

COMMERCIAL REDEVELOPMENT

1575 IYANNOUGH ROAD HYANNIS, MASSACHUSETTS

APRIL 26, 2016

REVISED: MAY 16, 2017

ZONING SUMMARY: (Barnstable, MA)

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

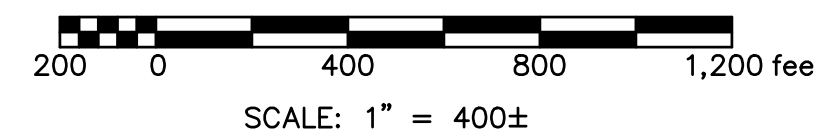
DIMENSIONAL REQUIREMENTS:

	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.



LOCUS MAP



PREPARED FOR:

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

PREPARED BY:

BSC GROUP
349 Route 28, Unit D
W. Yarmouth, Massachusetts
02673
508 778 8919



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NOT FOR CONSTRUCTION

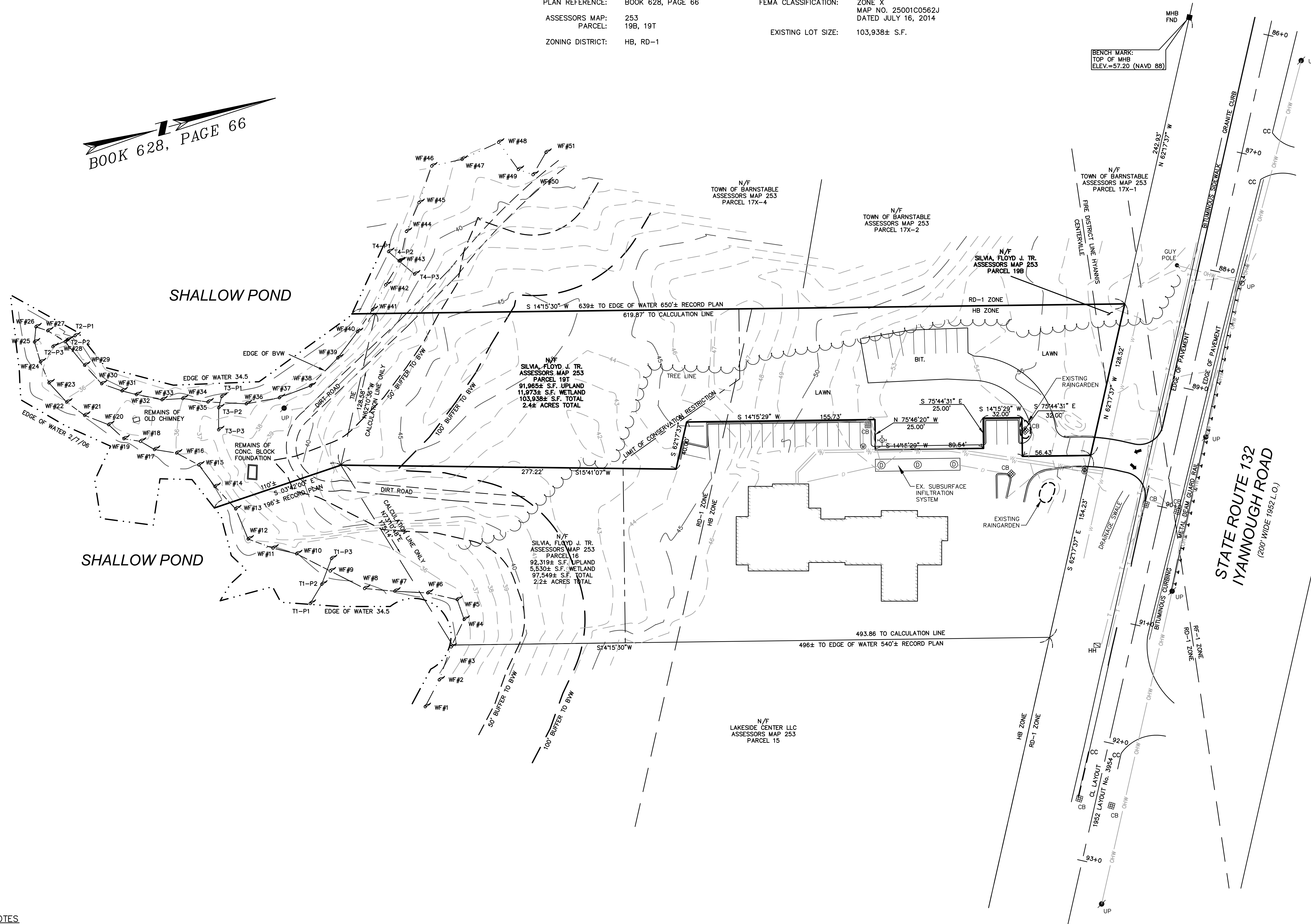
INDEX OF DRAWINGS

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C-102	UTILITIES PLAN
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C-200-201	CONSTRUCTION DETAILS
L-100	LANDSCAPE PLAN

LOCUS INFORMATION

CURRENT OWNER: SILVIA, FLOYD J. TR. OVERLAY DISTRICT: RESOURCE PROTECTION, WP
 TITLE REFERENCE: BOOK 23358, PAGE 25 NITROGEN SENSITIVE ZONE: NO
 PLAN REFERENCE: BOOK 628, PAGE 66 FEMA CLASSIFICATION: ZONE X
 ASSESSORS MAP: 253 PARCEL: 19B, 19T MAP NO. 25001C0562J DATED JULY 16, 2014
 ZONING DISTRICT: HB, RD-1 EXISTING LOT SIZE: 103,938± S.F.

BOOK 628, PAGE 66



NOTES

1. WETLAND RESOURCE AREA DELINEATION PERFORMED BY MATTHEW CREIGHTON, PWS ON JANUARY 6, 2016.
2. ELEVATIONS DEPICTED ON THIS PLAN ARE BASED ON AN ASSUMED VERTICAL DATUM.



Craig A. Field
4-26-2016

CRAIG FIELD DATE
PROFESSIONAL LAND SURVEYOR

COMMERCIAL REDEVELOPMENT

1575 IYANNOUGH ROAD
IN
HYANNIS MASSACHUSETTS
(BARNSTABLE COUNTY)

EXISTING CONDITIONS PLAN

APRIL 26, 2016

REVISIONS:

NO.	DATE	DESC.

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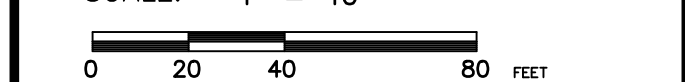
PREPARED FOR:
SILVIA & SILVIA LLC
1284A MAIN STREET
OSTERVILLE, MA 02655



349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: 1" = 40'

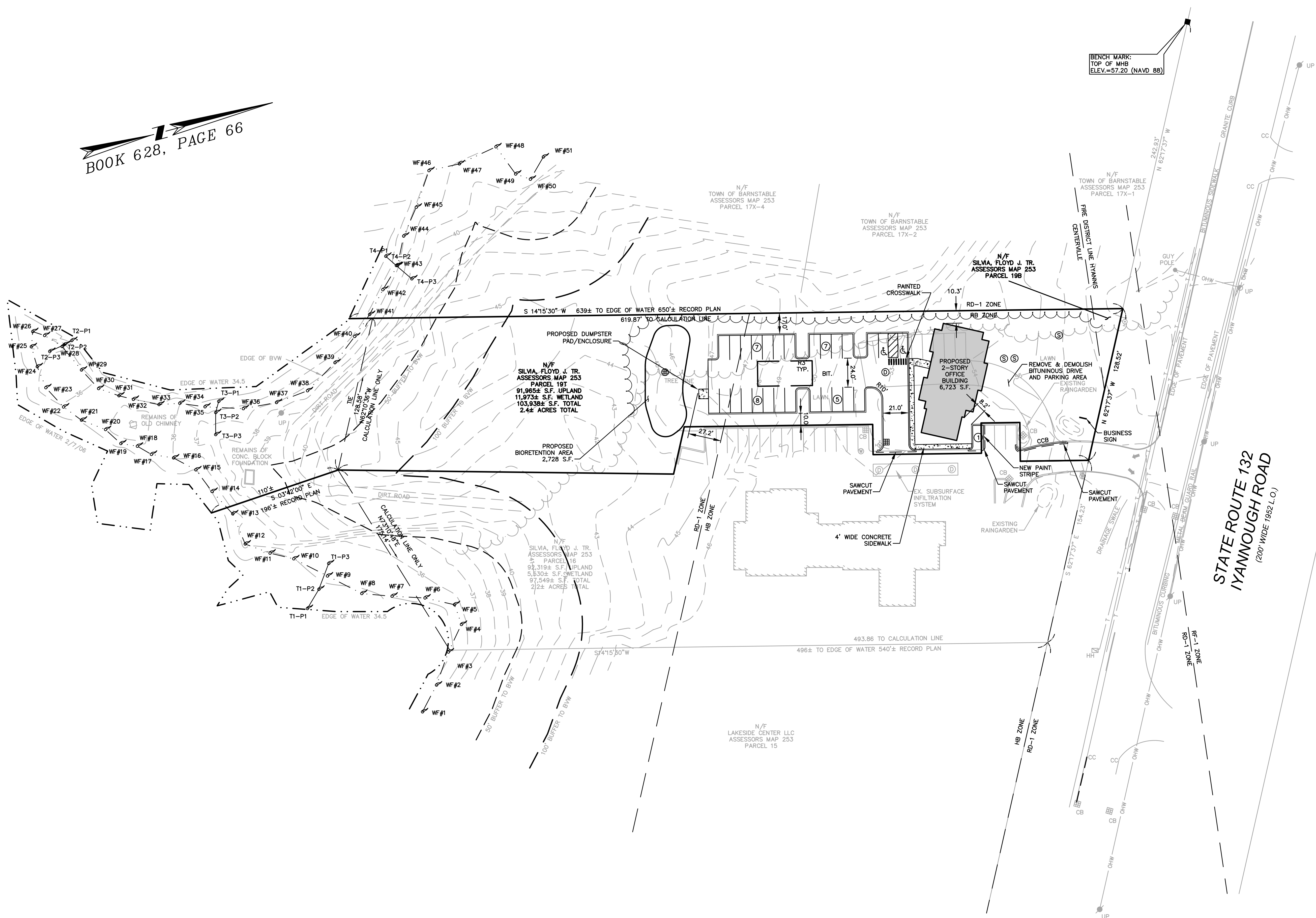


FILE: 4893002-EXC.DWG

DWG. NO:

JOB. NO: 48930.02

SHEET V-100



BENCH MARK:
TOP OF MHB
ELEV.=57.20 (NAVD 88)



B. G. Yergatian 5/16/17

BRIAN G. YERGATIAN DATE
PROFESSIONAL ENGINEER

COMMERCIAL REDEVELOPMENT

1575 IYANNOUGH ROAD
IN
HYANNIS
MASSACHUSETTS
(BARNSTABLE COUNTY)

LAYOUT & MATERIALS PLAN

APRIL 26, 2016

REVISIONS:

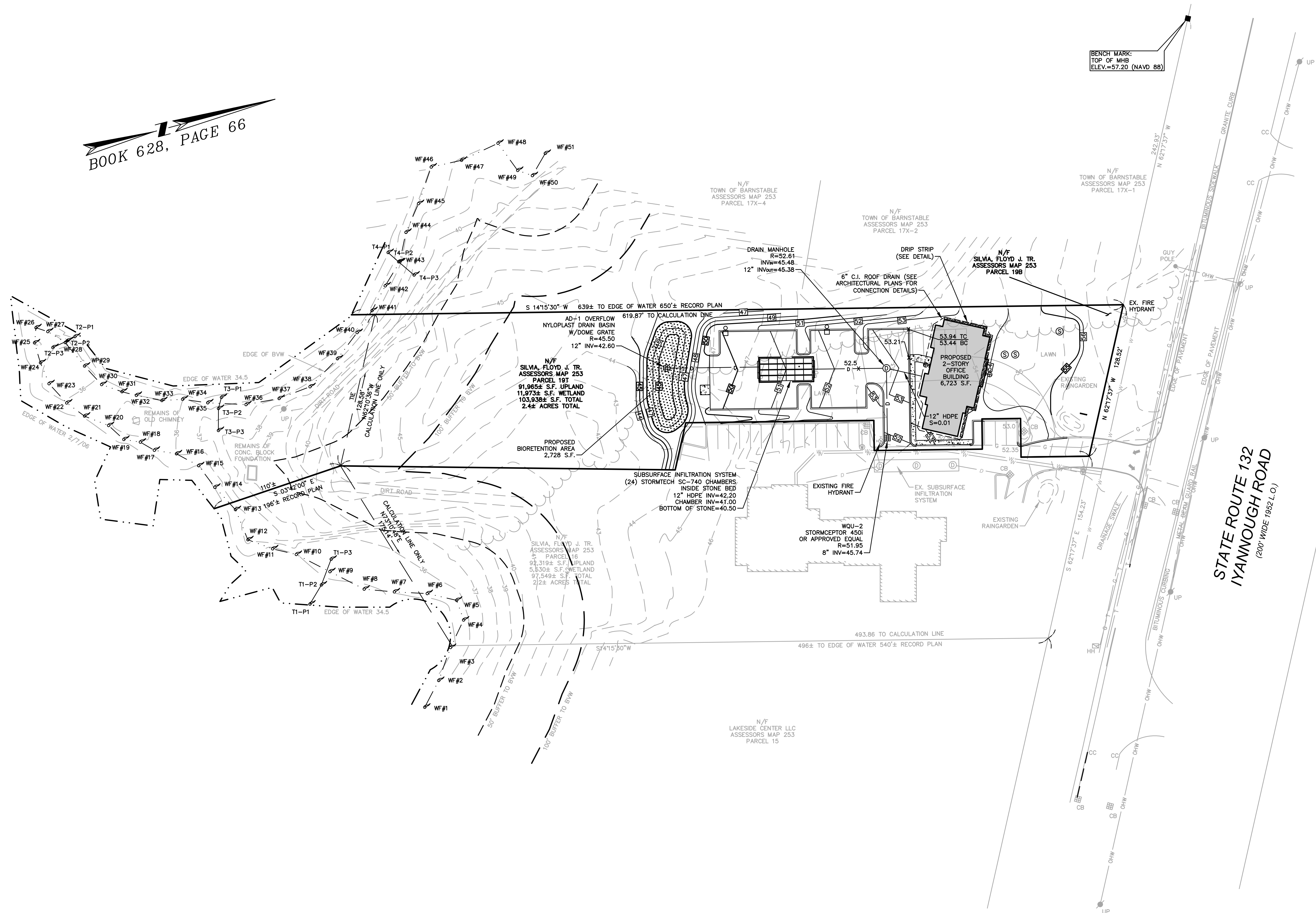
NO.	DATE	DESC.
1	7/18/16	BUILDING FOOTPRINT
2	2/1/17	PER CAPE COD COMMISSION
3	3/22/17	PER CAPE COD COMMISSION
4	5/16/17	NEW BIORETENTION AREA

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OSTERVILLE, MA 02655

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02673
508 778 8919

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

FILE: 4893002-SP.dwg
DWG. NO:
JOB. NO: 48930.02 SHEET C-100



BENCH MARK:
TOP OF MHB
ELEV.=57.20 (NAVD 88)



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1575 IYANNOUGH ROAD
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GRADING & DRAINAGE
PLAN

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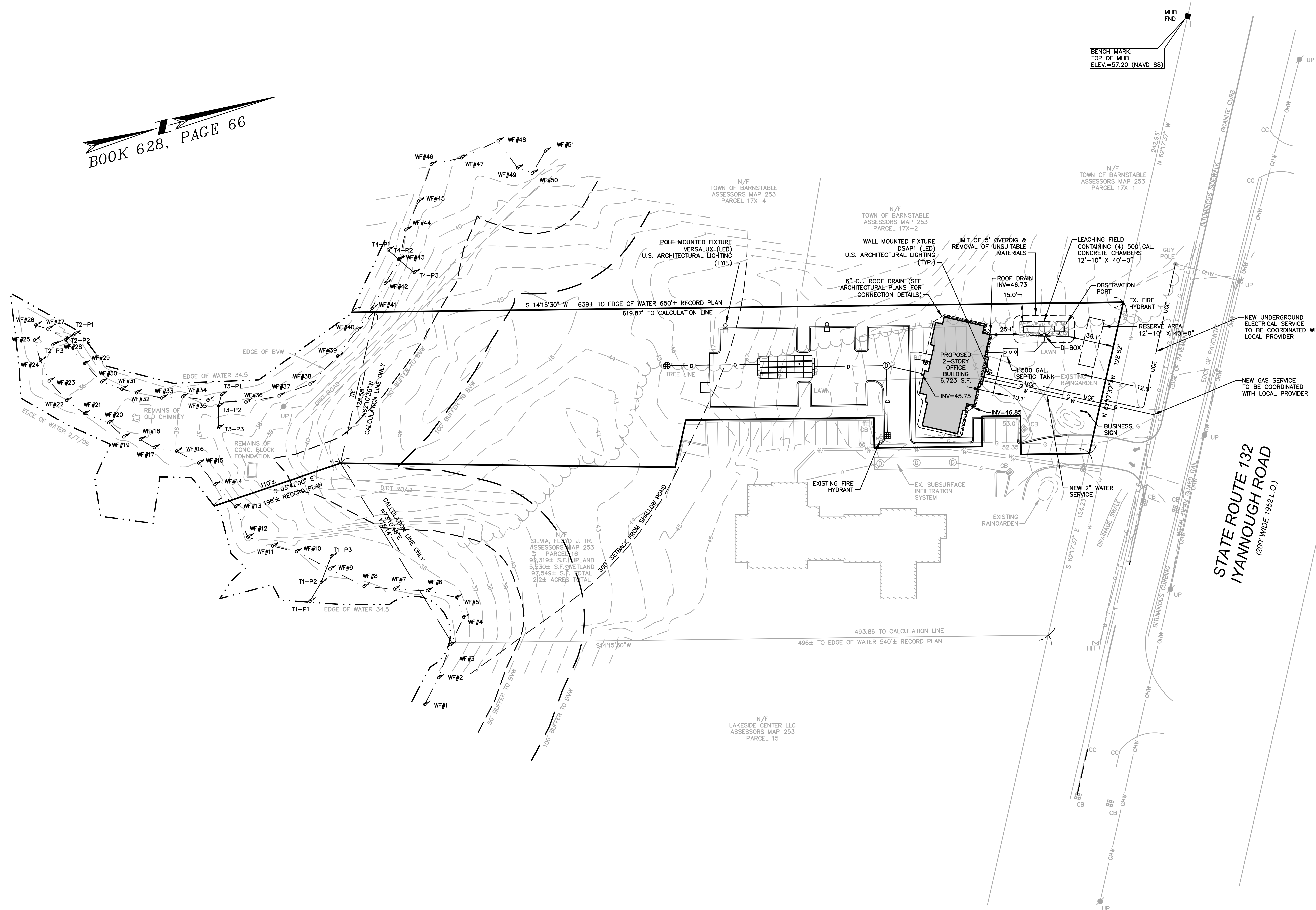
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SCALE: 1" = 40'
0 20 40 80 FEET

FILE: 4893002-SP.dwg
DWG. NO:
JOB. NO: 48930.02 SHEET C-101

BOOK 628, PAGE 66



- NOTES**
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PROFESSIONAL ENGINEER

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1575 IYANNOUGH ROAD
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UTILITIES PLAN

APRIL 26, 2016

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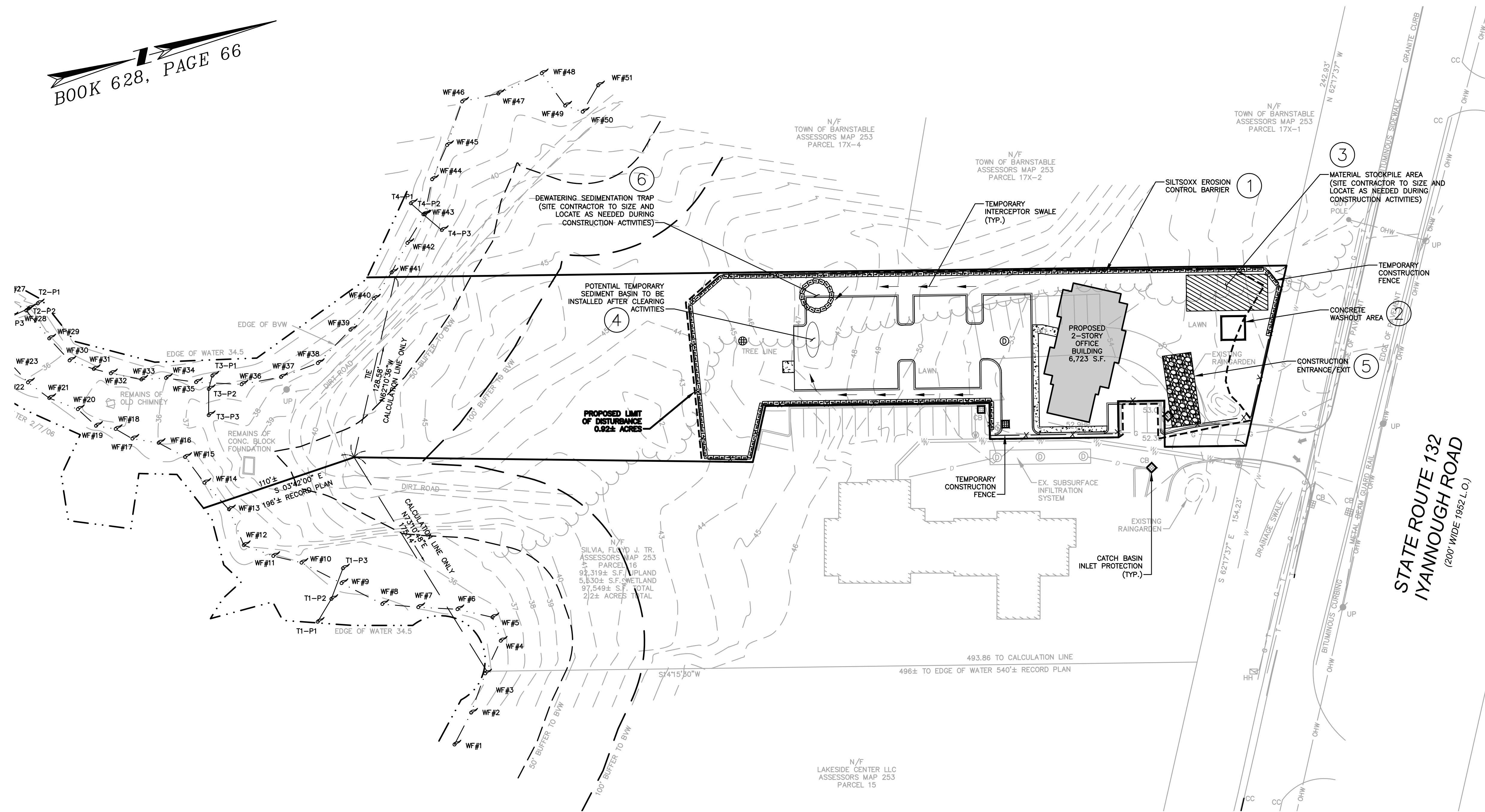
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SCALE: 1" = 40'
0 20 40 80 FEET

FILE: 4893002-SP.dwg
DWG. NO:
JOB. NO: 48930.02 SHEET C-102



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:1V. 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
- ② CONCRETE WASH OUT AREA
- ③ MATERIAL STOCKPILE AREA
- ④ TEMPORARY SEDIMENT BASIN WITH INTERCEPTOR SWALES
- ⑤ CONSTRUCTION ENTRANCE/EXIT
- ⑥ DEWATERING SEDIMENTATION TRAP



B. G. Yergatian 5/16/17

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EROSION & SEDIMENT CONTROL PLAN

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SCALE: 1" = 40'

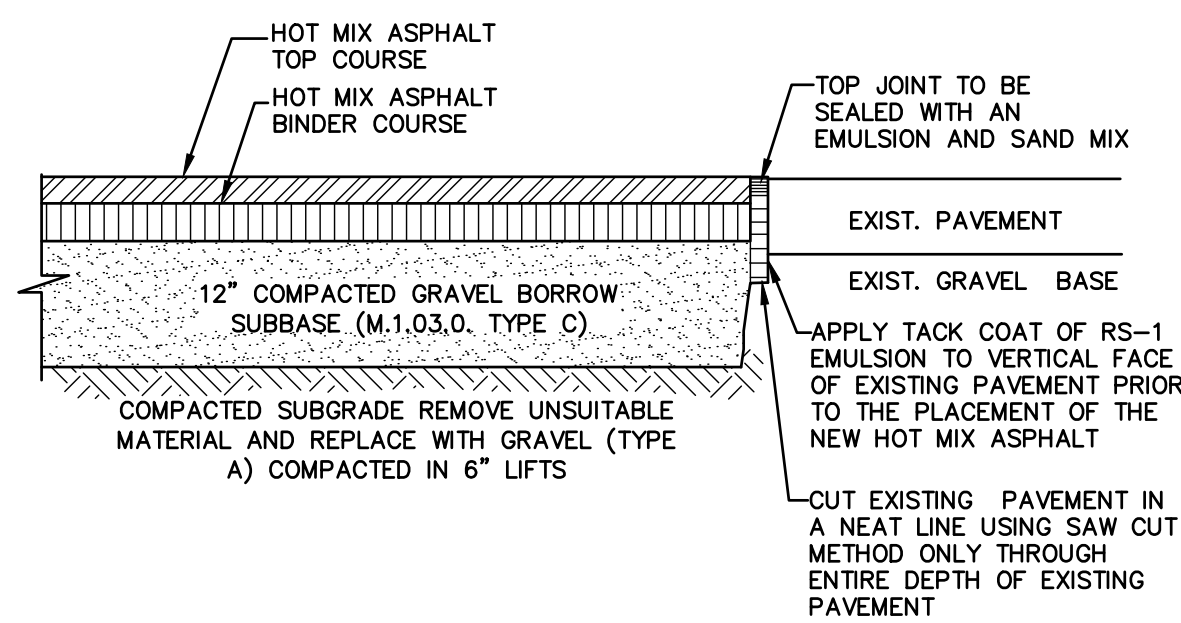


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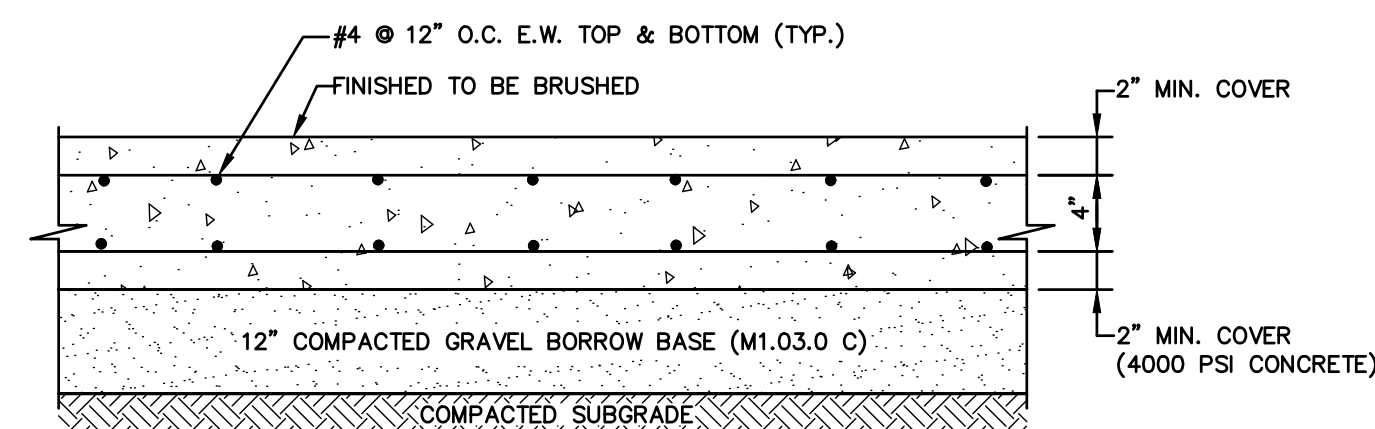
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SHEET C-103



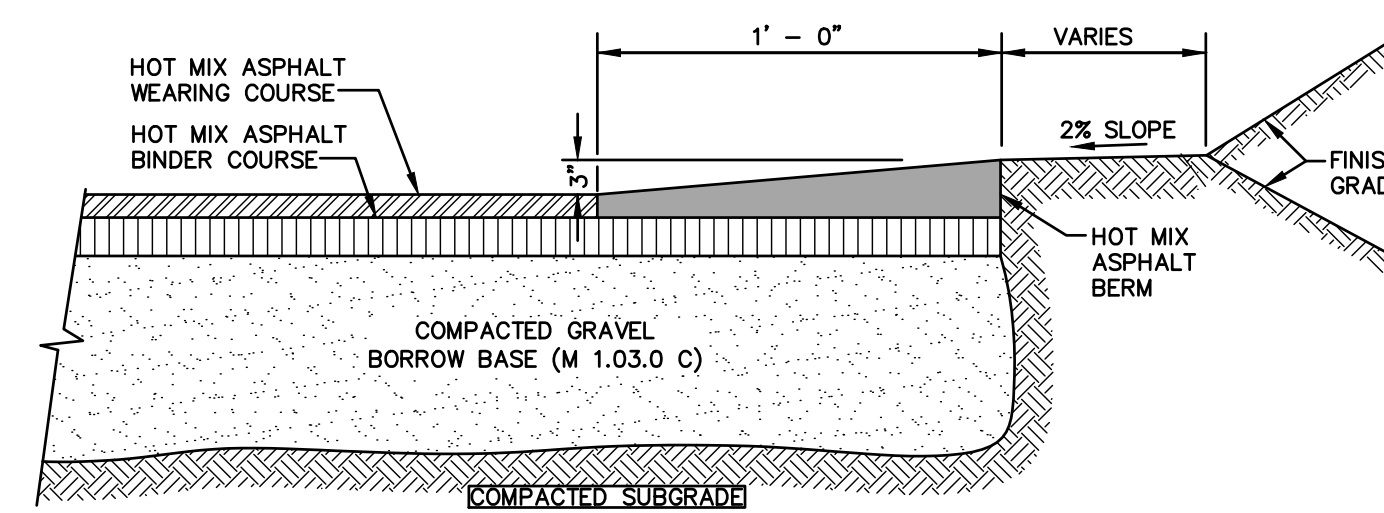
HOT MIX ASPHALT PAVEMENT JOINTS

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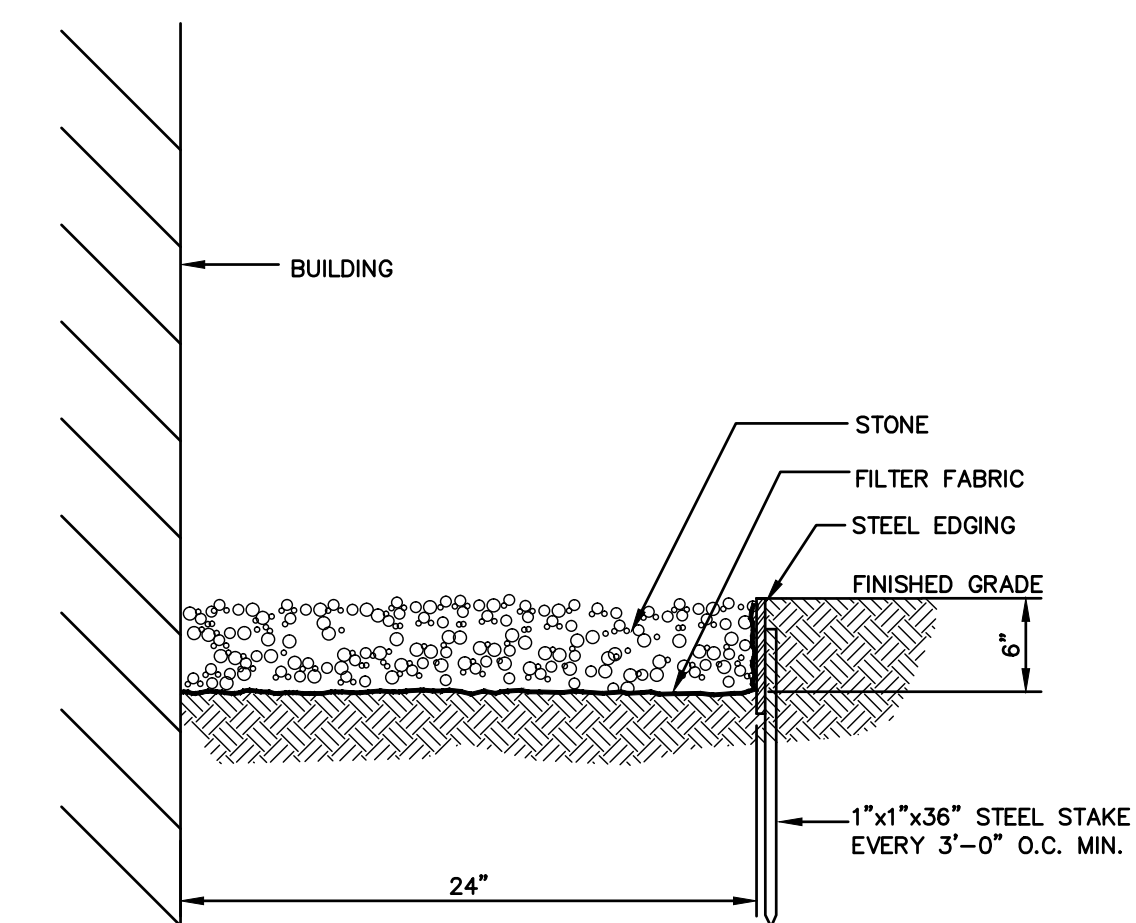
CONCRETE PAVEMENT

SCALE: NONE



MODIFIED CAPE COD BERM

SCALE: NONE



DRIP STRIP

SCALE: NONE



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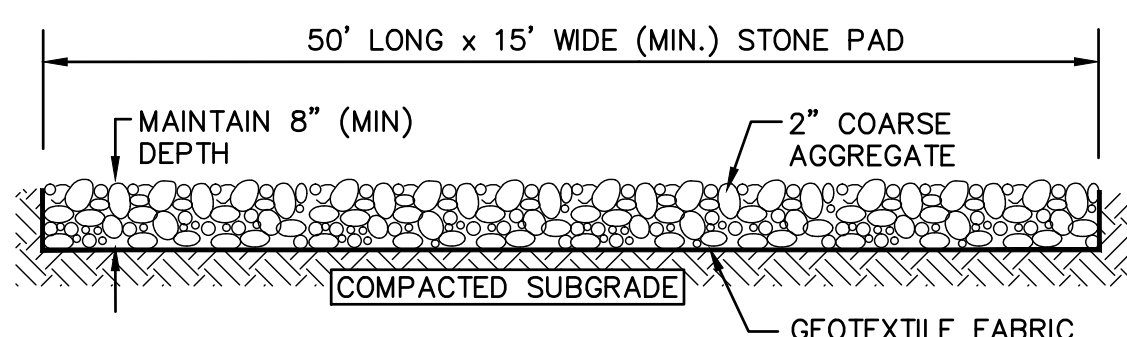
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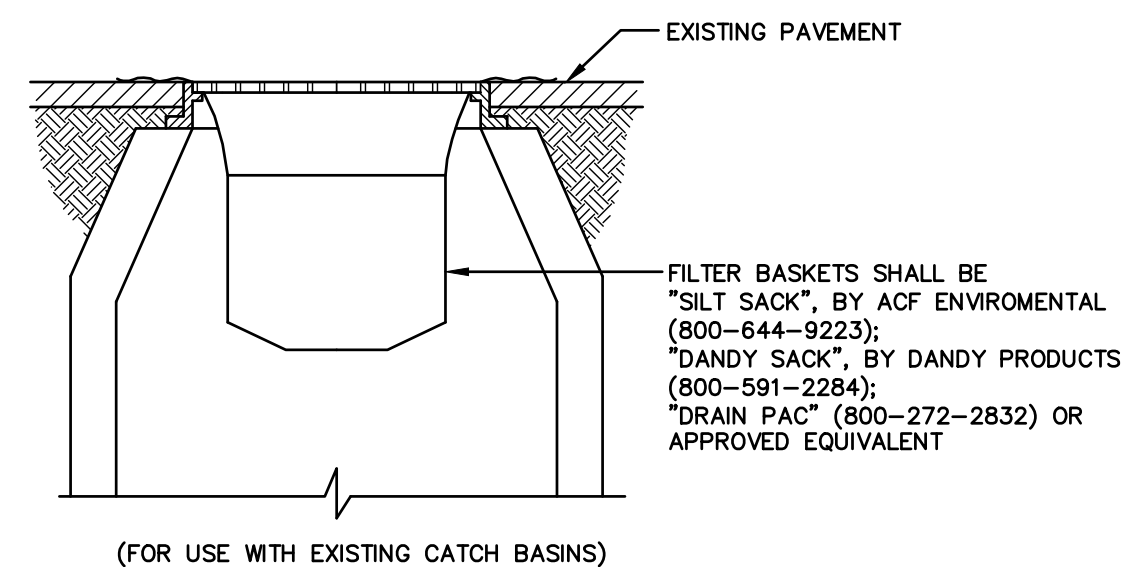
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SHEET C-200



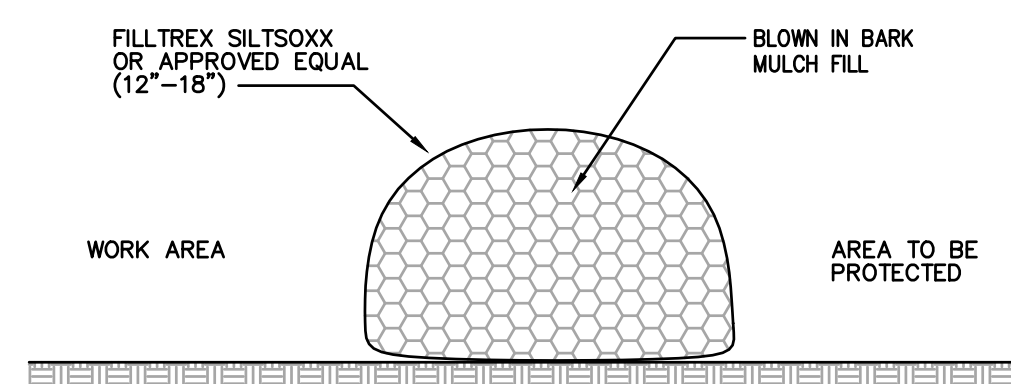
TEMPORARY CONSTRUCTION ENTRANCE

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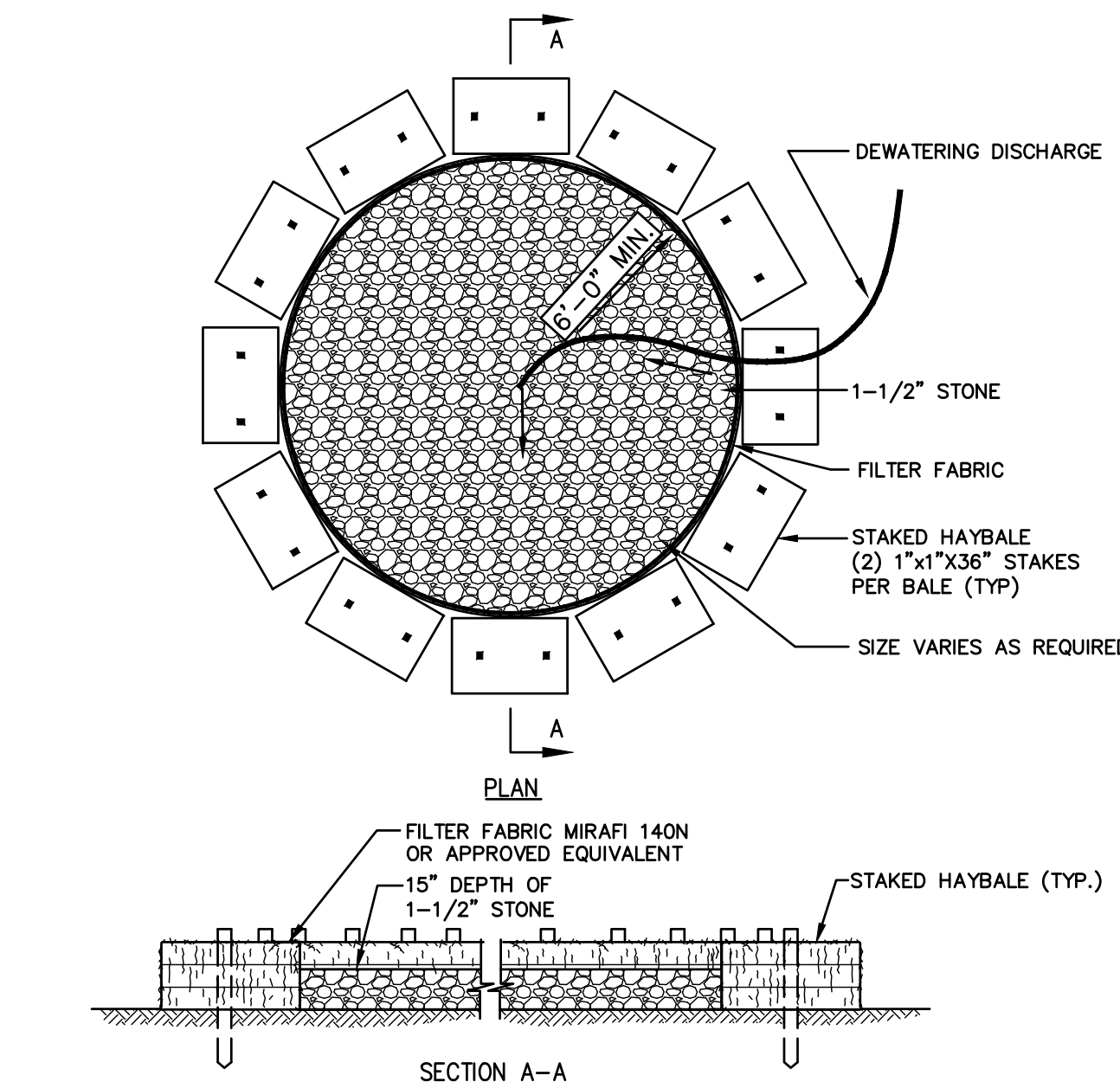
SEDIMENT FILTER INLET PROTECTION

SCALE: NONE



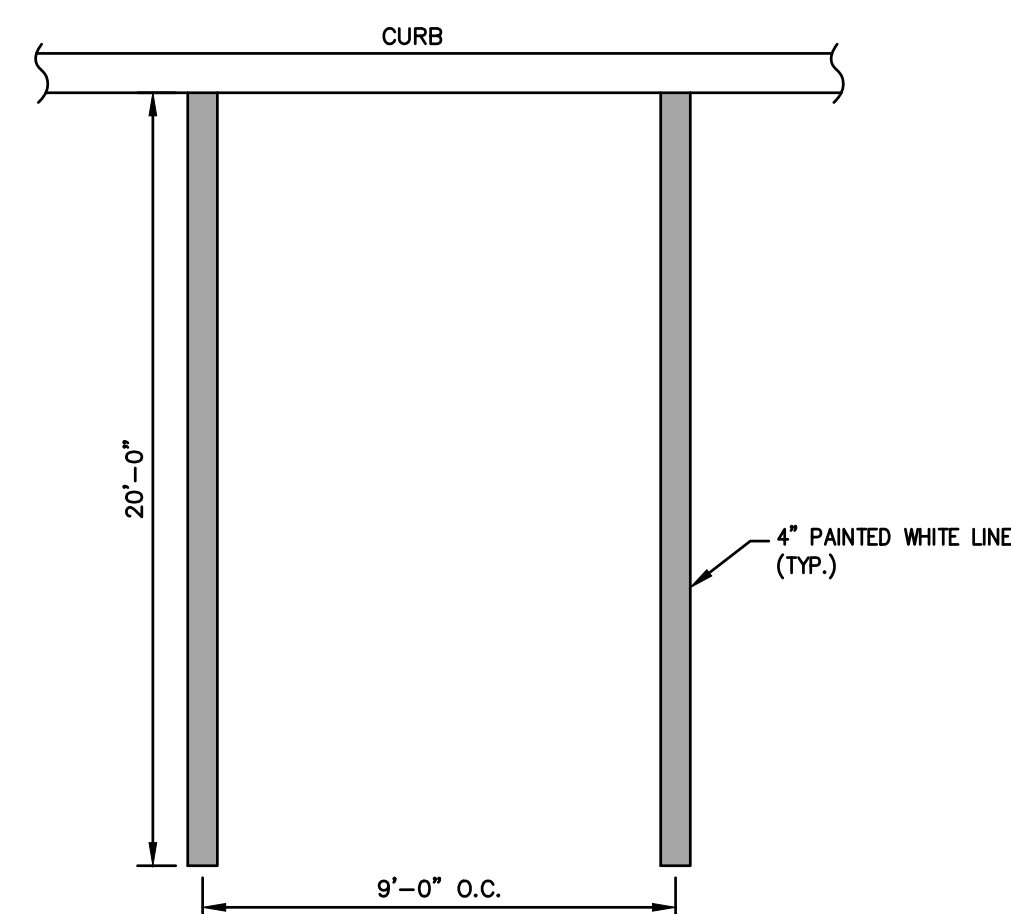
SILTSOXX

SCALE: NONE



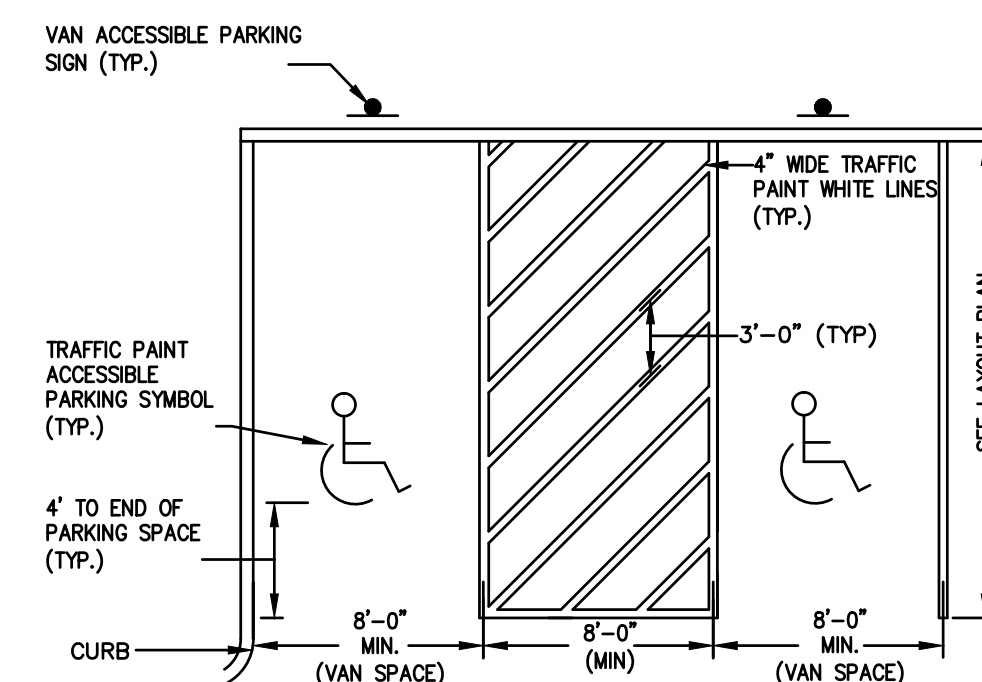
DEWATERING SEDIMENT TRAP

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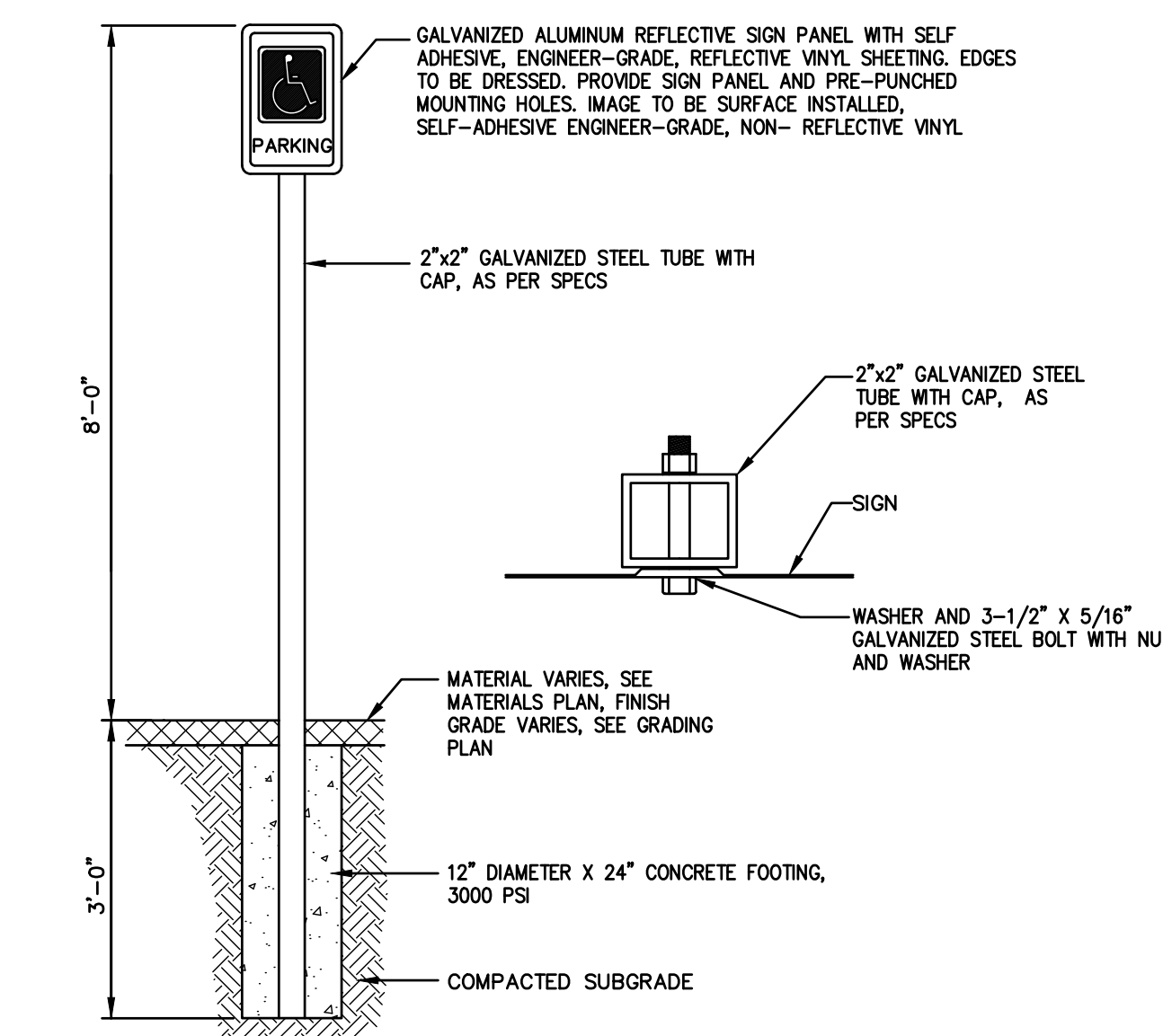
STANDARD PAINTED PARKING MARKINGS

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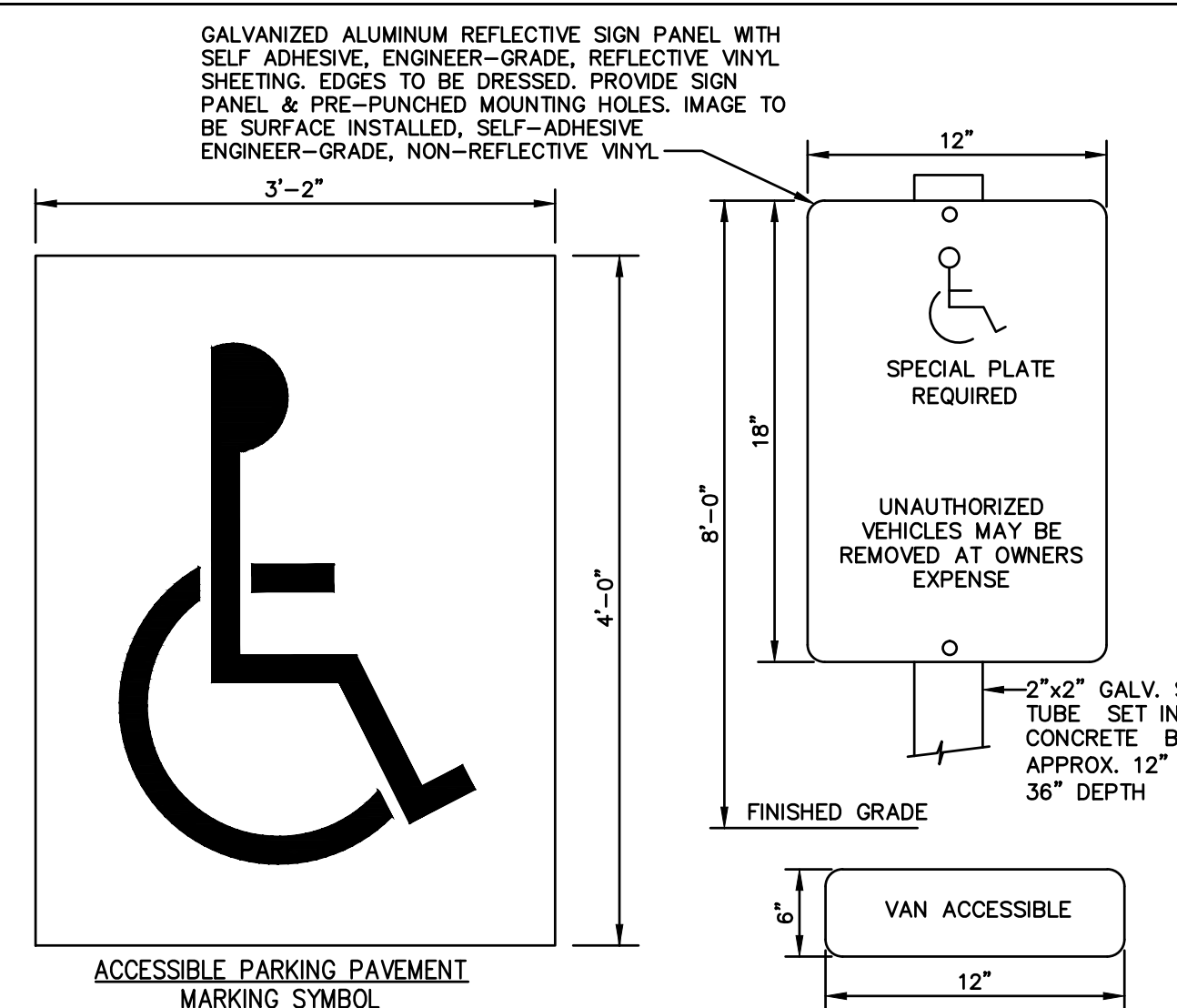
PAINTED PAVEMENT MARKINGS ACCESSIBLE VAN PARKING SPACES

SCALE: NONE



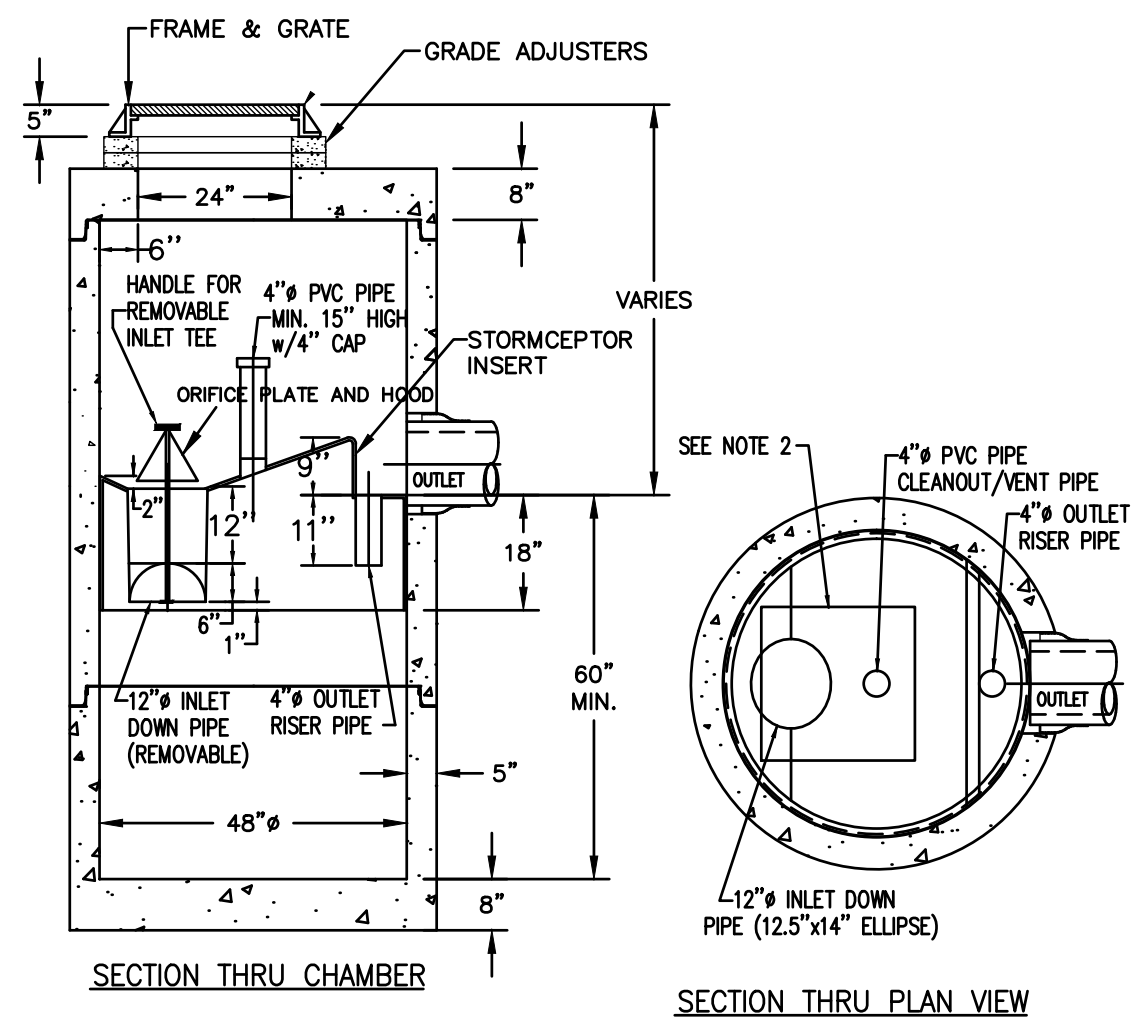
ACCESSIBLE PARKING SIGN

SCALE: NONE



PAINTED PAVEMENT MARKINGS ACCESSIBLE PARKING SYMBOL & ACCESSIBLE PARKING SIGN

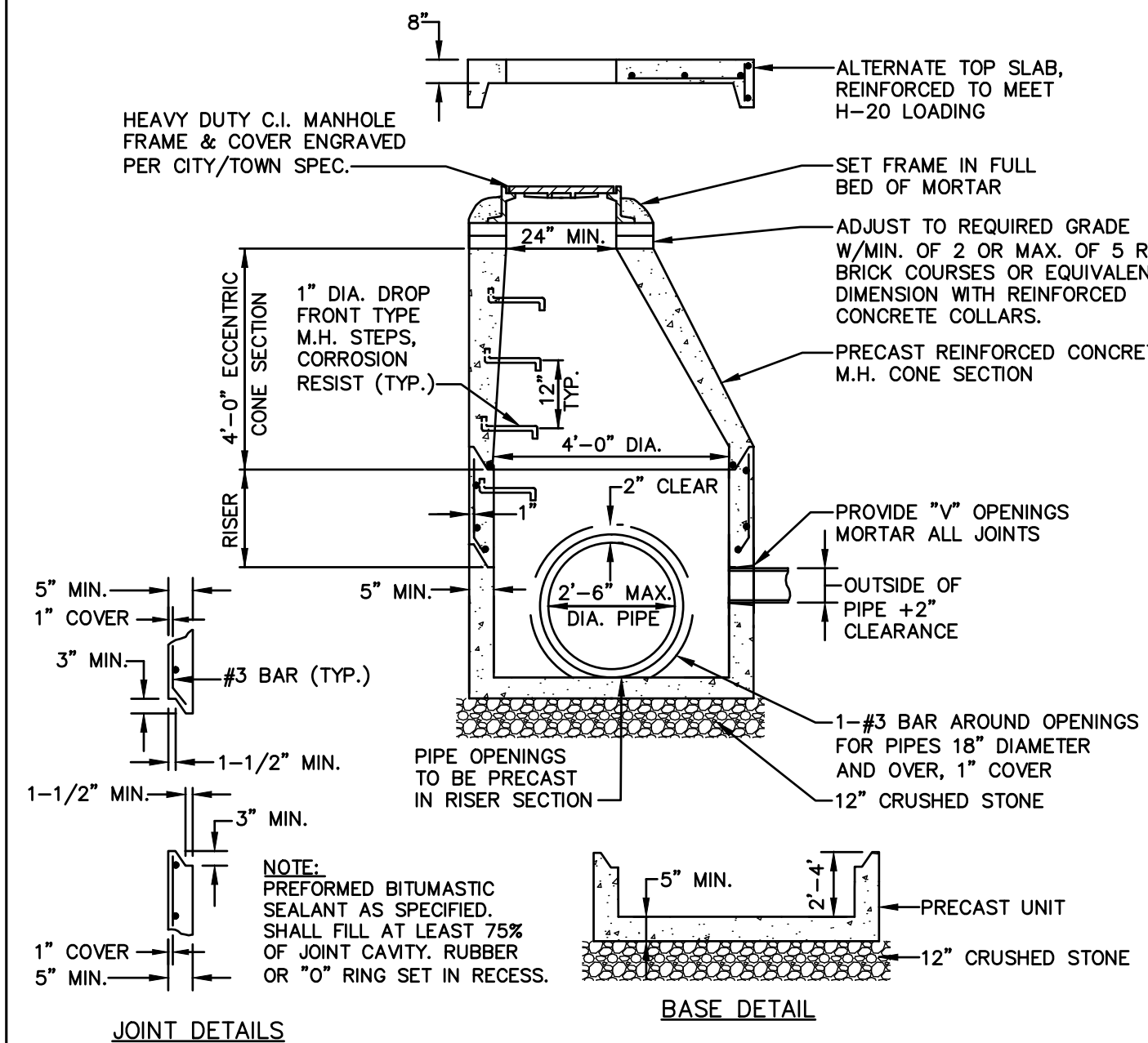
SCALE: NONE



- NOTES:**
1. THE USE OF FLEXIBLE CONNECTIONS IS RECOMMENDED AT THE OUTLET WHERE APPLICABLE.
 2. THE COVER SHOULD BE POSITIONED OVER THE 4" DIAMETER CLEANOUT/VENT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181.
 4. CONTRACTOR TO PROVIDE CRANE TO SET UNIT (HEAVIEST SECTION WEIGHS 5000 LBS).

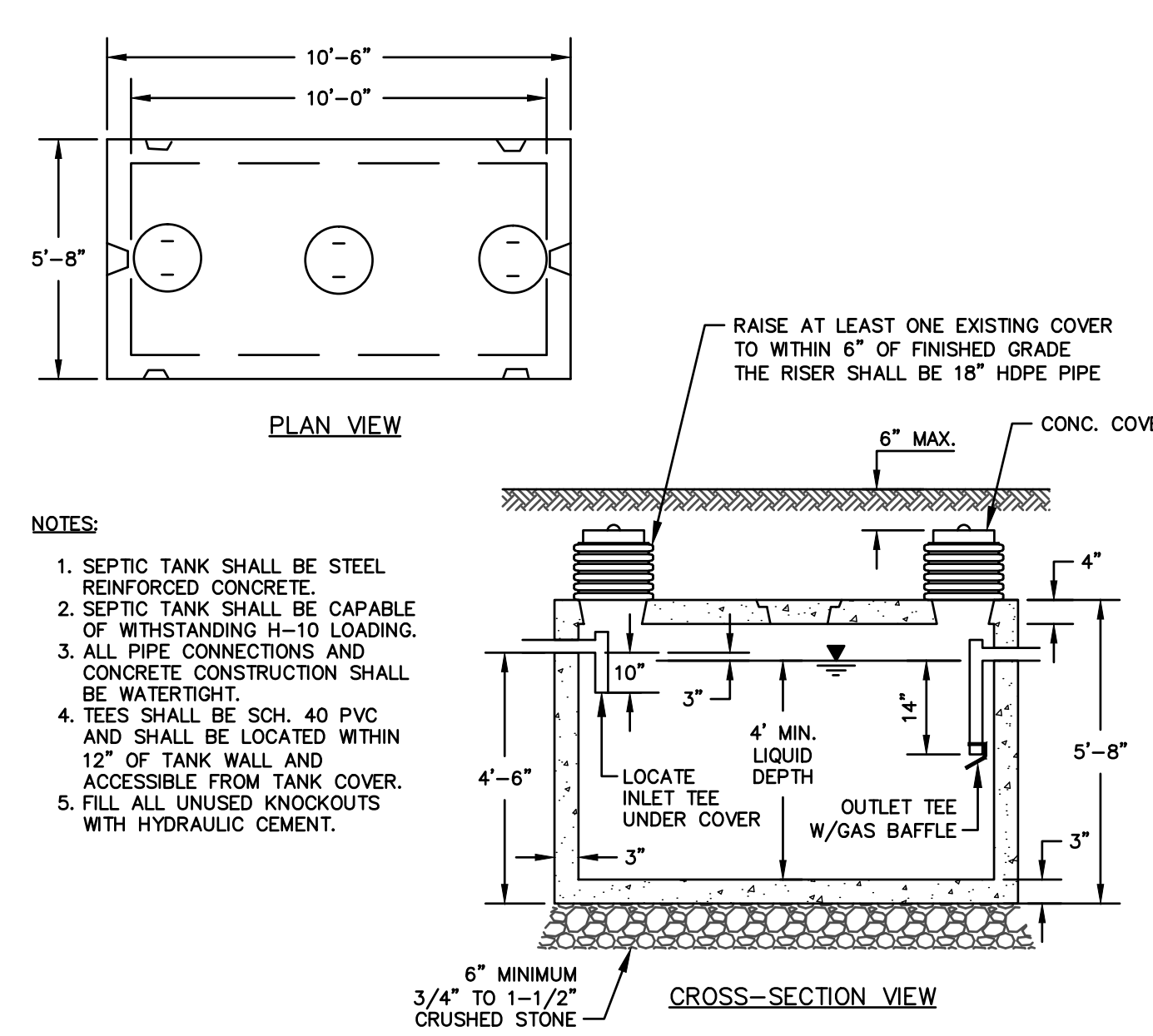
STORMCEPTOR 450i DETAIL

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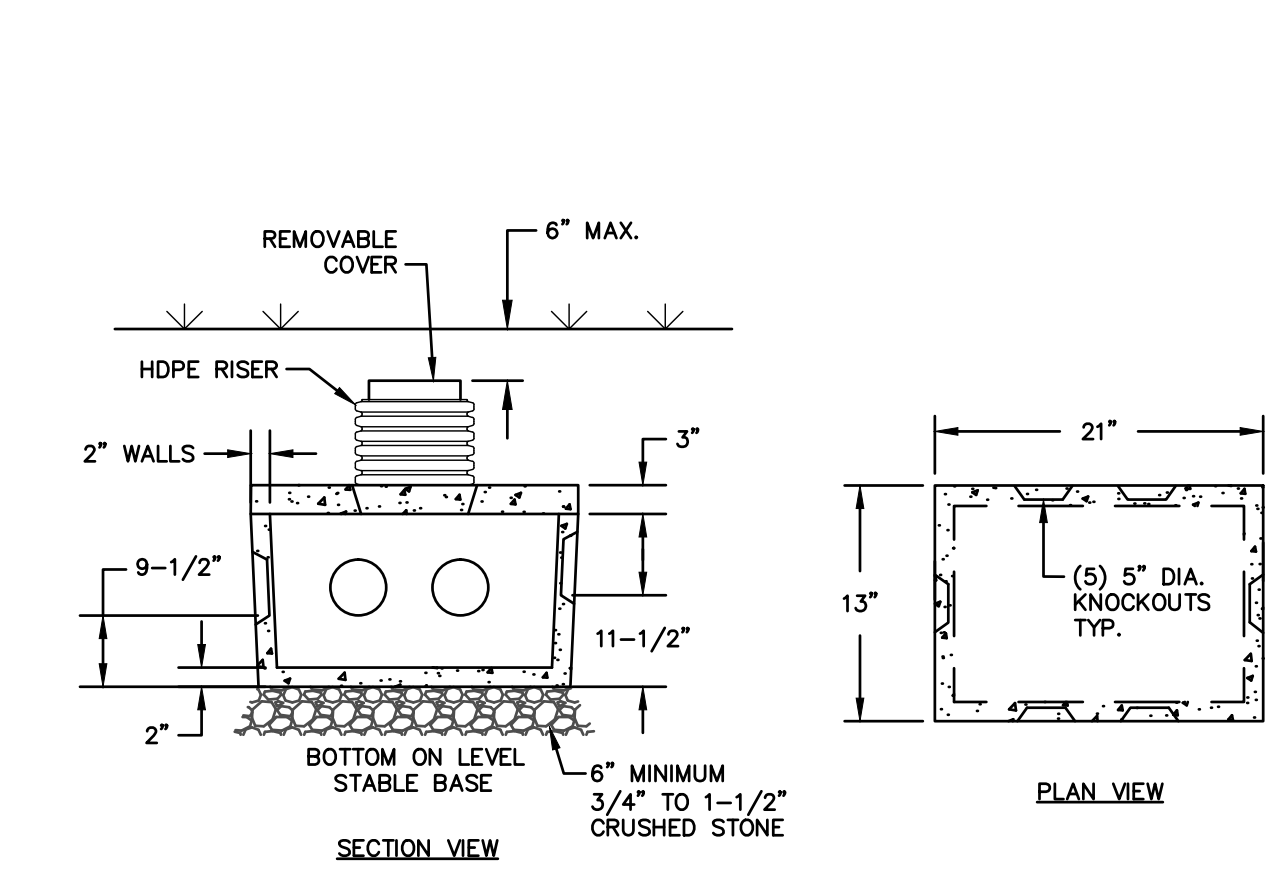
PRECAST CONCRETE DMH

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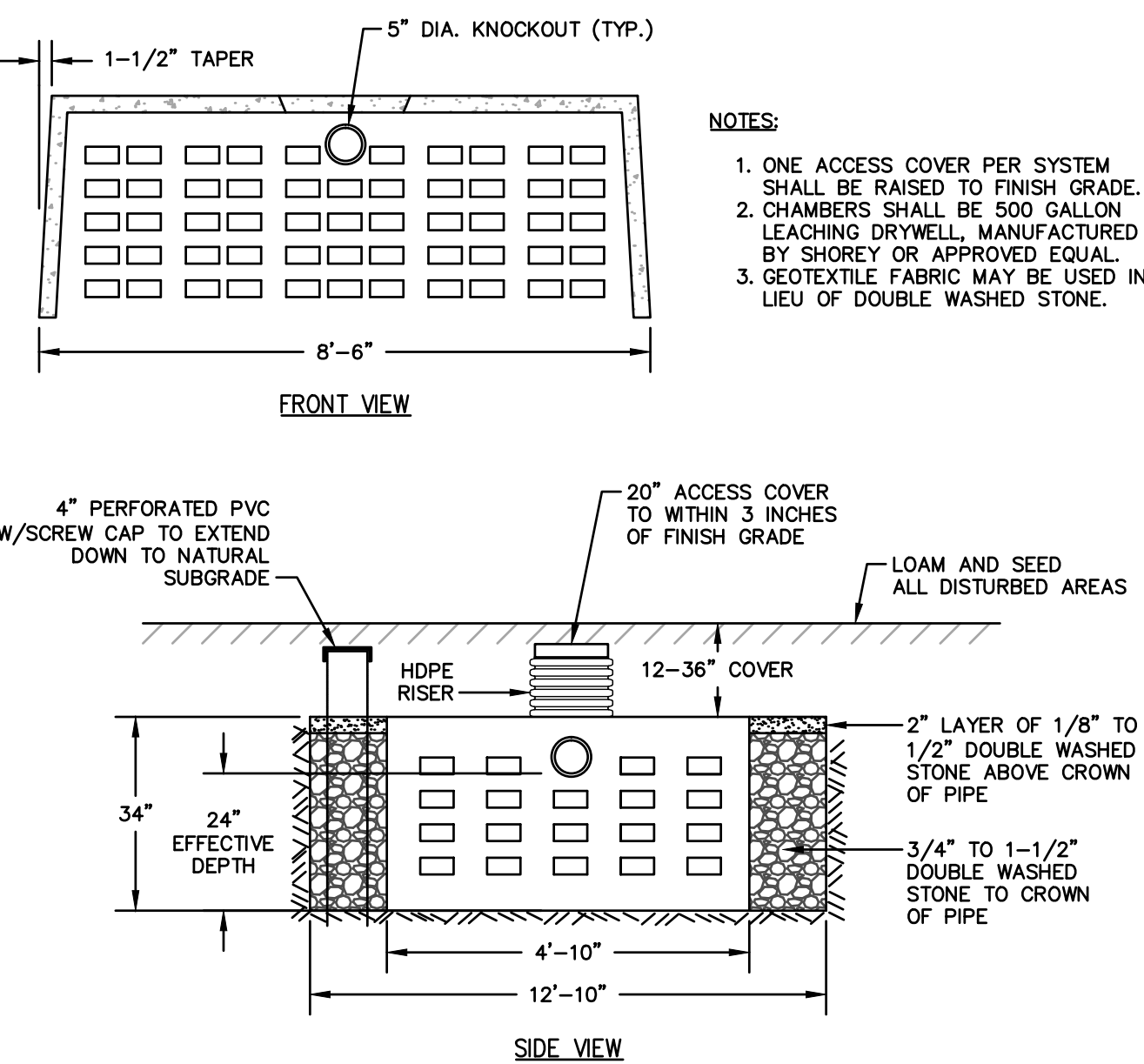
1,500 GALLON SEPTIC TANK

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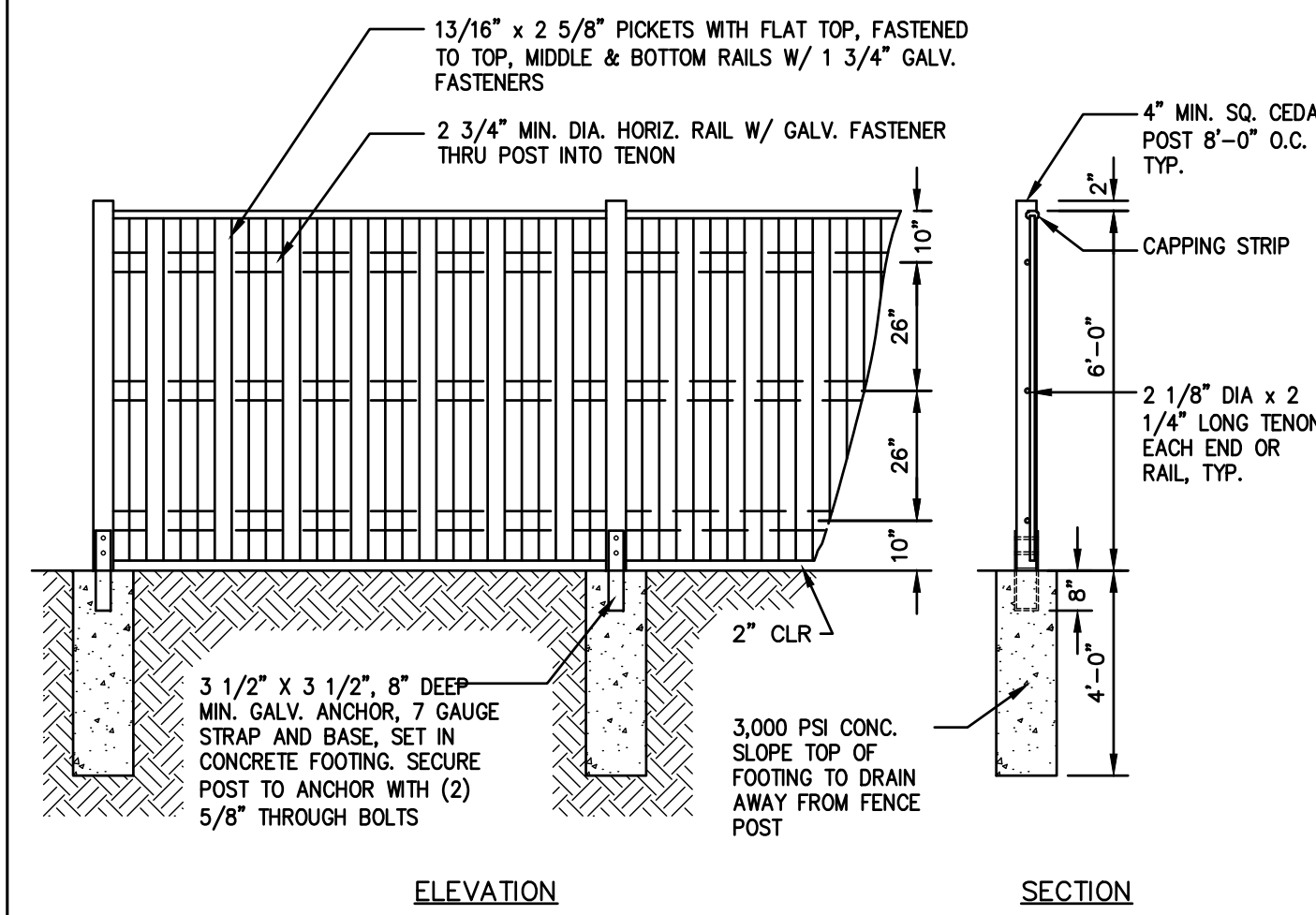
5-OUTLET DISTRIBUTION BOX

SCALE: NONE



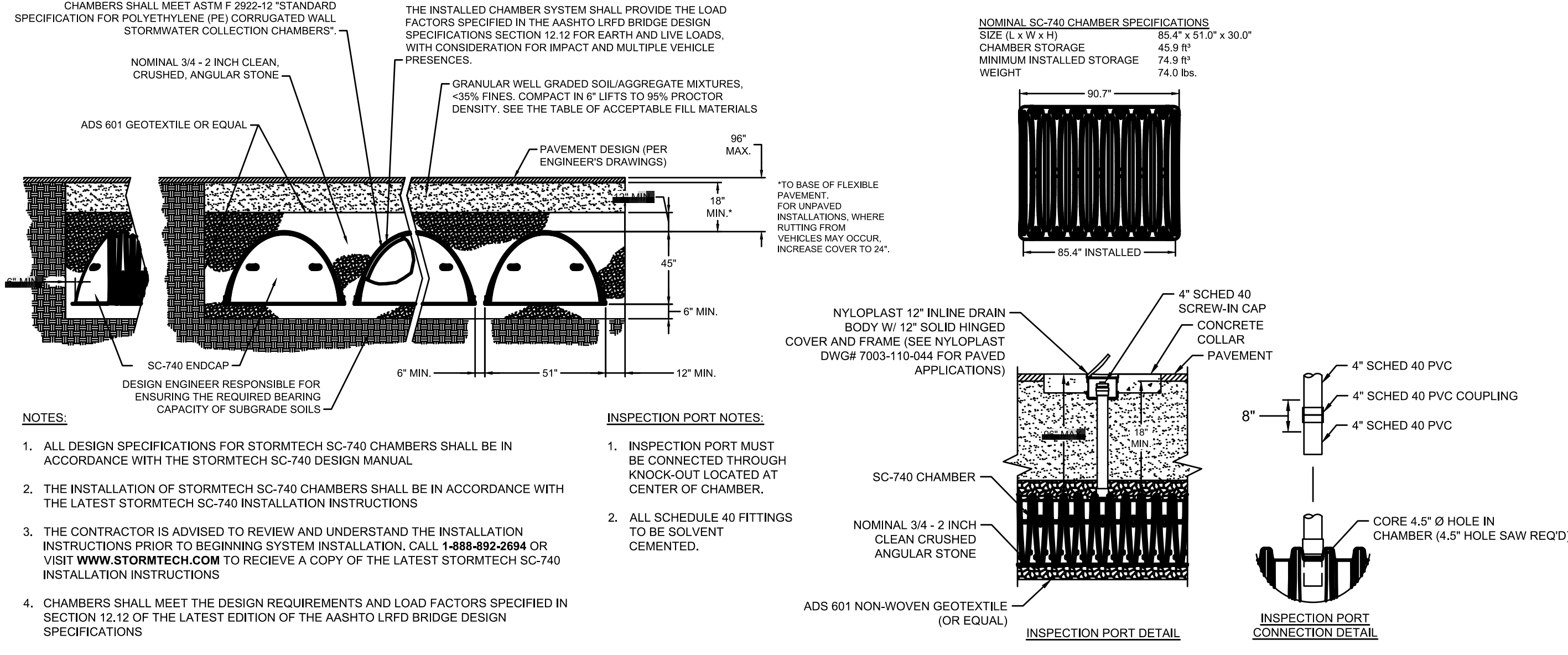
500 GALLON CONCRETE LEACHING CHAMBER

NOT TO SCALE



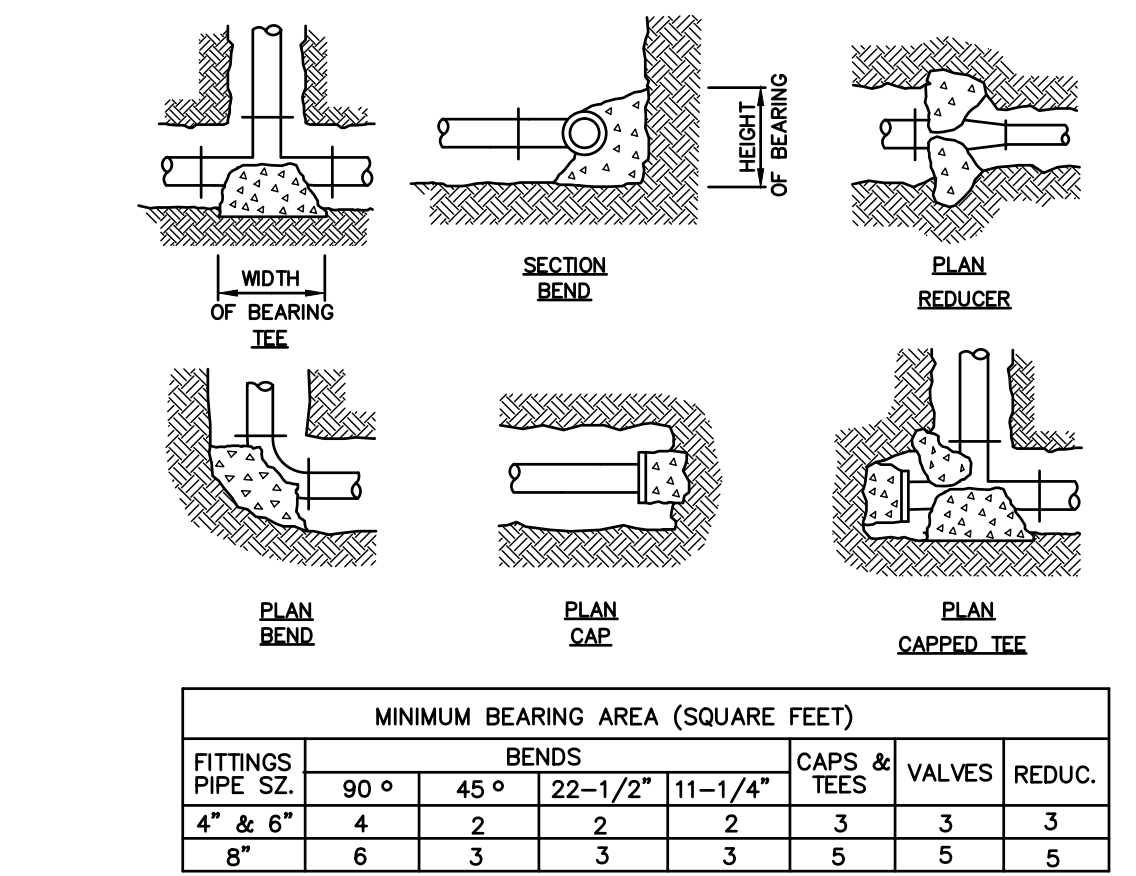
6' SINGLE SIDED WOOD FENCE

SCALE: NONE



STORMTECH SC-740 CHAMBER SYSTEM

SCALE: NONE

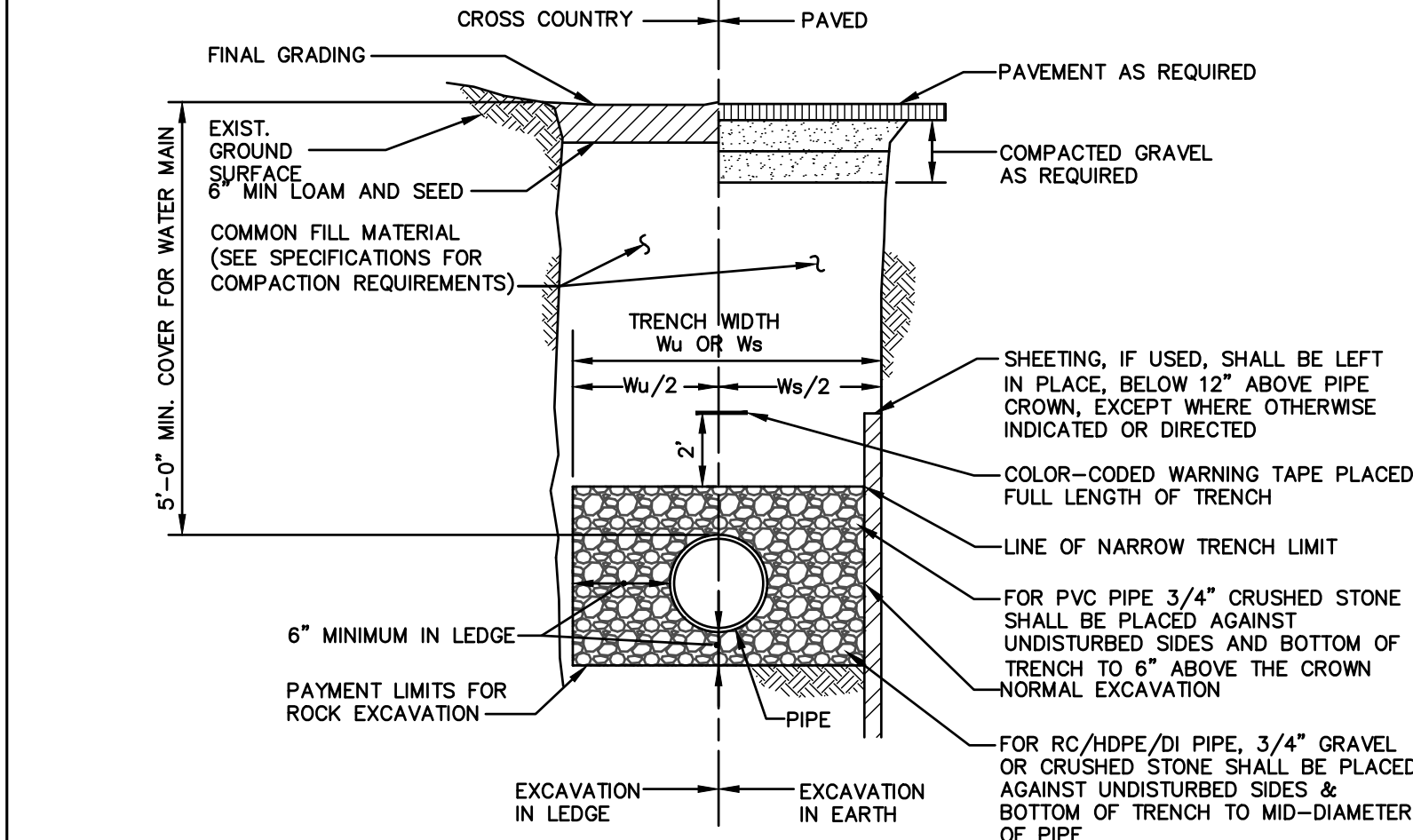


FITTINGS PIPE SZ.	BENDS				CAPS & TEES	VALVES	REDUC.
	90°	45°	22-1/2°	11-1/4°			
4" & 6"	4	2	2	3	3	3	3
8"	6	3	3	3	5	5	5

- NOTE:**
1. WIDTH & HEIGHT OF BEARING AREAS SHALL BE APPROX. THE SAME.
 2. BEARING SHALL BE ON UNDISTURBED SOIL.
 3. REQUIRED AT ALL FITTINGS AND BENDS.

THRUST BLOCKS - WATER

NOT TO SCALE

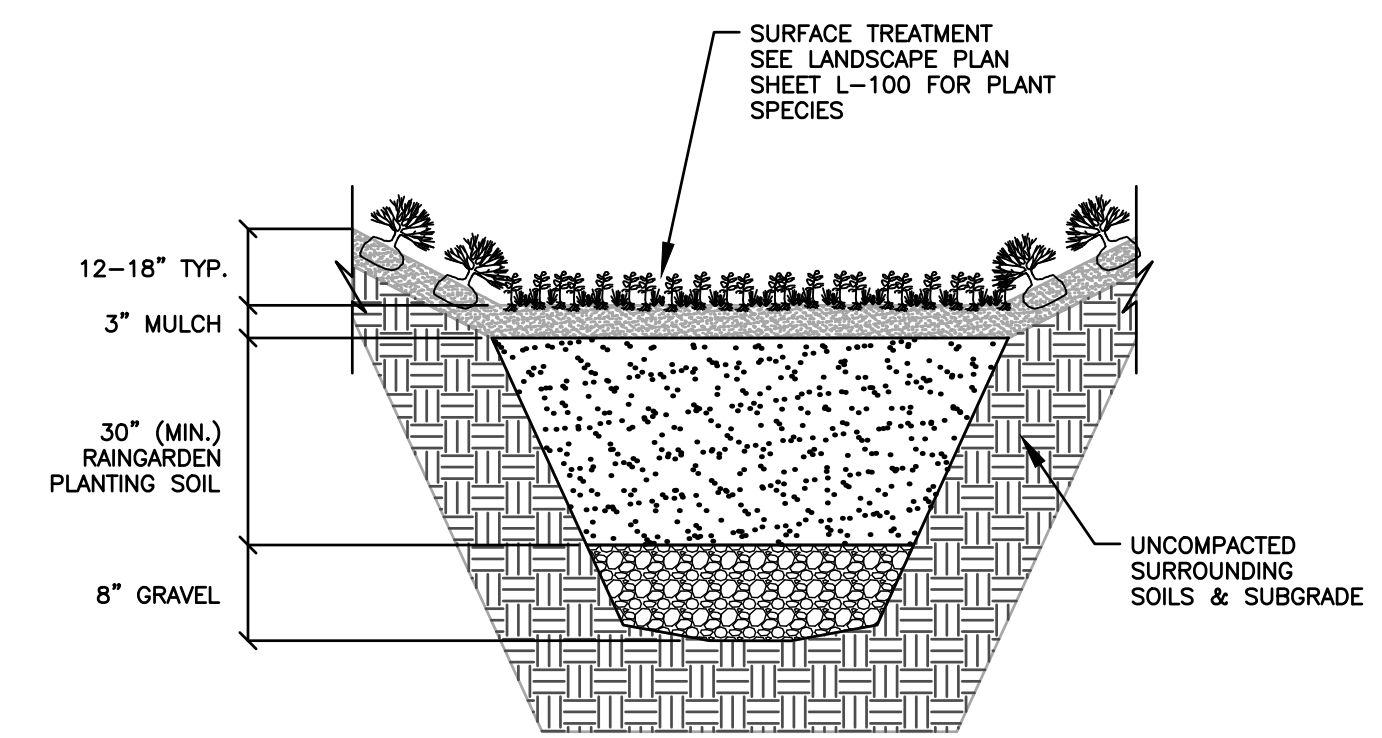


TYPICAL PIPE TRENCH SECTION

SCALE: NONE

D DIAMETER OF PIPE	TRENCH WIDTH, Ws OR Wu	
	UN-SHEEDED	SHEEDED
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"

TRENCH WIDTH DATA



RAINGARDEN/BIORETENTION AREA

SCALE: NONE



Brian G. Yergatian
5/16/17

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PROFESSIONAL ENGINEER

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