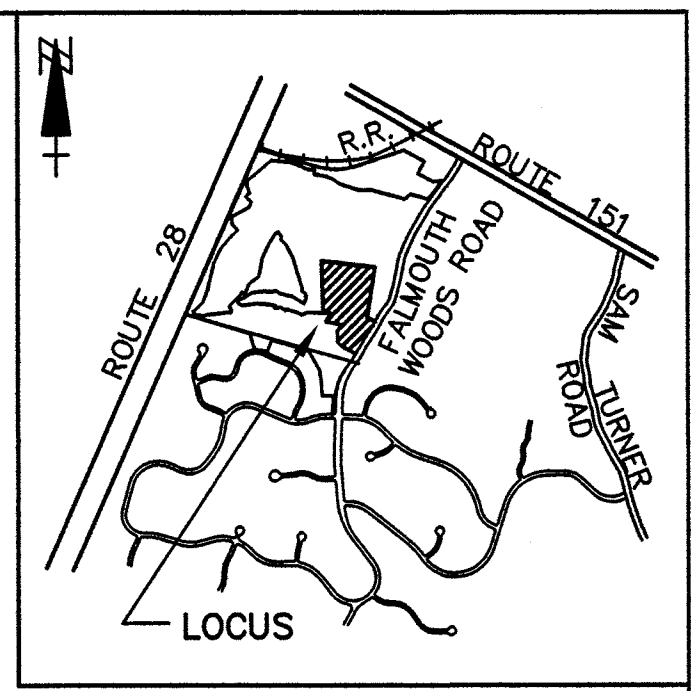


- LEGEND**
- HYDRANT
  - UTILITY POLE
  - CATCH BASIN
  - SEWER MANHOLE
  - DRAIN MANHOLE
  - ELECTRIC MANHOLE
  - TELEPHONE MANHOLE
  - SIGN
  - GAS GATE
  - WATERGATE
  - GUY POLE
  - GUY WIRE
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - BUSH
  - LIGHT
  - GAS METER
  - ELECTRIC METER
  - FLAGPOLE
  - IRRIGATION CONTROL BOX
  - SPOT GRADE
  - FINISH FLOOR ELEVATION
  - CABLE TV HAND HOLE
  - ELECTRIC HAND HOLE
  - WETLAND FLAG & BOUNDARY
  - CONCRETE BOUND FOUND
  - UNDERGROUND ELECTRIC
  - UNDERGROUND CABLE TV
  - UNDERGROUND TELEPHONE



**OWNER**  
FWG LLC  
128 CARNEGIE ROW  
NORWOOD, MA 02062

**LOCUS MAP**  
NOT TO SCALE

**ZONING COMPLIANCE**  
ZONE AGAA REQUIREMENTS

	REQUIRED	PROVIDED
MIN. LOT AREA	80,000 S.F.	865,525± S.F.
MIN. LOT WIDTH	200'	801'±
MIN. LOT FRONTAGE	150'	877'
MIN. FRONT YARD SETBACK	25'	33'
MIN. SIDE YARD SETBACK	20'	31'
MIN. REAR YARD SETBACK	100'	456'
MAX. BUILDING HEIGHT	35'	
MAX. LOT COVERAGE BY STRUCTURES	20%	6.6%
MAX. LOT COVERAGE BY STRUCTURES/ PAVING AND PARKING	40%	25.1%

**PARKING SPACES PROVIDED**

STANDARD PARKING SPACES	249
HANDICAP PARKING SPACES	6
TOTAL PARKING SPACES	255

- GENERAL NOTES**
- HOUSE NUMBER: 125 FALMOUTH WOODS ROAD
  - ASSESSOR'S NUMBER: 11 01 029 001B
  - ZONING DISTRICT: AGAA, WILD HARBOR RIVER COASTAL POND OVERLAY
  - FLOOD HAZARD ZONES: X
  - BENCHMARK: SEE PLAN
  - TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND INSTRUMENT SURVEY.
  - ELEVATIONS SHOWN ARE BASED ON: NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - REFERENCE: BOOK 523 PAGE 65.
  - THIS PROPERTY IS NOT LOCATED IN A MassDEP APPROVED ZONE II.
  - THIS PROPERTY IS NOT WITHIN THE WIND BORNE DEBRIS REGION.
  - WIND EXPOSURE CATEGORY: B

- GENERAL UTILITY AND GRADING NOTES**
- ELECTRIC SERVICE SHALL BE EXTENDED FROM EXISTING ELECTRIC TRANSFORMER WITH UNDERGROUND CONDUITS TO PROPOSED BUILDING.
  - TELE/DATA SERVICE SHALL BE EXTENDED FROM EXISTING UNDERGROUND SERVICE TO PROPOSED BUILDING.
  - REFER TO LANDSCAPE PLAN FOR DETAILED GRADING OF GOLF COURSE, LAWN AREAS AND PATIOS.
  - REFER TO LANDSCAPE PLAN FOR DETAILS AND SPECIFICATIONS OF PAVERS SURFACE TREATMENT.
  - ROOF DOWNSPOUT SHALL BE COLLECTED AND DIRECTED TO PROPOSED DRYWELLS.

**SITE PLAN SHEET INDEX**

SHEET	TITLE
1	TITLE SHEET
2	SITE LAYOUT
3	EXISTING CONDITIONS
4	WATER WORKS, GRADING & DRAINAGE PLAN
5	WASTEWATER TREATMENT LAYOUT PLAN 1
6	WASTEWATER TREATMENT LAYOUT PLAN 2
7	CONSTRUCTION DETAILS
8	CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS

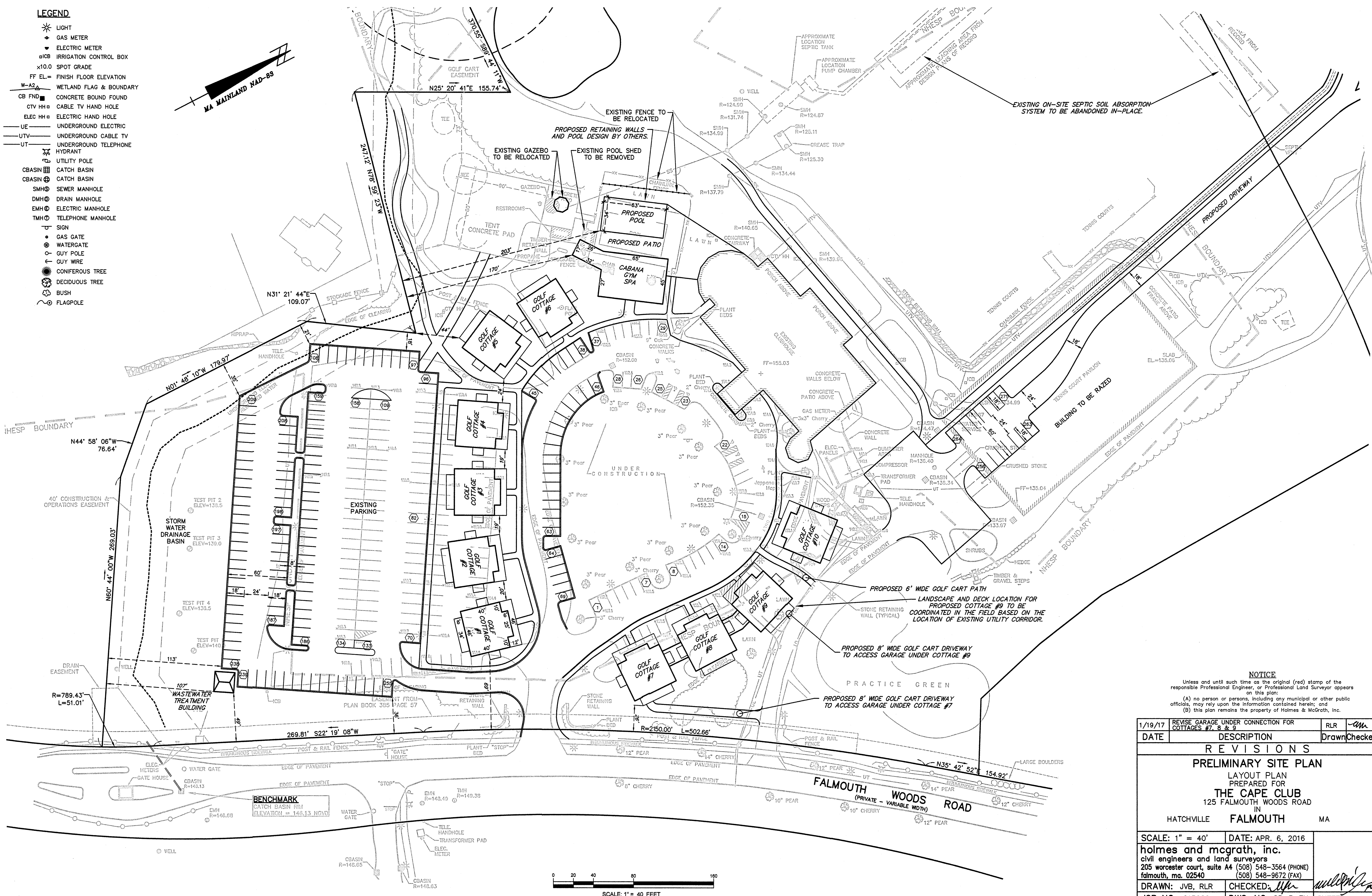
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(B) this plan remains the property of Holmes & McGrath, Inc.

1/19/17	REVISE GARAGE UNDER CONNECTION FOR COTTAGES #7, 8 & 9	RLR	<i>ugh</i>
DATE	DESCRIPTION	Drawn	Checked
R E V I S I O N S			
PRELIMINARY SITE PLAN COVER SHEET PREPARED FOR THE CAPE CLUB 125 FALMOUTH WOODS ROAD IN HATCHVILLE FALMOUTH MA			
SCALE: 1" = 60'		DATE: APR. 6, 2016	
holmes and mcgrath, inc. civil engineers and land surveyors 205 worcester court, suite A4 (508) 548-3564 (PHONE) falmouth, ma. 02540 (508) 548-9672 (FAX)		<i>Michael McGrath</i>	
DRAWN: JVB, RLR			
CHECKED: <i>ugh</i>			
JOB NO: 215086		DWG. NO.: 85-3-7K	
		SHEET 1 OF 9	



# LEGEND

- LIGHT
- GAS METER
- ELECTRIC METER
- IRIGATION CONTROL BOX
- SPOT GRADE
- FF EL. = FINISH FLOOR ELEVATION
- W-A2 = WETLAND FLAG & BOUNDARY
- CB FND = CONCRETE BOUND FOUND
- CTV HH = CABLE TV HAND HOLE
- ELEC HH = ELECTRIC HAND HOLE
- UE = UNDERGROUND ELECTRIC
- UTV = UNDERGROUND CABLE TV
- UT = UNDERGROUND TELEPHONE
- HYDRANT
- UTILITY POLE
- CATCH BASIN
- CATCH BASIN
- SEWER MANHOLE
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- ELECTRIC MANHOLE
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1/19/17	REVISE GARAGE UNDER CONNECTION FOR COTTAGES #7, 8 & 9	RLR	am
DATE	DESCRIPTION	Drawn	Checked

## REVISIONS

### PRELIMINARY SITE PLAN

LAYOUT PLAN

PREPARED FOR

THE CAPE CLUB

125 FALMOUTH WOODS ROAD

IN

HATCHVILLE FALMOUTH MA

SCALE: 1" = 40'

DATE: APR. 6, 2016

holmes and mcgrath, inc.  
civil engineers and land surveyors  
205 worcester court, suite A4 (508) 548-3564 (PHONE)  
falmouth, ma. 02540 (508) 548-9672 (FAX)

DRAWN: JVB, RLR

CHECKED: *[Signature]*

JOB NO: 215086

DWG. NO.: 85-3-7K

SHEET 2 OF 9

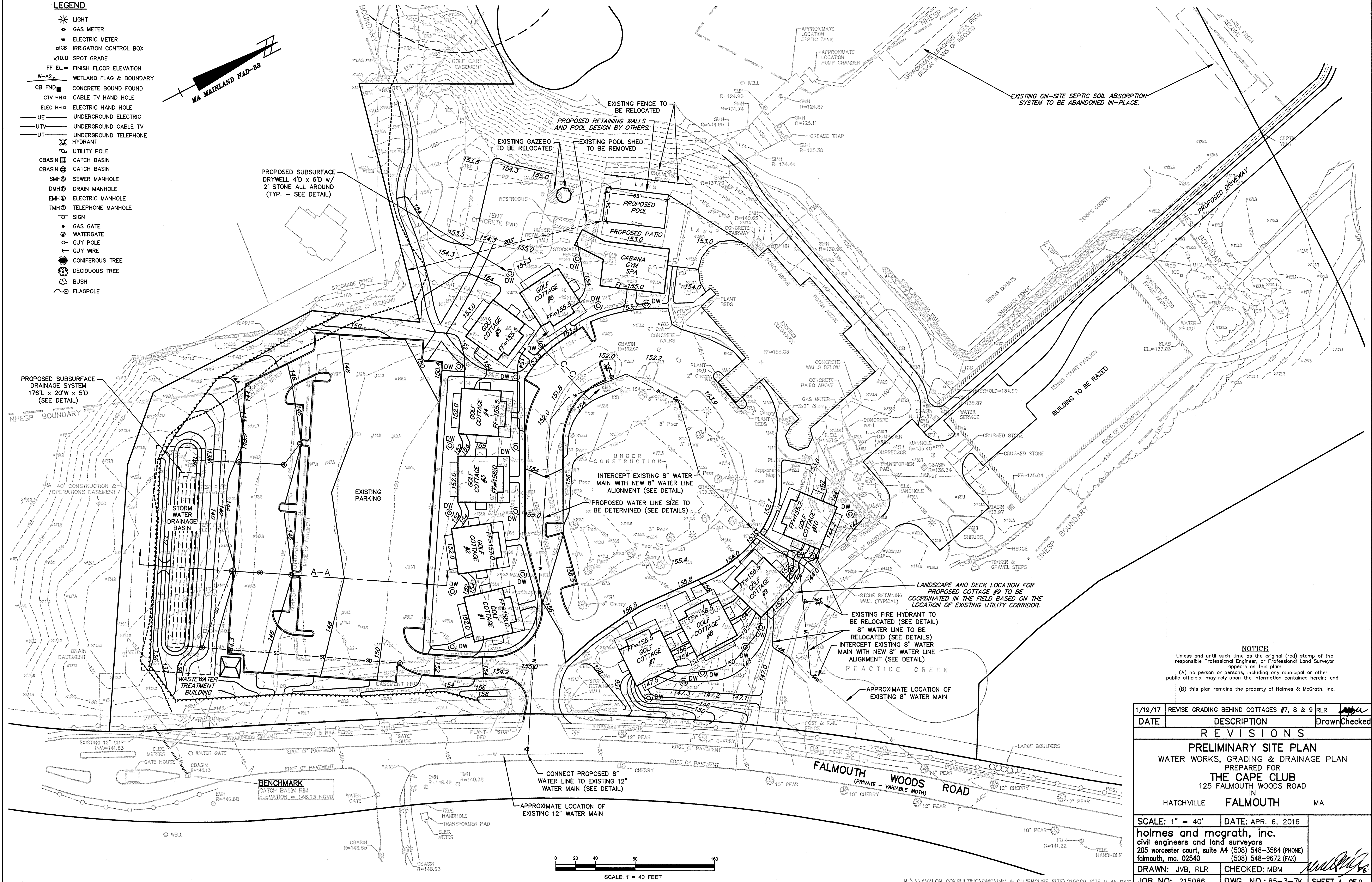
N:\AVALON CONSULTING\DWG\INN & CLUBHOUSE SITE\215086 SITE PLAN.DWG



# LEGEND



- \* LIGHT
- ◆ GAS METER
- ▼ ELECTRIC METER
- IRRIGATION CONTROL BOX
- x10.0 SPOT GRADE
- FF EL. = FINISH FLOOR ELEVATION
- W-A2 WETLAND FLAG & BOUNDARY
- CB FND CONCRETE FOUND FOUND
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- CBASIN CATCH BASIN
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- DMH DRAIN MANHOLE
- EMH ELECTRIC MANHOLE
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- CONIFEROUS TREE
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- FLAGPOLE

MA MAINLAND NAD-83



## NOTICE

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1/19/17	REVISE GRADING BEHIND COTTAGES #7, 8 & 9	RLR	
DATE	DESCRIPTION	Drawn	Checked
R E V I S I O N S			
PRELIMINARY SITE PLAN			
WATER WORKS, GRADING & DRAINAGE PLAN			
PREPARED FOR			
THE CAPE CLUB			
125 FALMOUTH WOODS ROAD			
IN			
HATCHVILLE		FALMOUTH	MA
SCALE: 1" = 40'		DATE: APR. 6, 2016	
holmes and mcgrath, inc.			
civil engineers and land surveyors			
205 worcester court, suite A4 (508) 548-3564 (PHONE)			
falmouth, ma. 02540 (508) 548-9672 (FAX)			
DRAWN: JVB, RLR		CHECKED: MBM	
JOB NO: 215086		DWG. NO.: 85-3-7K	SHEET 4 OF 9



# LEGEND

- \* LIGHT
- ◇ GAS METER
- ▽ ELECTRIC METER
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- FLAGPOLE

MA MAINLAND NAD-83

PROPOSED SUBSURFACE DRYWELL 4'D x 6'D w/ 2' STONE ALL AROUND (TYP. - SEE DETAIL)

PROPOSED SUBSURFACE DRAINAGE SYSTEM 176'L x 20'W x 5'D (SEE DETAIL)

INTERCEPT EXISTING 8" WATER MAIN WITH NEW 8" WATER LINE ALIGNMENT (SEE DETAIL)

PROPOSED WATER LINE SIZE TO BE DETERMINED (SEE DETAILS)

LANDSCAPE AND DECK LOCATION FOR PROPOSED COTTAGE #8 TO BE COORDINATED IN THE FIELD BASED ON THE LOCATION OF EXISTING UTILITY CORRIDOR.

EXISTING FIRE HYDRANT TO BE RELOCATED (SEE DETAIL)  
8" WATER LINE TO BE RELOCATED (SEE DETAILS)  
INTERCEPT EXISTING 8" WATER MAIN WITH NEW 8" WATER LINE ALIGNMENT (SEE DETAIL)

APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN

PROPOSED WASTEWATER FORCE MAIN FROM RESIDENTIAL SUBDIVISION

PROPOSED ANOXIC TANKS (2) 12,000 GALLONS

PROPOSED PUMP CHAMBERS & VALVE BOXES

CONNECT PROPOSED 8" WATER LINE TO EXISTING 12" WATER MAIN (SEE DETAIL)

APPROXIMATE LOCATION OF EXISTING 12" WATER MAIN

REFER TO NEXT SHEET FOR PROPOSED RESIDENTIAL SUBDIVISION SEWER FORCE MAIN CONNECTION.

REFER TO NEXT SHEET FOR MAINTENANCE BUILDING PROPOSED SEWER FORCE MAIN CONNECTION AND EXISTING SEPTIC SYSTEM ABANDONMENT

PROPOSED WASTEWATER FORCE MAIN FROM MAINTENANCE BUILDING

EXISTING SEWER MANHOLE TO REMAIN. PROTECT DURING CONSTRUCTION. PROVIDE CONNECTION FROM MAINTENANCE BUILDING FORCE MAIN INTO EXISTING SEWER MANHOLE

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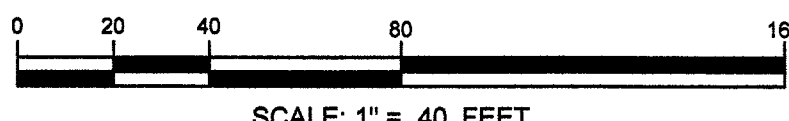
DATE	DESCRIPTION	Drawn	Checked
1/19/17	REVISE GRADING BEHIND COTTAGES #7, 8 & 9	RLR	up

## REVISIONS

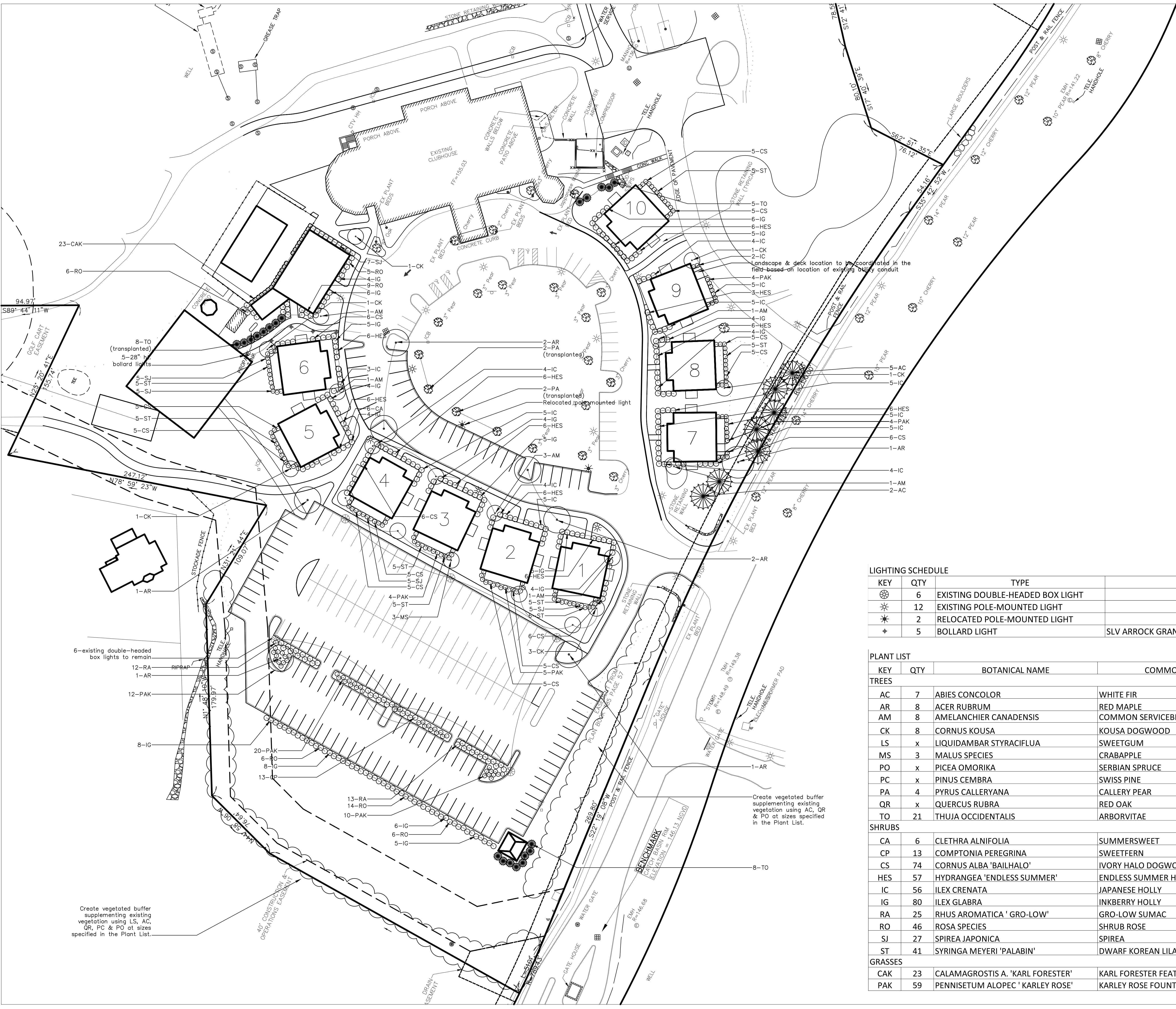
**PRELIMINARY SITE PLAN**  
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DRAWN: JVB, RLR	CHECKED: up
JOB NO: 215086	DWG. NO.: 85-3-7K

SHEET 5 OF 9







LIGHTING SCHEDULE				
KEY	QTY	TYPE		MODEL
	6	EXISTING DOUBLE-HEADED BOX LIGHT		
	12	EXISTING POLE-MOUNTED LIGHT		
	2	RELOCATED POLE-MOUNTED LIGHT		
	5	BOLLARD LIGHT		SLV ARROCK GRANITE 40 ROUND LED 4711373U

PLANT LIST					
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES					
AC	7	ABIES CONCOLOR	WHITE FIR	10-12' HT	
AR	8	ACER RUBRUM	RED MAPLE	3" CAL.	
AM	8	AMELANCHIER CANADENSIS	COMMON SERVICEBERRY	3" CAL.	
CK	8	CORNUS KOUSA	KOUSA DOGWOOD	3" CAL.	
LS	x	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3" CAL.	
MS	3	MALUS SPECIES	CRABAPPLE	3" CAL.	
PO	x	PICEA OMORIKA	SERBIAN SPRUCE	10-12' HT	
PC	x	PINUS CEMBRA	SWISS PINE	8-10' HT	
PA	4	PYRUS CALLERYANA	CALLERY PEAR	TRANSPLANTED	
QR	x	QUERCUS RUBRA	RED OAK	3" CAL.	
TO	21	THUJA OCCIDENTALIS	ARBORVITAE	TRANSPLANTED	
SHRUBS					
CA	6	CLETHRA ALNIFOLIA	SUMMERSWEET	3 GAL	
CP	13	COMPTONIA PEREGRINA	SWEETFERN	3 GAL	
CS	74	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	5 GAL	
HES	57	HYDRANGEA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	5 GAL	
IC	56	ILEX CRENATA	JAPANESE HOLLY	5 GAL	
IG	80	ILEX GLABRA	INKBERRY HOLLY	5 GAL	
RA	25	RHUS AROMATICA ' GRO-LOW'	GRO-LOW SUMAC	3 GAL	
RO	46	ROSA SPECIES	SHRUB ROSE	3 GAL	
SJ	27	SPIREA JAPONICA	SPIREA	3 GAL	
ST	41	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	5 GAL	
GRASSES					
CAK	23	CALAMAGROSTIS A. 'KARL FORESTER'	KARL FORESTER FEATHER REED GRASS	2 GAL	
PAK	59	PENNISETUM ALOPEC ' KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	2 GAL	



**KD Turner Design**  
landscape architecture

27 High St.  
Newburyport, MA 01950

ph) 781.632.6004

# The Cape Club

East Falmouth, MA

## COMMERCIAL LANDSCAPE SITE PLAN

Scale: 1"=40'-0"

Issued:

1	2-12-16	For review
2	3-4-16	For review
3	1-12-17	For review
4		
5		
6		

L-1