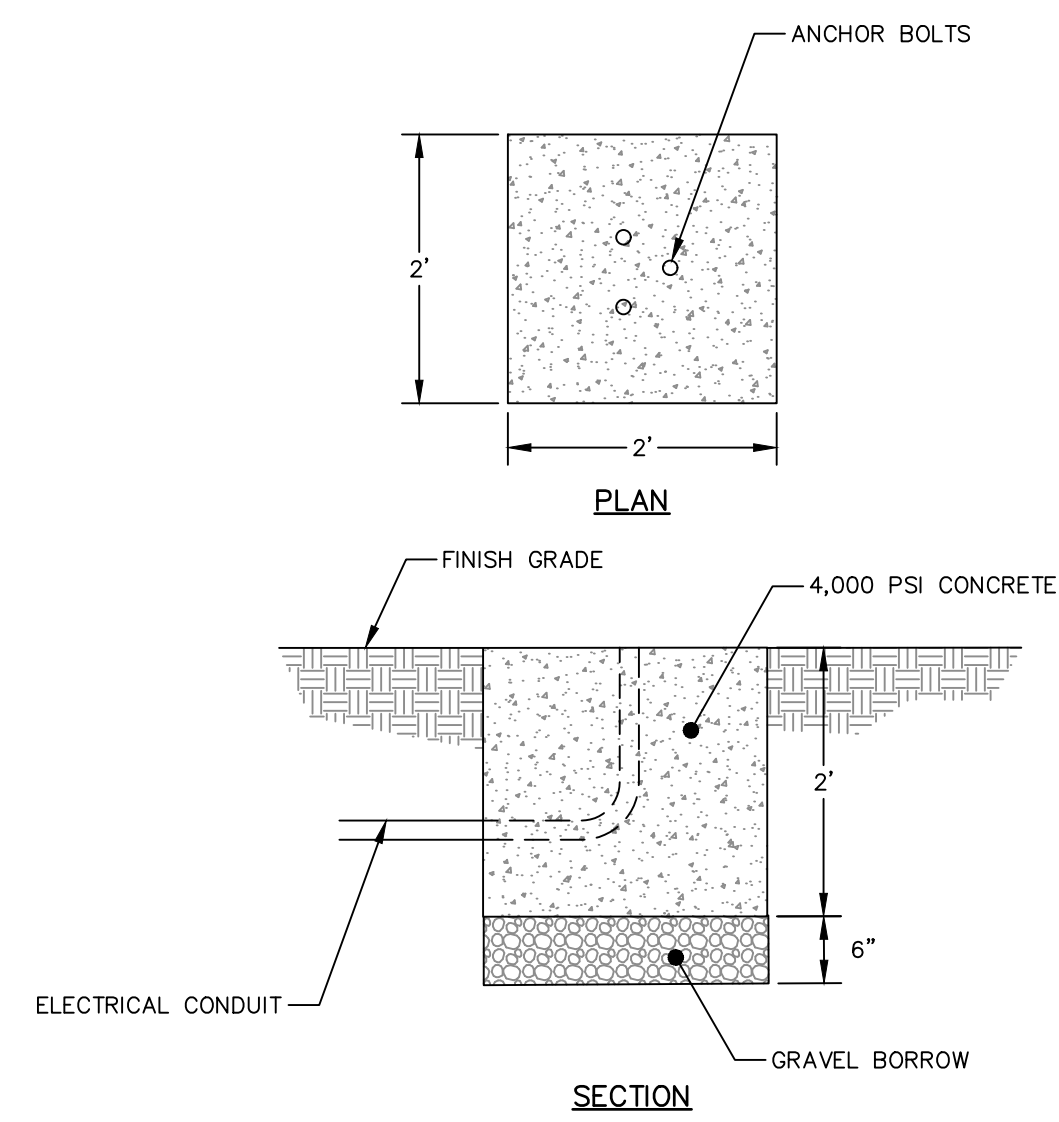
- NOTES:**
1. 1 INCH DEEP BEVELED JOINT AT TOP AND FACE OF CURB EVERY 10 FEET.
 2. 1/2 INCH EXPANSION JOINT AND FILLER EVERY 30 FEET.
 3. 1/2 INCH EXPANSION JOINT AND FILLER WHEN CURB IS ADJACENT TO CONCRETE SIDEWALK.

- NOTES:**
1. PROVIDE DEEP DUMMY JOINT EVERY 5' (1/3 DEPTH OF SLAB)
 2. REPLACE 1/4" EXPANSION JOINT IF EXISTING JOINT FALLS WITHIN RECONSTRUCTION.
 3. PROVIDE JOINT SEALANT FOR EXPANSION JOINTS.

| | |
|--|--------------------------|
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| <p>THE COMMUNITY BUILDERS CONSTRUCTION DETAILS 3 JEROME SMITH ROAD PROVINCETOWN</p> | <p>DESIGNER REVIEWER</p> |
| <p>SCALE: HORZ.: N.T.S. VERT.: DATUM: HORZ.: VERT.: GRAPHIC SCALE</p> | <p>DATE</p> |
| <p>PROJ. No.: 20210575.A11 DATE: 11/14/2022</p> | |
| <p>CD5.02</p> | |

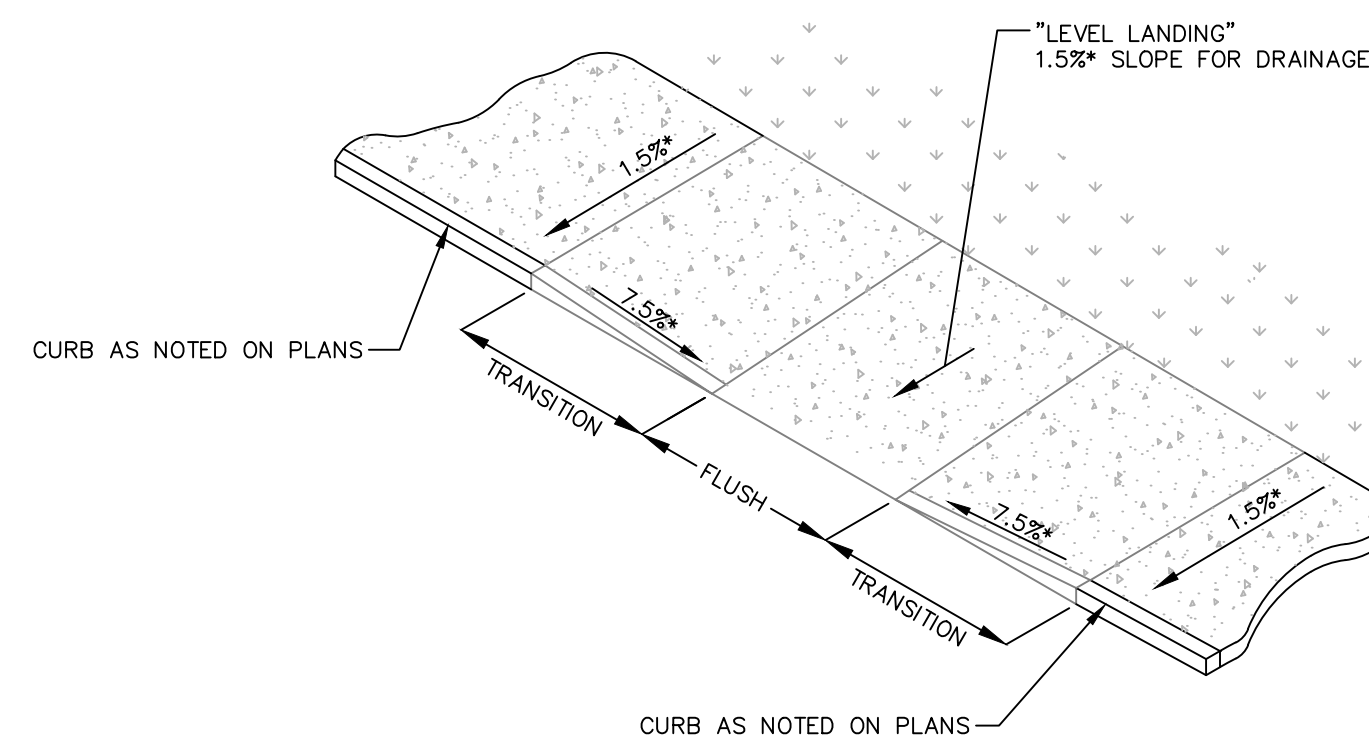


CRUSHED STONE STRIP
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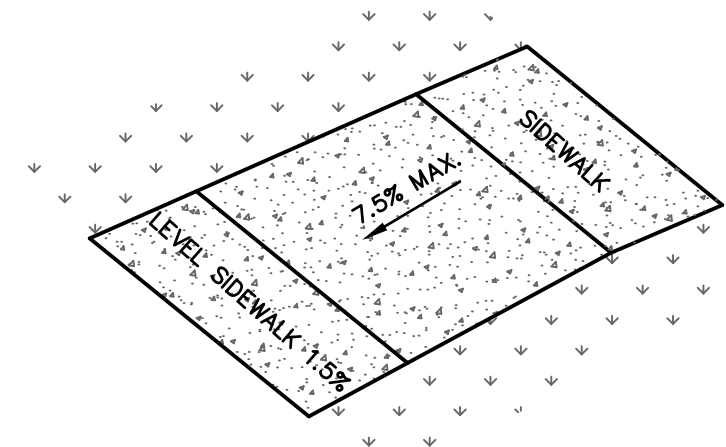
VEHICLE CHARGING STATION FOUNDATION
NOT TO SCALE

NOTE: COORDINATE WORK WITH ELECTRICAL CONTRACTOR

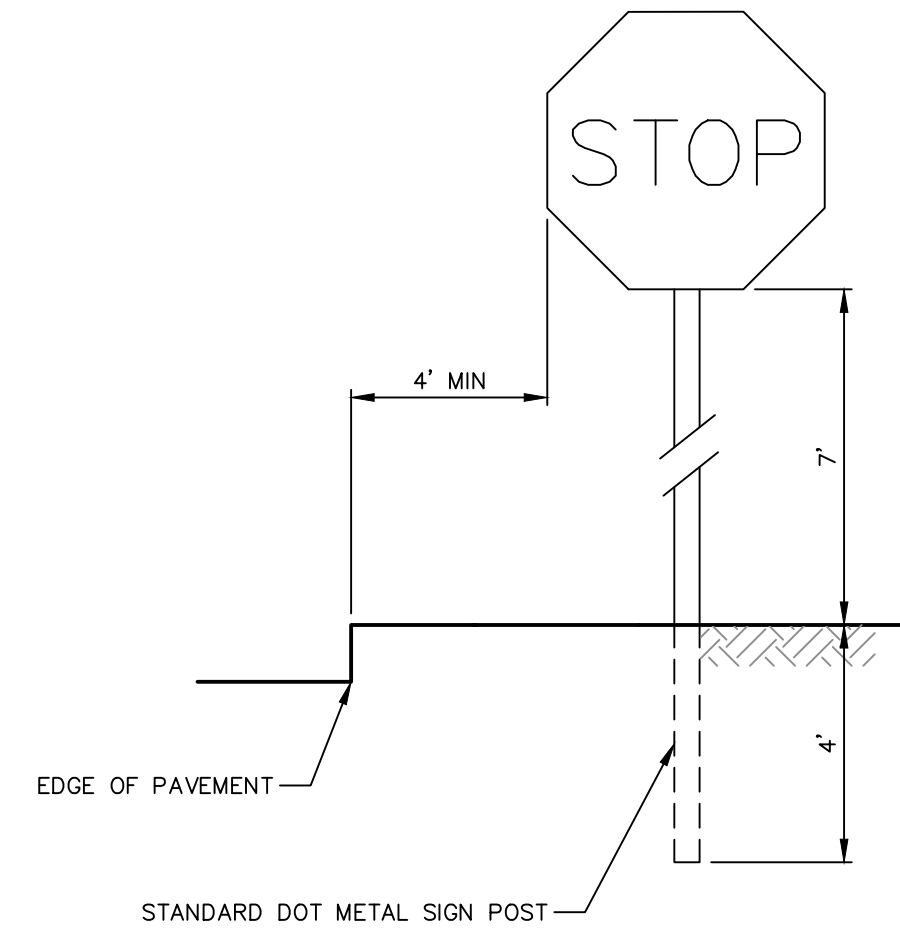


NOTE:
1. * CONSTRUCTION TOLERANCE ± 0.5%

SIDEWALK RAMP TYPE 1
NOT TO SCALE

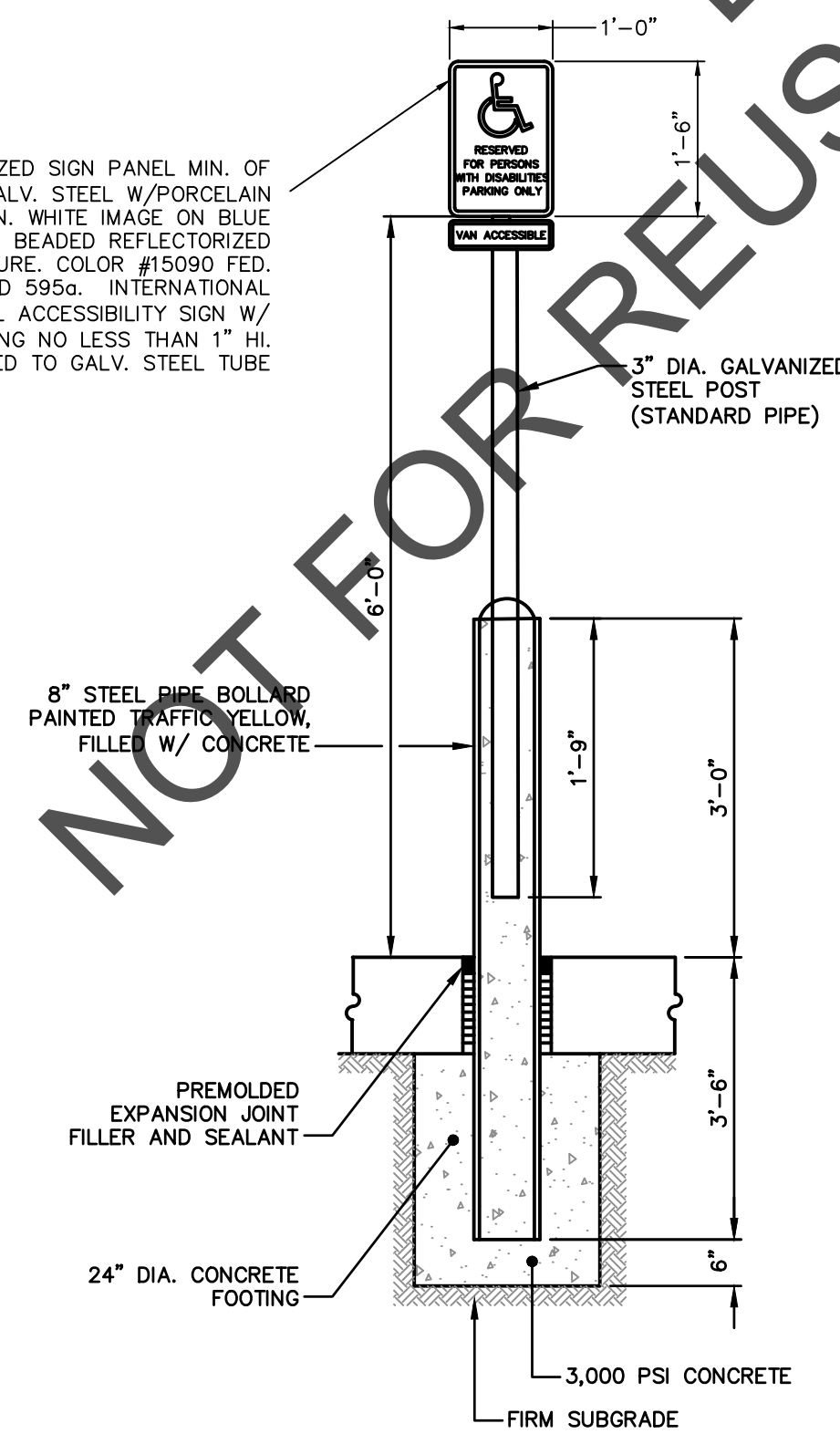


SIDEWALK RAMP 2
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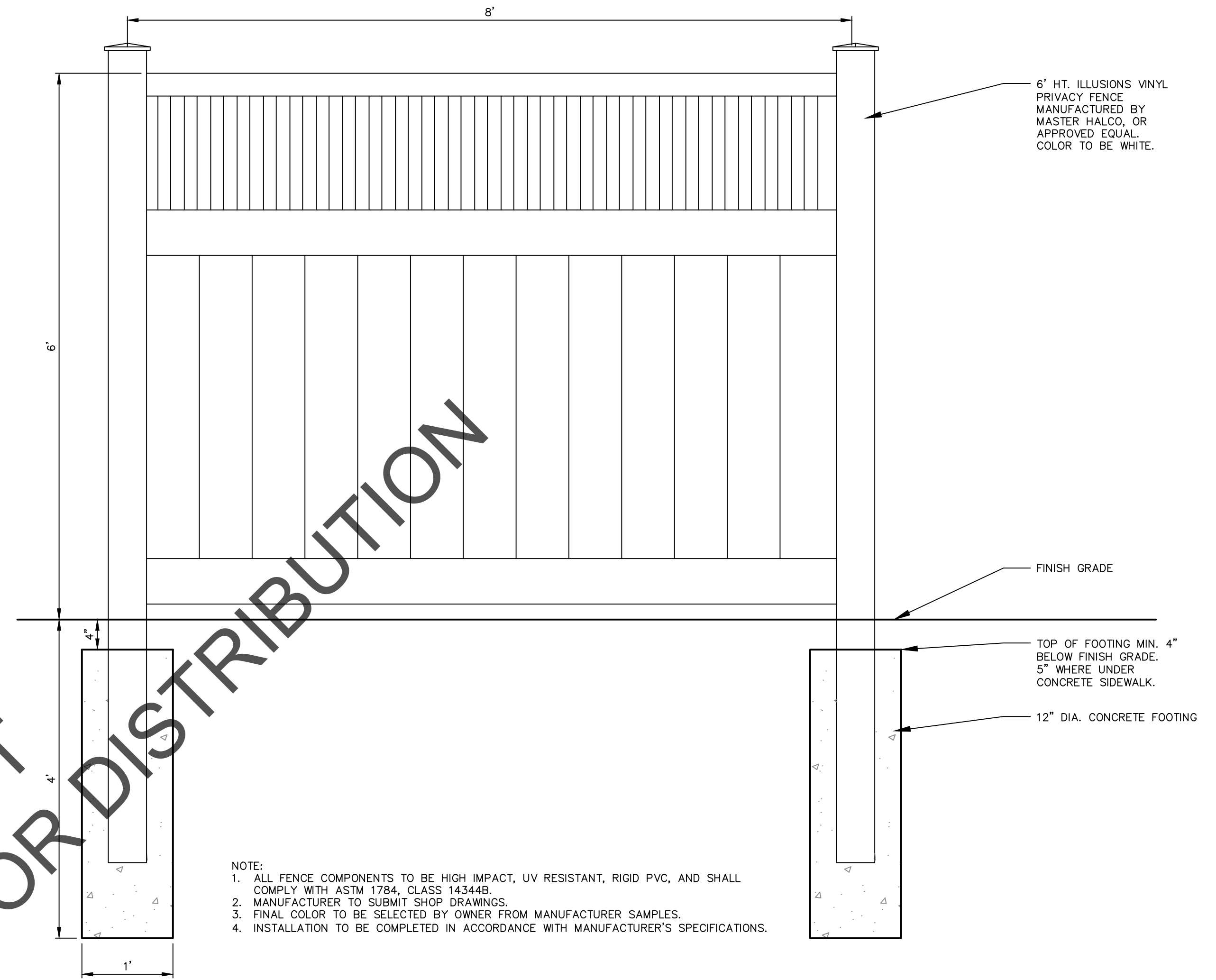


SIGNS
NOT TO SCALE

REFLECTORIZED SIGN PANEL MIN. OF 16 GA. GALV. STEEL W/PORCELAIN ENAMEL FIN. WHITE IMAGE ON BLUE FIELD BEADED REFLECTORIZED TEXTURE. COLOR #15000 FED. STANDARD 595a. INTERNATIONAL SYMBOL ACCESSIBILITY SIGN W/ LETTERING NO LESS THAN 1" HI. BOLTED TO GALV. STEEL TUBE

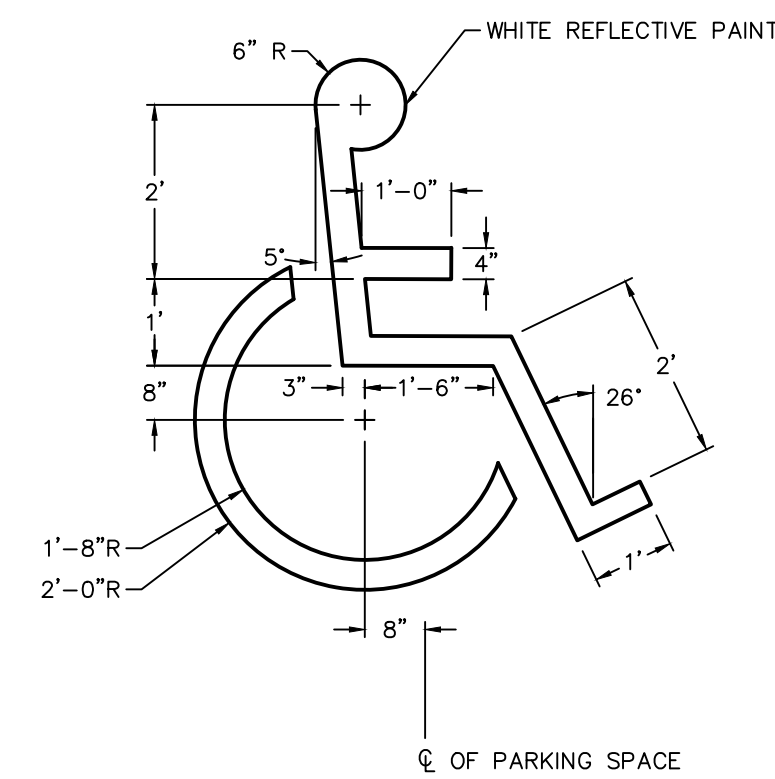


ACCESSIBLE PARKING SIGN
NOT TO SCALE

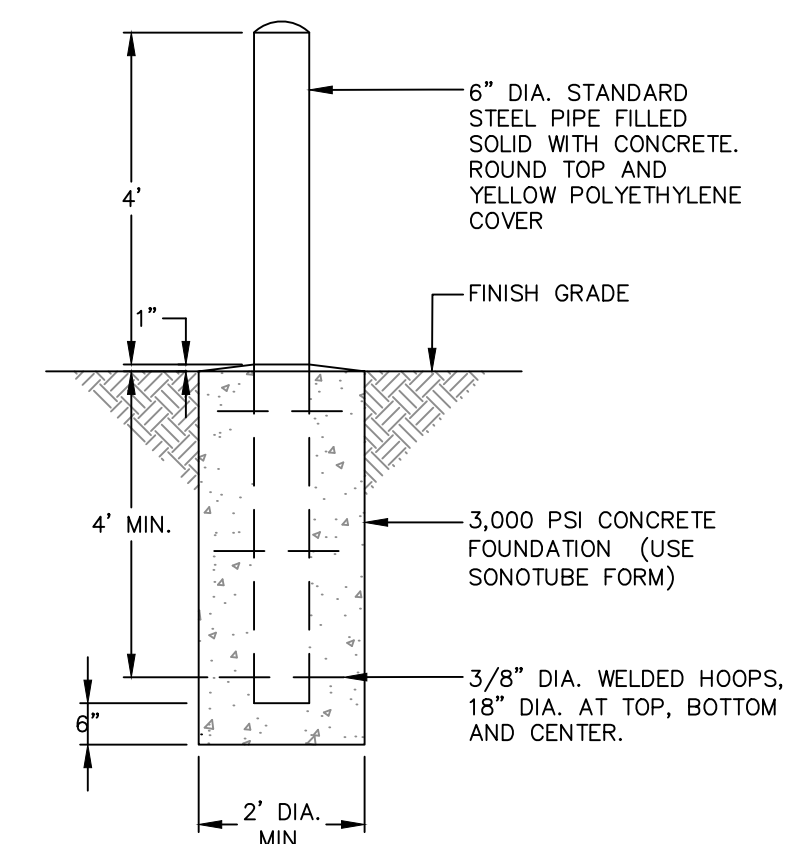


NOTE:
1. ALL FENCE COMPONENTS TO BE HIGH IMPACT, UV RESISTANT, RIGID PVC, AND SHALL COMPLY WITH ASTM 1784, CLASS 14344B.
2. MANUFACTURER TO SUBMIT SHOP DRAWINGS.
3. FINAL COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER SAMPLES.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

STOCKADE FENCE
NOT TO SCALE



ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



BOLLARD
NOT TO SCALE

| No. | DATE | DESCRIPTION | DESIGNER | REVIEWER |
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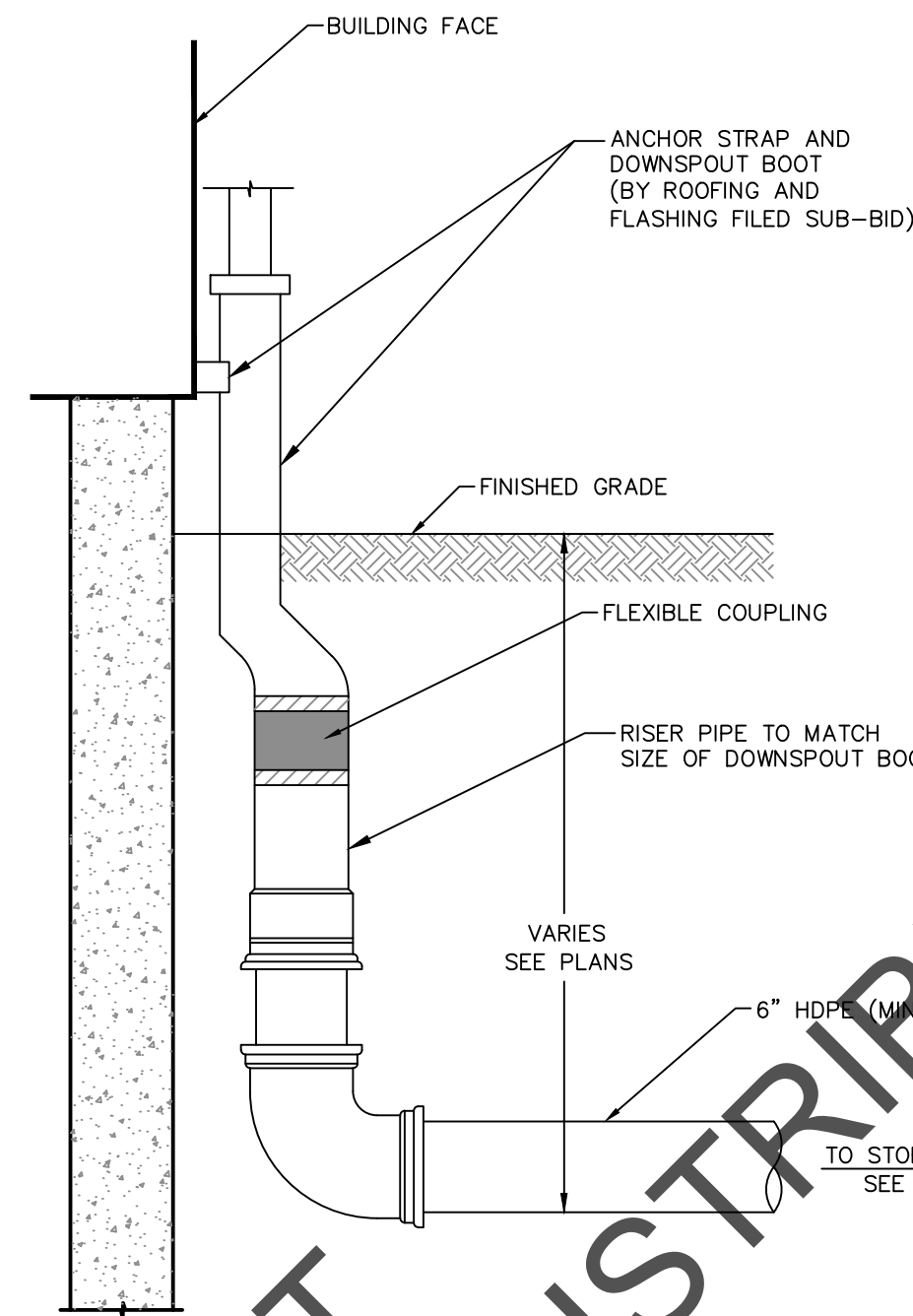
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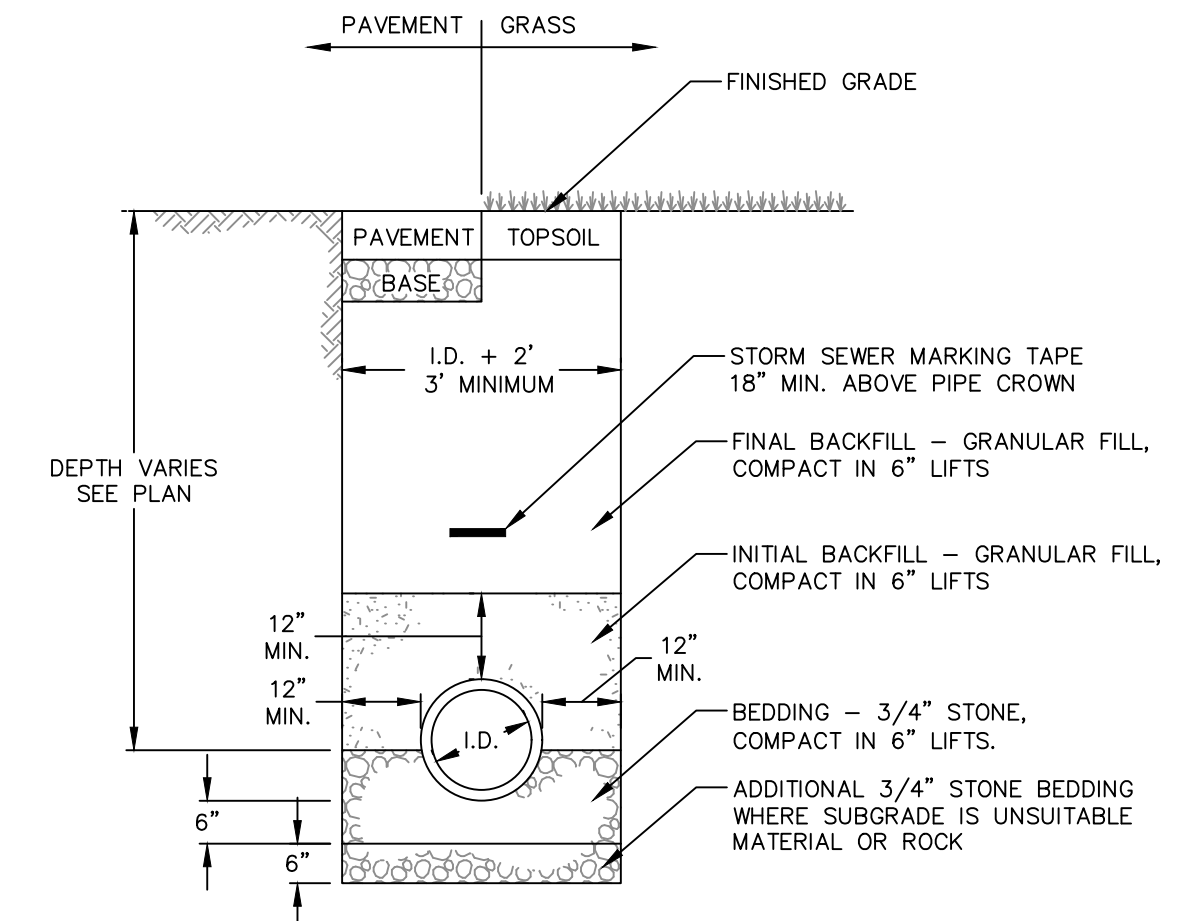
NOTES

- UNLESS OTHERWISE NOTED, INTERIOR DIAMETER (D) SHALL BE 4 FEET. AT A MINIMUM, INTERIOR DIAMETER SHALL BE 6" LARGER THAN THE LARGEST DIAMETER PIPE.
- FRAME AND GRATE SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS:
- CATCH BASINS
 - E204.2.0 WHERE ADJACENT TO CURBS.
 - E201.6.0 AND E201.10.0 IN OTHER AREAS.
- MANHOLES
 - E202.6.0 AND E202.8.0.
 - MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
- CATCH BASIN HOODS SHALL CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION CONSTRUCTION STANDARD DETAILS E201.12.0.
- STEPS SHALL CONFORM TO ASTM C478.
- STRUCTURES SHALL BE DESIGNED FOR HS-20 LOADING.
- REINFORCING STEEL SHALL CONFORM TO ASTM A185.
- WATERTIGHT GASKET JOINTS SHALL BE BUTYL RESIN CONFORMING TO ASTM C990.
- FLAT TOP SECTIONS ARE TO BE USED FOR STRUCTURE WITH AN INTERIOR DIAMETER (D) OF 6 FEET OR GREATER AND WHEN REQUIRED DUE TO PIPE COVER.

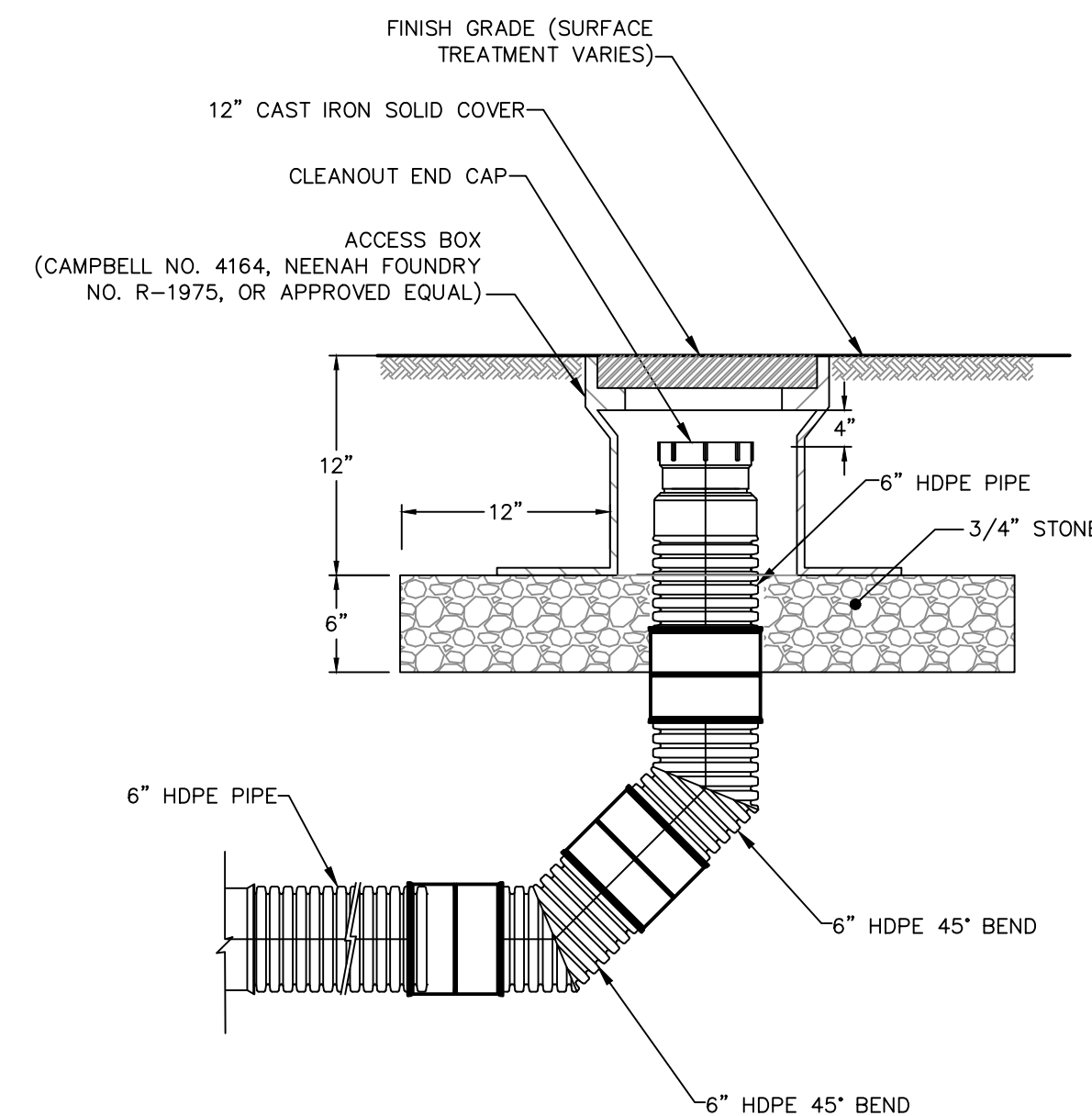
STORM STRUCTURE NOTES
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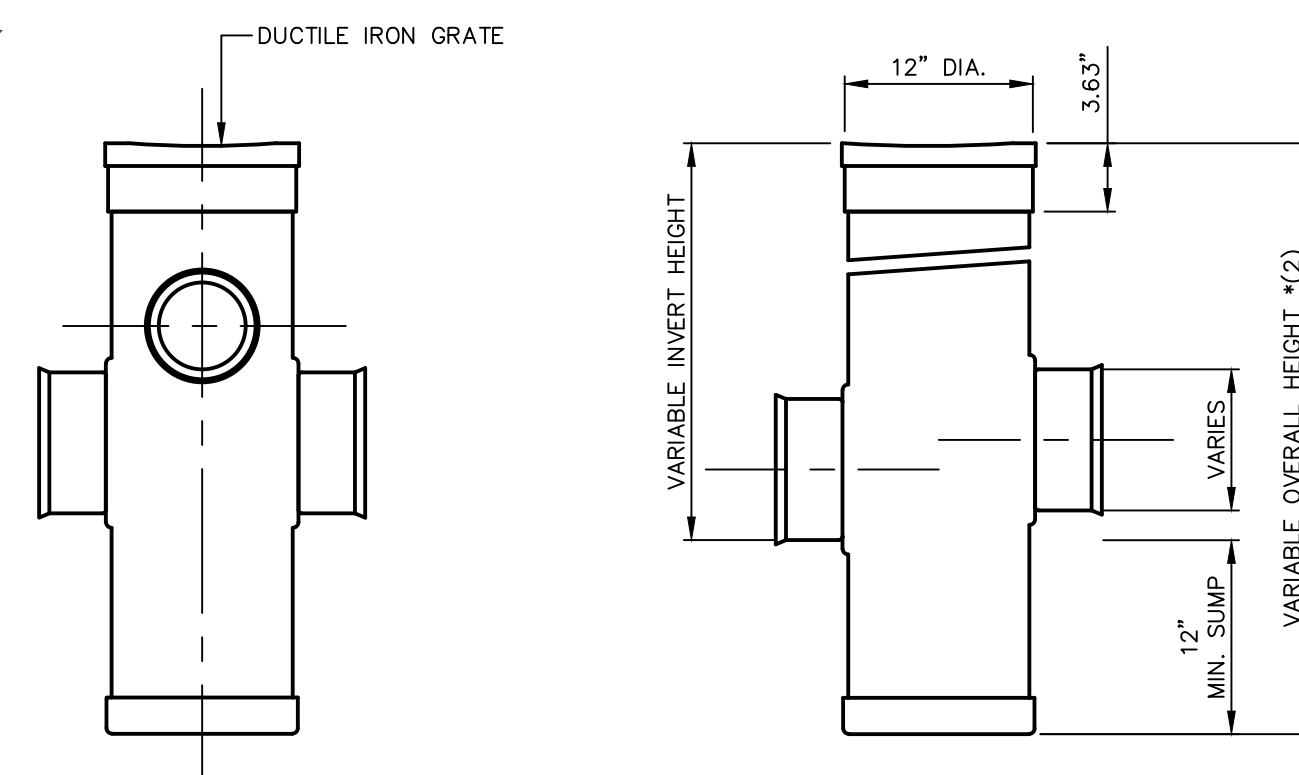
DOWNSPOUT BOOT CONNECTION
NOT TO SCALE



STORMWATER DRAINAGE TRENCH
NOT TO SCALE

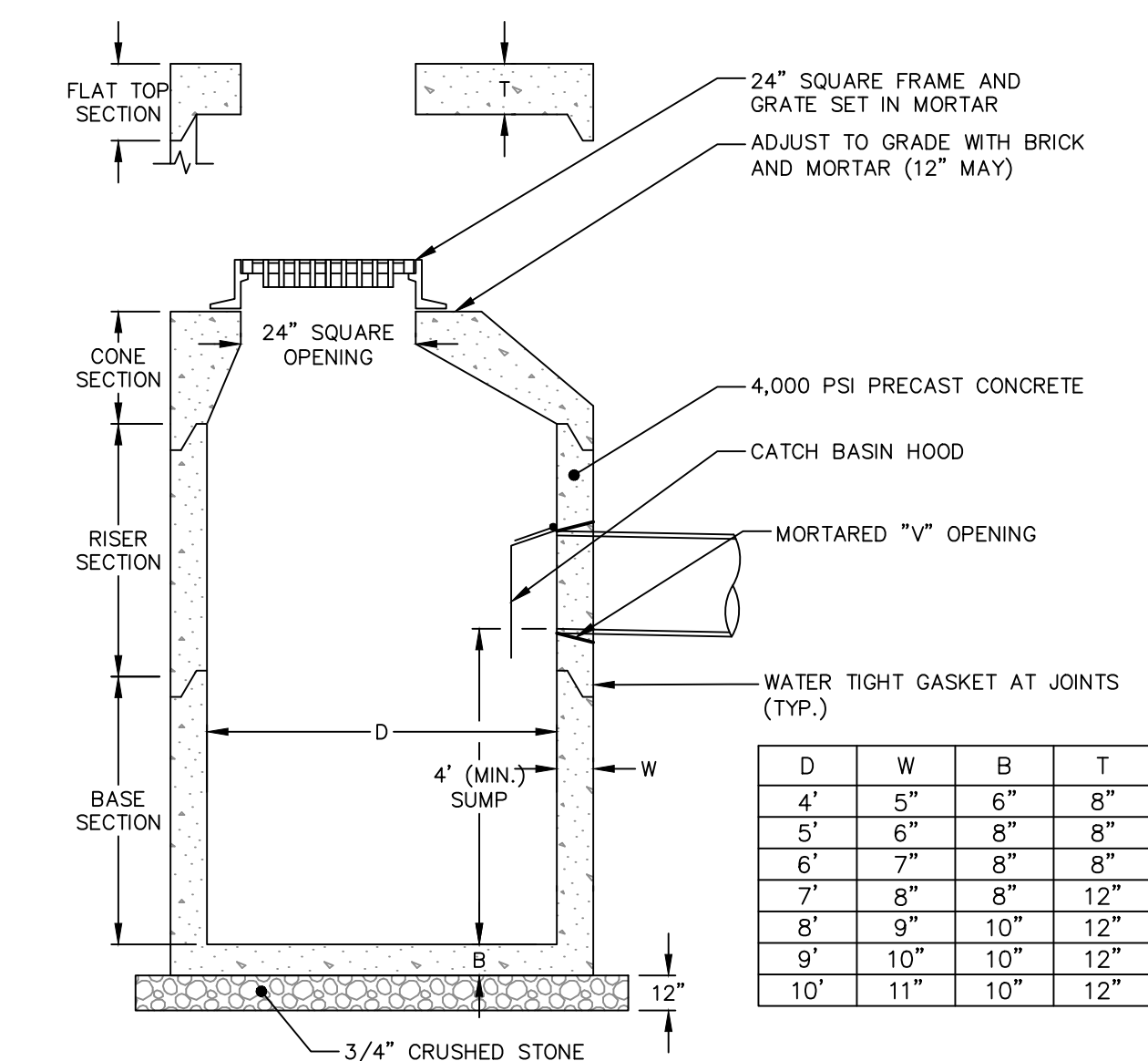


CLEANOUT
NOT TO SCALE



- NOTES:**
- SEE PLANS FOR PIPE SIZE AND INVERTS.

YARD DRAIN
NOT TO SCALE



PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

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