<u>COMMERCIAL</u> REDEVELOPMENT

1575 IYANNOUGH ROAD HYANNIS, MASSACHUSETTS

APRIL 26, 2016

REVISED: MAY 16, 2017

ZONING SUMMARY: (Barnstable, MA)

ZONING CLASSIFICATION: (HB, RD-1, WP & RPOD)

PREPARED FOR:

SILVIA & SILVIA LLC

1284A MAIN STREET

OSTERVILLE, MA 02655

DIMENSIONAL REQUIREMENTS: PROPERTY STATES AND PROPERTY OF THE					
DIMENSIONAL REQUIREMENTS.	REQUIRED	EXISTING	PROPOSED		
MINIMUM LOT AREA (CONTIGUOUS UPLAND)	87,120 SF	91,965± SF	91,965± SF		
MINIMUM LOT FRONTAGE	20'	128.52'	128.52'		
MINIMUM FRONT YARD	100'	N/A	100.0'		
MINIMUM SIDE YARD	10'	N/A	10.3'		
MINIMUM REAR YARD	20'	N/A	>400'		
MAXIMUM LOT COVERAGE **	30%	6.6%	13.6%		
MINIMUM LOT WIDTH	125'	128.52'	128.52'		
MAXIMUM BUILDING HEIGHT	30' OR 2 STORIES	N/A	<30'		

^{**} IN ACCORDANCE WITH SECTION 240-35(G)(3) OF THE TOWN OF BARNSTABLE ZONING BYLAW, THE MAXIMUM IMPERVIOUS LOT COVERAGE SHALL BE 15% OF THE TOTAL LOT AREA OR 2,500 SQUARE FEET (WHICHEVER IS GREATER) UNLESS ALL RUNOFF IS RECHARGED ONSITE.



SCALE: $1" = 400 \pm$

LOCUS MAP

PREPARED BY:

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EROSION & SEDIMENATION

CONSTRUCTION DETAILS

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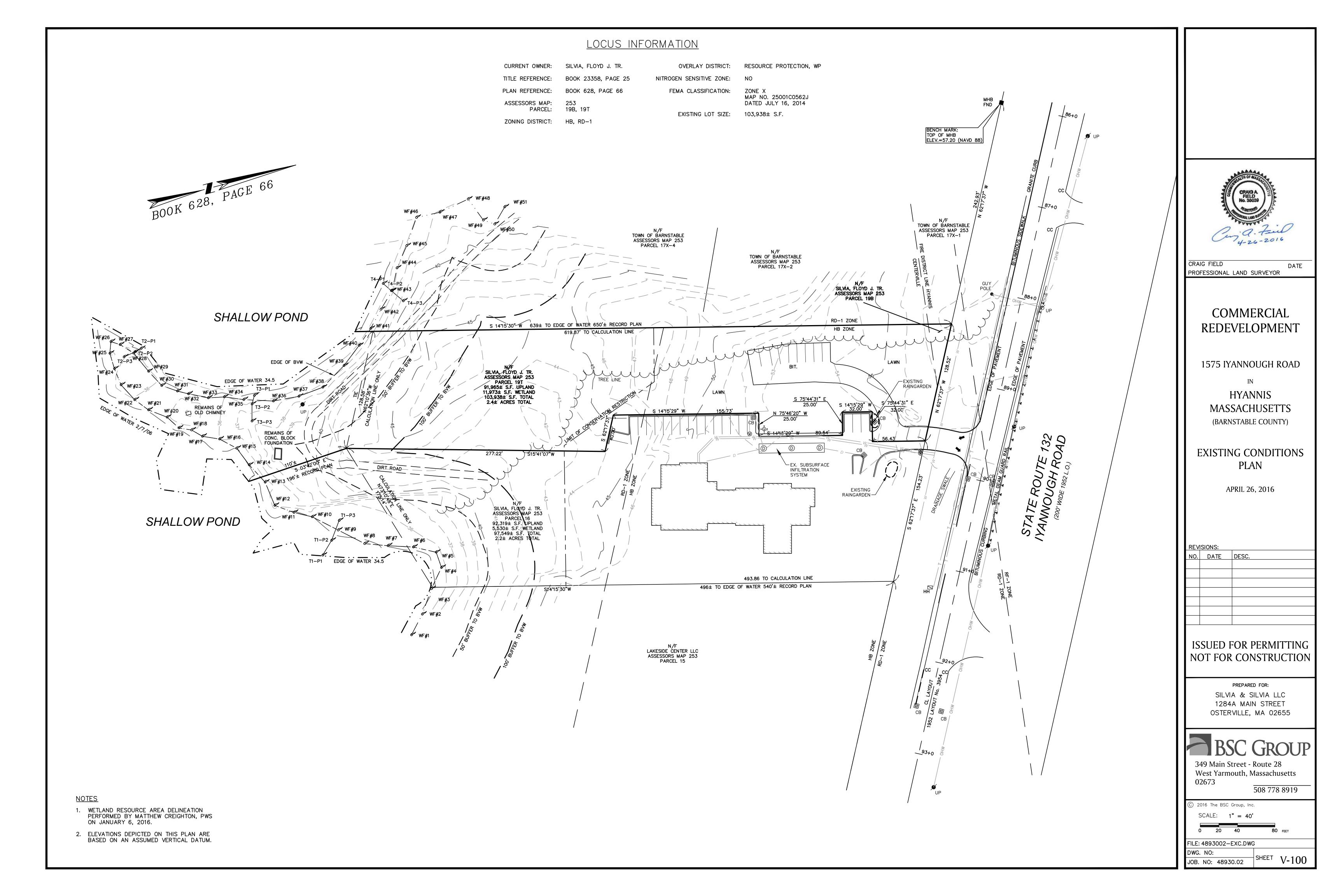
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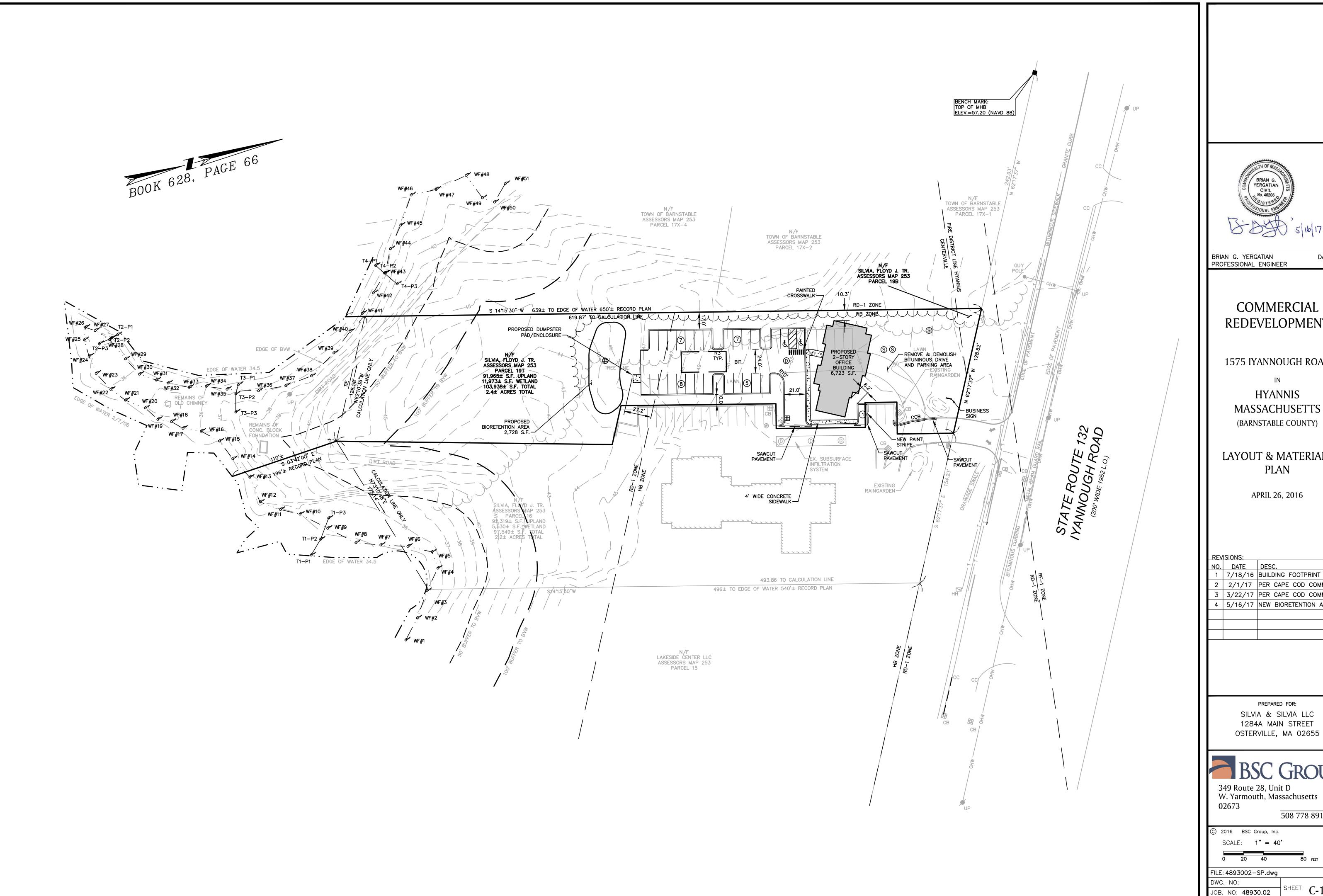
L-100

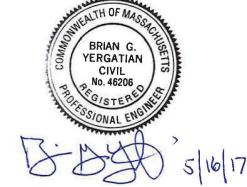


ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

SHEET **G-100**







COMMERCIAL REDEVELOPMENT

DATE

1575 IYANNOUGH ROAD

HYANNIS MASSACHUSETTS

LAYOUT & MATERIALS

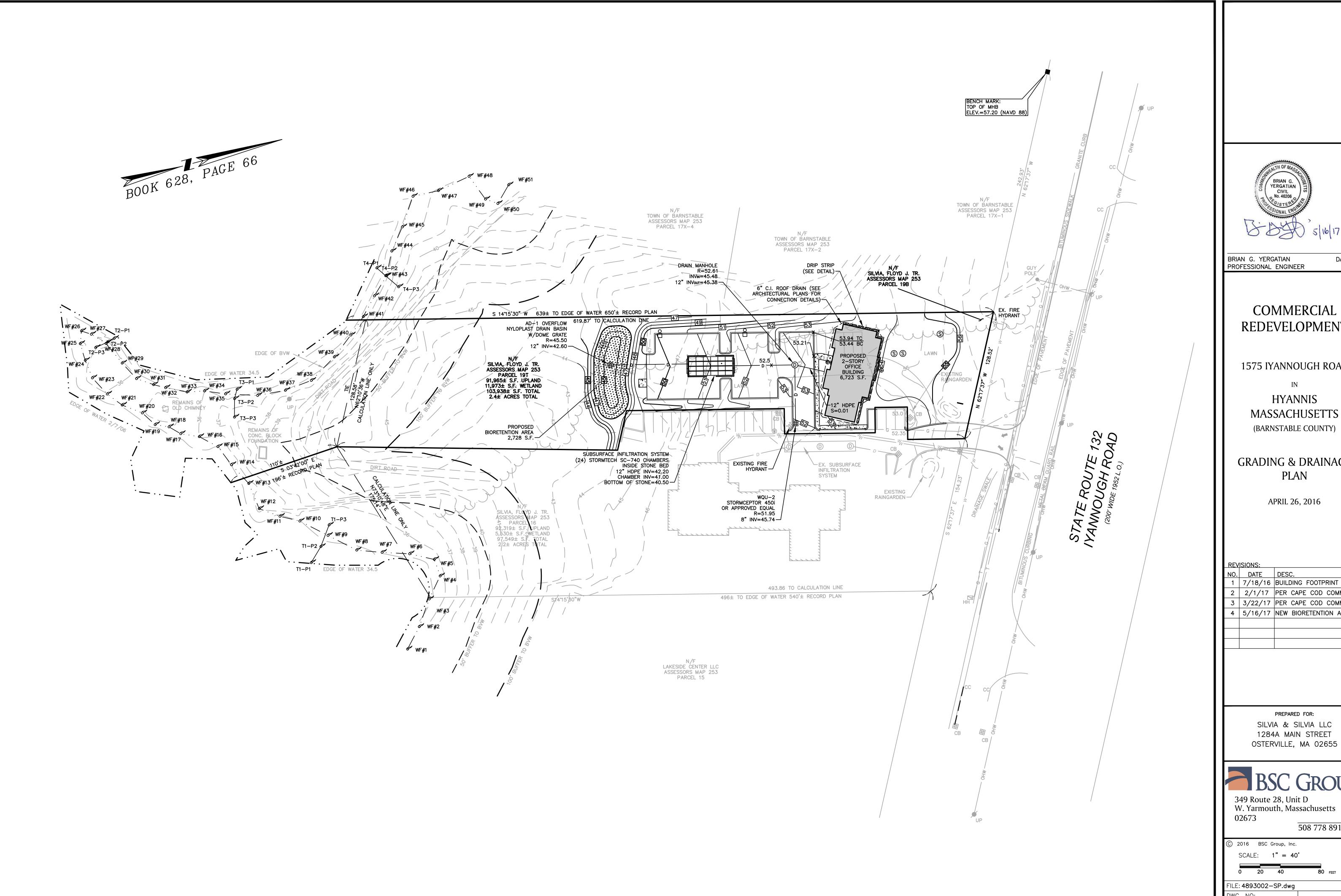
	REV	ISIONS:	
	NO.	DATE	DESC.
	1	7/18/16	BUILDING FOOTPRINT
	2	2/1/17	PER CAPE COD COMMISSION
	3	3/22/17	PER CAPE COD COMMISSION
	4	5/16/17	NEW BIORETENTION AREA

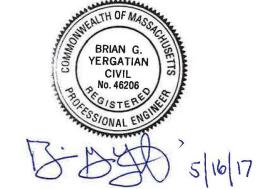
SILVIA & SILVIA LLC 1284A MAIN STREET OSTERVILLE, MA 02655



508 778 8919

SHEET C-100





PROFESSIONAL ENGINEER

COMMERCIAL REDEVELOPMENT

DATE

1575 IYANNOUGH ROAD

HYANNIS MASSACHUSETTS (BARNSTABLE COUNTY)

GRADING & DRAINAGE PLAN

APRIL 26, 2016

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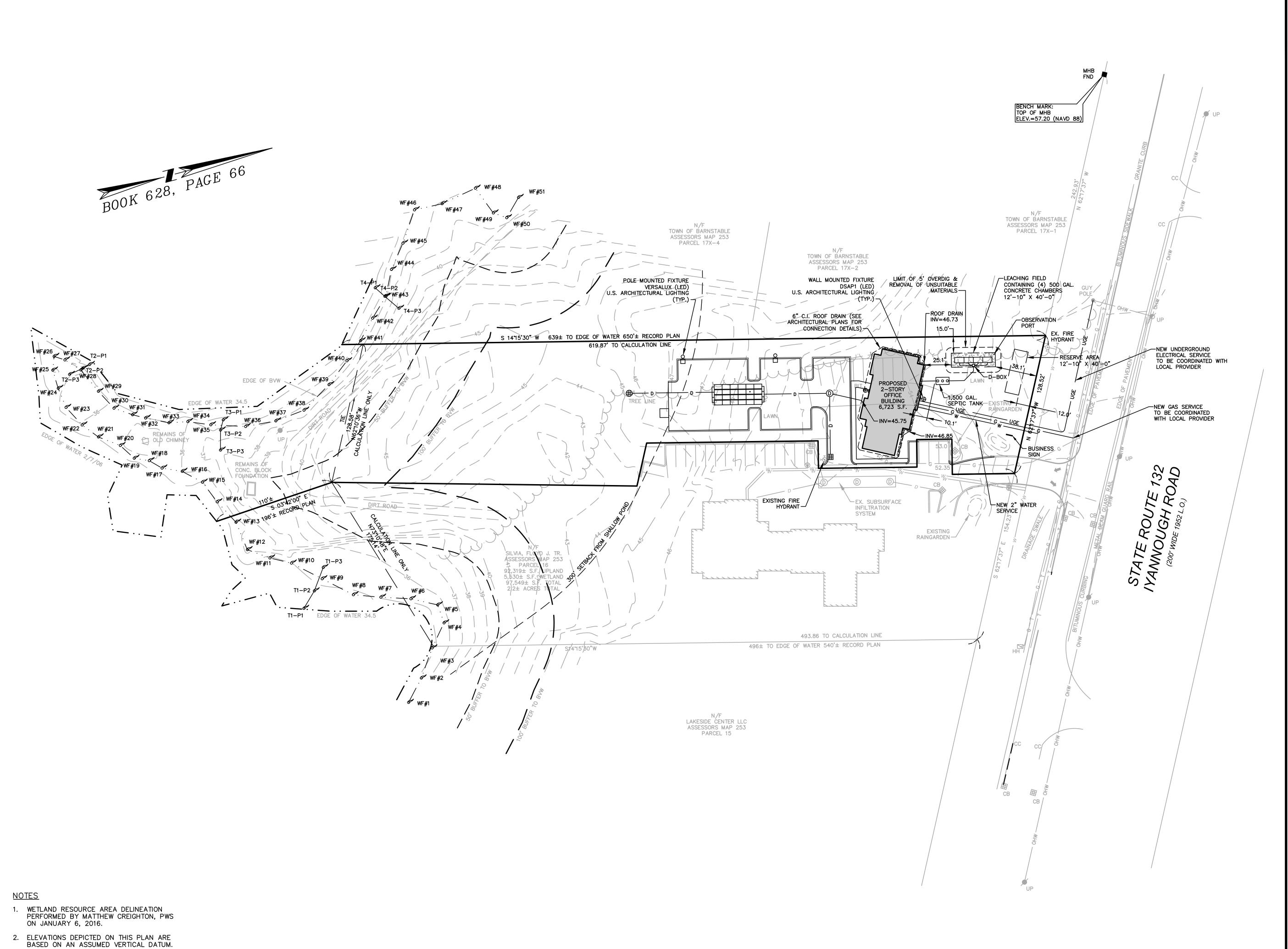
PREPARED FOR: SILVIA & SILVIA LLC 1284A MAIN STREET OSTERVILLE, MA 02655



508 778 8919

SCALE: 1" = 40'

SHEET C-101 JOB. NO: **48930.02**





BRIAN G. YERGATIAN DATE PROFESSIONAL ENGINEER

COMMERCIAL REDEVELOPMENT

1575 IYANNOUGH ROAD

HYANNIS

MASSACHUSETTS (BARNSTABLE COUNTY)

UTILITIES PLAN

APRIL 26, 2016

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PREPARED FOR: SILVIA & SILVIA LLC 1284A MAIN STREET OSTERVILLE, MA 02655



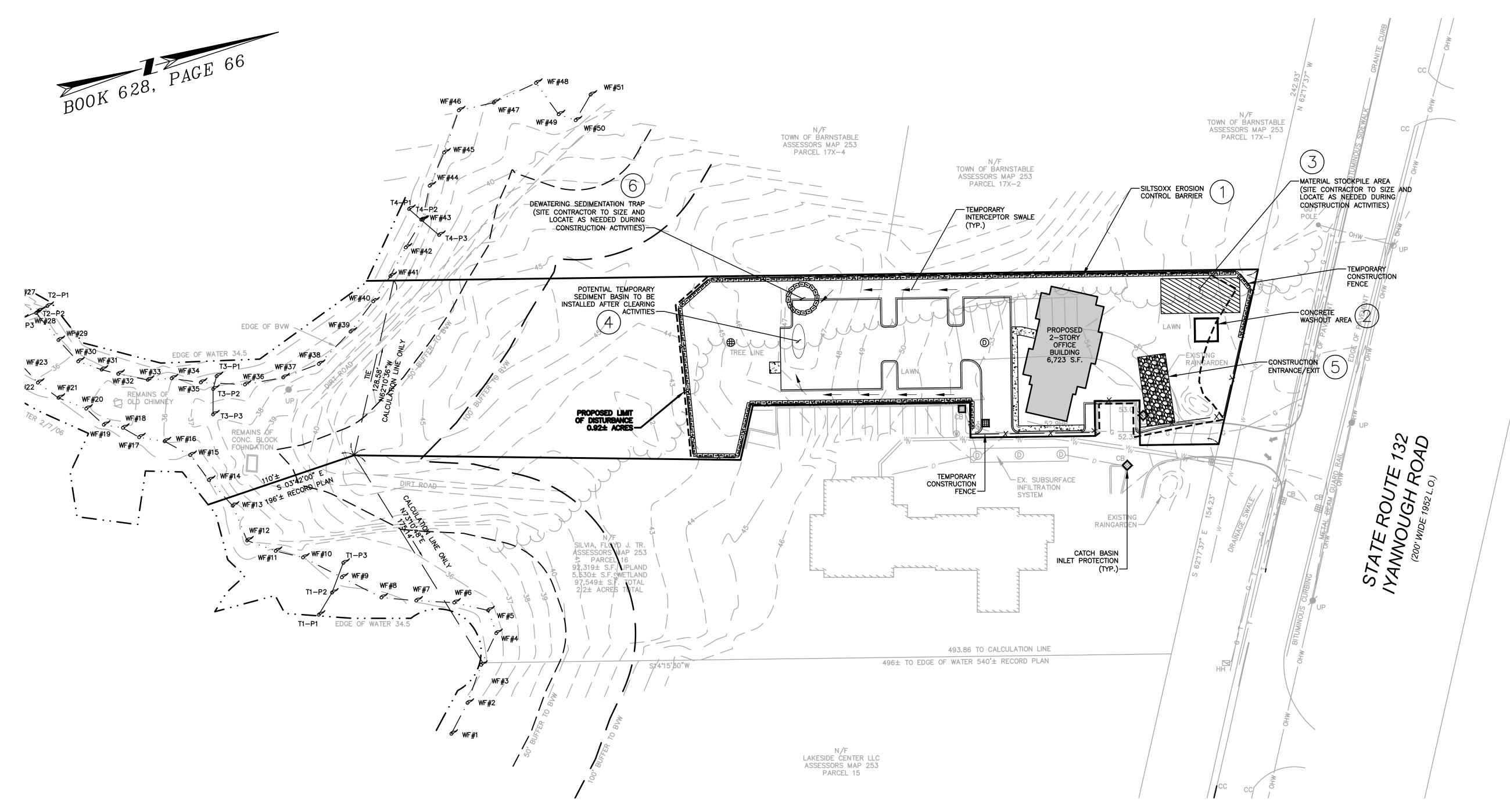
349 Route 28, Unit D W. Yarmouth, Massachusetts

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FILE: 4893002-SP.dwg

SHEET **C-102** JOB. NO: **48930.02**



EROSION AND SEDIMENT CONTROL NOTES

- 1. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA.
- 2. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
- 3. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED,
- 4. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION,
- 5. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
- 6. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR IN ACCORDANCE WITH THE 2012 EPA CONSTRUCTION GENERAL PERMIT.
- 7. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
- 8. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY OR SEWER REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
- 9. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES HALF THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED BELOW PRIOR TO REACHING THE LOAD—BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN HALF THE HEIGHT.
- 10. SOIL STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2H: IV. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
- 11. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL CONSTRUCTION ENTRANCE/EXIT POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
- 12. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
- 13. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
- 14. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
- 15. DUST SHALL BE CONTROLLED AT THE SITE.
- 16. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED, THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.
- 17. IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND COVER PRACTICES.

BEST MANAGEMENT PRACTICES (BMPs)

1) SILTSOXX OR EQUAL

CONCRETE WASH OUT AREA

MATERIAL STOCKPILE AREA

4) TEMPORARY SEDIMENT BASIN WITH INTERCEPTOR SWALES

5) CONSTRUCTION ENTRANCE/EXIT

6) DEWATERING SEDIMENTATION TRAP



BRIAN G. YERGATIAN PROFESSIONAL ENGINEER

COMMERCIAL REDEVELOPMENT

DATE

1575 IYANNOUGH ROAD

HYANNIS MASSACHUSETTS

(BARNSTABLE COUNTY)

EROSION & SEDIMENT CONTROL PLAN

APRIL 26, 2016

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PREPARED FOR:

SILVIA & SILVIA LLC

1284A MAIN STREET

OSTERVILLE, MA 02655

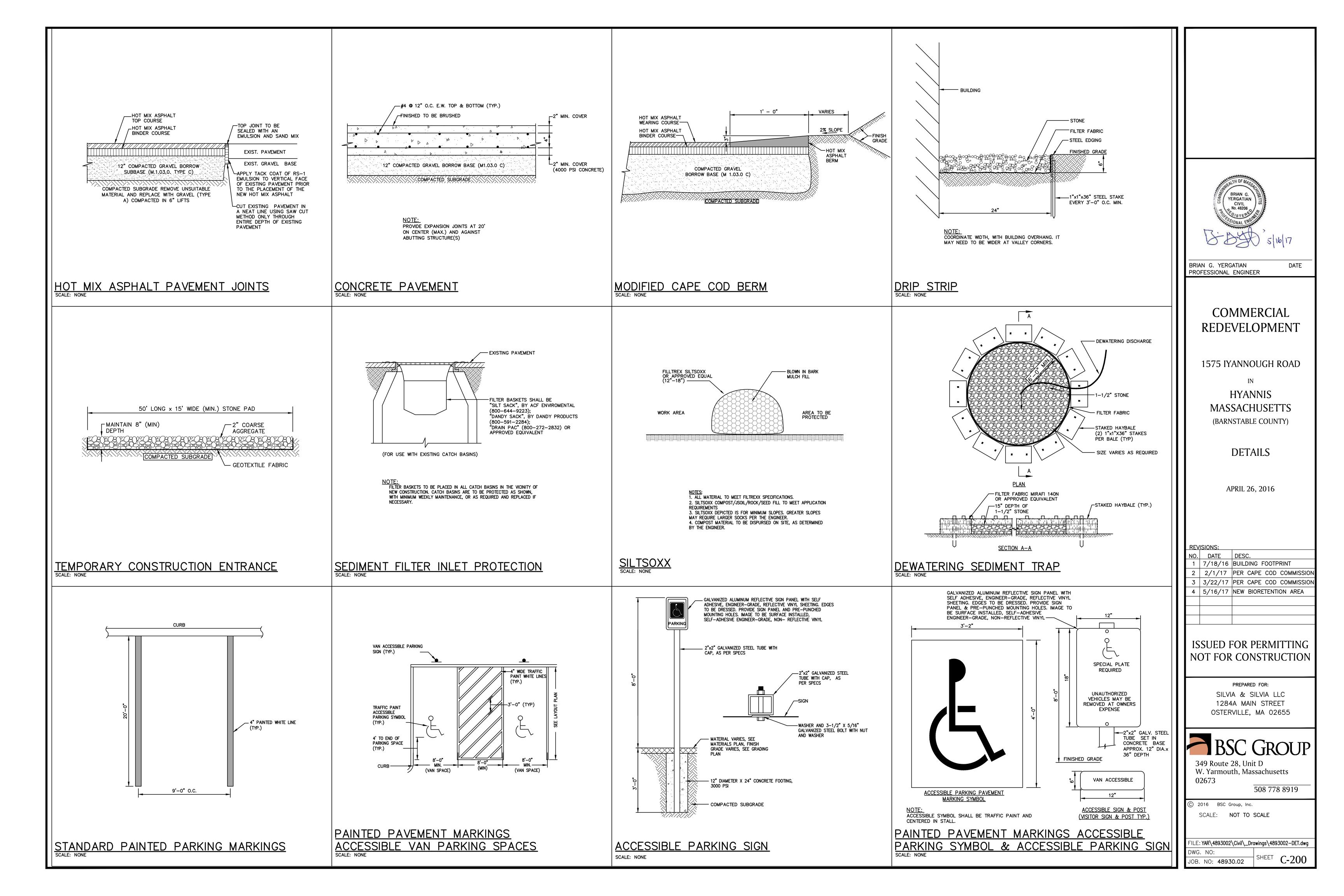


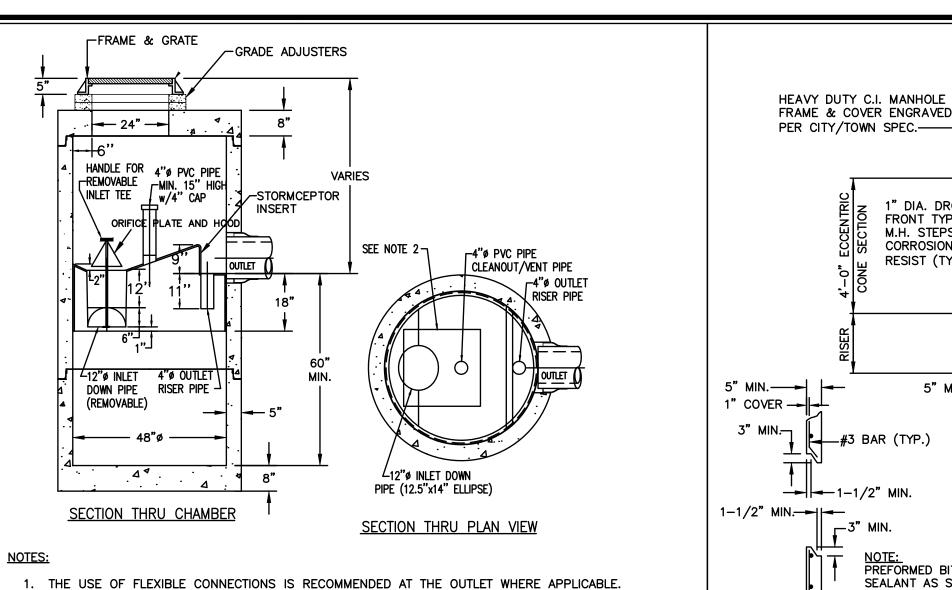
349 Route 28, Unit D W. Yarmouth, Massachusetts 02673

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SCALE: 1" = 40'
0 20 40 80 FEET

DWG. NO: SHEET C-103

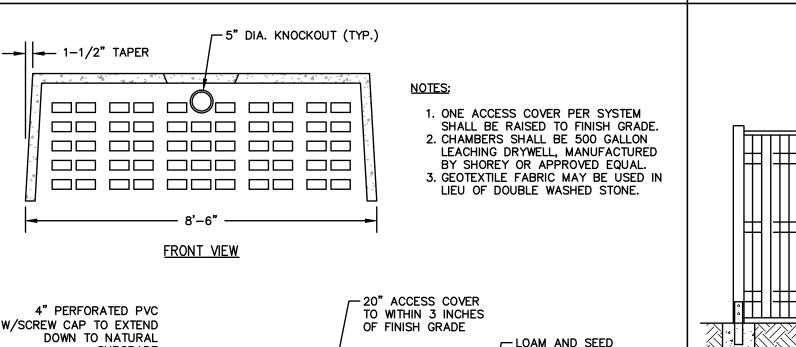


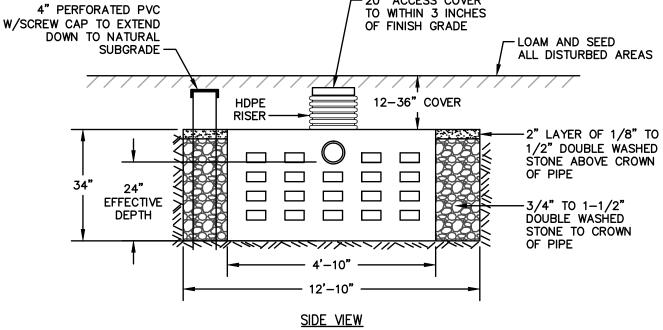


- THE COVER SHOULD BE POSITIONED OVER THE 4" DIAMETER CLEANOUT/VENT PIPE.
- THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OFF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181 4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LBS).

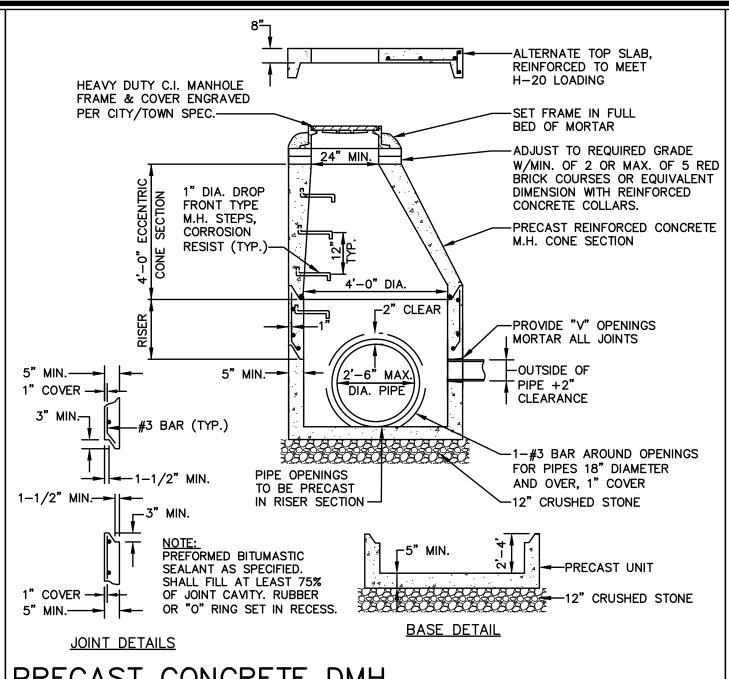
STORMCEPTOR 450i DETAIL

NOT TO SCALE





500 GALLON CONCRETE LEACHING CHAMBER NOT TO SCALE



- 13/16" x 2 5/8" PICKETS WITH FLAT TOP, FASTENED

— 2 3/4" MIN. DIA. HORIZ. RAIL W/ GALV. FASTENER

THRU POST INTO TENON

TO TOP, MIDDLE & BOTTOM RAILS W/ 1 3/4" GALV.

__ CAPPING STRIP

ÉACH END OR

SECTION

PRECAST CONCRETE DMH

3 1/2" X 3 1/2", 8" DEEP

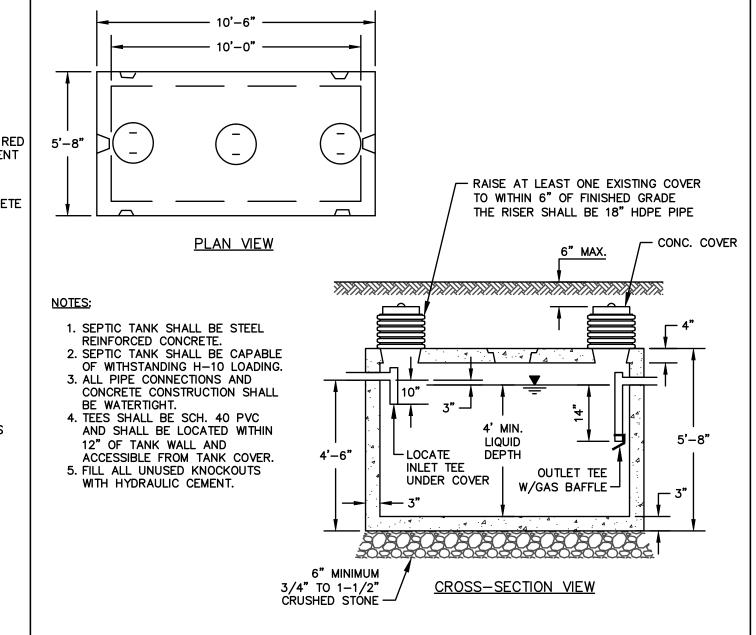
STRAP AND BASE, SET IN

CONCRETE FOOTING. SECURE

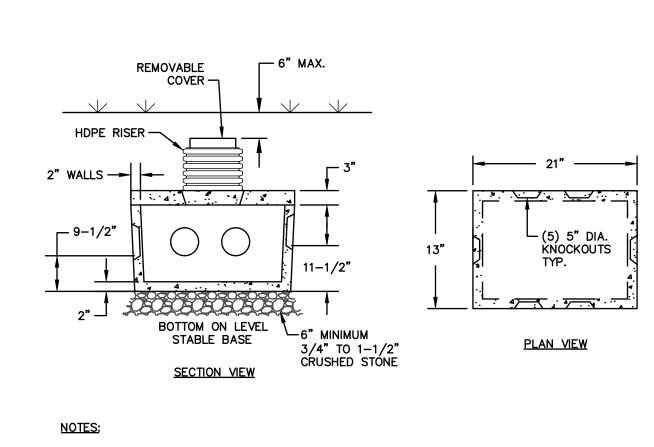
POST TO ANCHOR WITH (2)

5/8" THROUGH BOLTS

MIN. GALV. ANCHOR, 7 GAUGE

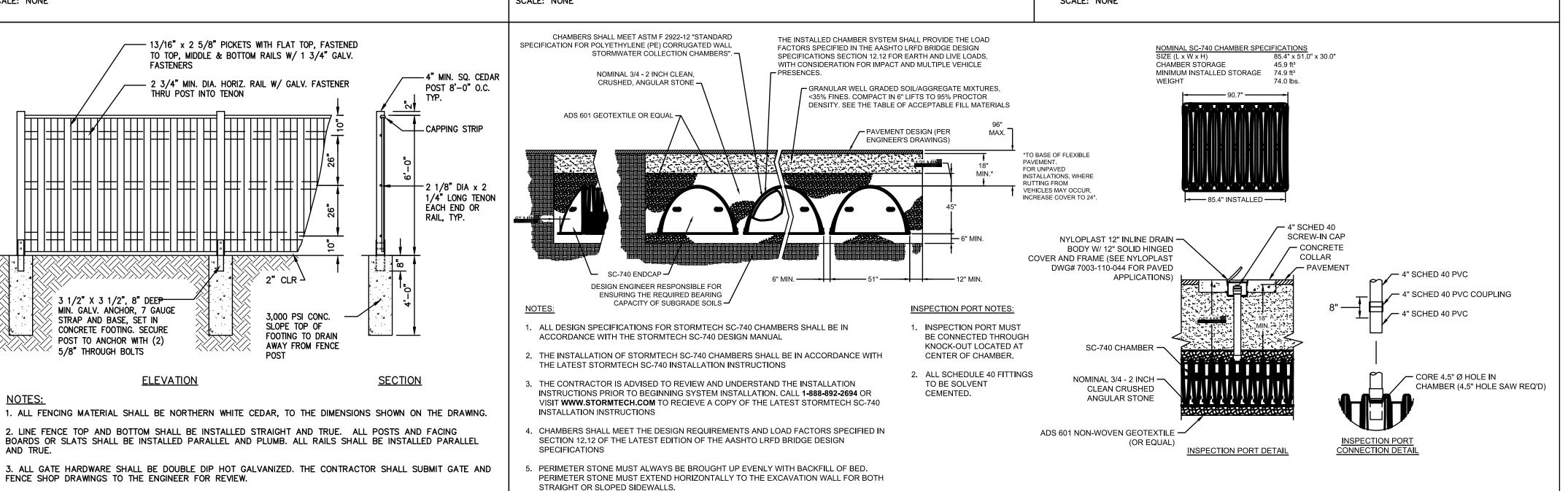


1,500 GALLON SEPTIC TANK



- 1. PROVIDE INLET TEE OR BAFFLE WHERE SLOPE OF PIPE EXCEEDS 0.08 FT./FT OR IN PUMPED SYSTEM.
- 2. FIRST TWO FEET OF PIPE OUT OF DIST. BOX TO BE LAID LEVEL. ALL PIPE CONNECTIONS AND CONCRETE CONSTRUCTION SHALL BE WATERTIGHT. 4. FILL ALL UNUSED KNOCKOUTS WITH MORTAR. 5. CONCRETE COVER SHALL BE RAISED TO WITHIN 6 INCHES OF FINISHED GRADE.

5-OUTLET DISTRIBUTION BOX



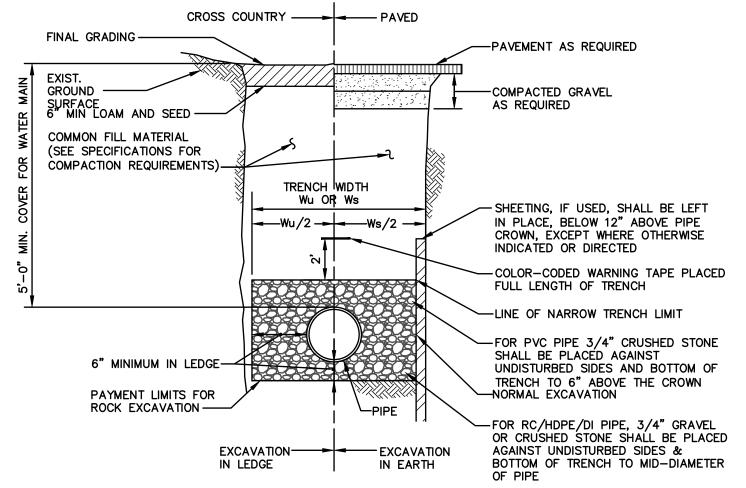
ELEVATION

2. LINE FENCE TOP AND BOTTOM SHALL BE INSTALLED STRAIGHT AND TRUE. ALL POSTS AND FACING

BOARDS OR SLATS SHALL BE INSTALLED PARALLEL AND PLUMB. ALL RAILS SHALL BE INSTALLED PARALLEL

6' SINGLE SIDED WOOD FENCE

FENCE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW.



TYPICAL	PIPE	TRENCH	SECTION
SCALE: NONE			-

TRENCH V	WIDTH, Ws OR	Wu
D DIAMETER OF PIPE	Wu UNSHEETED	Ws SHEETED
12" AND SMALLER	3'-0"	4'-2"
15"	3'-2"	4'-4"
18"	3'-6"	4'-8"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-6"	5'-8"
30"	4'-10"	6'-0"
36"	5'-6"	6'-8"
42"	6'-2"	7'-4"
48"	6'-10"	8'-0"

STORMTECH SC-740 CHAMBER SYSTEM

RAINGARDEN/BIORETENTION AREA

SURFACE TREATMENT

SEE LANDSCAPE PLAN

SHEET L-100 FOR PLANT

UNCOMPACTED SURROUNDING

SOILS & SUBGRADE



DATE

YERGATIAN

CIVIL

BRIAN G. YERGATIAN

PROFESSIONAL ENGINEER

1575 IYANNOUGH ROAD

HYANNIS MASSACHUSETTS (BARNSTABLE COUNTY)

DETAILS

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OSTERVILLE, MA 02655



349 Route 28, Unit D W. Yarmouth, Massachusetts

508 778 8919

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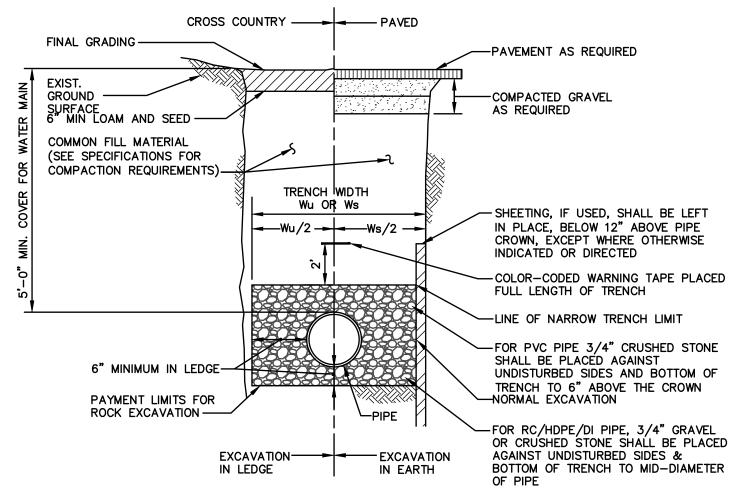
WDTH OF BEARING			۶ <u> </u>	O A A A A A A A A A A A A A A A A A A A	HEIGHT OF BEARING		PLAN REDUCE	
			<u>\$</u>					
<u>PLAN</u> <u>BEND</u>			<u>PLAN</u> <u>CAP</u>		<u>Plan</u> <u>Capped tee</u>		<u>ee</u>	
		MINI	MUM BEAF	RING AREA	(SQUARE	FEET)		
Ī	FITTINGS			NDS	l., , /,"	CAPS & TEES	VALVES	REDUC.
	PIPE SZ.	90 °	45 °	22-1/2"	11-1/4"	l iff2		

4" & 6" 4 2 2 2 3 3

2. BEARING SHALL BE ON UNDISTURBED SOIL. 3. REQUIRED AT ALL FITTINGS AND BENDS.

1. WIDTH & HEIGHT OF BEARING AREAS SHALL BE APPROX. THE

THRUST BLOCKS - WATER NOT TO SCALE



3,000 PSI CONC.

FOOTING TO DRAIN

AWAY FROM FENCE

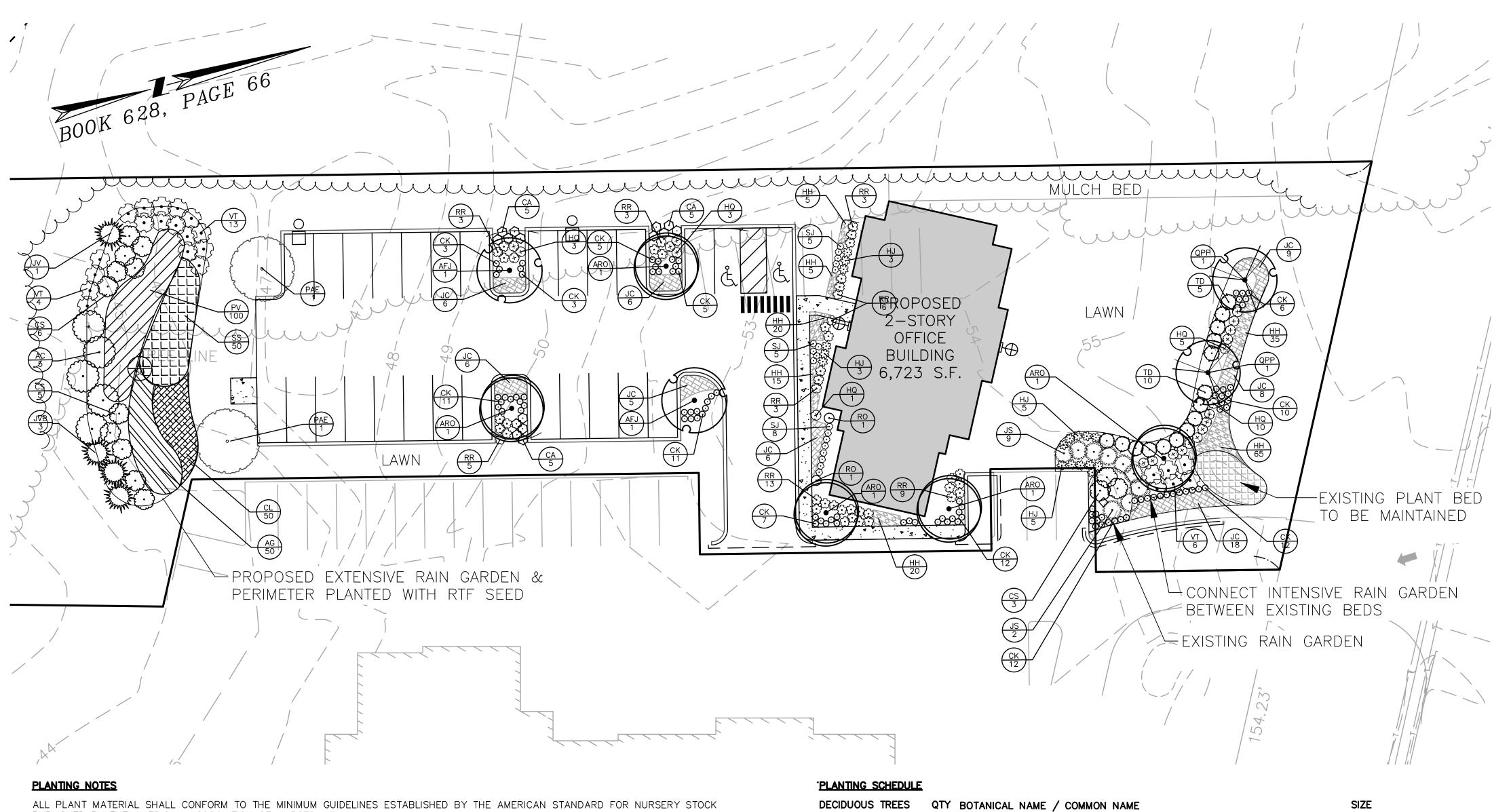
SLOPE TOP OF

3" MULCH

30" (MIN. RAINGARDEŃ

8" GRAVEL

PLANTING SOIL



ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR THREE (3) YEARS FOLLOWING DATE OF FINAL ACCEPTANCE.

THE CONTRACTOR SHALL CLEARLY MARK LIMITS OF CLEARING AND LIMITS OF SELECTIVE PRUNING AND THINNING, FOR REVIEW BY THE A/E PRIOR TO ANY CLEARING OPERATIONS.

ALL TREES NOTED FOR CLEARING AND SELECTIVE PRUNING AND THINNING SHALL BE EXECUTED BY A LICENSED ARBORIST.

THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING VEGETATION THAT IS TAGGED BY THE A/E, "TO BE SAVED".

ALL TREES TO BE SAVED SHALL BE PROTECTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.

THE A/E RESERVES THE RIGHT TO ADJUST FINAL GRADES IN THE FIELD TO SAVE EXISTING VEGETATION.

PLANT QUANTITIES NOTED IN THE PLANT SCHEDULE ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS NOTED ON THE PLANTING PLAN.

LOAM AND HYDRO-SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED. "NATURAL PERFECTION" MIX BY COLONIAL SEED, IS THE REQUIRED SEED MIXTURE FOR THIS SITE.

REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS. LOAM AND SEED DISTURBED AREAS.

TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.

THE LANDSCAPE CONTRACTOR SHALL FURNISH LOAM BORROW/ TOPSOIL. LOAM SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TO SANDY LOAM TYPE. LOAM SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS INVASIVE SEED OR STOCK AND OTHER FOREIGN MATTER. LOAM SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

PROVIDE SOIL TEST REPORTS FOR ONSITE TOP SOIL TO BE REUSED AND FOR LOAM BORROW TO BE IMPORTED. SOIL TEST REPORT SHALL INCLUDE USDA TEXTURAL CLASSIFICATION TEXTURAL SIEVE ANALYSIS, AS WELL AS NUTRIENT ANALYSIS, AND MICRO-NUTRIENTS.

PROVIDE SOIL AMENDMENTS AS DIRECTED BY THE A/E BASED UPON THE FINDINGS OF SOIL TESTS PROVIDED FOR EXISTING TOP SOIL TO BE REUSED AND OR IMPORTED MATERIAL.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.

CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

EXTENSIVE RAINGARDEN TO BE SEEDED WITH (RTF MIX) RHIZOME TALL FESCUE MIX AND PLANTED WITH WARM-SEASON GRASS PLUGS AND FORBES INTENSIVE RAINGARDEN TO BE PLANTED AND MULCHED

THE LANDSCAPE CONTRACTOR SHOULD REFER TO THE "TURF MANAGEMENT AND INTEGRATED PEST MANAGEMENT PLAN" PREPARED BY BSC GROUP, INC. AND DATED JANUARY 25, 2017.

ARO	5	ACER RUBRUM 'OCTOBER GLORY' TM / OCTOBER GLORY MAPLE	3-3.5" CAL.		
AFJ	2	ACER X FREEMANII 'JEFFSRED' / AUTUMN BLAZE MAPLE	3-3.5" CAL.		
QPP	2	QUERCUS PALUSTRIS / PIN OAK	3-3.5" CAL	_•	
PAE	2	PLATANUS X ACERIFOLIA 'EXCLAMATION' / EXCLAMATION SYCAMORE	3-3.5" CAL	_•	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE		
AC	5	AMELANCHIER CANADENSIS / SHADBLOW TREE	4-5' HT.		
CA	15	CORNUS ALBA 'IVORY HALO' TM / TATARIAN DOGWOOD	#3 CONT.		
CS	14	CORNUS SANGUINEA 'ARCTIC FIRE' / REDTWIG DOGWOOD	#3 CONT.		
HQ	22	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	3 GAL.		
HJ	16	HYPERICUM KALMIANUM / KALM ST. JOHNSWORT	3 GAL.		
RR	45	ROSA X 'RADSUNNY' / SUNNY KNOCK OUT ROSE	#3 CONT.		
RO	2	RHODODENDRON 'OLGA MEZITT' / OLGA MEZITT RHODODENDRON	3 GAL.		
TD	15	TAXUS CUSPIDATA 'DENSA' / DENSE JAPANESE YEW	5 GAL.		
JS	9	JUNIPERUS SCOPULORUM 'WICHITA BLUE'/ 'WICHITA BLUE' CEDAR	5 GAL. 4-6' HT.		
JV	3	JUNIPERUS VIRGINIANA 'BURKE' / 'BURKE' RED CEDAR	5 GAL. 4-6' HT.		
VT	23	VIBURNUM TRILOBUM 'SPRING RED COMPACT'/ A. CRANBERRY BUSH	3 GAL. 2.5	−3" HT.	
GROUND COVERS & PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	
CK	97	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	2 GAL.		
НН	195	HEMEROCALLIS MIX / MIXED DWARF REPEAT BLOOM DAYLILY	#1	12" o.c.	
JC	64	JUNIPERUS CHINENSIS 'SARGENTII' / SARGENT JUNIPER	#3	36" o.c.	
AG	50	ANDROPOGON GERARDII / BIG BLUESTEM	PLUG	36" o.c.	
PV	100	PANICUM VIRGATUM / SWITCH GRASS	PLUG	36" o.c.	
АТ	50	COREOPSIS VERTICILLATA / WHORLED TICKSEED	PLUG	36" o.c.	
CL	50	CHASMANTHIUM LATIFOLIUM / NORTHERN SEA OATS	PLUG	36" o.c.	
Al	50	ASCLEPIAS-INCARNATA / SWAMP MILKWEED	PLUG	RANDOM TH	
TOWN REQUIREMENTS	<u>. </u>				

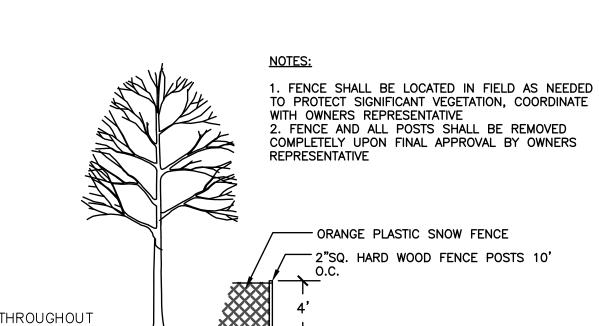
ONE STREET TREE PER 30' OF ROAD FRONTAGE. THERE IS 120.2' OF ROAD FRONTAGE. FIVE STREET TREES ARE

ONE TREE PER 8 SPACES. THERE ARE 31 PARKING SPACES. FOUR TREES ARE PROPOSED WITHIN THE PARKING AREA.

MINIMUM TREE CALIPER IS 3".

PROPOSED WITHIN THE PROPERTY.

SIZE



SEE PLANS

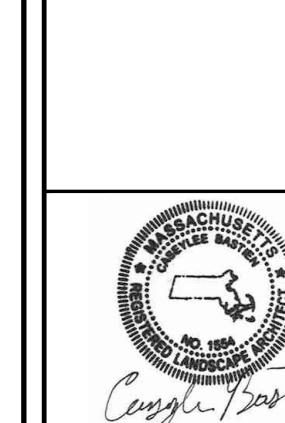
SHRUB PLANTING

TREE PROTECTION DETAIL
SCALE: NONE

EXISTING GRADE

✓ UNDISTURBED SUBGRADE

1/3 BURIAL OF OVERALL POST 2' MIN



DO NOT PRUNE TREE'S LEADER. NO PRUNING OR CUTTING OF THE TREE SHALL BE DONE UNLESS DIRECTED BY

TRUNK FLARE JUNCTION, PLANT 2"-3" ABOVE FINISHED GRADE. TREE SHALL

BE SET PLUMB. REMOVE EXTRA SOIL FROM TRUNK FLARE AND TOP OF

-MULCH 3" MIN. KEEP FROM DIRECT

-EDGE OF 3" HIGH WATERING SAUCER

-ADJACENT CONDITION VARIES SEE PLAN

COMPLETELY REMOVE WIRE BASKET AND LACING, AND AT LEAST HALF BURLAP

PLANTING SOIL SEE PLANTING NOTES

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED OR UNDISTURBED

- EDGE OF PLANTED

TRIANGLE SPACING

CONTINUOUS IN

PLANTING BED

PLANTING SOIL

SCARIFY SUBGRADE AND

COMPACTED SUBGRADE

MULCH 3" MIN. KEEP FROM DIRECT

- COMPLETELY REMOVE WIRE BASKET AND

TOP 1/2 OF BURLAP AND LACING. IF CONTAÍNER GROWN, REMOVE CONTAINER

AND LOOSEN ROOTS AT OUTER 1/2"

THROUGHOUT BED 12" MINIMUM DEPTH

ADJACENT MATERIALS VARY SEE PLANS

- SCARIFY SUBGRADE AND WORK IN PLANTING SOIL IN A 1:1 RATIO

- COMPACTED FILL OR UNDISTURBED

- CONTACT WITH STEMS

EDGE OF ROOT BALL

ROOT BALL SHALL PLACED DIRECTLY ON COMPACTED SUBGRADE

- 2"-3" HIGH WATERING SAUCER - REMOVE EXTRA SOIL FROM BASE OF

STEMS AND TOP OF ROOTBALL

- PLANTING SOIL - CONTINUOUS

WORK IN PLANTING SOIL IN A 1:1 RATIO

CONTACT WITH TRUNK

FROM THE ROOTBALL

FOR GROUND COVER SPACING SEE PLANTING SCHEDULE

 $3 \times ROOT$ BALL DIAMETER

TREE PLANTING

NOTES: SEE SPECIFICATIONS FOR

ADDITIONAL REQUIREMENTS

GROUNDCOVER PLANTING

THE LANDSCAPE ARCHITECT

CASEY-LEE BASTIEN DATE LANDSCAPE ARCHITECT

COMMERCIAL REDEVELOPMENT

1575 IYANNOUGH ROAD

HYANNIS MASSACHUSETTS (BARNSTABLE COUNTY)

LANDSCAPE PLAN

APRIL 26, 2016

REV	ISIONS:	
NO.	DATE	DESC.
1	7/18/16	BUILDING FOOTPRINT
2	2/1/17	PER CAPE COD COMMISSION
3	3/22/17	PER CAPE COD COMMISSION
4	5/16/17	NEW BIORETENTION AREA
		•

PREPARED FOR: SILVIA & SILVIA LLC 1284A MAIN STREET OSTERVILLE, MA 02655



349 Route 28, Unit D W. Yarmouth, Massachusetts

© 2016 BSC Group, Inc. SCALE: 1" = 20'10 20

E: 4893002-SP.dwg JOB. NO: **48930.02**

SHEET L-100

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