Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meetings

Name of committee, board, etc:	**Planning Board**
Date of Meeting:	**April 15, 2026**
Time:	**5:30 p.m.**
Place:	**Town Hall Hearing Room** **1146 Route 28, South Yarmouth, MA 02664** **OR** **Zoom Link:** https://us02web.zoom.us/J/89836415124 **Phone: +1 301 715 8592 and enter webinar** **ID: 898 3641 5124**

Agenda (Topics to be discussed):

1. **Approval Not Required ANR Plan #2936D**: Owner: Davenport Realty Trust; Property Location: 6 & 8 Miracle Way, Yarmouth Port, MA; Assessor Map 125, Parcels 39.1 & 39.2; R40 Zoning District. The ANR adjusts the lot line between 6 & 8 Miracle Way to provide adequate rear lot setback for 6 Miracle Way.
2. **Village Centers Overlay District (VCOD) Site Plan Review (SPR) Application #2025-1**: Applicant/Owners: Bayridge Realty, LLC (Dennis Kerkado); Property Location: 645 Route 28 and 14 Appleby Road, West Yarmouth; Assessor Map 32, Parcels 136 & 137; Zoning Districts VCOD VC1, R25, B2, ROAD and HMOD1. The Applicant proposes to demolish the former restaurant building and construct a two-story mixed-use building including 11 apartments and approximately 2,400 square feet of commercial space, and related site improvements, utilizing Zoning Bylaw Section 414 – Village Centers Overlay District (VCOD) VC1.
3. **Mattacheese Utilization Committee (MUC) Project**: Updates on the status of the MUC project.
4. Meeting Minutes
5. Board of Appeals Agenda & Decisions
6. Committee Updates from Board Members
7. Board Member Items
8. Correspondence
9. Staff Updates
10. Other Topics not reasonably anticipated 48 hours in advance of the meeting
11. Upcoming Meetings:
    a. April 28, 2026 – Annual Town Meeting
    b. May 6, 2026
    c. May 20, 2026
12. Adjournment

Attachments: All exhibits are available for public review in the Planning Department, Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA, during normal business hours.

Posted By (Name):	Kathleen D. Williams
Signature:	*Kathy Williams*

YARMOUTH TOWN CLERK RE
APR 10 '26 PM12:09

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meetings

Name of committee, board, etc:	**Planning Board**
Date of Meeting:	**April 15, 2026**
Time:	**5:30 p.m.**
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Agenda (Topics to be discussed):

1. **Approval Not Required ANR Plan #2936D**: Owner: Davenport Realty Trust; Property Location: 6 & 8 Miracle Way, Yarmouth Port, MA; Assessor Map 125, Parcels 39.1 & 39.2; R40 Zoning District. The ANR adjusts the lot line between 6 & 8 Miracle Way to provide adequate rear lot setback for 6 Miracle Way.
2. **Village Centers Overlay District (VCOD) Site Plan Review (SPR) Application #2025-1**: Applicant/Owners: Bayridge Realty, LLC (Dennis Kerkado); Property Location: 645 Route 28 and 14 Appleby Road, West Yarmouth; Assessor Map 32, Parcels 136 & 137; Zoning Districts VCOD VC1, R25, B2, ROAD and HMOD1. The Applicant proposes to demolish the former restaurant building and construct a two-story mixed-use building including 11 apartments and approximately 2,400 square feet of commercial space, and related site improvements, utilizing Zoning Bylaw Section 414 – Village Centers Overlay District (VCOD) VC1.
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    c. May 20, 2026
12. Adjournment

Attachments: All exhibits are available for public review in the Planning Department, Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA, during normal business hours.

Posted By (Name):	Kathleen D. Williams
Signature:	*Kathy Williams*

TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

MEMORANDUM

To: Planning Board

From: Kathy Williams, Town Planner

Date: April 7, 2026

Subject: Planner Report for ANR Plan #2936D
6 & 8 Miracle Way, Yarmouth Port, Assessor Map 125, Parcels 39.1 & 39.2

Please find attached Application Form A and ANR Plan #2936D submitted for the Davenport Realty Trust for 6 & 8 Miracle Way, Yarmouth Port, MA, Assessor Map 125, Parcels 39.1 & 39.2, located in the R40 Zoning District. These lots were created as part of a Single-Family Cluster Subdivision Plan #2936D and houses have been constructed on both lots. The ANR Plan adjusts the lot line between 6 & 8 Miracle Way to provide adequate rear lot setback for 6 Miracle Way to the constructed building bulkhead. The ANR Plan also includes a utility easement to accommodate future repairs/maintenance associated with the septic system for 8 Miracle Way. The two lots remain conforming to the cluster subdivision regulations.

The submission was complete and included the required fee, Form A, ANR Plan, and the appropriate number of copies. The ANR Plan is entitled, "*Approval Not Required Plan of Land at 6 & 8 Miracle Way, Yarmouth, Massachusetts as surveyed and prepared for The Davenport Companies*". The Plan was prepared by John M. O'Reilly, PLS, J.M. O'Reilly & Associates Inc, and dated and stamped April 1, 2026.

This application was received on April 3, 2026, and a decision is required by April 23, 2026 to remain within the 21-day statutory requirements. This project has been placed on the Planning Board Meeting Agenda for April 15, 2026.

Planner Suggestion: Recommend the Planning Board make a motion to endorse ANR Plan #2936D prepared by J.M. O'Reilly & Associates, Inc., and dated April 1, 2026.

Attachments:

- April 1, 2026 Letter from Robert Reedy, P.E., J.M. O'Reilly & Associates, Inc.
- Form A
- 2936D ANR Plan

J.M. O'REILLY & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES
Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

April 1, 2026 JMO-8807

Yarmouth Planning Board
1146 Route 28
South Yarmouth, MA 02664

RE: Approval Not Required Plan
6 & 8 Miracle Way, Yarmouth Port, MA 02675
Assessors' Map 125, Parcels 39.1 & 39.2
Owner: Davenport Realty Trust

Dear Planning Board Members,

On behalf of our client, Davenport Realty Trust, J.M. O'REILLY & ASSOCIATES, INC. hereby submits the following Approval Not Required (ANR) application and Plan for Planning Board approval.

The Plan proposed alterations to the property boundary separating 6 Miracle Way (Lot 1) and 8 Miracle Way (Lot 2) . Both new lots meet the applicable minimum lot area and frontage requirements of the Town of Yarmouth Zoning Bylaws for Single Family Cluster Developments.

Please let me know if you have any questions or require further information. An associate from our office will be present at the Planning Board meeting to present the project.

Very truly yours,
J.M. O'REILLY & ASSOCIATES, INC.

Robert Reedy, P.E.
Project Engineer

CC: John M. O'Reilly, P.E., P.L.S.
Client

ENCL: ANR Plan

1573 MAIN STREET, P.O. BOX 1773, BREWSTER, MA 02631 • PHONE: (508) 896-6601 • FAX: (508) 896-6602
WWW.JMOREILLYASSOC.COM

YARMOUTH TOWN CLERK RE
APR 3 '26 PM2:12

PLANNING BOARD

TOWN OF YARMOUTH, MASSACHUSETTS

APPLICATION FOR ENDORSEMENT OF PLAN APPROVAL NOT REQUIRED

FORM A

For Office Use Only	
Reference No.	2936D
Hearing Date:	4/15/26
☑ 3 signed copies of Form A	
☑ Fee ($400 <= 3 lots, then $105 per lot)	
☑ Original plan and digital file	
☑ 10 copies of plan	

Date: 4/1/2026

To the Yarmouth Planning Board:

The undersigned, believing the accompanying plan of property in the Town of Yarmouth does not constitute a subdivision within the meaning of the Subdivision Control Law, requests a determination and endorsement by the Planning Board that approval under the Subdivision Control Law is not required.

Deed to the property is recorded in the Barnstable County Registry of Deeds, Book 35682, Page 239 or registered in the Barnstable Land Court Certificate of Title _____ as shown on the Town of Yarmouth Assessor's Map number 125, parcel ~~39~~ 39.1 & 39.2.

Owner:

Davenport Realty Trust

Print name Christian Davenport

Signature

20 North Main St

S. Yarmouth, MA 02664

Address

Applicant:

J.M. O'Reilly & Associates, Inc.

Print name: Robert Reedy, P.E.

Signature

1573 Main St, P.O. Box 1773

Brewster, MA 02631

Address

Surveyor:

John O'Reilly, P.L.S.

Print name

1573 Main St, P.O. Box 1773

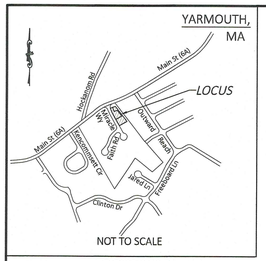
Brewster, MA 02631

Address

MA 46733

Registration No.

Continued



LOCUS MAP

SCALE: 1"=1000'±
ASSESSORS' MAP 125 PARCELS 39.1 & 39.2

Plan Book 699 Page 51

OWNER OF RECORD

LOTS 1 & 2:
DEWITT P. DAVENPORT, TRUSTEE
DAVENPORT REALTY TRUST
20 NORTH MAIN ST
S. YARMOUTH, MA 02664

REFERENCES

DEED BOOK 35682 PAGE 239
PLAN BOOK 699 PAGE 51

LEGEND

MHB ■	MASS HIGHWAY BOUND,
FND	FOUND
BH	BULKHEAD

ZONING:

ZONING DISTRICT: R-40

REQUIREMENTS:

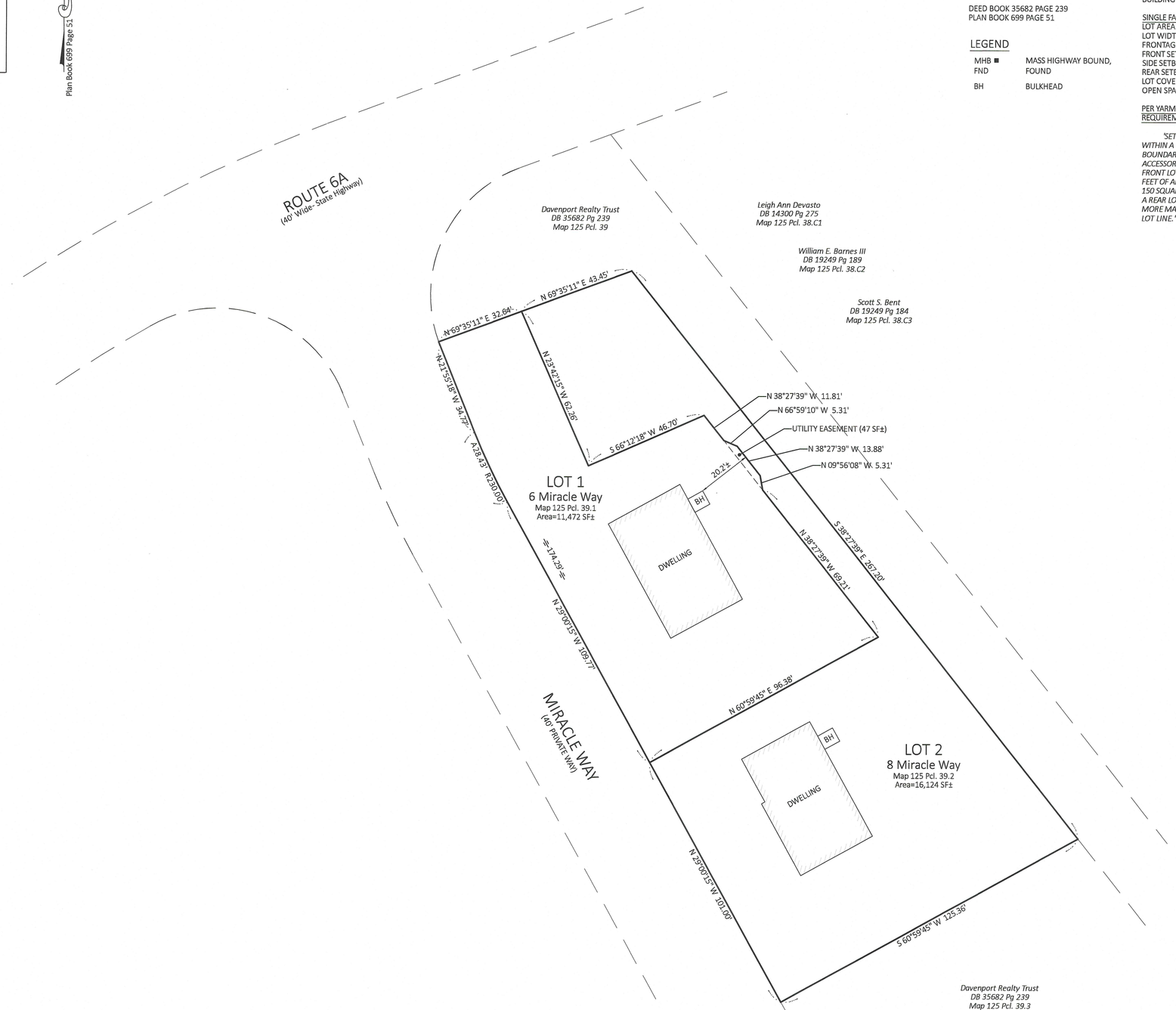
LOT AREA:	40,000 SF
FRONTAGE:	150 FEET
FRONT SETBACK:	30 FEET
SIDE SETBACK:	20 FEET
REAR SETBACK:	20 FEET
BUILDING COVERAGE:	25%

SINGLE FAMILY CLUSTER DEVELOPMENT REQUIREMENTS:

LOT AREA:	10,000 SF
LOT WIDTH AT BLD'S:	100 FEET
FRONTAGE:	100 FEET
FRONT SETBACK:	25 FEET
SIDE SETBACK:	12 FEET
REAR SETBACK:	20 FEET
LOT COVERAGE:	25%
OPEN SPACE:	30% MINIMUM

PER YARMOUTH ZONING BYLAWS, SECTION 402.7.3- DIMENSIONAL REQUIREMENTS:

'SETBACK FROM BOUNDARY OF DEVELOPMENT: NO DWELLING WITHIN A CLUSTER DEVELOPMENT MAY COME CLOSER TO THE BOUNDARY OF THE DEVELOPMENT THAN FIFTY (50) FEET. NO ACCESSORY STRUCTURE SHALL BE PLACED WITHIN 30 FEET OF THE FRONT LOT LINE, WITHIN 10 FEET OF A SIDE LOT LINE, OR WITHIN 12 FEET OF ANY OTHER BUILDING. ACCESSORY STRUCTURES OF UP TO 150 SQUARE FEET MAY NOT BE PLACED CLOSER THAN 10 FEET FROM A REAR LOT LINE. ACCESSORY STRUCTURES OF 150 SQUARE FEET OR MORE MAY NOT BE PLACED CLOSER THAN 20 FEET FROM A REAR LOT LINE.'



FOR REGISTRY USE

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AMENDED JANUARY 7, 1988.

DATE 4-1-2026

L.S.

COMMONWEALTH OF MASSACHUSETTS
JOHN M. O'REILLY NO. 46733
PROFESSIONAL LAND SURVEYOR

THIS PLAN RECONFIGURES THE PROPERTY LINE BETWEEN LOTS 1 AND 2, AS SHOWN ON THIS PLAN. BOTH LOTS MEET THE APPLICABLE MINIMUM LOT AREA AND FRONTAGE REQUIREMENTS OF THE YARMOUTH ZONING BYLAWS FOR SINGLE FAMILY CLUSTER DEVELOPMENTS. AS SUCH, APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

YARMOUTH PLANNING BOARD

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE: _____

_____ _____

_____ _____

_____ _____

ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.

APPROVAL NOT REQUIRED
PLAN OF LAND
AT
6 & 8 MIRACLE WAY, YARMOUTH, MASSACHUSETTS
AS SURVEYED AND PREPARED FOR
THE DAVENPORT COMPANIES
20 NORTH MAIN ST
S. YARMOUTH, MA 02664

0 20 40 60
SCALE 1"=20' APRIL 1, 2026
0 10 20
METRIC SCALE: 1"=6.10 METERS

MADE BY
J.M. O'REILLY & ASSOCIATES, INC.
1573 MAIN STREET, P.O. BOX 1773
BREWSTER, MASSACHUSETTS 02631
PHONE: 508-896-6601 FAX: 508-896-6602

G:\AAJobs\The Davenport Companies\8807\dwg\8807.ANR Plan(3-25-2026).dwg

JMO-8807

TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning Division

MEMORANDUM

To: Planning Board

From: Kathy Williams, Town Planner

Date: April 9, 2026

Subject: **VCOD SPR #2025-1 –** 645 Main Street Redevelopment
645 Route 28 & 14 Appleby Road, West Yarmouth
Assessor Map 32, Parcels 136 & 137
Village Centers Overlay District (VCOD) VC1 & R25 Residential

---

A. **General Description**: The Owner, Bayridge Realty LLC (Dennis Kerkado), owns two adjoining parcels at 645 Route 28 and 14 Appleby Road in West Yarmouth totaling approximately 0.94 acres. The property at 645 Route 28 is located in the B2/VCOD VC1 zoning district and currently contains a vacant former restaurant building, utilities, and parking area with access off Route 28. The rear property at 14 Appleby Road contains additional parking and is located within the R25 Residential zoning district. The entire site is in the floodplain (Base Flood Elevation 11).

The Applicant is proposing to redevelop the site utilizing Zoning Bylaw Section 414 - Village Centers Overlay District (VCOD) VC1. The project includes razing the existing structure and replacing it with a two-story sprinkled mixed-use building consisting of two commercial units facing Route 28 (1,021 square feet (sf) & 985 sf with 414 sf patio), and 11 rental units (ten 1-bedroom & one 2-bedroom unit). The commercial units are currently shown as a restaurant and retail. As a mixed-use project with a minimum 15% commercial (indoor and outdoor), the project qualifies for a density of 16 units/acre in the VCOD VC1 parcel and 1 unit in the R25 Zoning District, allowing for the 11 units. Two Affordable units are required by Zoning with four being provided per the Grant Agreement with the Yarmouth Affordable Housing Trust. The building will be elevated to accommodate the floodplain.

The two-story building includes a mixture of horizontal clapboards and shingle siding in blue grays; with a variety of roof configurations with architectural asphalt shingles; balconies and patios; stone veneer retaining wall for the patio and handicap access ramp; and decorative building mounted lighting.

The building will be serviced off Appleby Road with Town water and sewer, buried electric/ communication utilities, gas, and an on-site stormwater system consisting of a sediment forebay for treatment and underground infiltration. Access will be via a new curb cut off Appleby Road (eliminating the access off Route 28) leading to a 24-space parking lot with 2 accessible spaces, decorative site lighting, in-lot planting islands, and an enclosed dumpster. Parking includes the minimum 1 space/residential unit and 13 spaces for commercial uses. Landscaping for buffers, in-lot trees and screening purposes have been provided and will have irrigation. Accessible pedestrian access and bicycle racks/storage have also been provided.

The project has been designed to accommodate the proposed takings from the MassDOT Route 28 Corridor Improvement project which is at about the 75% design phase. This results in relief being needed from the Zoning Board of Appeals to exceed the 25’ maximum front yard setback requirement. The

Planning Board has an article on the April 28, 2026 Annual Town Meeting Warrant to make this relief via a Special Permit rather than a Variance to assist these types of projects.

B. **Process-VCOD Site Plan Review**: VCOD Design Standards per Section 414.8 and the Architectural & Site Design Standards are mandatory for VCOD projects, or relief is needed. The Planning Board reviews the project for compliance with these standards, however the VCOD SPR is not a Special Permit Decision and does not grant any zoning relief or make any zoning determinations. Applicants have the right to appeal the decision of the Planning Board to the Zoning Board of Appeals. Any zoning relief required would be through the Zoning Board of Appeals (ZBA), as determined by the Building Commissioner.

The Planning Board final action on VCOD applications needs to occur within 50 calendar days of the application submission. The application was received on December 3, 2025, along with two 45-calendar day extensions to allow time for the applicant to make revisions based on comments from the Design Review Committee and the Site Plan Review Team. The Planning Board has until April 21st to make a decision unless another extension is executed. This item is on the April 15th Planning Board Agenda.

C. **Comments from Other Committees**:

1. **Design Review Committee Comments:** The applicant met with the Design Review Committee (DRC) on December 11, 2025 (see attached Design Review Comment Sheet). The DRC reviews VCOD projects for mandatory compliance as it relates to the Architectural and Site Design Standards and is advisory to the Planning Board. There are no outstanding issues from the DRC comments as the applicant has added an enclosed bicycle storage area in the rear to address building modulation. Two additional parking spaces were added in response to comments from the DRC related to adequacy of parking for commercial uses.
2. **Site Plan Review Team Comments**: The applicant met with the Site Plan Review Team on January 6, 2026 (see attached SPR Comment Sheet). Baxter Nye provided the attached April 8, 2026 letter summarizing the changes made to the plans to address SPR comments. Items remaining to be addressed:
   - Photometric Plan: The location of the building and site improvements related to the property line are off making it difficult to determine if the applicant is meeting the maximum 0.1 footcandles requirement along the east, west and north property lines. Height of site lights above finished grade (maximum of 15') should be denoted on the revised Photometric Plan.
   - Height of Plants at Planting: Section 414.8.9.6 specifies minimum heights for plants (trees and shrubs) at the time of planting, which should be shown on the Plant Legend. The SPR comment was not referring to the mature height of the plants which are shown on the plans.
   - Patio: Should show plantings in the area west of the patio and north of the handicap ramp or jog the retaining wall to verify no encroachment into the 25' Appleby Road setback other than for the handicap accessible ramp, or seek relief.
   - Stormwater: Modifications were made to the Stormwater Management Plan based on SPR comments from Engineering. The Engineering Department will also need to sign off on their approval as part of the building permit process. No long-term stormwater operations and maintenance plan was included in the submittal materials and needs to be provided.
   - Fire Department: The Fire Department has confirmed the project has adequate access for emergency vehicles.

D. <u>Planner Comments</u>: The following is suggested language for consideration by the Planning Board.

Motion to approve VCOD SPR #2025-1 for the 645 Main Street Redevelopment at 645 Route 28 and 14 Appleby Road for a mixed-use development with 11 dwelling units and 2 commercial spaces as presented at the Planning Board meeting of April 15, 2026 and in accordance with the plans and materials submitted, subject to the following conditions:

1. *The two parcels shall be legally combined.*
2. *Provide four (4) affordable units in compliance with Zoning Bylaw Section 412 and the Grant Agreement between the Yarmouth Municipal Affordable Housing Trust and Bayridge Realty LLC.*
3. *A Long-Term Stormwater Operations and Maintenance Plan shall be provided to the Engineering Department and shall be implemented by the identified responsible party.*
4. *Plant Legend shall denote the minimum height above finished grade required for trees and shrubs at the time of planting per Section 414.8.9.6.*
5. *As part of the Zoning Board of Appeals application, submit a revised Photometric Plan showing footcandles at the property lines adhering to Section 414.8.10. All site lighting and building mounted lighting shall be a decorative style and shall not cause glare. Site lighting shall not exceed fifteen (15) feet in height above finished grade.*
6. *Any relief required shall be sought through the Zoning Board of Appeals.*

ATTACHMENTS:

- December 3, 2025 Baxer Nye Engineering Letter from Matthew Eddy, PE
- VCOD SPR Application and Project Narrative
- Tree Canopy Area and Landscape Area Calculations, dated March 31, 2026
- Wastewater Calculations, dated November 8, 2025
- Design Review Comment Sheet, dated December 11, 2025
- Site Plan Review Comment Sheet, dated January 6, 2026 with attached Grant Agreement
- April 8, 2026 Letter from Matthew Eddy, PE, Baxter Nye Engineering
- Photos of Building Mounted Lighting, Site Lighting and Retaining Wall
- Four Colored Renderings of Building Elevations
- Architectural Plans: Architectural Plans: Prepared by Colwell Group
  - A1.1 – Proposed Ground Floor Plan, last revised January 30, 2026
  - A1.2 – Proposed Second Floor Plan, last revised January 30, 2026
  - A2.0 – Building Elevations (North (Route 28) and South), last revised December 23, 2025
  - A2.1 – Building Elevations (West (Appleby) and East), last revised December 23, 2025
- Site Plans, prepared by Baxter Nye Engineering & Surveying, dated November 17, 2025, and last revised April 2, 2026, unless otherwise noted
  - C0.0 – Cover Plan
  - C1.0 – Existing Conditions Plan, date September 16, 2025
  - C2.0 – Legend and General Notes Plan
  - C3.0 – Site Layout Plan
  - C3.1 – Landscape Plan
  - C3.2 – Sight Distance Plan
  - C3.3 - Truck Turning Template Plan
  - C4.0 - Grading, Drainage & Erosion Control Plan
  - C5.0 – Utility Plan
  - C6.0 & C6.1 - Details Plans
  - C6.2 – Cultec 300 Rechargers Details Plan
- A0.1 – Site Photometric Plan, prepared by Colwell Group and last revised December 23, 2025

BAXTER NYE ENGINEERING & SURVEYING
Registered Professional Engineers and Land Surveyors
1597 Falmouth Road, Suite 1, Centerville, MA 02632 Tel: (508) 771-7502

December 3, 2025

Joanne Crowley, Chair
Yarmouth Planning Board
1146 Route 28
South Yarmouth, MA 02664

RE: VCOD Site Plan Review – 645 Main Street, West Yarmouth, MA
Map 32 Parcel 136 and 137

Dear Joanne and Members of the Board:

On behalf of our client, Bayridge Realty LLC, we submit this VCOD Site Plan Review application, with site plans, architectural floor plans, elevations and renderings, and the $350 administrative filing fee. The project proposes to demolish the existing restaurant building, and redevelop the site with one two-story mixed-use building, with new paved parking lot, drainage systems, lighting, landscaping, and underground utility services. The building is proposed as two commercial units at the front of the first floor, and apartment units at the rear of the first floor, and on the second floor.

Please contact me with any questions you may have and place this project on the agenda for the next Design Review and Plan Review meetings. We look forward to working with you on this project. Thank you for your assistance.

Very truly yours,

Baxter Nye Engineering & Surveying

Matthew Eddy, P.E.
President

Enclosures

Cc: Dennis Kerkado, Bayridge Realty LLC

O:\2025\2025-103\ADMIN\PERMITS - Applications and Approvals\VCOD SPR\2025-103 PB Cover L1.docx

VCOD SPR 2025-1

Town of Yarmouth
VCOD
Site Plan Review
Application

For Office Use Only	
Review Date	TBD
Review Time:	TBD
Fee Submitted:	✓
Electronic Submissions:	✓
Hardcopy of Materials:	✓

Date: November 17, 2025

Project Name: 645 Main Street Redevelopment

Project Address: 645 Main Street, West Yarmouth, MA

Assessor's Map/lot Map 32, Lots 136 and 137

Registry of Deeds Title Reference: Book 37056, Page 170
(Book/Page or LCC #):

Zoning & Overlay Districts: Zoning Districts B2 and R25; VC1 Overlay District

Flood Zone: AE (El. 11) Lot Size: 40,859 sf

Wetland Resources or Buffers on Parcel: None (Flood zone AE (El. 11) only)

Proposed Uses (per Table 202.5): Multi-family housing; commercial

Estimated Construction Cost $2,000,000

Applicant's Name: Bayridge Realty, LLC

Applicant's Address: 76 Tupper Road, Unit #10, Sandwich, MA 02563

Applicant's Phone: (508) 534-9768 Email:

Owner or Corp. Name/Address/Phone (if different): Bayridge Realty LLC

Engineer/Surveyor: Baxter Nye Engineering & Surveying

Eng/Surveyor Address: 1597 Falmouth Road, West Yarmouth, MA 02673

Eng/Surveyor Phone: (508) 771-7502 Email:

Architect: Colwell Group

Architect Address: 132 Central Street, Suite 203, Foxborough, MA 02035

Architect Phone: (508) 241-2122 Email:

ARMOUTH TOWN CLERK RE
DEC 3 '25 PM2:37

Brief Project Description:

Demolition of former restaurant building and construction of two-story mixed-use building including 11 multi-family apartment units and approximately 2,000 sf of commercial use space. Redevelopment of site to include new paved parking areas, new sidewalks, new underground utilities, and connections to existing town water and town sewer.

List (petition number and date) and attach copies of prior Board of Appeals Petitions (This information can be obtained from the Board of Appeals Office)

Decision 1702, September 19, 1980; Decision 1501, April 1978; Petition 1186, March 22, 1973

Special Permit Relief Required from Zoning Board of Appeals, if applicable (Specify Section and Relief Sought):

List of Hazardous Materials and Quantities (attach if necessary):

Signature of Applicant Dennis Kerkado Date 11/26/2025

Signature of Owner Dennis Kerkado Date 11/26/2025
(if not Applicant)

ARMOUTH TOWN CLERK RE
DEC 3 '25 PM2:37

BAXTER NYE ENGINEERING & SURVEYING
Registered Professional Engineers and Land Surveyors
1597 Falmouth Road, Suite 1, Centerville, MA 02632 Tel: (508) 771-7502

Narrative for VCOD SPR Application – 645 Main Street, West Yarmouth, MA

Bayridge Realty LLC recently purchased the property at 645 Main Street (Route 28) in West Yarmouth, MA. The property consists of two parcels – Map 32, Parcels 136 and 137, which comprise approximately 0.94 acre. The site lies in a split zone, B-2 to the north, and R25 to the south. The B-2 portion also lies within the Village Center Overlay District, as such, requires the VCOD Site Plan Review process. The property is subject to a taking by MassDOT for Layout Alteration #8854, as well as an easement, per MassDOT Project File No. 608264, and these are shown on the site plans.

The site is currently improved with a two-story building, which has been used for restaurant use. The building is currently vacant, and the site is ripe for redevelopment. The wooden structure is dilapidated and will be removed. The site currently exists with the two-story wooden structure, an overgrown parking lot, with landscaping on the exterior of the parking areas. A stand of deciduous trees lies along Appleby Street towards the south part of the site. The trees will largely remain, with some removed for the proposed driveway off Appleby Street, and some cleared for the required site distance.

The proposed use of the site is for mixed use, consisting of two commercial units on the first floor facing Route 28, and the remainder of the first floor will be 5 multi-family housing units. 6 multi-family housing units are proposed for the second floor.

Access to the site is from one driveway, off of Main Street. The Mian Street curb cut is proposed to be closed with this redevelopment project, and a new driveway is proposed off of Appleby Street. The driveway modifications are subject to a permit from MassDOT. The parking lot is paved, but will be removed as the site will be regraded, with the building floor elevation raised to more than 2 feet above the flood elevation of 11 feet.

The site will be served by underground electric, telephone and data services from a utility pole on Appleby Street. The site will be served by an existing natural gas service off of Appleby Street. Domestic water service and a fire suppression service will by served by the existing water main on Appleby Street. A new main will be installed in Route 28 as part of the sewer installation, but the water dept that tapping the services off of the Appleby main will be allowed. Wastewater at the site will flow to a new sewer service from Appleby Street, proposed to the installed by the Town as part of the Phase I sewer installation by the Town. A grease trap is proposed to removed kitchen flow grease prior to discharge to the sewer service, as the Board of Health requires.

Stormwater at the site will flow thru a curb opening into a sediment forebay where pollutants will be filtered out. When the forebay begins to fill up, stormwater will then flow into a beehive grate catch basin, then recharge into the groundwater through underground Cultec infiltration chambers. Roof runoff will be collected in gutters and flow to the underground Cultec system with direct connections through CPP piping. Stormwater calculations are included with this application. Existing and proposed wastewater calculations are also included with this application.

The project is proposed to be constructed in one single phase.

November 17, 2025
Narrative for VCOD SPR Application
Zoning Bylaw 412.2 – Inclusionary Zoning – requires 2 affordable housing units in a development of 11 housing units. 2 affordable units will be provided on site as 2 of the 11 housing units.

All site maintenance will be managed by a property manager who will be an employee of Bayridge Realty. This person will be responsible for all building and property maintenance, as well as solid waste management, landscaping maintenance, and stormwater maintenance. Funding for maintenance staff will be paid by Bayridge Realty.

Areas of the site not covered by building or parking will be landscaped.. Landscaping maintenance will be provided by Bayridge Realty. Two bike rack areas will be installed as part of the site development, to encourage employees biking, and reduce the number of vehicle trips.

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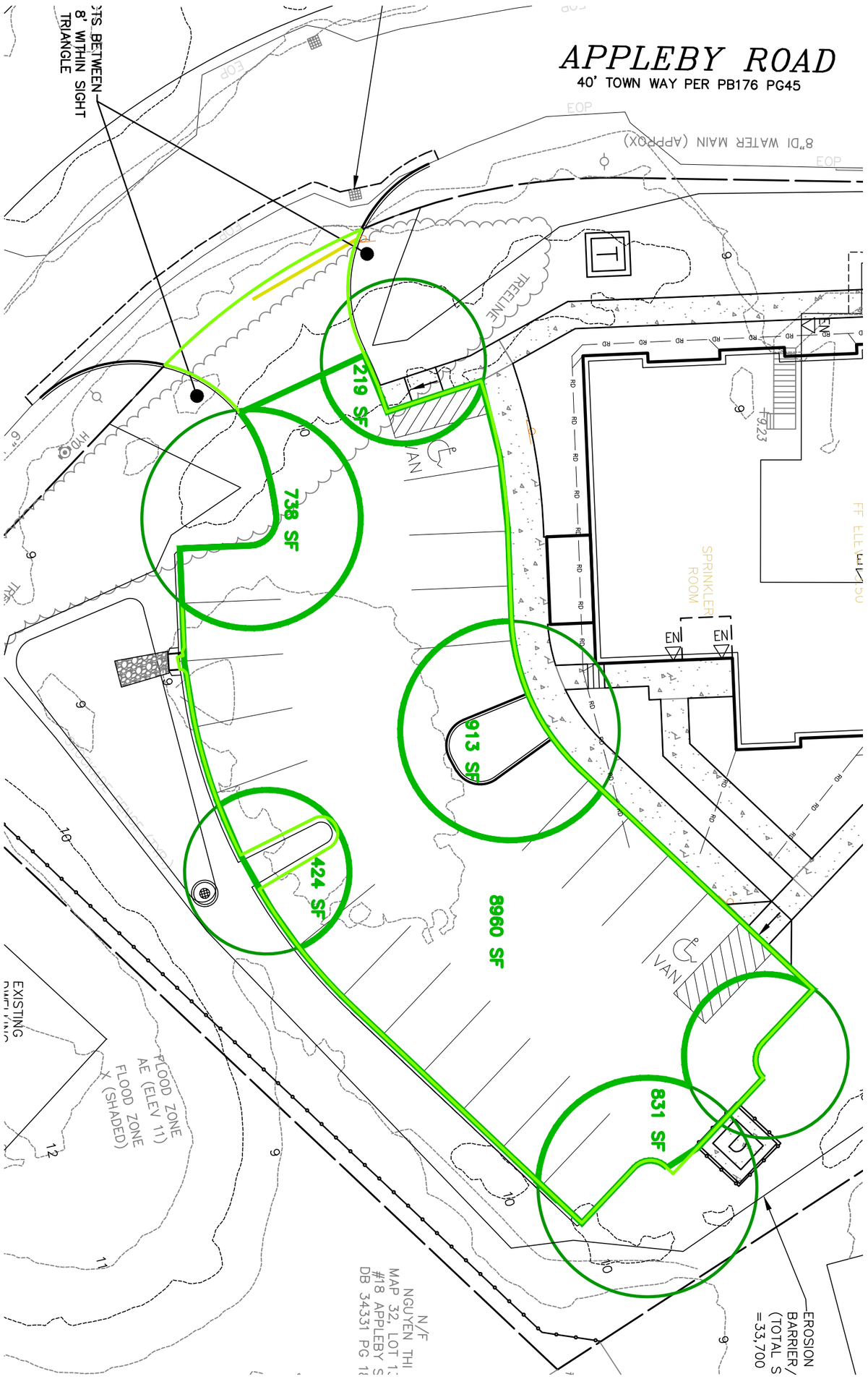
BAXTER NYE ENGINEERING & SURVEYING
1597 Falmouth Road, Suite 1, Centerville, MA 02632 Tel: (508) 771-7502

BAXTER NYE ENGINEERING AND SURVEYING
78 North St. - 3rd Floor, Hyannis, MA - Phone: 508-771-7502

Proposed Multfamily Housing - 645 Route 28, West Yarmouth, MA
BN Project # 2025.103
3/31/2026
Tree canopy areas Calc

Canopy Area	Comment		Comment
219			
913			
831			
425			
738			

Subtotal:	3,126 sf	Subtotal:	- sf
	Total Canopy Area		3,126 sf
	Parking Area		8,960 sf
	% Canopy		34.9 %


APPLEBY ROAD
40' TOWN WAY PER PB176 PG45
8"DI WATER MAIN (APPROX)
EOP
TREELINE
219 SF
738 SF
913 SF
424 SF
8960 SF
831 SF
SPRINKLER ROOM
VAN
EROSION BARRIER (TOTAL S =33,700
FLOOD ZONE AE (ELEV 11)
FLOOD ZONE X (SHADED)
EXISTING
N/F NGUYEN THI MAP 32, LOT 1 #18 APPLEBY S DB 34331 PG 1
8' WITHIN SIGHT TRIANGLE

BAXTER NYE ENGINEERING AND SURVEYING
78 North St. - 3rd Floor, Hyannis, MA - Phone: 508-771-7502

Proposed Multfamily Housing - 645 Route 28, West Yarmouth, MA

BN Project # 2025.103
3/31/2026
LS areas Calc

landscape Areas (SF)	Comment		Comment
188	ISLAND		
114	ISLAND		
224	ISLAND		
207	ISLAND		
196	ISLAND		
641	SOUTH BORDER		

Subtotal: 1,570 sf

Subtotal: - sf

Total Landscaped	1,570 sf
Parking Lot Area	9,951 sf
10% Parking Lot Area	995.1 sf
% LS	15.8 %

APPLEBY ROAD
40' TOWN WAY PER PB176 PG45

8"DI WATER MAIN (APPROX)

EOP

EOP

EN

+9.23

SPRINKLER ROOM

EN

EN

T

VAN

VAN

196 SF

9951 SF

207 SF

D

224 SF

EROSION BARRIER/
(TOTAL S
=33,700

114 SF

641 SF

188 SF

EOP

EOP

HYD

CTS BETWEEN
8' WITHIN SIGHT
TRIANGLE

N/F
NGUYEN THI
MAP 32, LOT 1
#18 APPLEBY S
DB 34331 PG 1

FLOOD ZONE
AE (ELEV 11)

FLOOD ZONE
X (SHADED)

EXISTING

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BAXTER NYE ENGINEERING AND SURVEYING
78 North Street - 3rd Floor, Hyannis, MA - Ph: 508-771-7502

Proposed Housing Project
645 M ain Street, West Yarmouth, MA
BN Project #2025-103

By: JKL
Checked: MWE
Date: 11/8/2025

Existing Wastewater Design Flow Calculations

Businesses		Use	Count	Design Flow		
Names/Description	Unit Location			Unit	Total	Code
Restaurant		150 seats (per inspection report)	1	35 gpd/seat	5250 gpd	{from 310 CMR 15.00}
Total Facility Flow					**5,250 gpd**	

Proposed Wastewater Design Flow Calculations

Businesses		Use	Count	Design Flow		
Names/Description	Unit Location			Unit	Total	Code
1-Bedroom Apartment Units		10 1-bedroom units	1	110 gpd/bedroom	1100 gpd	{from 310 CMR 15.00}
2-Bedroom Apartment Units		1 2-bedroom units	1	220 gpd/bedroom	220 gpd	{from 310 CMR 15.00}
Restaurant		20 seats	1	35 gpd/seat	700 gpd	{from 310 CMR 15.00}
Retail or Office		1,000 sf	1	75 gpd/1000 asf	75 gpd	{from 310 CMR 15.00}
Total Facility Flow					**2,020 gpd**	

Review is: ☐ Conceptual ☒ Formal
☒ Binding (404 Motels/VCOD/R.O.A.D. Project) ☐ Non-binding (All other commercial projects)

Review is by: ☒ Planning Board ☐ Design Review Committee

DESIGN REVIEW COMMENT SHEET

Meeting Date: December 11, 2025 Map: 32 Lots: 136 & 137
Applicant: Bayridge Realty, LLC (Dennis Kerkado) Zone(s): VCOD VC1 & R25
Site Location: 645 Route 28 & 14 Appleby Road

Persons Present:

DCR Members Present	Yarmouth Town Staff Present	Guests
Sara Porter	Kathy Williams	John Lavelle, Baxter Nye
Peter Malpass		Dennis Kerkado, Bayridge Realty
Peter Slovak		Bob Boynton, Colwell Group
Dick Martin		

DRC Review for started at: 4:02 PM
DRC Review ended at: 4:38 PM

On a motion by Sara Porter, seconded by Peter Slovak, the Design Review Committee (DRC) voted (4-0) to adjourn the December 11, 2025 DRC meeting at 4:38 PM.

Project Summary

General Description: The Applicant proposes to demolish the former restaurant building and construct a two-story mixed-use building including 11 apartments and approximately 2,000 square feet of commercial space, and related site improvements, utilizing Zoning Bylaw Section 414 – Village Centers Overlay District (VCOD) VC1.

Summary of Presentation:

John Lavelle, Baxter Nye Engineering, gave an overview of the project to redevelop the former restaurant site, located in a floodplain. The southern lot is located in the R25 zoning district and the lot along Route 28 is VCOD VC1. The existing building will be razed and new building constructed with 11 dwelling units and 2,000 sf of commercial. The site has been designed to accommodate the MassDOT takings along Route 28. Parking will be located to the rear, with landscaping and enclosed dumpster. There will be a patio facing Route 28. The finished floor will be elevated 2.5' about the base flood elevation. All drainage goes to the parking lot in the rear to a sediment forebay, treatment and underground infiltration. New water and sewer services will off Appleby Road. The total impervious coverage is less, and they have the minimum required parking spaces of 22. The landscaping plan shows trees and shrubs. Building mounted lighting will be onion style lights and gooseneck lighting. Site lights will be decorative lighting. A small retaining wall along the west side will be New England field stone veneer with a capstone on top with railing. This will meet handicap requirements to access the commercial spaces.

Bob Boynton, Colwell Group, gave an overview of the floor plans with 2 commercial spaces and 5 units on the first floor, with one being AAB accessible, and 6 units on the 2nd floor. He noted the handicap and building access points, square footage of the various units, and balconies. Roofing will be gray shingle, with cedar shingle and clapboard siding. Mr. Boynton reviewed the trim, doors and windows, and signage.

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DRC Questions & Discussions:

Sara Porter noted she thinks it is fine just the way it is and she likes it.

Peter Malpass asked about the amount of attic space in the building and whether the dormers are fake. Bob Boynton indicated they are fake dormers, with no attic storage. Mr. Malpass asked about the 22 parking spaces being enough with the commercial. John Lavelle noted they are meeting the minimum required. Mr. Malpass wants the commercial spaces to be successful and inquired if more parking can be provided. Mr. Lavelle felt one additional space could be added easily. Mr. Malpass likes the design and curves in the parking area. John Lavelle indicated he had coordinated with the fire department for fire truck access, and the building will be sprinklered.

Peter Slovak asked about the railing materials on the balconies, which will be PVC. Mr. Slovak liked the design and layout, but more parking would be better especially with the possible restaurant seating. He asked about irrigation, which has been included.

Dick Martin asked if these are rental units, with Dennis Kerkado indicating they are all rentals and 4 will be Affordable. Mr. Martin thinks it is a wonderful proposal and likes it. He thinks the rear elevation is okay as the other sides are so nice. Mr. Martin asked if they had spoken with the abutters. John Lavelle noted that Dennis Kerkado has spoken with the abutter to the south as their fence is encroaching onto his property. Mr. Kerkado wants to install the fence closer to the property line (3' into his property). Mr. Martin asked about the in-lot trees needed in the parking lot. Kathy Williams noted the VCOD zoning looks at canopy coverage. Mr. Martin felt the landscaping species are all good and it's a wonderful proposal.

Review Comments In Relation To The Design Standards

SITING STRATEGIES:

Sect. 1, Streetscape ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Building is designed to front along Route 28 and Appleby Road, with a street oriented entrance and retail courtyard along Route 28.

Sect. 2, Tenant Spaces ☒ N/A ☐ Meets Standards, or ☐ Discrepancies:

Building is not large enough to warrant the need for smaller tenant spaces.

Sect. 3, Define Street Edge ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

In addition to orienting the building to front along the streets, street trees further define the street edge.

Sect. 4, Shield Large Buildings ☒ N/A ☐ Meets Standards, or ☐ Discrepancies:

Sect. 5, Design a 2nd Story ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 6, Use Topo to Screen New Development ☒ N/A ☐ Meets Standards, or ☐ Discrepancies:

Sect. 7, Landscape Buffers/Screening ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Identify the trees to remain and be protected during construction. Ensure opaque screening adjacent to residential properties.

Sect. 8, Parking Lot Visibility ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 9, Break up Large Parking Lots ☐N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 10, Locate Utilities Underground ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 11, Shield Loading Areas ☒ N/A ☐ Meets Standards, or ☐ Discrepancies:

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BUILDING STRATEGIES:

Sect. 1, Break Down Building Mass – Multiple Bldgs. ☒ N/A ☐ Meets Standards, or ☐ Discrepancies:

Sect. 2, Break Down Building Mass – Sub-Masses ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 3, Vary Façade Lines ☐ N/A ☐ Meets Standards, or ☒ Discrepancies:

Rear building façade exceeds 50' without a minimum of 5' modulation. Revise to meet the standard or need to seek relief.

Sect. 4, Vary Wall Heights ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 5, Vary Roof Lines ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 6, Bring Down Building Edges ☒ N/A ☐ Meets Standards, or ☐ Discrepancies:

Sect. 7, Vary Building Mat'ls For Depth ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 8, Use Traditional & Nat'l. Building Mat'ls ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Sect. 9, Incorporate Pedestrian-scaled Features ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Front retail patio included.

Sect. 10, Incorporate Energy-efficient Design ☐ N/A ☒ Meets Standards, or ☐ Discrepancies:

Next step for applicant: ☒ **Go to Site Plan Review** ☐ Return to Design Review for Formal Review

On a motion by Peter Malpass, seconded by Sara Porter, the Design Review Committee (DRC) voted (4-0) to approve these DRC Comments as meeting minutes for the December 11, 2025 DRC meeting for the Mixed-Use Development at 645 Route 28 & 14 Appleby Road.

Received by Applicant(s)

Dennis Kerkado		

ATTACHMENTS:

- **December 11, 2025 Agenda**
- **Aerial**
- **Application:**
  - **December 3, 2025 Cover Letter from Baxter Nye Engineering**
  - **VCOD SPR Application**
  - **Narrative**
  - **Wastewater Design Flow Calculations**
  - **Photos of Building Mounted Lighting, Site Lighting and Retaining Wall**
  - **Architectural Plans: Prepared by Colwell Group, dated October 31, 2025**
    - **Four Colored Renderings of Building Elevations**
    - **A1.1 – Proposed Ground Floor Plan**
    - **A1.2 – Proposed Second Floor Plan**
    - **A2.0 – Building Elevations (North (Route 28) and South Elevations)**
    - **A2.1 – Building Elevations (West (Appleby) and East Elevations)**

ARMOUTH TOWN CLERK RE
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- **Site Plans, prepared by Baxter Nye Engineering & Surveying, dated November 17, 2025**
  - **C0.0 – Cover Plan**
  - **C1.0 – Existing Conditions Plan**
  - **C2.0 – Legend and General Notes Plan**
  - **C3.0 – Site Layout Plan**
  - **C3.1 – Landscape Plan**
  - **C3.2 – Sight Distance Plan**
  - **C3.3 - Truck Turning Template Plan**
  - **C4.0 - Grading, Drainage & Erosion Control Plan**
  - **C5.0 – Utility Plan**
  - **C6.0 & C6.1 - Details Plans**
  - **C6.2 – Cultec 300 Rechargers Details Plan**

ARMOUTH TOWN CLERK RE
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Formal Review

SITE PLAN REVIEW COMMENT SHEET

Date: January 6, 2026	**Lot**: 32	**Parcel**: 136 & 137
Applicant: Bayridge Realty, LLC (Dennis Kerkado)		
Location: 645 Route 28 & 14 Appleby Road, West Yarmouth	**Zone**: VCOD VC1 & R25	

Persons Present:

Mary Waygan	John Lavelle	**REMOTE:**
Kathy Williams	Laurie Ruszala	Dennis Kerkado
Lt Matt Bearse	Barry Lewis	Bob Boynton
Lt Michael Oliva	Amanda Lima	
Mark Grylls		

Project Summary

The Applicant proposes to demolish the former restaurant building and construct a two-story mixed-use building including 11 apartments and approximately 2,000 square feet of commercial space, and related site improvements, utilizing Zoning Bylaw Section 414 – Village Centers Overlay District (VCOD) VC1. The parcel at 645 Route 28 is in the VCOD VC1 zoning district and the parcel at 14 Appleby Road is in the R25 zoning district. The properties are located within a floodplain.

Comments

Building:
Mixed Uses allowed in the VC1:
Max commercial tenant size meets standard of 414.5.1 (2)
Dwelling unit sizes meet standard of 414.5.2
Table 414.6.1 note A states where height is measured from, please clarify this standard is being met.
Number of dwelling units meets the standard of 414.6.3. Affordable units not identified.
Patio and building setbacks exceed the maximum allowed setback of 25' as required by 414.6.3 Table of Dimensional Requirements unless MA DOT has taken place. Otherwise, ZBA variance required for location per 414.6.4.
Parking lot along Appleby Rd is in the 30' required setback. Relocate or seek Special Permit relief from the ZBA per 414.6.4. Alternatively you may combine the lots making the R25 lot part of a corner lot in the B2, at which point a 25' setback is required.
Number of parking spaces do not appear to meet the requirements of 414.7.1
Parking space dimensions meet the requirements of 414.7.8 and 521 CMR.
Updated architectural plans meet modulation standard of 414.8.3.
Plan notes indicate that canopy coverage will meet the 30% canopy coverage requirement of 414.8.9 (4) although it is not clear.
Can not confirm if plan meets lighting requirements of section 414.8.10.
All sections of 414 shall be adhered to or relief is necessary from the ZBA.
Construction shall meet all standards of 780 CMR MSBC and appendant codes.

Community Development: The project received acquisition assistance from the Yarmouth Municipal Affordable Housing Trust and is subject to a grant agreement which, amongst other things, requires the provision of four (4) permanently restricted affordable apartments which qualify for the state's Subsidized Housing Inventory (SHI), and that the project comply with the Town's Affordable Housing Standards and Architectural and Site Design Standards. Said agreement further requires approval by the Trust of the Final Layout Plan and Architectural Plans. The agreement is attached here.

Planning:

1. Provide calculations showing a minimum of 15% of the gross floor area is commercial to allow the 16 units/acre density for mixed-use per Section 414.5.1.1a.
2. Minimum two Affordable units required per Inclusionary Zoning Section 414.5.2.3, but see Community Development comments above.
3. Setbacks per Section 414.6.3:

a. Front Yard: Requires a min 15'/max 25' front setback along Route 28 (and 25' from Appleby as a corner lot). The MassDOT Route 28 Corridor Improvement project is proposing to take a triangular shaped strip of the lot along the Route 28 frontage (about 11' on western end and 5' on the eastern end) which impacts these front setbacks. Meeting the setbacks with the current property line will create a larger non-conformity once the takings are completed. The current plans show the MassDOT taking having a much larger impact on the property than the preliminary plans (please eliminate this earlier hatched area on the plans to avoid confusion). Need to discuss status further as not meeting the min/max setbacks is a Variance with the ZBA.
b. ADA compliance is allowed in the setback per Section 414.6.3.1, Note B.1, but some of the patio is shown within the 25' Appleby Road setback. Either eliminate this section of the patio or seek variance relief.
c. Stairs can be within the yard setbacks if less than 30" in height per Section 414.6.3.1, Note B.3.
d. Rear Setback: Include information in Zoning Table rather than showing N/A (20' or height of building whichever is greater).

4. Parking: Table 414.7.1 shows Eating Establishments Use H10 as 1 space/3 occupants, not 1 space/3 seats. Also, mercantile Use H2 is a minimum of 1 space/700 sf. Please review the minimum required parking. Parking spaces to be a minimum 25' from Appleby Road if combine the lots to create a corner lot and take into consideration provisions of Section 201.8 – Lots in 2 Districts. Consider moving dumpster back to provide a min 10' separation to adjoining VCOD properties to include two additional parking spaces.
5. Utilities/protuberances through or on the front of roofs are highly discouraged per Section 414.8.7.5.
6. Landscaping:
   a. Plant Selection to meet Section 414.8.9.1, grass strips a minimum of 6' wide.
   b. Provide calculations showing you are meeting the minimum 10% of landscaped open space in parking areas per Section 414.8.9.4a and the minimum 30% canopy coverage per Section 414.8.9.4.c.
   c. In addition to caliber, minimum heights for Shade/Canopy Trees, Ornamental/Flowering Trees, and Evergreen trees for screening, shall meet the minimum height requirements of Section 414.8.9.6 and be noted on the Plant Legend.
   d. Existing 4" caliper trees or greater within buffers should be retained per Section 414.8.9.6.g.
7. Site lights in parking area not to exceed 15' and meet the maximum foot candles per Section 414.8.10. A photometric plan will be required to ensure this requirement.
8. Consider relocating the infiltration chambers outside the planted parking lot island to avoid issues with Tree roots.

Conservation: Project requires a Notice of Intent filing with Conservation and meet the MA DEP stormwater standards. Stockade fences within the flood zone require 6 inches of clearance beneath. Native plants must be utilized. Hydrangeas and other non-invasive non-natives are ok to use in foundation landscape beds. Red maple is *Acer rubrum*.

Design Review: See attached December 11, 2025 Design Review Committee Comment Sheet.

Engineering:

- Stormwater design is limited for a 10 year storm in the calculations. Model what would occur beyond a 10 year should be explained through 100 year and where water discharges to or is stored.
- High groundwater should be adjusted seasonally.
- An address change is recommended as two lots are being combined. Coordinate with DPW to facilitate coordination through Police, Fire & Building.
- Sheet C6.0- suggest 2.5" binder on pavement detail.

Fire: Direct access from outside to sprinkler room will need a lock box for Fire Dept. access. FDC located on the rear of the building facing parking lot, will have horn/strobe and signage. I am requiring a second Horn/Strobe outside the building on the front of the building facing Route 28. Fire Dept access per 527 CMR 1 chapter 18.

Health: Is there a backup plan for septic if the new building is finished before town sewer is available for hook up? If so please provide septic plans. I would suggest perc test just in case. All rental permits and business permits need to be pulled.

Water/Wastewater:
The existing water service will be abandoned as part of the Route 28 water main renewal.
Provide the Sewer Stub Location Form to the Wastewater Department at your earliest convenience.

Read & Received by Applicant(s)

John Lawler		

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GRANT AGREEMENT
Between
TOWN OF YARMOUTH MUNICIPAL AFFORDABLE HOUSING TRUST
AND
BAYRIDGE REALTY LLC
for
ACQUISITION OF REAL PROPERTY FOR AFFORDABLE HOUSING CREATION
AT 645 ROUTE 28, WEST YARMOUTH, MA
AND 14 APPLEBY ROAD, WEST YARMOUTH, MA

This GRANT AGREEMENT made this 25 day of June, 2025 by and between the Town of Yarmouth ("Town"), acting by and through the Yarmouth Affordable Housing Trust, established pursuant to Chapter 44, Section 55C of the Massachusetts General Laws, and under Declaration of Trust registered with the Barnstable County Registry District of Land Court as Document No. 1,218,410 and recorded with the Barnstable County Registry of Deeds in Book 27284, Page 206, (hereinafter, the "Trust"), having its usual place of business at 1146 Route 28, South Yarmouth, Massachusetts 02664, and Bayridge Realty LLC ("Bayridge"), a limited liability company with a principal address of 76 Tupper Road, Unit 10, Sandwich, Massachusetts 02563 (hereinafter, "Bayridge").

WITNESSETH:

WHEREAS, the Trust invited the submission of proposals for grants of funds to create new affordable rental dwelling units in Yarmouth, Massachusetts, which funds may be used for the acquisition of real property for the creation of new affordable rental housing;

WHEREAS, in response thereto, Bayridge submitted a proposal for funding for the acquisition of a portion of a certain property, located at 645 Route 28 and 14 Appleby Road in the Town of Yarmouth (the "Property") for purposes of constructing a mixed used residential complex with affordable housing thereon, which proposal was selected by the Trust for an award of funds;

WHEREAS, the Property is presently developed and planned for redevelopment, subject to permitting, as discussed herein; and

WHEREAS, the purpose of the Grant Agreement is to ensure that the Funds are used for the creation and preservation of affordable housing in Yarmouth for the benefit of low- and moderate-income households and for the funding of community housing, in accordance with the provisions of G.L. c. 44B and G.L. c. 44, §55C.

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NOW THEREFORE, the COMMITTEE and the TRUST agree as follows:

The Trust hereby agrees to grant up to FOUR HUNDRED FIFTY THOUSAND dollars ($450,000), ("Project Funds") to Bayridge for the acquisition of the Property for the purpose of constructing no fewer than four (4) affordable units (the "Affordable Units") per the terms and minimum requirements of the Request for Proposals for the Development of Affordable Rental Housing issued by the Trust on January 8, 2025 (the "RFP", attached herein as Exhibit 1) and the Response by Bayridge submitted on February 11, 2025, as amended, (the "Project", attached herein as Exhibit 2) subject to the following conditions:

A. GENERAL CONDITIONS

1. The Project shall be built, in general, in accordance with the Preliminary Plans prepared by Colwell Group of Foxborough, MA (Drawing Numbers A1.0, A1.1 and A1.2 dated June 2, 2025, and A2.0 and A2.1 dated June 3, 2025) for Bayridge (attached herewith as Exhibit 3).
2. Prior to seeking permits for the Project, Bayridge shall submit to the Trust for review and written approval, a Final Layout Plan and Architectural Plans (the "Submitted Plans") which shall show, at a minimum, all land, buildings, parking, driveways, access ways, utilities, wastewater systems, planned landscaping and lawns, play areas, as well as the buildings, parking, driveways and access ways on the abutting properties. Any substantial change in the approved Plans must first be submitted to the Trust for further review and written approval. A substantial change is defined here as the reduction or increase in the number of residential or commercial units by one unit, the reduction or increase in the total number of bedrooms by two, a reconfiguration of building layout, a change in architectural styles, a reduction in the number of parking spaces of more than two, placement of the parking in front of the building, an increase in the number of buildings, an increase in the number of building stories, a significant reduction in landscaping and fencing as determined by the Yarmouth Building Commissioners, or any other change determined by the Yarmouth Building Commissioner in his sole discretion as substantial. A substantial change may not be implemented by Bayridge without the prior written approval of the Trust. In the event that substantially revised plans are not approved, Bayridge may proceed with the Submitted Plans as approved by the Trust. In the event Bayridge does not secure all required building permits with the Submitted Plans within two (2) years of the date of this agreement, this Agreement shall terminate upon a 30 day written notice of said termination of this Agreement to Bayridge by the Trust pursuant to paragraph K herein, whereupon Bayridge shall refund all awarded Project Funds to the Trust within one (1) year from receipt of notice of termination, and this Agreement shall be of no further force and effect, provided, however, that this clause shall survive termination.
3. The Trust, the Town of Yarmouth (the "Town"), and Bayridge mutually agree that permitting through the Town of Yarmouth Zoning Bylaw Section 414. Village Centers Overlay District (VCOD) is the preferred permitting procedure. No municipal fees shall be waived. All Project land and buildings shall be subject to real estate taxes.
4. Bayridge shall comply with all applicable Massachusetts Executive Office of Housing and Livable Communities (EOHLC) requirements and regulations such that all affordable

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units created by this Project shall be eligible for inclusion in the EOHLC Subsidized Housing Inventory (SHI) for the Town.

5. Bayridge shall execute or obtain a perpetual affordable housing restriction or restrictions on the Affordable Units meeting the statutory requirements of G.L. c.184, G.L. c. 44, §55C and G.L. c. 44B, §12, and running to the benefit of the Town of Yarmouth. Bayridge shall execute only an EOHLC and Town approved Regulatory Agreement under the Local Initiative Program (LIP) to ensure the affordable housing restriction is perpetual. All of the affordable units in the Project shall remain affordable in perpetuity. The requirements of this paragraph shall survive foreclosure, bankruptcy, or sale or transfer to another owner. All Affordable Units shall serve low- and moderate-income households earning less than 80% of the Area Median Income for Barnstable County, as published by US HUD and adjusted for household size. All Affordable Units must qualify for inclusion on the EOHLC Subsidized Housing Inventory. The legal instrument restricting this affordability shall be approved by the Trust upon review by Town Counsel.
6. To the maximum extent permitted by law and any applicable EOHLC guidelines, there shall be a Yarmouth Local Preference for the initial lease of up to 70% of the affordable units in the Project, along with, potentially, a preference for veteran applicants for at least one affordable unit. Bayridge shall diligently cooperate with and assist the Town in any effort to secure approval of the use of any such priority preferences identified by the Town.
7. Bayridge shall contemporaneously provide to the Trust a copy of any and all local, state and federal applications, and other Project-related reports and correspondence submitted to public agencies.
8. Bayridge shall complete the Project in one single phase.
9. Bayridge shall bear all liability, cost and expense for legal fees, soft costs, and development and construction costs associated with the Project.
10. All permitting for the Project must be completed within two (2) years of the date this grant agreement, the project construction must commence within three (3) years of the date of this grant agreement, and all construction of the Project must be completed within five (5) years of the date of this grant agreement. The Trust may, for good cause grant extensions of these deadlines, otherwise the Trust may proceed to terminate this Agreement by a 30-day written notice to Bayridge pursuant to paragraph K herein.

B. BUILDING/SITE/PROPERTY MANAGEMENT REQUIREMENTS

1. The Project shall include two (2) units of commercial space and eleven (11) residential units with no fewer than four (4) residential units being affordable.
2. No building shall be more than two stories, as determined by the Yarmouth Building Commissioner.
3. The Project shall be designed to enhance the streetscape, include landscaped buffers and pedestrian circulation with access to the any existing walkway at Route 28.

Docusign Envelope ID: 8B8DB5F0-AD23-4132-BC9D-200E13096EBD

4. The Project shall screen all ground mechanicals and electricals from view. Except for solar panels, no mechanical or electrical components shall be placed on the roofs. Any pipes or vents located on the roofs shall be screened or minimized from view.
5. The Project lighting plan should minimize light pollution while providing adequate lighting for all parking areas and walkways.
6. The Project lottery plan shall be approved by the Trust and EOHLC.

C. REGULATORY REVIEW PROCESS

1. The Project shall be designed to substantially meet the Town's Architectural and Site Design Standards, and Affordable Housing Standards.
2. Bayridge shall make every effort to respond to any comments from Town Departments and any other local officials and boards in the development of the Project.
3. All wastewater treatment systems shall be reviewed and approved by the Health Department or Board of Health and designed to be ready to connect to sewering once installed along Route 28.

D. TRUST FUNDING DISBURSEMENTS

1. The Trust shall release FOUR HUNDRED AND FIFTY THOUSAND Dollars ($450,000) at the Closing on Bayridge's purchase of the subject Property. Such grant is expressly contingent on the execution and recording of a Performance Mortgage between the Parties. All legal instruments restricting affordability shall be approved by the Trust upon advice from Town Counsel.
2. All funds expended pursuant to this Grant Agreement shall be limited to the allowable spending purposes as defined under M.G.L c.44B; and G.L. c. 44, §55C.
3. A draft copy of the Performance Mortgage to be executed and recorded in favor of the Town shall be substantially in the form attached herein as Exhibit 4.

E. CONTRACT DOCUMENTS

The Contract Documents consist of this Grant Agreement, the Request for Proposals for the Development of Affordable Rental Housing issued by the Trust on January 8, 2025 (the "RFP") and the response by Bayridge submitted on February 11, 2025, as amended, and all other attachments hereto. The Contract Documents constitute the entire Agreement between the parties concerning the Application, and all are as fully a part of this Agreement as if attached hereto.

F. LIABILITY OF THE TOWN

The liability of the Town and the Trust hereunder shall be to make the payment specified herein and the Town and the Trust shall be under no further obligation or liability. Nothing in this Grant Agreement shall be construed to render the Town, the Trust or any elected or appointed board, official or employee of the Town, or their successors in office, personally liable for any obligation under this Grant Agreement.

Docusign Envelope ID: 8B8DB5F0-AD23-4132-BC9D-200E13096EBD

G. INDEPENDENT STATUS

Bayridge acknowledges and agrees that it is acting in a capacity independent of the Town or the Trust.

H. INDEMNIFICATION

Bayridge shall indemnify, defend, and hold the Trust and the Town and its departments, committees, officers, employees, and agents harmless from and against any and all claims, demands, liabilities, actions, causes of actions, costs and expenses, including attorneys' fees, arising out of, or directly from, Bayridge's performance of the work that is the subject of this Grant Agreement or the Project, or the negligence or misconduct of Bayridge or its contractors, agents, employees or volunteer.

I. RECORD KEEPING

Bayridge shall keep such records with respect to the utilization of the Funds as are kept in the normal course of business and such additional records as may be required by the Town and the Trust. Should Bayridge have multiple funding sources, Bayridge shall track specific expenditures of the Funds separate from other funding sources. The Town and the Trust shall have full and free access to such records and may examine and copy such records. Bayridge further agrees to meet from time to time with the Trust or its designee(s), upon reasonable request, to discuss expenditures of the Project Funds.

J. SUCCESSORS AND ASSIGNS

This Grant Agreement is binding upon the parties hereto, their successors, assigns, and legal representatives. Bayridge shall not assign or otherwise transfer this Grant Agreement, in whole or in part without the prior written consent of the Trust.

K. DEFAULT AND TERMINATION

This Grant Agreement shall terminate upon the issuance of a final certificate of occupancy for, and rental to a qualified affordable renter of, the final Affordable Unit, along with the recording of an affordable housing regulatory agreement thereon, in which case, the Performance Mortgage attached hereto shall be discharged.

1. Additionally, in the event that Bayridge fails to obtain permits for and construct the Project, or obtains permits with Final Layout Plan and Architectural Plans which have not been approved by the Trust, as aforesaid or otherwise defaults on its obligations under the terms of this Grant Agreement as determined by the Trust, the Trust shall have the right, in its sole discretion, to terminate this Grant Agreement upon a 30 day written notice of said termination to Bayridge pursuant to paragraph M herein, whereupon, and without a modification of this Agreement by the Parties, Bayridge shall refund all awarded Project Funds to the Trust, this Agreement shall be of no further force and effect, and such funds shall be returned to the Affordable Housing Trust Fund within one (1) year of receipt of notice of termination. The Trust's and Town's remedies in the event of a default are also addressed in the attached Performance Mortgage.

Docusign Envelope ID: 8B8DB5F0-AD23-4132-BC9D-200E13096EBD

L. COMPLIANCE WITH LAWS

Bayridge shall comply with all Federal, State, and local laws, rules, regulations, and orders applicable to the Work undertaken pursuant to this Grant Agreement. Bayridge or its designees shall be responsible for obtaining any necessary licenses, permits, and approvals required for the performance of such Work. Bayridge shall return any funds to the Trust if the Trust reasonably determines that such funds were used for ineligible projects and/or expenditures.

M. NOTICE

Any and all notices, or other communications required or permitted under this Grant Agreement, shall be in writing and shall be deemed to have been properly given or served by personal delivery or sending same by overnight courier or by depositing same in the United States Mail, postpaid and registered or certified, return receipt requested, and addressed to the addresses first set forth above. All Notices shall be effective upon being personally delivered or upon being sent by overnight courier or upon being deposited in the United States Mail as aforesaid. The time period in which a response to such Notice must be given or any action taken with respect thereto (if any), however, shall commence to run from the date of receipt if personally delivered or sent by overnight courier or, if so deposited in the United States Mail, the earlier of seven (7) business days following said date of receipt as disclosed on the return receipt. Rejection or other refusal to accept or the inability to deliver because of changed address for which no Notice was given shall be deemed to be receipt of the Notice sent. By giving at least thirty (30) days prior Notice thereof, the Trust shall have the right from time to time and at any time during the term of this Agreement to change their respective addresses and each shall have the right to specify as its address any other address within the United States of America. Any Notice by the Trust to Bayridge shall be given as aforesaid addressed to Bayridge at the address shown at the beginning of this Agreement. Any notice by Bayridge to the Trust shall be given as aforesaid, addressed to the Trust at the address shown at the beginning of this Agreement or such other address as the Trust may advise Bayridge in writing.

N. SEVERABILITY

If any term or condition of this Grant Agreement or any application thereof shall to any extent be held invalid, illegal, or unenforceable by a court of competent jurisdiction, the validity, legality, and enforceability of the remaining terms and conditions of this Grant Agreement shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.

O. GOVERNING LAW

This Grant Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts and Bayridge submits to the jurisdiction of any of its appropriate courts for the adjudication of disputes arising out of this Grant Agreement. This Agreement may only be enforced in a Massachusetts Court of competent jurisdiction.

Docusign Envelope ID: 8B8DB5F0-AD23-4132-BC9D-200E13096EBD

P. EXECUTION

This Agreement may be executed in multiple counterparts and scanned or electronic signatures shall be sufficient to bind the parties.

AUTHORIZED ON: **June 17, 2025**

BY: The Town of Yarmouth Municipal Affordable Housing Trust

Signed by:
Robert Whritenour 6/30/2025
4B1554SEAA9F48A...
Robert L. Whritenour, Jr. Chairman
Duly Authorized

BY: Bayridge Realty LLC

Signed by:
Dennis Kerkado 6/30/2025
AF5044B6FE0747C...
Dennis Kerkado
Authorized Signatory

Docusign Envelope ID: 8B8DB5F0-AD23-4132-BC9D-200E13096EBD

Exhibits:

Exhibit 1: Request for Proposals for the Development of Affordable Rental Housing issued by the Trust on January 8, 2025

Exhibit 2: RFP Response by Bayridge Realty LLC submitted on February 11, 2025, as amended

Exhibit 3: Preliminary Plans prepared by Colwell Group of Foxborough, MA (Drawing Numbers A1.0, A1.1 and A1.2 dated June 2, 2025, and A2.0 and A2.1 dated June 3, 2025) for Bayridg

Exhibit 4: Performance Mortgage

BAXTER NYE ENGINEERING & SURVEYING
Registered Professional Engineers and Land Surveyors
1597 Falmouth Road, Suite 1, Centerville, MA 02632 Tel: (508) 771-7502

April 8, 2026

Ms. Kathleen Williams, PE, Town Planner
Town of Yarmouth Community Development Department
1146 Route 28
South Yarmouth, MA 02664

RE: Site Plan Resubmittal 645 Main Street, West Yarmouth, MA
Applicant: Bayridge Realty, LLC

Dear Kathy:

On behalf of our client, please accept our revised site plans, dated 2026-04-02 to address the comments from the VCOD Site Plan Review meeting on January 6, 2026. Also included with our revised plans are:

- Architectural floor plans, by Coldwell Group, revised 2026-01-30
- Site Photometric Plan, sheet A0.1, by Coldwell Group, dated 2025-12-23
- Tree Canopy Area calculation with sketch
- Landscape Areas calculation with sketch

The project's architectural color renderings, project narrative, wastewater design flow calculations, and checklist have not been modified.

We offer the following comments in response to comments received from the VCOD Site Plan Review Committee:

Building:

- Allowable and proposed building height calculations are shown on zoning table on site plan.
- Affordable units are shown on architectural plans.
- A variance from the ZBA will be requested to allow building location to remain as shown.
- Patio is not within the front building setback, and has been adjusted on architectural floor plans, revised 2026-01-30.
- Two parcels of land will be combined through an ANR plan, making the single lot a corner lot, where required parking setback is 25 feet.
- Parking calculations have been revised and are shown on zoning table on site plan.
- Canopy coverage calculations are being submitted herewith.
- Lighting photometric plan is being submitted herewith, showing lighting intensity all around property.

Community Development:

- The four permanently restricted affordable apartments are shown on the architectural plans. The project will comply with the Town's Affordable Housing Standards and Architectural and Site Design Standards.

April 8, 2026
Ms. Kathleen Willliams, PE

Planning: (numbering per Site Plan Review comment numbers)

1. Calculation showing 15% minimum gross floor area is commercial is shown on zoning table on site plan.
2. Four affordable units are proposed, and shown on architectural plans.
3. A front yard setback variance will be requested. Patio section in question will be a landscaped area. Stairs within setback will be less than 30" in height.
4. Parking calculations have been revised – see calculation in zoning table on site plan. Dumpster was moved back to allow for two additional parking spaces.

6. a. Grass strips 6' wide are provided around building.
   b. Calculations showing 10% landscape area and 30% tree canopy area are being submitted herewith.
   c. Tree heights have been added to landscape schedule on plan sheet C3.1.
   d. Existing trees within buffers will be retained within treelines shown on plans.
7. Photometric plan is being submitted herewith.
8. Cultec Rechargers have been relocated to avoid conflicting with proposed trees.

Conservation:

An NOI will be filed with the Yarmouth Conservation Commission.
Fencing will be installed with bottom 6" above grade.

Design Review:

Rear building façade has been revised to include an enclosed bike storage area to provide building modulation as required.

Engineering:
Stormwater Management systems have been designed to retain all stormwater on site up to the 100-year storm. Post-development stormwater discharges have been reduced to below pre-development conditions for all design points around the site.

A Frimpter groundwater adjustment of 2.3 feet was added to the groundwater calculation shown on Grading/Drainage plan. Shallower Cultec Recharger 280 units are now included in the design, and were raised in elevation to provide greater than two feet separation to adjusted high groundwater.

Address change has not been determined yet.

Pavement detail has been revised to show 2.5" binder course, with 1.5" top course.

Fire:

Direct access to the sprinkler room has been provided, and shown on architectural plans. A second horn/strobe with sign will be installed at the front of the building.
FDC location is located in the rear of building, facing parking lot.

BAXTER NYE ENGINEERING & SURVEYING
1597 Falmouth Road, Centerville, MA 02632 Tel: (508) 771-7502 Fax: (508) 771-7622

April 8, 2026
Ms. Kathleen Willliams, PE

Health:

No septic system will be installed. Building to be tied to Town Sewer when it comes online.

Water/Wastewater:

The existing water service has been abandoned. The Sewer Stub Location Form has been submitted to the Wastewater Department.

Please contact us with any questions you may have prior to our meeting with the Planning Board at Yarmouth Town Hall on April 15, 2026.

Very truly yours,
Baxter Nye Engineering & Surveying

Matthew Eddy, P.E.
President

Cc: Dennis Kerkado, Bayridge Realty, LLC
Enclosures: Site plans, revised 04-02-2026

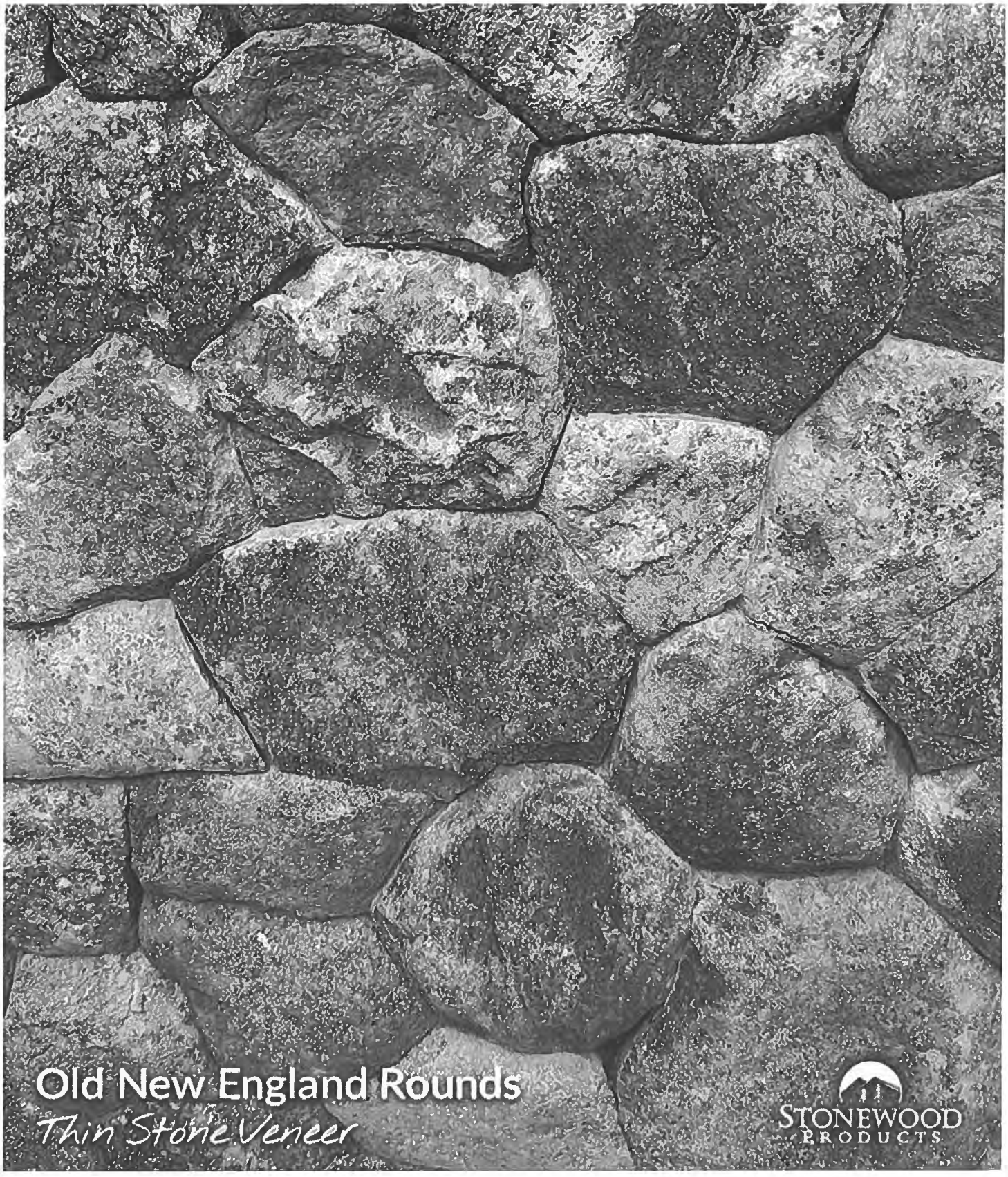
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Old New England Rounds
Thin Stone Veneer
STONEWOOD
PRODUCTS



NORTH ELEVATION – ROUTE 28



WEST ELEVATION – APPLEBY ROAD



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT:

COMMERCIAL MIXED-USE

BAYBRIDGE REALTY LLC

645 RT 28

WEST YARMOUTH, MA 02673

PROJECT NUMBER: 25061

COLWELL GROUP
132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P: 508.241.2122 F: 508.455.4466 WWW.COLWELLGROUP.COM

STAMP:

ISSUE:	DATE:
BOARD SUBMISSION	10.31.2025
PLAN UPDATE - BIKE STORAGE	12.23.2025

DRAWING SCALE: 3/16" = 1'-0"

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWING NUMBER:

A2.0



WEST ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT:

COMMERCIAL MIXED-USE

BAYBRIDGE REALTY LLC

645 RT 28

WEST YARMOUTH, MA 02673

PROJECT NUMBER: 25061

COLWELL GROUP
139 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2722 | F. 508.455.4466 | WWW.COLWELLGRP.COM

STAMP:

ISSUE:	DATE:
BOARD SUBMISSION	10.31.2025
PLAN UPDATE - BIKE STORAGE	12.23.2025

DRAWING SCALE: 3/16" = 1'-0"

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWING NUMBER:

A2.1



PROPOSED GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

SHADED AREA REPRESENT
PROPOSED AFFORDABLE UNIT

PROJECT:

COMMERCIAL MIXED-USE

BAYBRIDGE REALTY LLC

645 RT 28

WEST YARMOUTH, MA 02673

PROJECT NUMBER: 25061

COLWELL GROUP
130 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
P. 508.241.2722 | F. 508.455.4466 | WWW.COLWELLGROUP.COM

STAMP:

ISSUE:	DATE:
BOARD SUBMISSION	10.31.2025
PLAN UPDATE - BIKE STORAGE	12.23.2025
PLANNING BOARD UPDATES	01.30.2026

DRAWING SCALE: 3/16" = 1'-0"

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:

PROPOSED GROUND FLOOR

DRAWING NUMBER:

A1.1



PROPOSED SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

SHADED AREA REPRESENT
PROPOSED AFFORDABLE UNIT

PROJECT:

COMMERCIAL MIXED-USE

BAYBRIDGE REALTY LLC

645 RT 28

WEST YARMOUTH, MA 02673

PROJECT NUMBER: 25061

COLWELL GROUP

132 CENTRAL STREET, SUITE 203, FOXBOROUGH, MA 02035
T: 508.241.2122 F: 508.455.4466 WWW.COLWELLGROUP.COM

STAMP:

ISSUE:	DATE:
BOARD SUBMISSION	10.31.2025
PLAN UPDATE - BIKE STORAGE	12.23.2025
PLANNING BOARD UPDATES	01.30.2026

DRAWING SCALE: 3/16" = 1'-0"

DRAWN BY: RWB CHECKED BY: DMC

DRAWING TITLE:

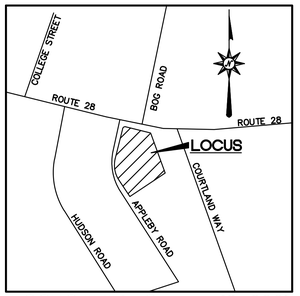
PROPOSED SECOND FLOOR

DRAWING NUMBER:

A1.2

Site Construction Plans

Project Number: 2025-103



LOCUS MAP - Scale: 1"=300'

Proposed Site Plans
Mixed-Use Redevelopment
645 Main Street (Route 28)
West Yarmouth, Massachusetts 02673

Owner and Applicant:

Bayridge Realty, LLC
78 Tupper Road, Unit #10
Sandwich, MA 02563

Engineer/Surveyor:

BAXTER NYE ENGINEERING & SURVEYING
Registered Professional
Engineers and Land Surveyors
1597 Falmouth Road, Centerville, MA 02632
Phone - (508) 771-7502
ATTN : Matthew Eddy

Plan Sheet Index

No.	Drawing Title
C0.0	Cover Sheet
C1.0	Existing Conditions Plan
C2.0	Legend and General Notes
C3.0	Site Layout Plan
C3.1	Landscape Plan
C3.2	Sight Distance Plan
C3.3	Turning Template Plan
C4.0	Grading, Drainage and Erosion Control Plan
C5.0	Utility Plan
C6.0	Details Plan
C6.1	Details Plan
C6.2	Cultec Recharger R280HD Details Plan



Vicinity Plan 1" = 500± Feet

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

BAXTER NYE
ENGINEERING & SURVEYING

BAXTER NYE
ENGINEERING &
SURVEYING

Registered Professional Engineers
and Land Surveyors

1597 Falmouth Road – Suite 1
Centerville, Massachusetts 02632

Phone: (508) 771-7502
www.baxter-nye.com

STAMP

COMMONWEALTH OF MASSACHUSETTS
MATTHEW W. EDDY
CIVIL
No. 43183
REGISTERED PROFESSIONAL ENGINEER

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

		DATE	DESCRIPTION
⚠	JKL	4/02/2026	PER SITE PLAN REVIEW COMMENTS
⚠	JKL	12/23/2025	SITE DESIGN REVIEW COMMENTS

SHEET TITLE

Cover Plan

SHEET NO

C0.0

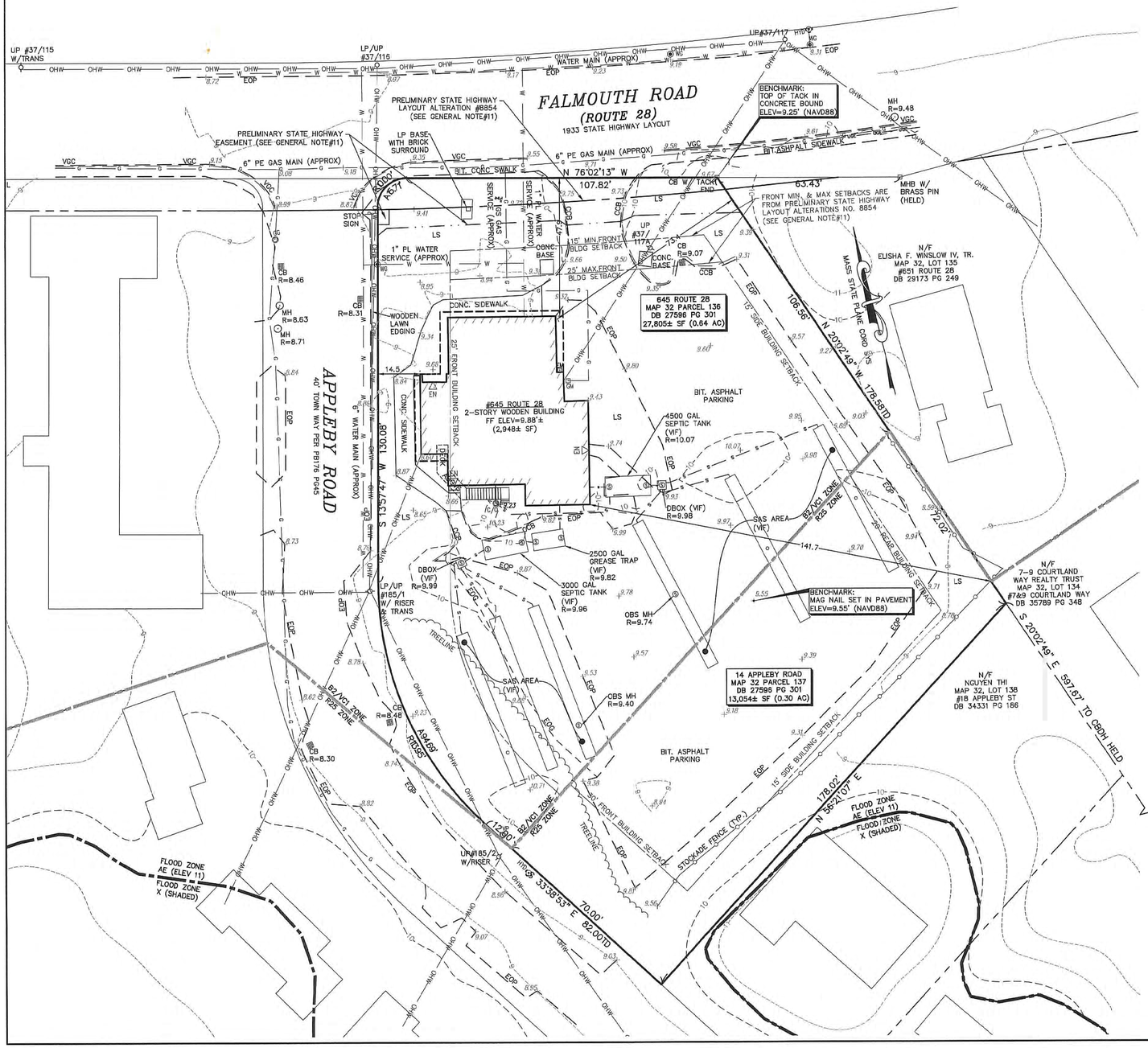
DATE: NOVEMBER 17, 2025

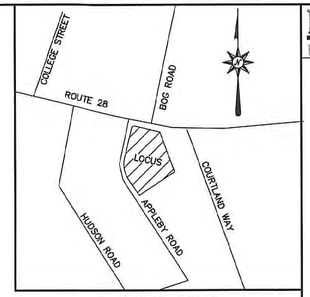
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SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE
JOB NO: 2025-103 FILE: 2025-103 CVwg

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LOCUS MAP
SCALE: 1" = 300'

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO DETAIL EXISTING SITE CONDITIONS AT LOCUS.
2. LOCUS, PER CURRENT ASSESSOR'S RECORDS:

   OWNER: BLUE MOON HOLDINGS, LLC
   DEED BOOK 27596 PAGE 301
   RECORD PLAN BOOK 71 PAGE 117 (LOTS 1 & 2)
   ASSESSOR'S MAP 32, PARCEL 136 & 137
3. PROJECT BENCHMARK: AS SHOWN ON THIS PLAN
4. ZONING INFORMATION:

   645 ROUTE 28
   ZONING DISTRICT: B2
   CURRENT MINIMUM ZONING REQUIREMENTS:
   MIN. LOT AREA = 20,000 SF
   MIN. LOT FRONTAGE = 125'
   MIN. YARD SETBACKS: FRONT = 30', SIDE = 25', REAR = 20'
   MAXIMUM BUILDING HEIGHT = 3 STORIES
   MAXIMUM BUILDING COVERAGE = 25%
   MAXIMUM IMPERVIOUS COVERAGE = 70%

   OVERLAY DISTRICTS: HOTEL/MOTEL, REVITALIZATION ARCHITECTURAL, VILLAGE CENTER 1

   14 APPLEBY ROAD
   ZONING DISTRICT: R-25
   CURRENT MINIMUM ZONING REQUIREMENTS:
   MIN. LOT AREA = 25,000 SF
   MIN. LOT FRONTAGE = 150'
   MIN. YARD SETBACKS: FRONT = 30', SIDE = 15', REAR = 20'
   MAXIMUM BUILDING HEIGHT = 3 STORIES
   MAXIMUM LOT COVERAGE = 25%

   OVERLAY DISTRICTS: N/A
5. THE HORIZONTAL DATUM IS BASED ON THE MASSACHUSETTS STATE PLANE COORDINATES (NAD83, MA MAINLAND 2001) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING MaCORS NETWORK. THE VERTICAL DATUM IS BASED ON NAVD88 (GEOID18) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING MaCORS NETWORK.
6. A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENT, TAKINGS, MORTGAGES, RIGHT OF WAYS, COVENANTS, RESTRICTIONS, ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO BAXTER NYE ENGINEERING & SURVEYING.

   THE WORD "CERTIFY", IF USED HEREIN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR AND/OR ENGINEER WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, FORMULATED IN ACCORDANCE WITH COMMONLY ACCEPTED PROCEDURES CONSISTENT WITH APPLICABLE STANDARDS OF PRACTICE, AND AS SUCH IT CONSTITUTES NEITHER A GUARANTEE NOR WARRANTY, EITHER EXPRESS OR IMPLIED. IF CERTIFICATIONS ARE SHOWN THEY ARE NOT CERTIFICATIONS TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
7. THE PROPERTY LINE INFORMATION SHOWN IS BASED ON CURRENT AVAILABLE RECORD INFORMATION CONSISTING OF PLANS AND DEEDS. THE EXISTING FEATURES SHOWN HEREON WERE OBTAINED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY BAXTER NYE ENGINEERING & SURVEYING ON AUGUST 8, 2025. TOPOGRAPHY IS SHOWN BASED ON A COMBINATION OF GROUND SURVEY AND LIDAR INFORMATION FROM 2021 USGS LIDAR – CENTRAL EASTERN MASSACHUSETTS WHEN WARRANTED. INFORMATION OUTSIDE OF LOCUS IS SHOWN PER GIS INFORMATION ONLY.
8. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE AE (ELEV 11) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 250015 0588 J, EFFECTIVE DATE JULY 16, 2014.
9. ENVIRONMENTAL INFORMATION:
   PER MASSMAPPER AS OF 08/05/2025:

   a. SITE DOES NOT APPEAR TO BE WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).

   b. SITE DOES NOT APPEAR TO BE WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE AS MAPPED ON MASSMAPPER PER NHESP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10)."

   c. SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT AS MAPPED ON MASSMAPPER PER NHESP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).

   d. SITE DOES NOT APPEAR TO CONTAIN A CERTIFIED VERNAL POOL AS MAPPED ON MASSMAPPER PER NHESP "CERTIFIED VERNAL POOLS."

   e. SITE DOES NOT APPEAR TO BE WITHIN A WETLAND RESOURCE AREA, OR ITS BUFFERS AS MAPPED ON MASS GIS SYSTEM.

   f. PLEASE NOTE THAT ANY WETLAND RESOURCE OR RIVERFRONT DELINEATION SHOWN HEREON IS NOT A FINAL APPROVED OR ACCEPTED DELINEATION UNTIL AND UNLESS IT HAS GONE THROUGH REVIEW BY THE CONSERVATION COMMISSION UNDER AN RDA, NOI OR SIMILAR FILING.

   g. SITE DOES NOT APPEAR TO BE WITHIN A RIVERFRONT AREA.

   h. SITE DOES NOT APPEAR TO BE WITHIN A STATE APPROVED ZONE II GROUNDWATER RECHARGE PROTECTION AREA.

   i. SOIL MAPPING OBTAINED FROM WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY (NRCS) INDICATES THIS PROPERTY TO CONTAIN CARVER COARSE SAND, 0 TO 3 PERCENT SLOPES (252A). IF IDENTIFIED AS 'URBAN LAND' THE OWNER SHALL NOTE THE LAND HAS BEEN SUBJECT TO EXCAVATION AND FILL. FURTHER GEOTECHNICAL SOIL INVESTIGATION MAY BE WARRANTED AT THE OWNERS/ARCHITECTS DISCRETION TO DETERMINE IF UNSUITABLE BURIED SOIL CONDITIONS EXIST.
10. UTILITY INFORMATION SHOWN HEREIN:
    - THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE THE LOCATION OF ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
    - SOURCE INFORMATION FROM PLANS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

      UTILITIES NOTED HEREON ARE SHOWN BASED ON SOURCE INFORMATION, WHEN AVAILABLE (RECORD PLANS), AS OBTAINED FROM UTILITY COMPANIES AND/OR MUNICIPALITIES. LOCATIONS OF COMPILED UTILITIES SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY.
    - EXISTING SEPTIC SYSTEM INFORMATION OBTAINED FROM SEPTIC SYSTEM TITLE V INSPECTION REPORT DATED 08/02/2022, ON FILE AT BOARD OF HEALTH. SEPTIC SYSTEM COMPONENTS SHOWN PER AS-BUILT SKETCH ARE APPROXIMATE LOCATIONS ONLY. IF EXACT LOCATIONS ARE NEEDED, EXCAVATION MAY BE REQUIRED.
    - TOWN WATER SERVICE SHOWN ON THIS PLAN FROM WATER DEPARTMENT SKETCH 3027 DATED 07/22/2009.
    - GAS SERVICE SHOWN ON PLAN PER NATIONAL GRID LOCUS MAP DATED 01/23/2025.
    - ELECTRIC LINE SHOWN ON THIS PLAN WAS FIELD LOCATED INDICATING OVERHEAD SERVICE FROM UTILITY POLE #37/117A & #165/1 ON 08/14/2025.
11. PRELIMINARY STATE HIGHWAY LAYOUT ALTERATION #8854 AND EASEMENTS SHOWN HEREON IS APPROXIMATE AND GRAPHICALLY DEPICTED FROM PLAN TITLED "PRELIMINARY RIGHT OF WAY PLANS/PROPERTY PLANS SHEET 33 OF 34" PLOTTED ON FEBRUARY 15, 2024, MASSDOT PROJECT FILE NO. 608264.

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9/16/25

CONSULTANT

CONSULTANT

PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Multi-Family Housing Project
645 Route 28
West Yarmouth, MA 02673

	DATE	DESCRIPTION

SHEET TITLE

Existing Conditions Plan

SHEET NO
C1.0

DATE: SEPTEMBER 16, 2025

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

DRAWN BY: ZDP CHECKED BY: MWE

JOB NO: 2025-103 FILE: 2025-103 EC.dwg

LEGEND

EXIST	PROP (BLACK TEXT REPRESENTS "PROPOSED" INFORMATION)
L=50.00'	PROPERTY LINE
	RIGHT-OF-WAY/PROPERTY LINE
	EASEMENT
	BUILDING SETBACK
	STATE HIGHWAY BASELINE
10+00	10+00 BASELINE
	CONSTRUCTION LAYOUT
	ZONING LINE
	TOWN LINE
	STATE LINE
	GRAVEL ROAD
EOP	EOP EDGE OF PAVEMENT
BC	BC BITUMINOUS CURB
CCB	CCB CAPE COD BERM
PCC	PCC PRECAST CONC. CURB
VGC	VGC VERT. GRAN. CURB
SGC	SGC SLOPED GRAN. CURB
	LIMIT OF CURB TYPE
	SAWCUT
MATCHLINE SEE SHEET 1 OF 50	MATCHLINE
SWL	SWL SOLID WHITE LINE
SYL	SYL SOLID YELLOW LINE
BWL	BWL BROKEN WHITE LINE
BYL	BYL BROKEN YELLOW LINE
SWCHL	SWCHL SOLID WHITE CHANNELIZING LINE
SYCHL	SYCHL SOLID YELLOW CHANNELIZING LINE
DYL	DYL DOUBLE YELLOW LINE
SL	SL STOP LINE
	STEEL GUARD RAIL
	WOOD GUARD RAIL
	STOCKADE FENCE
	PATH
	TREE LINE
	CHAIN LINK FENCE
	STONE WALL
	RETAINING WALL
	HAY BALES
2	4 MINOR CONTOUR
10	20 MAJOR CONTOUR
TOS	TOS TOP of SLOPE
BOS	BOS BOTTOM of SLOPE
	BUILDING
EN	EN BUILDING DOOR
LD	LD LOADING DOCK
OHD	OHD OVERHEAD DOOR
	BOLLARD
D	D DUMPSTER PAD
	SIGN
	DOUBLE SIGN
PM	PM PARKING METER
10	PARKING COUNT
C10	C10 COMPACT PARKING STALLS
	CROSSWALK
	CROSSWALK
	CONC. PAVEMENT
	STANDARD DUTY FLEXIBLE PAVEMENT
	HEAVY DUTY FLEXIBLE PAVEMENT
	HANDICAP RAMP
	HANDICAP PARKING
VAN	VAN VAN-ACCESSIBLE HANDICAP PARKING
	CART CORRAL
Detail no. on Sheet no.	DETAIL OR SECTION REFERENCE
	WETLANDS
	50' WETLAND BUFFER
	100' WETLAND BUFFER
	200' WETLAND BUFFER
	LIMIT OF WETLANDS
52	52 WETLAND FLAG
	100 YEAR FLOOD PLAIN
	MITIGATION AREA LINE
	EDGE OF WATER
T	T TELEPHONE MANHOLE
TM	TM TELEPHONE MARKER
TS	TS TRAFFIC SIGNAL
S	S SIGNAL BOX
FACP	FACP FIRE ALARM CONTROL PANEL
FB	FB FIRE ALARM BOX
T	T TRANSFORMER PAD
TR	TR TELEPHONE RISER
	MAIL BOX

EXIST	PROP (BLACK TEXT REPRESENTS "PROPOSED" INFORMATION)
D OR CD	D DRAINAGE LINE
OD	OD OVERFLOW DRAIN
6"RD	RD ROOF DRAIN
S	S SEWER LINE
W	W WATER LINE
FP	FP FIRE PROTECTION LINE
G	G GAS LINE
OHW	OHW OVERHEAD ELECTRIC, TELEPHONE, CABLE & FIRE ALARM
E OR E/DC	E UNDERGROUND ELECTRIC, DATA/COMMUNICATIONS LINES
UGE	UGE UNDERGROUND ELECTRIC/COMMUNICAITON LINES
T	T DATA & COMMUNICATION LINES
FA	FA FIRE ALARM
F&P	F&P FIRE & POLICE CABLE
CATV	CATV CABLE TV
SCB / RCB	CB CATCH BASIN (SQUARE OR ROUND CATCH BASIN)
	DCB DOUBLE CATCH BASIN
	DI DRAIN INLET
	DMH DRAIN MANHOLE
TD	TD TRENCH DRAIN
	PLUG/STUB
FES	FES FLARED END SECTION
	HEADWALL
CS	CS CONTROL STRUCTURE
	SMH SEWER MANHOLE
GT	GT GREASE TRAP
	WATER MANHOLE
WSO	WSO WATER SHUT OFF/CURB STOP
GV	GV WATER GATE
TSV	TSV TAPPING SLEEVE, VALVE, & BOX RISER
	PRESSURE REDUCER
	SIAMESE CONNECTION
	HYD FIRE HYDRANT
WM	WM WATER METER
PIV	PIV POST INDICATOR VALVE
	WELL
	MONITORING WELL
	IRRIGATION CONTROL VALVE
	SPRINKLER HEAD
	GAS GATE
GM	GM GAS METER
	EMH ELECTRIC MANHOLE
EB	EB ELECTRIC BOX
EM	EM ELECTRIC METER
	LIGHT POLE (DECORATIVE)
	FLOOD LIGHT
	LANDSCAPE LIGHT
	SINGLE LUMINAIRE
	DOUBLE LUMINAIRE
	TRIPLE LUMINAIRE
	QUAD LUMINAIRE
	WALL PACK
	SIGNAL ARM
	MANHOLE
	UTILITY POLE/GUY WIRE
	UTILITY POLE/GUY POLE
HH	HH HAND HOLE
PB	PB PULL BOX
	SILT FENCE/HAYBALE
	DIVERSION BERM/SWALE AND HAY BALE CHECK DAM
	PI POINT OF INTERSECTION
	FLARED END SECTION (FES) WITH STONE PROTECTION
6"PD	PERIMETER DRAIN
	PAVED WATERWAY (PWW) WITH STONE PROTECTION
	DRAINAGE FLOW DIRECTION
	JUTE MAT IN SWALE
	TREES
	SHRUB

EXIST	PROP	
LP	LP	LOW POINT
HP	HP	HIGH POINT
GB	GB	GRADE BREAK
×27.2 TOC ×27.2 BOC	×27.21 TOC 27.15 BOC	TOP & BOTTOM ELEVATION
21.3 × 21.3	21.25 × 21.25	SPOT ELEVATION W/LEADER / SPOT ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
		TIE IN TO EXISTING GRADE
GRAY TEXT		REPRESENTS EXISTING INFORMATION
BLACK TEXT		REPRESENTS PROPOSED INFORMATION

ABBREVIATIONS

GENERAL

ABAN	ABANDON
ADJ	ADJUST
APPROX	APPROXIMATE
BB	BITUMINOUS BERM
BC	BITUMINOUS CURB
BOC or BC	BOTTOM OF CURB
BOS	BOTTOM OF SLOPE
BOW	BOTTOM OF WALL
CC	CONCRETE CURB
CCB	CAPE COD BERM
CSE	COBBLESTONE EDGING
ECB	EROSION CONTROL BLANKET
EL	ELEVATION
ELEV	ELEVATION
EOG	EDGE OF GRAVEL
EOL	EDGE OF LAWN
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
EQ.	EQUAL
FDN	FOUNDATION
FF	FINISHED FLOOR ELEVATION
GB	GRADE BREAK
GC	GRANITE CURB
GE	GRANITE EDGING
HC	HANDICAP
HMA	HOT MIX ASPHALT
HP	HIGH POINT
LA	LANDSCAPE AREA
LS	LANDSCAPE AREA
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MCC	MONOLITHIC CONCRETE CURB
MHB/EP LP	MASS HIGHWAY BOUND/ ESCUTCHEON PIN LEAD PLUG
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PCC	PRECAST CONCRETE CURB
PROP	PROPOSED
PWW	PAVED WATER WAY
REMOD	REMODEL
REM	REMOVE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
RET	RETAIN
SGE	SLOPED GRANITE EDGING
SGC	SLOPED GRANITE CURB
TIEG	TIE INTO EXISTING GRADE
TOC or TC	TOP OF CURB
TOF	TOP OF FOUNDATION
TOS	TOP OF SLOPE
TOW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCC	VERTICAL CONCRETE CURB
VIF	VERIFY IN FIELD BY CONTRACTOR
VGC	VERTICAL GRANITE CURB

UTILITY

ACCMP	ASPHALT COATED CORRUGATED METAL PIPE
CAP	CORRUGATED ALUMINUM PIPE
CIP	CAST IRON PIPE
CIT	CHANGE IN TYPE
CMP	CORRUGATED METAL PIPE
COND	CONDUIT
CPP	HIGH DENSITY POLYETHYLENE CORRUGATED PLASTIC PIPE – SMOOTH INTERIOR
CS	CURB STOP FOR WATER LINE
DIP	DUCTILE IRON PIPE
DS	DOWN SPOUT
E	ELECTRIC
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
G	GAS
HYD	HYDRANT
ID	INTERCEPTOR DRAIN
INV	INVERT ELEVATION
ORD	OVERFLOW ROOF DRAIN
PD	PERFORATED DRAIN
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
S	SEWER
C/O	SEWER CLEANOUT
SD	STORM DRAIN
T	TELEPHONE
TSV&B	TAPPING SLEEVE, VALVE & & BOX RISER
UP	UTILITY POLE
VIF	VERIFY IN FIELD
VCP	VITRIFIED CLAY PIPE
W	WATER

GENERAL CONSTRUCTION NOTES

* (ALL REFERENCES TO "CONTRACTOR" SHALL MEAN THE GENERAL CONTRACTOR OR HIS SUB-CONTRACTORS.)

1. ALL WORK & MATERIALS SHALL BE IN ACCORDANCE WITH MASSDOT, HIGHWAY DIVISION, STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (MASSDOT-SSHB), AS CURRENTLY AMENDED, UNLESS OTHERWISE NOTED. IF THERE ARE CONFLICTS IN ANY OF THE SPECIFICATIONS OR PROJECT DOCUMENTS, THE HIGHER STANDARD SHALL APPLY.

ALL WORK UNDER THESE DOCUMENTS SHALL ALSO CONFORM TO ALL CODES AND STANDARDS, AS CURRENTLY AMENDED, WHICH ARE APPLICABLE TO THIS PROJECT. ALL WORK SHALL FURTHER CONFORM TO SPECIFIC REQUIREMENTS, SPECIFICATIONS, ORDINANCES AND INTERPRETATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. DETERMINATION OF APPLICABLE CODES AND STANDARDS AND OF THE AUTHORITIES HAVING JURISDICTION, SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR, AS SHALL BE THE ANALYSIS OF ALL SUCH CODES AND STANDARDS IN REGARD TO THEIR APPLICABILITY TO THE PROJECT FOR SECURING ALL APPROVALS AND PERMITS.

ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

EXCEPT WHERE THE PROJECT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND HERETO. SUCH STANDARDS ARE MADE A PART OF THE PROJECT DOCUMENTS BY REFERENCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY ESTIMATES AND VERIFYING, TO HIS OWN SATISFACTION, THAT ALL QUANTITIES ARE ACCURATE FOR ALL CONSTRUCTION MATERIALS, INCLUDING CUT & FILL ESTIMATES WHICH THE CONTRACTOR MAY PREPARE BASED ON INFORMATION CONTAINED WITHIN THESE PLANS.

3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

4. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE APPROPRIATE UTILITY COMPANIES FOR OBTAINING CONSTRUCTION PERMITS AND PERFORMING ALL NEW CONSTRUCTION, RELOCATION, ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC (INCLUDING UTILITY POLES), TELEPHONE, CABLE, FIRE ALARM, WATER, SANITARY SEWER, STORM DRAIN, AND ANY OTHER UTILITIES, BOTH PUBLIC AND PRIVATE, AS REQUIRED.

5. THE LOCATION OF EXISTING UNDERGROUND SYSTEMS, INFRASTRUCTURE, UTILITIES, CONDUITS, WELLS, AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, THE ENGINEER, OR THEIR REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES, CONDUITS, LINES, WELLS, AND OTHER BURIED INFRASTRUCTURE AND SYSTEMS BEFORE THE START OF ANY WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE THE INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES EXACTLY. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND INFRASTRUCTURE AND UTILITIES AS REQUIRED. THE CONTRACTOR MUST CALL "DIG SAFE" (AT 1-888-DIG-SAFE) AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL AT LEAST 24 HOURS AHEAD FOR INSPECTIONS BY THE APPROPRIATE AUTHORITY IN ACCORDANCE WITH THE TOWN REQUIREMENTS, AS APPLICABLE.

7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, (SEE CHAPTER 370, ACTS OF 1963, MASSACHUSETTS) PRIOR TO COMMENCING ANY WORK.

8. BAXTER NYE ENGINEERING & SURVEYING ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.

9. THE TERM "PROPOSED" (PROP.) MEANS WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED AS "REMOVE AND RESET" (R&R).

10. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING INFORMATION OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER OR ENGINEER IMMEDIATELY UPON DISCOVERY AND AT LEAST 72 HOURS PRIOR TO INSTALLATION OF ANY PORTION OF THE AFFECTED WORK.

12. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS SHOWN HEREIN ARE FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY BAXTER NYE ENGINEERING & SURVEYING OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK OR BUILDING CONSTRUCTION WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.

13. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF OPERATIONS TO THE OWNER AND ITS REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE OWNER, ITS ENGINEER OR REPRESENTATIVE.

14. THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.

15. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.

16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS. BAXTER NYE ENGINEERING & SURVEYING, DOES NOT ASSUME ANY RESPONSIBILITY IN JOB SITE SAFETY FOR CONSTRUCTION METHODS USED. ALL FEDERAL, STATE, AND LOCAL OSHA REQUIREMENTS AND REGULATIONS SHALL BE FOLLOWED BY ALL PERSONNEL ON THE JOB SITE AT ALL TIMES.

17. THE CONTRACTOR SHALL REMOVE ALL STUMPS, RUBBISH, AND DEBRIS FROM THE PROJECT SITE. STORAGE OF THESE ITEMS WILL NOT BE PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL LEAVE THE SITE IN A SAFE, CLEAN, AND LEVEL CONDITION AT THE COMPLETION OF THE SITE CLEARANCE WORK.

18. THE OWNER, ARCHITECT, AND BUILDER SHALL BE RESPONSIBLE FOR NECESSARY SOIL INVESTIGATIONS FOR FOUNDATIONS, PAVED AREAS, AND SWM/INFILTRATION AREAS. THEY SHALL HIRE A GEOTECHNICAL ENGINEER, AT THEIR DETERMINATION, TO PERFORM THESE INVESTIGATIONS AS PART OF THE DESIGN PROCESS AND BEFORE COMMENCING CONSTRUCTION.

ALL UNSUITABLE MATERIALS ENCOUNTERED WITHIN THE LIMIT OF WORK SUB GRADES SHALL BE REMOVED, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OR OWNERS REPRESENTATIVE, TO NATURAL STABLE GROUND BY THE CONTRACTOR. UNSUITABLE MATERIALS INCLUDE TOPSOIL, LOAM, PEAT, ALL ORGANIC MATERIAL, SNOW, ICE, CONSTRUCTION RUBBLE, TRASH, AND OTHER DELETERIOUS DEBRIS.

19. TREES AND SHRUBS WITHIN THE LIMITS OF GRADING SHALL BE REMOVED AND RESET ONLY UPON APPROVAL OF THE ENGINEER OR OWNERS REPRESENTATIVE.

20. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS, WITHOUT PRIOR APPROVAL BY THE OWNER OR ITS REPRESENTATIVE, SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

21. EXISTING SUBSURFACE ROCK IS NOT SHOWN ON THE PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THEIR OWN DETERMINATION AS TO THE LOCATION OF SUBSURFACE ROCK.

22. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER, AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY FACILITIES DAMAGED BY CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

23. ALL EXISTING SIGNS WITHIN THE PROJECT LIMITS SHALL BE RETAINED UNLESS NOTED OTHERWISE.

24. JOINTS BETWEEN NEW BITUMINOUS CONCRETE ROADWAY PAVEMENT AND SAWCUT EXISTING PAVEMENT SHALL BE SEALED WITH BITUMEN AND BACKSANDED. ALL JOINTS TO EXISTING PAVEMENT SHALL BE SAWCUT TRUE AND STRAIGHT. ALL CRACKED OR INADEQUATE PAVEMENT AND/OR SUBBASE MATERIAL SHALL BE REMOVED AND REPLACED.

25. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE. ALL PROPOSED SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES < 2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.

26. FINAL LAYOUT AND STAKING OF ALL PROPOSED FEATURES AND GRADING SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO ANY SITE PREPARATION OR CONSTRUCTION. THE CONTRACTOR SHALL NOT ADJUST OR MODIFY THE LAYOUT AND STAKING OF ANY PROPOSED FEATURES WITHOUT FINAL APPROVAL FROM THE OWNERS REPRESENTATIVE AND ANY GOVERNMENTAL AGENCY WHICH MAY HAVE JURISDICTION OVER CONTEMPLATED CHANGE.

27. ALL ELECTRICAL (BOTH PRIMARY AND SECONDARY), TELEPHONE, DATA/COM AND FIRE DEPARTMENT CONDUITS AND APPURTENANT FEATURES REQUIRED BY THE APPLICABLE UTILITY COMPANY ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR. TRENCHING, BACKFILLING, CONCRETE WORK, MANHOLE AND RELATED STRUCTURES AND STREET REPAIR SHALL BE PERFORMED BY THE GENERAL CONTRACTOR/SITE CONTRACTOR. ALL ASSOCIATED COSTS FOR COMPLETE EXECUTION OF THIS WORK SHALL BE INCLUDED IN THE CONTRACTORS PRICING.

28. RIM ELEVATIONS OF DRAINAGE AND SANITARY SEWER MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, GAS GATES, WATER GATES AND OTHER UTILITIES TO FINISHED GRADE WITHIN THE LIMITS OF THE SITE WORK.

29. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND. SURFACES NOT OTHERWISE TREATED SHALL BE STABILIZED AS LAWNS. ALL LAWN AREAS SHALL HAVE A MODIFIED LOAM BORROW PLACED, SEEDED, FERTILIZED, LIMED AND MULCHED UNTIL GRASS STAND IS ESTABLISHED AND SURFACE IS STABILIZED. THE MODIFIED LOAM BORROW SHALL HAVE A MINIMUM DEPTH OF 6" AND SHALL BE PLACED FLUSH WITH THE TOP OF ADJACENT CURB, EDGING, BERM, OR OTHER SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX OR EQUAL.

30. THE CONTRACTOR SHALL WATER, MOW, FERTILIZE OR OTHERWISE MAINTAIN ALL SODDED AND SEEDED OR OTHERWISE STABILIZED AREAS UNTIL GRASS STANDS OR OTHER VEGETATED METHODS ARE ESTABLISHED TO THE SATISFACTION OF THE OWNER OR THEIR REPRESENTATIVE.

31. THE CONTRACTOR SHALL RESET ALL MONUMENTATION DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE A SURVEY BY A PLS TO ENSURE THAT THE MONUMENTATION IS RESET TO ITS ORIGINAL LOCATION. MONUMENTS INCLUDE, BUT ARE NOT LIMITED TO, TOWN BOUNDS, MASS HIGHWAY BOUNDS, PROPERTY LINE MONUMENTS, IRON RODS, STAKES, CONCRETE BOUNDS, GRANITE BOUNDS AND STONE WALLS WITH DRILL HOLES.

EXCAVATION SAFETY:

ALL EXCAVATION MUST FOLLOW OSHA, MASSACHUSETTS AND LOCAL REGULATIONS FOR SAFETY. ALL TRENCH EXCAVATION EXCEEDING 3 FEET OF DEPTH WILL REQUIRE A TRENCH PERMIT FROM THE LOCAL TOWN OR CITY PRIOR TO ANY EXCAVATION.

DRAWINGS STATEMENT:

THE CONTRACTOR WILL PREPARE AS-BUILT DRAWINGS, STAMPED BY A MA LICENSED PROFESSIONAL ENGINEER (PE) CERTIFYING THAT: "TO THE BEST OF THEIR KNOWLEDGE, JUDGEMENT AND BELIEF, THE CONSTRUCTED WORK IS IN GENERAL CONFORMANCE WITH THE PLANS."

INSPECTIONS/TESTING:

1. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE ENGINEER ON ALL NECESSARY INSPECTIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST TWO (2) BUSINESS DAYS AHEAD OF ALL ITEMS NOTED BELOW SO ENGINEER CAN PERFORM INSPECTIONS.

2. AT A MINIMUM, THE FOLLOWING INSPECTIONS/TESTING WILL BE REQUIRED. IF ISSUES ARISE DURING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER AS ADDITIONAL INSPECTIONS BEYOND WHAT IS NOTED MAY BE NEEDED. THE CONTRACTOR SHALL TAKE DIGITAL PICTURES OF ALL THEIR WORK AND PROVIDE THE DIGITAL PICTURES TO THE ENGINEER FOR RECORD.

A. INSTALLATION OF SEDIMENT AND EROSION CONTROLS AT LIMIT OF WORK PRIOR TO CONSTRUCTION.

B. DRAINAGE AND STORMWATER MANAGEMENT (SWM):
   DRAINAGE:
   - DRAINAGE STRUCTURES:
     - INSPECTION OF REPRESENTATIVE PORTION OF WORK.
     - ADDITIONALLY THE CONTRACTOR SHALL PROVIDE PICTURES OF ALL BOTTOM OF HOLE/STONE BEDDING, STRUCTURE INSTALL AND PIPE CONNECTIONS PRIOR TO BACKFILL.
   - DRAIN PIPE AND ROOF DRAINS:
     - INSPECTION OF REPRESENTATIVE PORTION OF WORK
     - ADDITIONALLY THE CONTRACTOR SHALL PROVIDE PICTURES OF ALL PIPE INSTALLED AND CONNECTIONS TO DRAINAGE STRUCTURES PRIOR TO BACKFILL.
   - SWM:
     - BOTTOM OF EXCAVATION FOR EACH SWM FACILITY.
     - DURING INSTALLATION OF STRUCTURES/CHAMBERS TO SEE A CROSS SECTION VIEW
     - AT COMPLETION OF INSTALLATION OF EACH SWM FACILITY PRIOR TO BACKFILL.
     - AT FINAL SHAPING OF STONE WEIRS, OUTFALLS AND EARTH BERMS

C. GRAVEL BORROW SUBBASE UNDER ALL PAVED AND CONCRETE SURFACES.

D. REVIEW OF GRADING OF SUBBASE UNDER PAVING AND CONCRETE SURFACES FOR PROPER DRAINAGE AND SLOPES TO CONFIRM DESIGN INTENT PRIOR TO PAVING.

E. ENGINEER WILL NEED TO WITNESS REPRESENTATIVE INSTALLATION OF VERTICAL AND SLOPED CURBING.

F. ENGINEER SHALL BE PROVIDED FOR REVIEW ALL TESTING AGENCY LABORATORY MATERIAL AND ON-SITE TESTING RESULTS AS REQUIRED UNDER THE PROJECT DOCUMENTS FOR COMPLETE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO:
   - ALL COMPACTION TESTING RESULTS FOR BACKFILL.
   - GRAVEL BORROW MATERIAL UNDER PAVING, SIDEWALK, SITE SLABS, PADS, ETC. AS TO DEPTH OF MATERIAL PLACEMENT AND COMPACTION TESTING RESULTS.
   - BITUMINOUS CONCRETE PLACEMENT AND COMPACTION TESTING RESULTS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MATERIAL SAMPLES TO AND COORDINATING WITH THE TESTING AGENCY AS REQUIRED.

ENGINEER WILL NEED TO WITNESS A REPRESENTATIVE UTILITY INSTALLATION BEFORE BACKFILL FOR:

- WATER
  - CONTRACTOR SHALL CONTACT ENGINEER TO ALLOW FOR AS-BUILT SHOTS ON PIPE BENDS, PIPE TOP FOR AS-BUILT REQUIREMENTS
  - THE WATER SYSTEM SHALL BE INSPECTED BY A THIRD PARTY APPROVED WATER INSPECTOR PAID FOR BY THE CONTRACTOR. TESTING, ACCEPTANCE REPORTS, AND AS-BUILT TIE CARDS FOR THE WATER SYSTEM (INCLUDING TIES TO ALL BENDS, TEES, ETC.) SHALL BE PREPARED BY THE 3RD PARTY INSPECTOR AND PROVIDED TO THE ENGINEER FOR RECORD.
- SEWER
  - INSTALLATION OF PIPE AND PIPE BEDDING AND SMH PRIOR TO BACKFILLING.
  - CONTRACTOR SHALL PROVIDE ALL REQUIRED TESTING FOR ACCEPTANCE OF THE SEWER SYSTEM. UNACCEPTABLE TEST/INSPECTION RESULTS WILL RESULT IN THE CONTRACTOR REPAIRING THE CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.
  - CONTRACTOR TO PROVIDE BN WITH SEWER DEPT. APPROVED INSPECTION REPORT AND ACCEPTANCE LETTER.

H. SANITARY SEWER TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL INCLUDE:

1. ALL SEWERS AND APPURTENANT WORK, IN ORDER TO BE ELIGIBLE FOR ACCEPTANCE BY THE ENGINEER, SHALL BE SUBJECTED TO TESTS AS REQUIRED BY THE TOWN DPW SPECIFICATIONS THAT WILL DETERMINE THE DEGREE OF WATER TIGHTNESS AND HORIZONTAL AND VERTICAL ALIGNMENT. THE TOWN DPW SPECIFICATIONS FOR INSTALLATION AND INSPECTION ARE INCORPORATED HEREIN BY REFERENCE.
2. THOROUGHLY CLEAN AND/OR FLUSH ALL SEWER LINES TO BE TESTED, IN A MANNER AND TO THE EXTENT ACCEPTABLE TO THE ENGINEER, PRIOR TO INITIATING TEST PROCEDURES.
3. TESTING GRAVITY SEWER PIPING:
   a. LOW-PRESSURE AIR TEST.
   b. INFILTRATION TEST.

ALL TESTING SHALL BE PERFORMED PRIOR TO ACCEPTANCE OF THE SEWER SYSTEM.

I. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.

J. FINAL STABILIZATION AND PLANTINGS PRIOR TO REMOVING ANY SEDIMENT AND EROSION CONTROL DEVICES.

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1	JKL	4/02/2026	PER SITE PLAN REVIEW COMMENTS
1	JKL	12/23/2025	SITE DESIGN REVIEW COMMENTS
		DATE	DESCRIPTION

PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

SHEET TITLE

Legend and General Notes Plan

SHEET NO

C2.0

DATE: NOVEMBER 17, 2025

SCALE: NO SCALE

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2025-103 FILE: 2025-103 LG.dwg

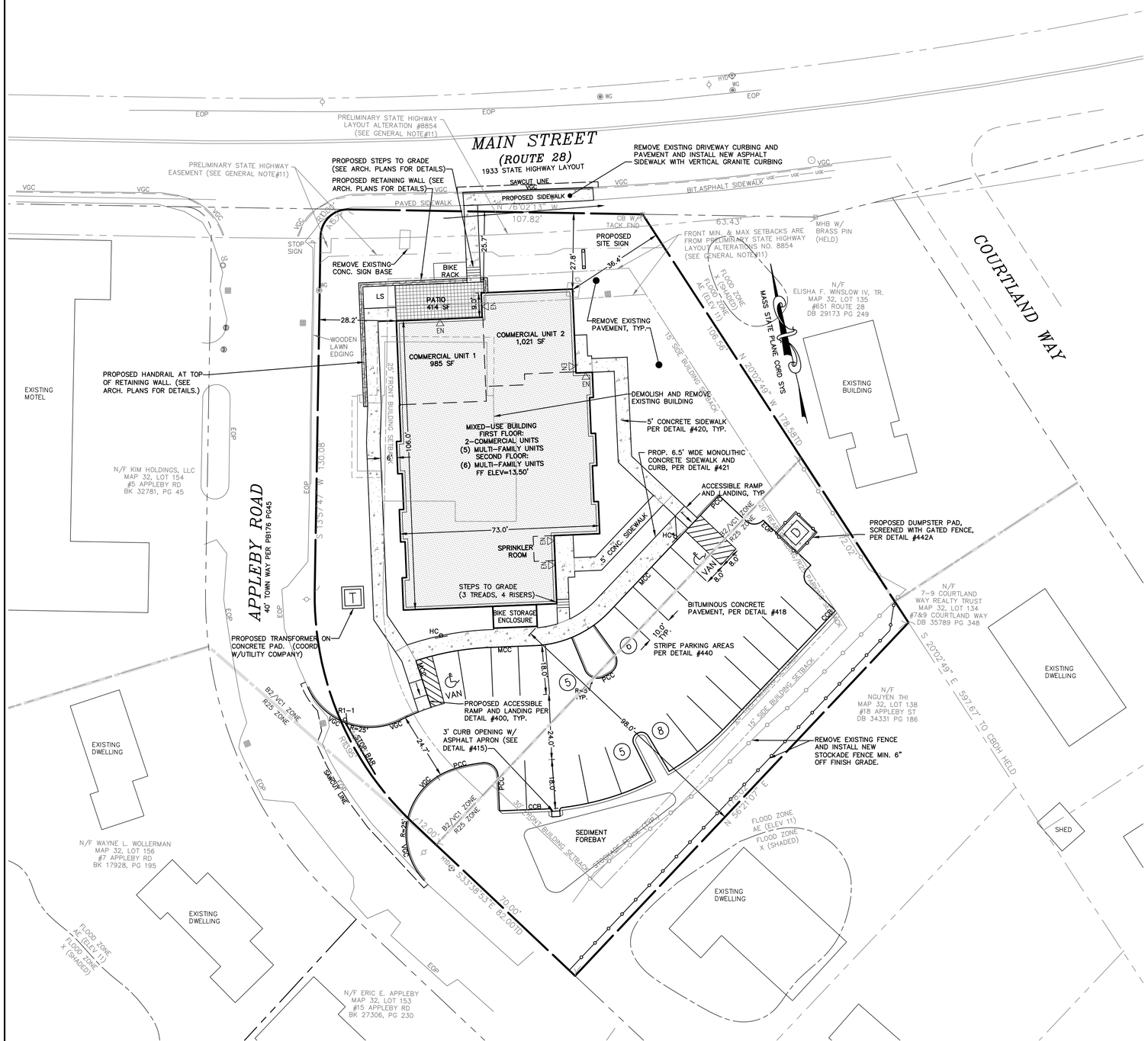
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SIGN SUMMARY				
M.U.T.C.D. NUMBER	SPECIFICATION WIDTH	SPECIFICATION HEIGHT	TEXT	QUANTITY
R1-1	18"	18"	STOP	1
HC*	18"	24"	SEE LOCAL REQUIREMENTS (*VAN)	2 (1)

ALL SIGNAGE MUST BE IN CONFORMANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION, ALL APPLICABLE CODES, AND LOCAL REQUIREMENTS, ORDINANCES, AND BYLAWS. SEE SIGN INSTALLATION DETAIL HEREIN.

SIGN INSTALLER SHALL COORDINATE SPECIFIC SIGN WORDING AND COLOR REQUIREMENTS WITH LOCAL AGENCIES AS NECESSARY (NOTE TO CONTRACTOR TO VERIFY HANDICAP PARKING SIGN FORMAT – SEE DETAIL HEREIN)

* ADD "VAN ACCESSIBLE" SIGN WHERE ASTERISKED



NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MHDSS, TOWN ORDINANCES, REQUIREMENTS, AND SPES.
2. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH SAME, AND COORDINATE WITH THE ENGINEER AS REQUIRED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING INFORMATION OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER OR ENGINEER IMMEDIATELY UPON DISCOVERY AND AT LEAST 72 HOURS PRIOR TO INSTALLATION OF ANY PORTION OF THE AFFECTED WORK.
4. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND CONSTRUCTION. BUILDING DIMENSIONS SHOWN HEREIN ARE FOR COORDINATION WITH OTHER SITE WORK ONLY AND SHOULD NOT BE USED TO STAKE OUT BUILDINGS. SITE CONTRACTOR SHALL COORDINATE ALL STAKE OUT THE EXTERIOR BUILDING CORNERS FROM THE LATEST ARCHITECTURAL PLANS. THE CONTRACTOR SHALL NOTIFY BAXTER NYE ENGINEERING & SURVEYING OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND ARCHITECTURAL BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK OR BUILDING CONSTRUCTION WHICH MAY BE EFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.
5. ALL STRUCTURE FOUNDATION DESIGNS ARE AND SHALL BE BY THE STRUCTURAL ENGINEER AND/OR ARCHITECT, INCLUDING ANALYSIS OF SOILS FOR BEARING CAPACITIES FOR FOUNDATION DESIGN INCLUDING WHEN LOCATED IN 100 YEAR FLOOD PLAIN WHEN APPLICABLE. FOUNDATION DESIGN AND SOIL ANALYSIS FOR FOUNDATIONS IS NOT BY NOR THE RESPONSIBILITY OF BAXTER NYE ENGINEERING. BAXTER NYE, AS THE SITE ENGINEER, PROVIDES SITING LOCATION INFORMATION OF STRUCTURES ONLY AND IS NOT RESPONSIBLE FOR ANY ASPECT OF THE FOUNDATION AND/OR BUILDING DESIGN OR GEOTECHNICAL INVESTIGATION.
6. THE ARCHITECT AND BUILDER ARE RESPONSIBLE FOR FOLLOWING AND PROVIDING NECESSARY BUILDING CODE AND OTHER CODE REQUIREMENTS FOR BUILDING CONSTRUCTION WITHIN A FLOOD PLAIN. THIS INCLUDES, BUT IS NOT LIMITED TO, LIMITATIONS ON CRAWL SPACE, BASEMENTS, MECHANICALS, ETC. BAXTER NYE'S DESIGN INFORMATION IS FOR SITE LAYOUT ASPECTS AND IS ONLY OUTSIDE OF THE BUILDING FACE AND DOES NOT INCLUDE ANY INTERIOR BUILDING SPACE. ALL HABITABLE SPACE SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION AS DEFINED IN THE BUILDING CODE, WHEN APPLICABLE.

   THE FLOOD ZONE ELEVATION OF THE PROJECT SITE IS: AE (EL 11).
7. THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
8. ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE WHERE REQUIRED. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5%, ALL CROSS SLOPES AND ALL LANDING SLOPES SHALL BE LESS THAN 2%. RAMPS WHERE NEEDED SHALL HAVE SLOPES LESS THAN 8%. RAILINGS SHALL BE PER ARCHITECT. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.

   CONTRACTOR SHALL CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS, AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED SO THE LANDING IS 5 FT X 5 FT MIN. (UON) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDING. THE CONTRACTOR SHALL VERIFY THE LANDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER WITH ANY QUESTIONS PRIOR TO INSTALLING LANDING.
9. STAIRS REPRESENTED ON THE SITE PLANS DO NOT INDICATE THE EXACT NUMBER OF TREADS AND RISERS NEEDED. THESE WILL VARY BASED ON SPECIFIC FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE CONDITION IN THE FIELD AND DETERMINE TREADS AND RISERS REQUIRED PER THE BUILDING CODE. REFERENCE SHALL BE MADE TO THE ARCHITECTURAL PLANS.

   THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER AS NEEDED WITH QUESTIONS REGARDING SPECIFIC TREADS AND RISERS PRIOR TO INSTALLING THE STAIRS.
10. DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND APPURTENANT ITEMS UNLESS OTHERWISE NOTED TO SAVE, SALVAGE OR RESET. SALVAGE EXISTING PAVEMENT IN AREA OF PARKING WHERE ASPHALT IS STRUCTURALLY SOUND, SHOWS NO SIGN OF CRACKING, AND MEETS PROPOSED GRADES SHOWN ON GRADING PLAN.
11. EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
12. PROPERTY LINES SHOWN HEREIN/HEREON ARE PER THE PROPERTY LINE SET BY THE PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN AND SEALED WITHIN THIS PLAN SET. THE PROPERTY LINE AND SURVEY INFORMATION WAS COMMISSIONED AS PART OF THE PROJECT AND IS SHOWN AS BACKGROUND INFORMATION ON THE DESIGN PLANS. SETBACKS SHOWN ARE TO THE PROPERTY LINE SET BY THE PLS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE.
13. ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MDOT SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROJECTING.
14. THE CONTRACTOR SHALL NOTIFY AND COORDINATE A SITE MEETING WITH THE ENGINEER PRIOR TO PLACING FINAL PAVING COURSE. LAYOUT AND FINAL REQUIRED DIMENSIONS ARE TO BE REVIEWED AT THIS MEETING PRIOR TO PAVING OPERATION. REQUIREMENTS SHALL BE PER MASSDOT STANDARD SPECIFICATIONS.
15. ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MUTCD STANDARDS. TYPICAL LINE WIDTH FOR LANE AND PARKING STALL STRIPING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STALL COLOR SHALL BE WHITE, TYPICAL, UNLESS OTHERWISE NOTED.
16. BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
17. SITE LIGHTING – SEE ELECTRICAL DRAWINGS IN ARCHITECTURAL PERMIT PLAN PACKAGE FOR DETAILED INFORMATION.
18. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

ZONING TABLE

ZONING DISTRICT(S): B2, R25
OVERLAY DISTRICTS: VC1, HMOD1
ALLOWED USE: MULTI-FAMILY HOUSING
EXIST USE: RESTAURANT

EXIST TOTAL BUILDING AREA=3,718 SF
(PER ASSESSOR RECORDS)

EXIST BUILDING FOOTPRINT=3,217 SF
EXIST BUILDING TO BE DEMOLISHED

PROPOSED USE: FIRST FLOOR COMMERICAL USE OFFICE/RETAIL/RESTAURANT AND MULTI-FAMILY HOUSING

FIRST FLOOR:
(2) COMMERCIAL UNITS (985 SF AND 1,021 SF)
(5) MULTI-FAMILY APARTMENT UNITS
SECOND FLOOR:
(6) MULTI-FAMILY APARTMENT UNITS

PROP 1st FLOOR = 7449 SF
PROP 2nd FLOOR = 7321 SF
TOTAL FLOOR AREA = 14770 SF

COMMERICAL COMPONENT 15% MIN. ALLOWED
15%x15,183 SF=2,277 SF MIN, 2,416 SF PROPOSED

PROP TOTAL SITE BUILDING FOOTPRINT=7,449 SF

TOTAL PARCELS AREA: 27,805 SF AND 13,054 SF=40,860 SF (0.94 AC); 39,894± SF WITH MASSDOT TAKING

	REQUIRED/ALLOWED	EXISTING	PROPOSED
LOT AREA:	20,000 SF	40,860 SF	39,894± SF
FRONTAGE: VC1	125 FT	114.1 FT (ROUTE 28) 286.2 FT (APPLEBY RD)	114.1 FT (ROUTE 28) 286.2 FT (APPLEBY RD)
BUILDING SETBACKS VC1 ZONE:			
FRONT SETBACK	ROUTE 28: 15' MIN, 25' MAX. APPLEBY RD: 25 FT	14.5 FT**	21.0 FT (ROUTE 28) 28.2 FT (APPLEBY RD)
SIDE SETBACK	0, 15 FT, OR BLDG HEIGHT	73.4 FT	36.4 FT
REAR SETBACK	20' OR BLDG HEIGHT	N/A	N/A
PARKING SETBACKS VC1 ZONE:			
FRONT SETBACK	15 FT	28.4 FT	23.9 FT
SIDE SETBACK	15 FT, 20' ABUT R-25	10.3 FT**	21.5 FT
REAR SETBACK	20 FT OR BLDG HEIGHT	N/A	N/A
LANDSCAPE SETBACK TO RESID'L ZONE	20 FT (SCREENING)		21.5 FT
LANDSCAPE SETBACK FROM VC1 ZONE	10 FT		21.5 FT
DENSITY, RESIDENTIAL	16 UNITS/AC, MAX. (VCOD)	N/A	11.7 UNITS/ACRE
MAX. BLDG. HEIGHT IN FEET/STORIES (FROM AE ELEV.=11 + 1 = ELEV.=12)	35 FT/3 STORIES (VCOD) MAX. ELEV=12+35=47		32.5 FT/2 STORIES ELEV=13.5+32.5=46.0
MAX. SITE COVERAGE (IMPERVIOUS AREA):	85% (PER VC1 ZONE)	57.6% (23578 SF)	47.6% (19480 SF)
BUFFER FRONTAGE TREES	400 FT/30 = 13.3 TREES	7	13 TREES
PARKING LOT LANDSCAPING			
10% PARKING LOT LANDSCAPING (VCOD)	10% x 9951 SF		15.8% (1570 SF)
IN LOT TREES – 30% CANOPY COVERAGE	30% COVERAGE	–	34.9% (3126 SF)
PARKING TABLE			
MULTI FAMILY: 1 PS/UNIT MINIMUM MERCANTILE: 1 PS / 700 SF RESTAURANT:1 PS PER 3 OCCUPANTS	11 UNITS x 1 PS/UN=11 PS 1021 SF/700 SF/PS=1.5 PS 32 OCC/3 OCC/PS=10.7 PS		
TOTAL PARKING	23.2 SPACES	33 SPACES	24 SPACES
ACCESSIBLE PARKING (TOTAL/VAN)*	1/1* SPACES	2/1* SPACES	2/1* SPACES
PARKING STALL SIZE 90°	18'x10'	VARIES	18'x10'
DESIGN VEHICLE			TOWER TRUCK

*ACCESSIBLE PARKING SPACES ARE INCLUDED AS PART OF THE TOTAL PARKING REQUIRED/PROVIDED COUNT.
**PRE-EXISTING NON-CONFORMING

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CONSULTANT

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PREPARED FOR:

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Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

		DATE	DESCRIPTION
2	JKL	4/02/2026	PER SITE PLAN REVIEW COMMENTS
1	JKL	12/23/2025	SITE DESIGN REVIEW COMMENTS

SHEET TITLE

Site Layout Plan

SHEET NO

C3.0

DATE: NOVEMBER 17, 2025

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SCALE IN FEET
SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE
JOB NO: 2025-103 FILE: 2025-103 DM.dwg

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Plant Legend

(PLANTS NOTED MAY BE SUBSTITUTED WITH EQUIVALENT VEGETATION – AS APPROVED BY THE BUILDING DEPARTMENT)

	KEY	DESCRIPTION	BOTANICAL	QTY.	SIZE AT PLANTING	MATURED HEIGHT	MATURED RADIUS
TREES		SCARLET OAK	QUERCUS COCCINEA	8	3"	50 FT	40 FT
		RED MAPLE	ACER RUBRUM	9	3"	40 FT	30 FT
		WHITE PINE	PINUS STROBUS	9	3"	80 FT	40 FT
MIXED SHRUBS		SPARTAN JUNIPER	JUNIPERUS CHINENSIS	13	3 GALLON	15 FT	
		AMERICAN BOXWOOD	BUXUS SEMPERVIRENS	24	3 GALLON	10 FT	
		SHAMROCK INKBERRY	ILEX GLABRA	5	3 GALLON	6 FT	
		EMERALD GREEN ARBORVITAE	THUJA OCCIDENTALS SMARAGD	14	3 GALLON	10 FT	
		BOBO PANICLE HYDRANGEA	HYDRANGEA PANICULATA BOBO	15	3 GALLON	4 FT	
		ARROWOOD VIBURNUM	VIBURNUM DENTATUM	14	3 GALLON	4 FT	
		GREEN LUSTER JAPANESE HOLLY	ILEX CRENATA GREEN LUSTER	12	3 GALLON	6 FT	

CAUTION: LANDSCAPER SHALL IDENTIFY ALL UTILITIES AND BUILDING CONNECTIONS PRIOR TO INSTALLING PLANTINGS.

PLANTING NOTES :

1. PLANT SOIL SHALL BE 1/3 SPHAGNUM PEAT MOSS AND 2/3 FERTILE FIELD LOAM BY VOLUME.
2. MULCH SHALL BE HORTICULTURAL QUALITY HEMLOCK BARK.
3. PLANTS SHALL CONFORM TO MOST RECENT STANDARDS OF THE AMERICAN NURSERYMENS ASSOCIATION.
4. PROVIDE 6" TOPSOIL & FINE GRADE & SEED ALL AREAS NOT OTHERWISE NOTED.
5. ALL PLANTINGS AT DRIVE WAY ENTRANCES WILL BE MAINTAINED TO A HEIGHT OF 3' OR LESS AS TO NOT OBSCURE TRAFFIC VISIBILITY.

IRRIGATION NOTES:

1. CONTRACTOR TO INSTALL ON-SITE IRRIGATION WELL PER TOWN IRRIGATION REQUIREMENTS.
2. CONTRACTOR TO BE RESPONSIBLE FOR PROPER COVERAGE OF AREAS TO BE WATERED I.E. ADJUST HEADS WITH INSUFFICIENT COVERAGE DUE TO BLOCKAGE BY EXISTING OR PROPOSED SITE FEATURES.
3. CONTRACTOR TO REFER TO LANDSCAPE PLAN TO KEEP SPRINKLER EQUIPMENT AND ACCESSORY MATERIAL FROM INTERFERING WITH PROPER PLANTING, I.E. VERIFY ROOT BALL SIZE FOR PLANTING.
4. RAINBIRD CONTROL VALVES, COUPLINGS, SPRINKLER HEADS SERIES 1812 AND 1804 SHALL BE USED. USE TORO SUPER 700 LAWN ROTOR WHERE REQUIRED.
5. MAINLINE AND LATERAL LINE PIPE SHALL BE CLASS 200 PVC IRRIGATION SLEEVE SHALL BE SCHEDULE 40 PVC.
6. INCLUDE BACKFLOW PREVENTER ASSEMBLY AND SPRINKLER CHECK VALVE DEVISES WHERE LOW HEAD DRAINAGE MAY occur.

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2	JKL	4/02/2026	PER SITE PLAN REVIEW COMMENTS
1	JKL	12/23/2025	SITE DESIGN REVIEW COMMENTS
		DATE	DESCRIPTION

SHEET TITLE

Landscape Plan

SHEET NO

C3.1

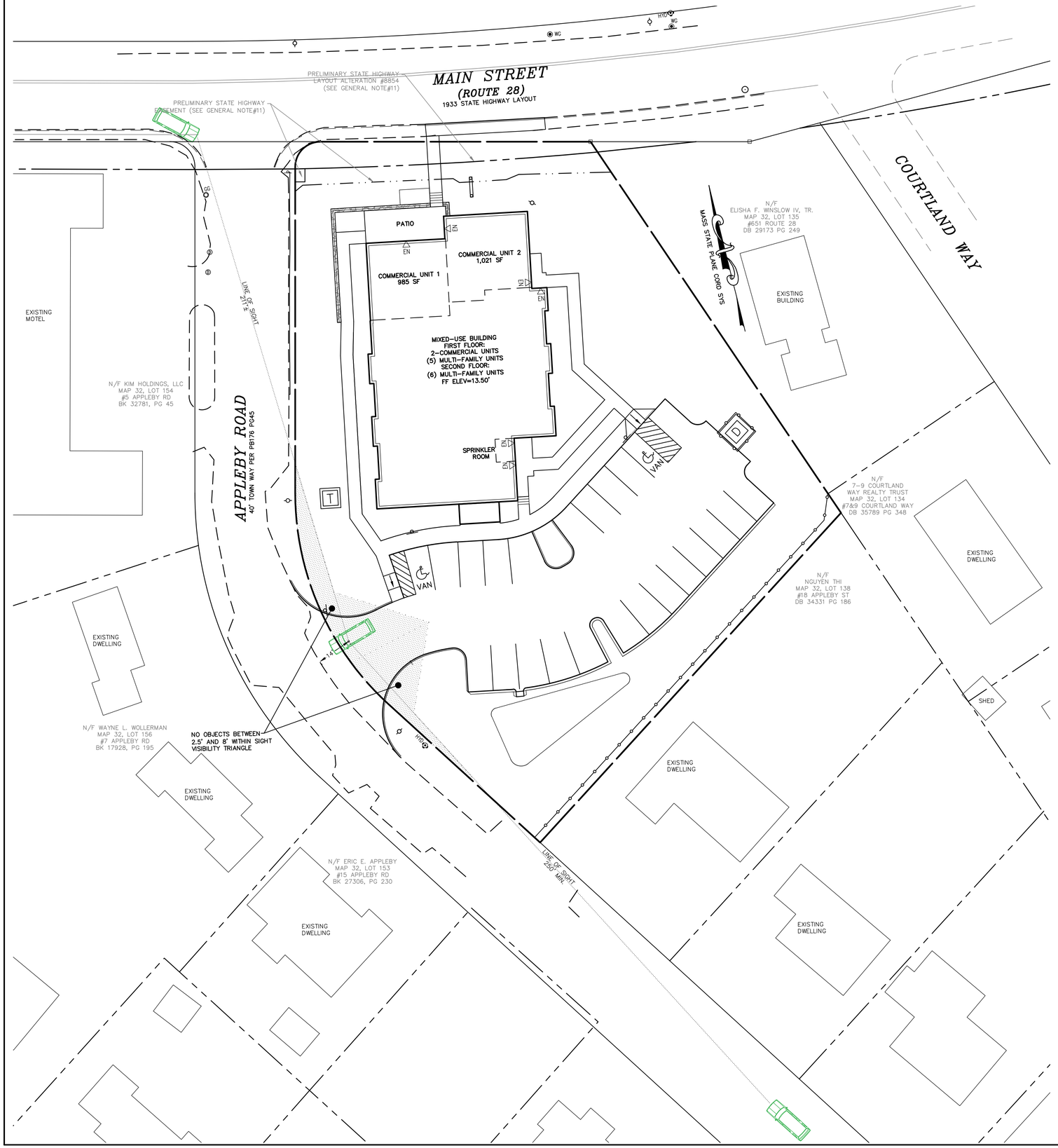
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SHEET TITLE

Sight Distance Plan

SHEET NO

C3.2

DATE: NOVEMBER 17, 2025

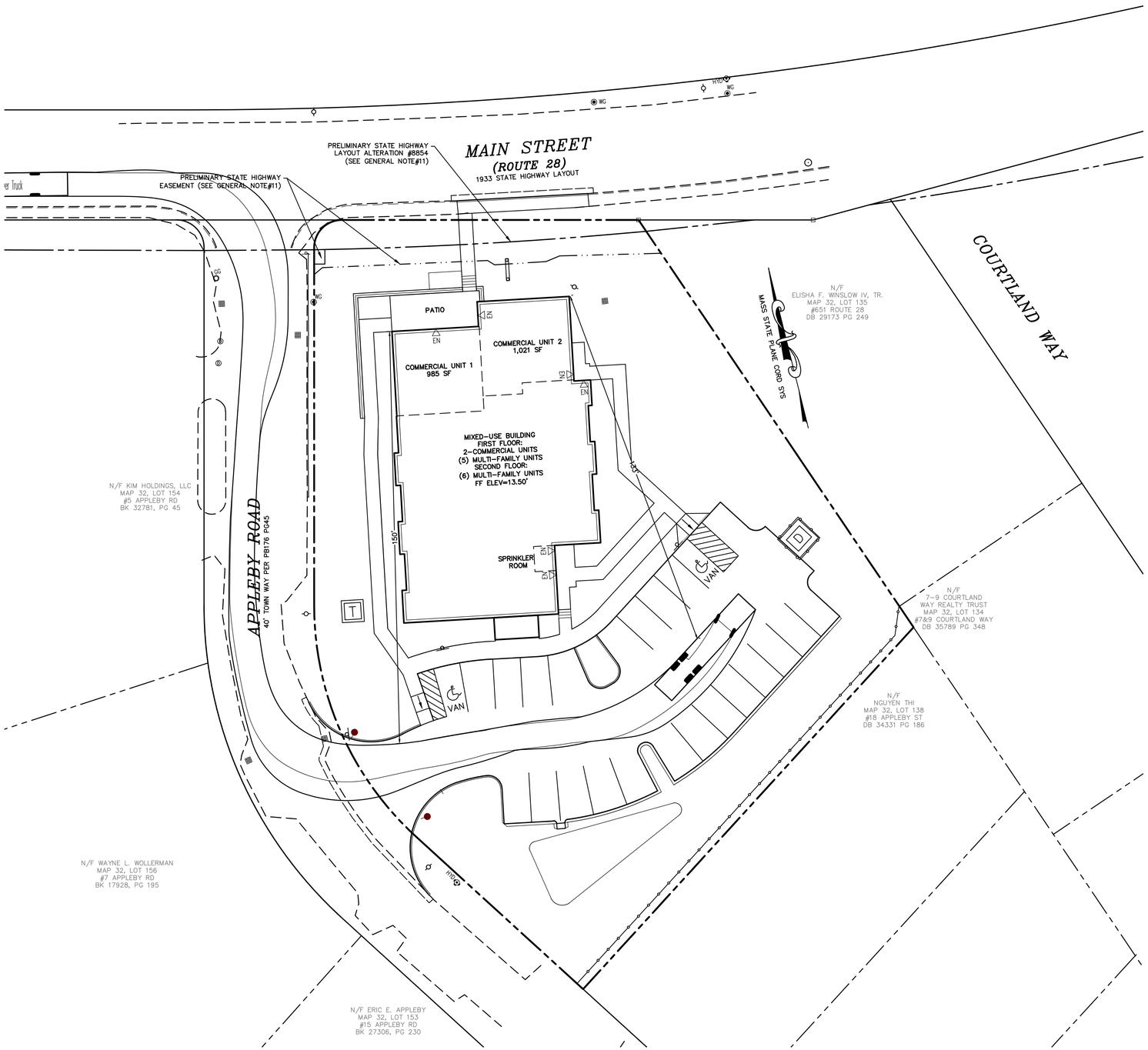
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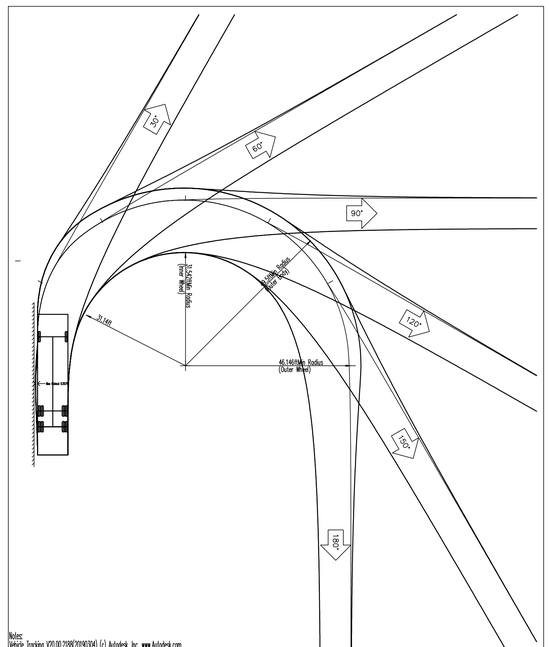
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JOB NO: 2025-103 FILE: 2025-103 SD.dwg

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CONSULTANT

CONSULTANT

PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

2	JKL	4/02/2026	PER SITE PLAN REVIEW COMMENTS
1	JKL	12/23/2025	SITE DESIGN REVIEW COMMENTS
		DATE	DESCRIPTION

SHEET TITLE

Truck Turning Template Plan

SHEET NO

C3.3

DATE: NOVEMBER 17, 2025

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SCALE: 1"=20'

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OPERATION/MAINTENANCE PLAN

1. THIS OPERATION AND MAINTENANCE PLAN SHALL BE PERFORMED BY THE GENERAL CONTRACTOR DURING CONSTRUCTION OPERATIONS.

2. PERSONNEL ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL BE INFORMED THAT THE MAINTENANCE OF SILTATION CONTROLS TAKES PRECEDENCE OVER NORMAL CONSTRUCTION ACTIVITIES. ADJACENT PROPERTIES AND STREETS SHALL BE PROTECTED FROM EROSION OR SILTATION CONDITIONS.

3. INSPECTION AND MAINTENANCE, AS OUTLINED HEREIN, SHALL BE PERFORMED FOUR TIMES WITHIN THE FIRST YEAR OF OPERATION. THENCE, INSPECTIONS AND MAINTENANCE SHALL BE CONDUCTED ON A SEMIANNUAL BASIS (2 TIMES A YEAR) AND AFTER ALL LARGE STORMS. AN INSPECTION REPORT SHALL BE MAINTAINED.

4. ACCUMULATED DEBRIS IN FOREBAYS, CATCH BASINS, AND INFILTRATION STRUCTURES SHALL BE REMOVED BEFORE IT EXCEEDS 12 INCHES IN DEPTH AND DISPOSED OF PROPERLY. BROKEN OR DAMAGED GAS TRAPS/HOODS SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO ENSURE ADEQUATE FUNCTION.

5. A VISUAL INSPECTION SHALL BE MADE OF ALL FOREBAYS, CATCH BASINS, INFILTRATION STRUCTURES, PIPES, DOWNSPOUT CONNECTIONS, RIPRAP APRONS, AND DRAINAGE PIPING FOR THE ENTIRE STORM DRAINAGE SYSTEM. THE GENERAL CONDITION OF THESE STRUCTURES SHOULD BE REVIEWED AND ACCUMULATED DEBRIS SHALL BE REMOVED. THE CONDITION OF ALL OUTLETS SHALL BE NOTED AND A DESCRIPTION OF THE DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE REPORT. DELETERIOUS MATERIALS SHALL BE REMOVED FROM THESE STRUCTURES AND THE DRAINAGE CHANNELS IN ORDER FOR THE SYSTEM TO FUNCTION PROPERLY.

6. THE RAIN GARDENS WILL FUNCTION AS TEMPORARY SEDIMENT TRAPS WHERE RUNOFF WILL COLLECT DURING CONSTRUCTION. THE RAIN GARDENS SHALL BE CLEANED OF ALL SEDIMENT JUST BEFORE LEAVING SITE. THE ACCUMULATED SEDIMENT WILL BE REMOVED AS NEEDED DURING CONSTRUCTION PERIOD UNTIL CATCH BASINS AND CULTEC SYSTEMS ARE INSTALLED. SILT SACKS WILL BE INSTALLED UNDER CATCH BASIN GRATES ONCE INSTALLED. CULTEC SYSTEMS SHALL BE PROTECTED FROM SEDIMENT AT ALL TIMES DURING CONSTRUCTION.

7. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE CATCH BASINS BEFORE IT EXCEEDS 1' IN DEPTH. THE CULTEC INSPECTION PORTS SHALL BE INSPECTED FOR PROPER FUNCTIONING. ALL DEBRIS OR DELETERIOUS MATERIAL SHALL BE REMOVED FROM DRAINAGE STRUCTURES.

8. DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED ALTERNATIVE, TO CONTROL THE DUST. A WATER TRUCK SHALL BE PROVIDED ONSITE FOR DUST CONTROL.

9. THE FOLLOWING MINIMUM INFORMATION SHALL BE RECORDED:
   * DATE OF INSPECTION AND GENERAL CONDITION OF THE ENTIRE SYSTEM.
   * CORRECTIVE MAINTENANCE ACTIONS TAKEN TO ENSURE ADEQUATE FUNCTION AND WHEN PERFORMED.

10. MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH THE EXECUTED INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.

EXCAVATION/FILL NOTES:

1. THE OWNER, ARCHITECT, AND BUILDER SHALL BE RESPONSIBLE FOR NECESSARY SOIL INVESTIGATIONS FOR FOUNDATIONS, PAVED AREAS, AND SWM/INFILTRATION AREAS. THEY SHALL HIRE A GEOTECHNICAL ENGINEER, AT THEIR DETERMINATION, TO PERFORM THESE INVESTIGATIONS AS PART OF THE DESIGN PROCESS AND BEFORE COMMENCING CONSTRUCTION.

2. SIDE SLOPES OF TRENCH EXCAVATIONS DEEPER THAN 4 FEET SHOULD BE FLATTENED (AS REQUIRED BY SITE CONDITIONS) TO AT LEAST 1H:1V OR SUPPORTED WITH TRENCH BOX OR SIMILAR DEVICE. ALL WORK SHALL BE PERFORMED SAFELY AND IN ACCORDANCE WITH OSHA AND MOSHA REQUIREMENTS. CONTRACTOR SHALL OBTAIN TRENCH PERMIT AS REQUIRED.

3. AFTER REMOVAL OF TOPSOIL AND INADEQUATE MATERIALS, GENERAL FILL SUBGRADE SHOULD BE PROOF-ROLLED WITH A LOADED 10-WHEEL TANDEM-AXLE DUMP TRUCK. THE PROOF-ROLLING SHOULD BE PERFORMED AS DIRECTED BY A GEOTECHNICAL ENGINEER. NO FILL SHOULD BE PLACED UNTIL THE SUBGRADE IS APPROVED BY A GEOTECHNICAL ENGINEER. BORROW MATERIALS FOR FILL OPERATIONS FOR GENERAL SITE GRADING SHOULD MEET AASHTO DESIGNATION A-2-4 (CLASS III) OR MORE GRANULAR AND BE APPROVED BY A GEOTECHNICAL ENGINEER. ALL FILLS SHOULD BE CONSTRUCTED IN 8" LOOSE LIFTS AND COMPACTED AS FOLLOWS, UNLESS OTHERWISE NOTED IN PROJECT SPECIFICATIONS:

   – FILLS SUPPORTING FOUNDATIONS AND FLOOR SLABS, 95% OF ASTM D-1557 (AASHTO T-180)
   – TOP 24 INCHES OF ROADWAY SUBGRADE AND SUBBASE, 95% OF ASTM D-1557 (AASHTO T-180)
   – RETAINING WALLS AND FILLS WITHIN ROADWAY (BELOW TOP 24 INCHES OF SUBGRADE AND SUBBASE), 92% OF ASTM D-1557 (AASHTO T-180)
   – FILLS IN GREEN SPACE, 90% OF ASTM D-1557 (AASHTO T-180)
   – FILLS UNDER AND AROUND STRUCTURES, MANHOLES, TANKS, VAULTS, ETC. AND PIPE EMBEDMENT (BEDDING, HAUNCHING AND INITIAL BACK FILL), 95% OF ASTM D-1557 (AASHTO T-180)

CONSTRUCTION SEQUENCE

THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ANY AND ALL SEDIMENT AND EROSION CONTROLS THROUGHOUT THE PROJECT DURATION. THIS INCLUDES PROVIDING ADDITIONAL DEVICES AND/OR RELOCATING DEVICES AS NEEDED BASED ON THE WORK PHASING. THE FOLLOWING IS A GENERAL OUTLINE TO DEFINE THE INTENT OF THE SEDIMENT AND EROSION CONTROL EFFORTS.

1. INSTALL SILT FENCING TO ESTABLISH THE LIMIT OF WORK AROUND THE PERIMETER OF THE PROJECT AND ANY AREAS WHICH HAVE GROUND DISTURBANCE BASED ON THE PROJECT WORK AND CONTRACTORS STAGING AREAS. SILT FENCE SHALL BE INSTALLED TO PREVENT TRANSPORT OF SEDIMENT OUTSIDE OF THE PROJECT AREA. SILT FENCE MAY BE REQUIRED BEYOND WHAT IS SHOWN ON THE PLANS TO PROVIDE NEEDED PROTECTION.
2. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE/EXIT AREA WHERE CONSTRUCTION TRAFFIC ENTERS OR EXITS THE PROJECT AREA.
3. DISCHARGES FROM DEWATERING OF EXCAVATIONS SHALL NOT BE DIVERTED DIRECTLY INTO ANY EXISTING STORM DRAINS WITHOUT PRETREATMENT VIA SETTLING BASINS.
4. CLEAR AND GRUB SITE WITHIN THE LIMIT OF WORK.
5. ESTABLISH ROUGH SUBGRADES FOR PARKING LOT AND BUILDING PLATFORM.
6. PERFORM BUILDING, UTILITY AND SITE CONSTRUCTION. INSTALL BASE COURSE PAVING AS SOON AS PRACTICAL.
7. IN ORDER TO PRESERVE THE INFILTRATION RATE OF THE SOIL IN THE SWM BASINS, BASINS SHALL BE PROTECTED FROM TRAFFIC AND SEDIMENT DURING CONSTRUCTION. PROVIDE SILT FENCE AROUND INFILTRATION AREAS TO PROVIDE PROTECTION. IF BASINS ARE USED AS SEDIMENT BASINS DURING CONSTRUCTION, THE BASIN GROUND ELEVATION SHALL BE KEPT ONE FOOT ABOVE THE FINAL ELEVATION. THESE BASINS SHALL THEN BE CLEANED AND EXCAVATED TO FINAL ELEVATIONS UPON COMPLETION OF THE CONSTRUCTION PROJECT.
8. INSPECT AND MAINTAIN EROSION CONTROL MEASURES AFTER RAINFALL EVENTS AND A MINIMUM OF ONCE PER WEEK.
9. REMOVE SEDIMENT BUILDUP AT EROSION CONTROLS AS NEEDED. REDISTRIBUTE MATERIAL OVER SITE IN CONFORMANCE WITH EARTHWORK SPECS.
10. ONCE ALL DRAINAGE STRUCTURES ARE INSTALLED, INSTALL FILTER FABRIC AND STONE OR HAYBALES AROUND ALL NEW STRUCTURES AND MAINTAIN THEM UNTIL PAVEMENT IS IN PLACE AND VEGETATION IS ESTABLISHED. ALL OUTFALLS SHALL BE STABILIZED W/ STONE PROTECTION AS REQUIRED.
11. ALL CUT AND FILL SLOPES SHALL BE TEMPORARILY STABILIZED WITH TOP SOIL, SEED AND MULCH OR CURLEX EROSION CONTROL BLANKET AS REQUIRED IF CONSTRUCTION ACTIVITY CEASES ON SAID SLOPES FOR A PERIOD OF 14 DAYS OR GREATER. ALL SLOPES SHALL BE PERMANENTLY STABILIZED AS REQUIRED IMMEDIATELY UPON COMPLETION OF FINAL GRADING.
12. COMPLETE FINISH GRADING AND STABILIZATION OF SITE. PLACE FINAL PAVING COURSE.
13. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES, DRAIN MANHOLES, PIPES AFTER COMPLETION OF CONSTRUCTION. REMOVE AND REGRADE TEMPORARY BERMS, SWALES, CHECK DAMS, ETC. STABILIZE DISTURBED AREAS.
14. CLEAN OUT ALL SEDIMENT FROM FOREBAY AND OUTLET STRUCTURES. REGRADE TO CONTOURS PER DESIGN. STABILIZE ALL SLOPES AS REQUIRED. REPLACE AND/OR CLEAN FILTER FABRIC AND STONE AT SWM FOREBAY. ALL AREAS CONTRIBUTING RUNOFF TO THE PROPOSED INFILTRATION DEVICES SHALL BE STABILIZED PRIOR TO THE REMOVAL OF SEDIMENT AND EROSION CONTROL DEVICES PROTECTING THESE INFILTRATION AREAS.
15. UPON ESTABLISHMENT OF PERMANENT GROUND COVER AND APPROVAL BY THE ENGINEER, REMOVE HAYBALES & SILT FENCE. STABILIZE ALL AREAS WHERE HAYBALES WERE REMOVED.

GRADING AND DRAINAGE NOTES:

1. THE PROJECT ELEVATIONS ARE BASED ON THE NAVD VERTICAL DATUM.

   THE FLOOD ZONE ELEVATION OF THE PROJECT SITE IS: AE (EL 11), DATUM NAVD.

2. DEBRIS, STUMPS, EXCESS, AND UNSUITABLE MATERIALS FROM THE CLEARING & DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR.

   THE OWNER, ARCHITECT, AND BUILDER SHALL BE RESPONSIBLE FOR NECESSARY SOIL INVESTIGATIONS FOR FOUNDATIONS, PAVED AREAS, AND SWM/INFILTRATION AREAS. THEY SHALL HIRE A GEOTECHNICAL ENGINEER, AT THEIR DETERMINATION, TO PERFORM THESE INVESTIGATIONS AS PART OF THE DESIGN PROCESS AND BEFORE COMMENCING CONSTRUCTION.

3. DISTURBED AREAS SHALL BE PROTECTED AT ALL TIMES TO CONTROL SEDIMENT TRANSPORT BEYOND THE LIMIT OF WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ANY AND ALL SEDIMENT AND EROSION CONTROLS THROUGHOUT THE PROJECT DURATION. THIS INCLUDES PROVIDING DEVICES AND/OR RELOCATING DEVICES AS NEEDED BASED ON THE WORK PHASING.
4. DISTURBED AREAS SHALL BE TREATED WITH WATER DURING EXCAVATION, OR APPROVED ALTERNATIVE, TO CONTROL THE DUST.
5. THE SITE SUBCONTRACTOR SHALL PROVIDE ALL EXCAVATION, BACKFILL AND COMPACTION NECESSARY TO ACHIEVE THE FINISH GRADES SHOWN ON THE PLANS AND FOR INSTALLATION OF BUILDING STRUCTURES, PAVING, STORMWATER MANAGEMENT AND ALL UTILITIES (INTERIOR AND EXTERIOR). SITE CONTRACTOR TO REFER TO SITE ELECTRICAL, MEP AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION AND DETAIL.

   EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE ACCOMPLISHED WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
6. ALL PIPE OUTFALLS, CURB OPENINGS, AND OTHER DRAINAGE OVERFLOW AND OUTLET AREAS SHALL HAVE RIPRAP EXTENDED FROM THE OUTLET TO THE BOTTOM OF SLOPE WITH A MINIMUM 6 FT x 10 FT RIPRAP LEVEL SPREADER, UNLESS OTHERWISE SPECIFICALLY DETAILED. ALL STONE OUTFALLS SHALL BE PROPERLY SHAPED SO THE RUNOFF IS CONTAINED WITH THE STONE LINING. SEE TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
7. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE STABILIZED WITH 4" LOAM, SEED, & MULCH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AREAS UNTIL VEGETATION HAS BEEN PERMANENTLY ESTABLISHED. SLOPES IN EXCESS OF 3:1 AND AREAS THAT SHOW SIGNS OF EROSION FROM CONCENTRATED FLOWS SHALL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKETS (ECB) OF CURLEX DOUBLE NET – CURLEX II .98 BY AMERICAN EXCELSIOR COMPANY OR EQUAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE REQUIRED ECB'S AND PROPERLY STABILIZE ALL AREAS OF THE SITE.

   ANY USE OF WOOD MULCH SHALL BE KEPT A MINIMUM OF 20" OFF ALL BUILDING FACES.
8. ALL DRAINAGE STRUCTURES AND PIPING SHALL BE DESIGNED AND INSTALLED FOR H-20 LOADING.

   SETTING OF CATCH BASINS AND MANHOLE STRUCTURES SHALL BE ADJUSTED WITH CONCENTRIC OR OFFSET TOPS AS NEEDED FOR MINOR ADJUSTMENTS TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES OR OTHER STRUCTURES. THE GRATE OR MANHOLE COVER SHALL ALSO BE ADJUSTED OVER THE STRUCTURE TO NOT CONFLICT WITH STEPS INSIDE THE STRUCTURE.
9. A 10 FEET MINIMUM SEPARATION SHALL BE MAINTAINED BETWEEN ALL STORMWATER MANAGEMENT INFILTRATION FACILITIES AND SANITARY SEWER/SEPTIC LINES, MANHOLES. AND TANKS.
10. FOR STORMWATER MANAGEMENT FACILITIES, THE CONTRACTOR SHALL VERIFY IN FIELD, WITH ENGINEER PRESENT, SOIL INFILTRATION RATE AND GROUNDWATER ELEVATION PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF CONSTRUCTION (ASSUMED 8.27 INCHES/HR. INFILTRATION RATE). IF RATE VARIES FROM ASSUMPTION OR GROUNDWATER IS PRESENT, SYSTEM MAY HAVE TO BE REDESIGNED AS DETERMINED BY THE ENGINEER. ANY MATERIALS ORDERED OR CONSTRUCTION COMMENCED PRIOR TO THIS OCCURRING IS AT THE CONTRACTORS OWN RISK.

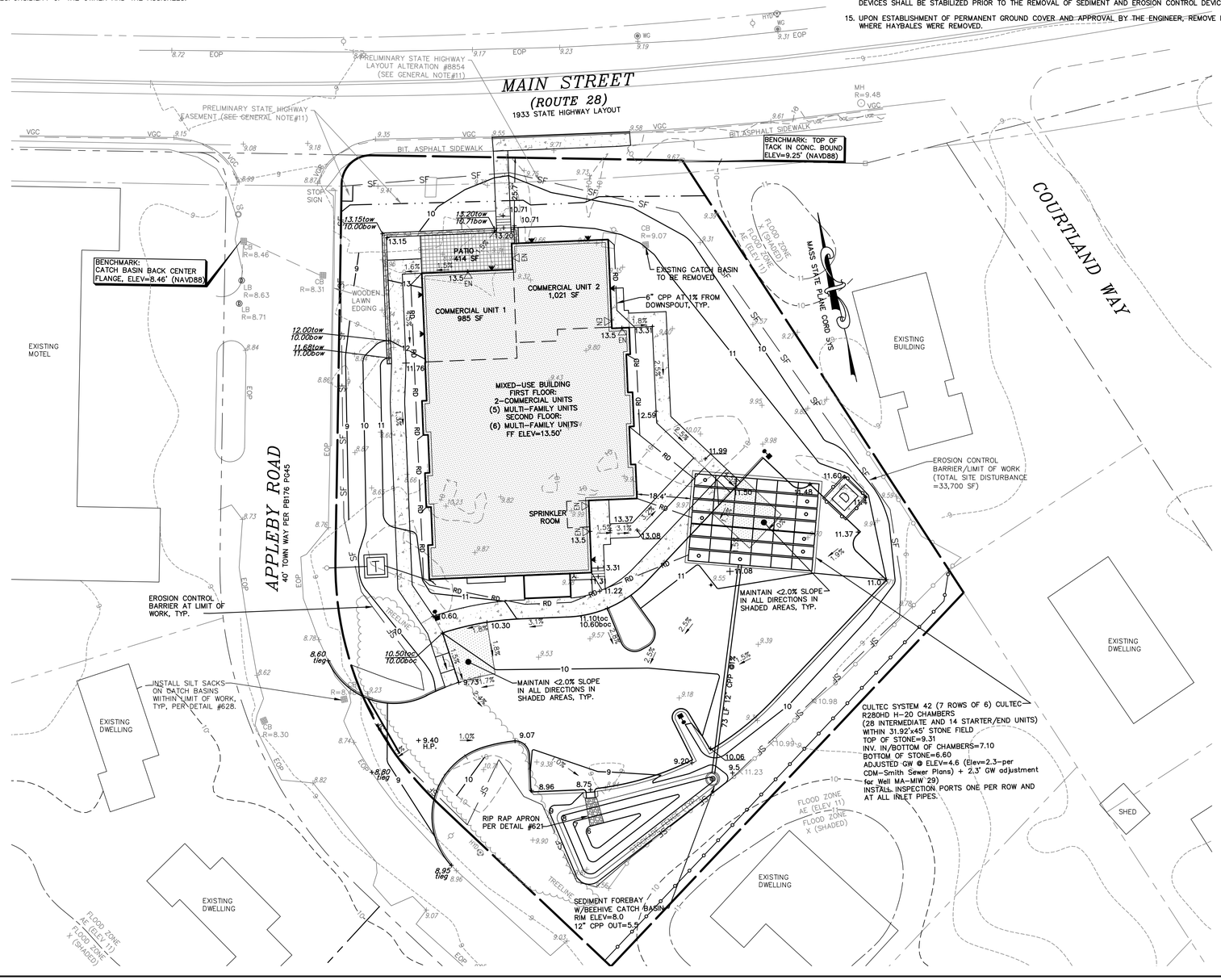
    UNSUITABLE MATERIALS ENCOUNTERED ADJACENT TO SOIL INFILTRATION LAYERS SHALL BE REMOVED FOR 5 FT AROUND THE SWM INFILTRATION FACILITIES AND REPLACED WITH SAND BORROW PER MHD M.1.04.0 TYPE B.
11. CPP – HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR WALL TO MEET ADS N-12 PIPE SPECIFICATION OR EQUAL. CPP PIPE USE SHALL BE ALLOWED AS NOTED, WITH A DIAMETER UP TO AND INCLUDING 24". BACK FILLING CPP MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS AND SPECIAL CARE MUST BE EXERCISED (SEE ADS PRODUCT NOTE 3.115).
12. ALL ROOF DOWNSPOUTS SHALL BE TIED INTO ROOF DRAINS. REFER TO ARCHITECTURAL PLANS FOR ALL LOCATIONS OF DOWNSPOUTS. CONTRACTOR SHALL PROVIDE TIE-INS TO ALL DOWNSPOUT LOCATIONS. ROOF DRAINS TO BE AT LEAST 6" CPP AT 1.00% SLOPE MINIMUM, UNLESS OTHERWISE NOTED ON THE PLAN. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE ANGLE FITTINGS. MINIMUM TYPICAL COVER SHALL BE 18 INCHES, U.O.N.
13. ALL GRADING WORK SHALL BE DONE IN A WORKMANLIKE MANNER ACCOMPLISHED TO CREATE POSITIVE DRAINAGE AND ELIMINATE ANY PUDDLING OR PONDING. WHERE NOT OTHERWISE NOTED OR DEFINED ON THE PLAN, ALL CUT AND FILL SHALL BE BLENDED TO DAYLIGHT AT EXISTING GRADE WITH A 3:1 SLOPE.
    THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITH ANY GRADE ISSUES OR QUESTIONS PRIOR TO PERFORMING THE FINISH GRADING WORK.
14. ALL PROPOSED WALKWAYS WILL HAVE RUNNING SLOPES OF LESS THAN 5% AND ALL CROSS SLOPES < 2%, U.O.N. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD, WHERE REQUIRED.

    CONTRACTOR TO CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS, AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED SO THE LANDING IS 5 FT x 5 FT MIN. (UON) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDING. THE CONTRACTOR SHALL VERIFY THE LANDING CONDITIONS IN THE FIELD AND CONTACT THE SITE ENGINEER WITH ANY QUESTIONS PRIOR TO INSTALLING LANDING.

    STAIRS REPRESENTED ON THE SITE PLANS DO NOT INDICATE THE EXACT NUMBER OF TREADS AND RISERS NEEDED. THESE WILL VARY BASED ON SPECIFIC FIELD CONDITIONS. THE CONTRACTOR SHALL VERIFY THE CONDITION IN THE FIELD AND DETERMINE TREADS AND RISERS REQUIRED PER THE BUILDING CODE. REFERENCE SHALL BE MADE TO THE ARCHITECTURAL PLANS.

    THE CONTRACTOR SHALL CONTACT THE SITE ENGINEER AS NEEDED WITH QUESTIONS REGARDING SPECIFIC TREADS AND RISERS PRIOR TO INSTALLING THE STAIRS.
15. TYPICAL CURB REVEAL IS TO BE 6 INCHES (FOR VERTICAL FACE) UNLESS OTHERWISE NOTED BY TOP OF CURB (TOC) AND BOTTOM OF CURB (BOC) ELEVATIONS. WHERE THESE ARE NOTED THE CONTRACTOR SHALL REVIEW TO PROVIDE REQUIRED REVEALS AND THEN PROPERLY TAPER THE CURB AND FINISH GRADE BACK TO THE TYPICAL 6 INCH REVEAL. IF TOC OR BOC LABELS ARE NOT SHOWN, ALL SPOT ELEVATIONS ARE BOTTOM OF CURB WHEN ADJACENT TO A CURB FACE.
16. BOTTOM OF WALL (BOW) OR TOP OF WALL (TOW) ELEVATIONS FOR RETAINING WALLS NOTED ON THE PLAN ARE APPROXIMATE ELEVATIONS WHERE THE WALL IS EXPECTED TO DAYLIGHT WITH EXISTING GRADE. STRUCTURAL RETAINING WALL DESIGN IS DONE BY OTHERS AND THE BOW OR TOW EXISTING GROUND ELEVATIONS FOR WHERE THE WALL WOULD DAYLIGHT TO EXISTING GRADES SHALL BE VERIFIED AS NEEDED FOR THE STRUCTURAL DESIGN. THE ACTUAL BOW OR TOW ELEVATION AT THE PROPOSED WALL(S) MAY DIFFER FROM CONTOURS SHOWN ON THE PLANS ESPECIALLY AT STEEP SLOPES AREAS.
17. STORMWATER MANAGEMENT FACILITIES SHALL BE PROTECTED FROM SEDIMENT AND SILTATION AT ALL TIMES. JUST PRIOR TO COMPLETION, THE SITE SUBCONTRACTOR SHALL PERFORM A FINAL INSPECTION AND CLEANING OF THE STORM WATER MANAGEMENT SYSTEM. ALL SEDIMENT AND SILTATION SHALL BE REMOVED FROM THE BASINS, FOREBAYS, ETC. AND THESE AREAS SHALL BE SHAPED TO FINAL CONTOURS AND ELEVATION PER THE PLANS. ALL REPAIRS SHALL BE MADE AS NECESSARY TO THE SATISFACTION OF THE ENGINEER PRIOR TO PLACING FINAL TOPSOIL, MULCH, VEGETATION, SEEDING, ETC.
18. ANY DEWATERING OPERATION WHEN REQUIRED AS PART OF THE CONSTRUCTION PROCESS SHALL ENSURE ALL DEWATERING OCCURS THROUGH A PROPER DEWATERING BASIN (I.E. STONE, FILTER FABRIC, PUMP DEWATERING CHARCOAL LINED FABRIC BAGS, HAYBALES, SHEET PILING OR OTHER ACCEPTABLE MEANS) PRIOR TO DISCHARGE FROM THE SITE SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE LOCAL DPW OR OTHER REQUIRED AUTHORITY. THE CONTRACTOR SHALL OBTAIN THESE APPROVALS PRIOR TO PERFORMING DEWATERING. THE CONTRACTOR SHALL OWN DEWATERING METHODS AS THEIR MEANS AND METHODS.
19. ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.
20. SOIL MAPPING OBTAINED FROM WEB SOIL SURVEY, NATIONAL COOPERATIVE SOIL SURVEY (NRCS) INDICATES THIS PROPERTY TO CONTAIN CARVER COARSE SAND SOILS. IF IDENTIFIED AS 'URBAN LAND' THE OWNER SHALL NOTE THE LAND HAS BEEN SUBJECT TO EXCAVATION AND FILL. FURTHER GEOTECHNICAL SOIL INVESTIGATION MAY BE WARRANTED AT THE OWNER/ARCHITECTS DISCRETION TO DETERMINE IF UNSUITABLE BURIED SOIL CONDITIONS EXIST.

FOR PERMIT ONLY - NOT FOR CONSTRUCTION



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PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

2	JKL	4/02/2026	PER SITE PLAN REVIEW COMMENTS
1	JKL	12/23/2025	SITE DESIGN REVIEW COMMENTS
		DATE	DESCRIPTION

SHEET TITLE

Grading, Drainage & Erosion Control Plan

SHEET NO

C4.0

DATE: NOVEMBER 17, 2025

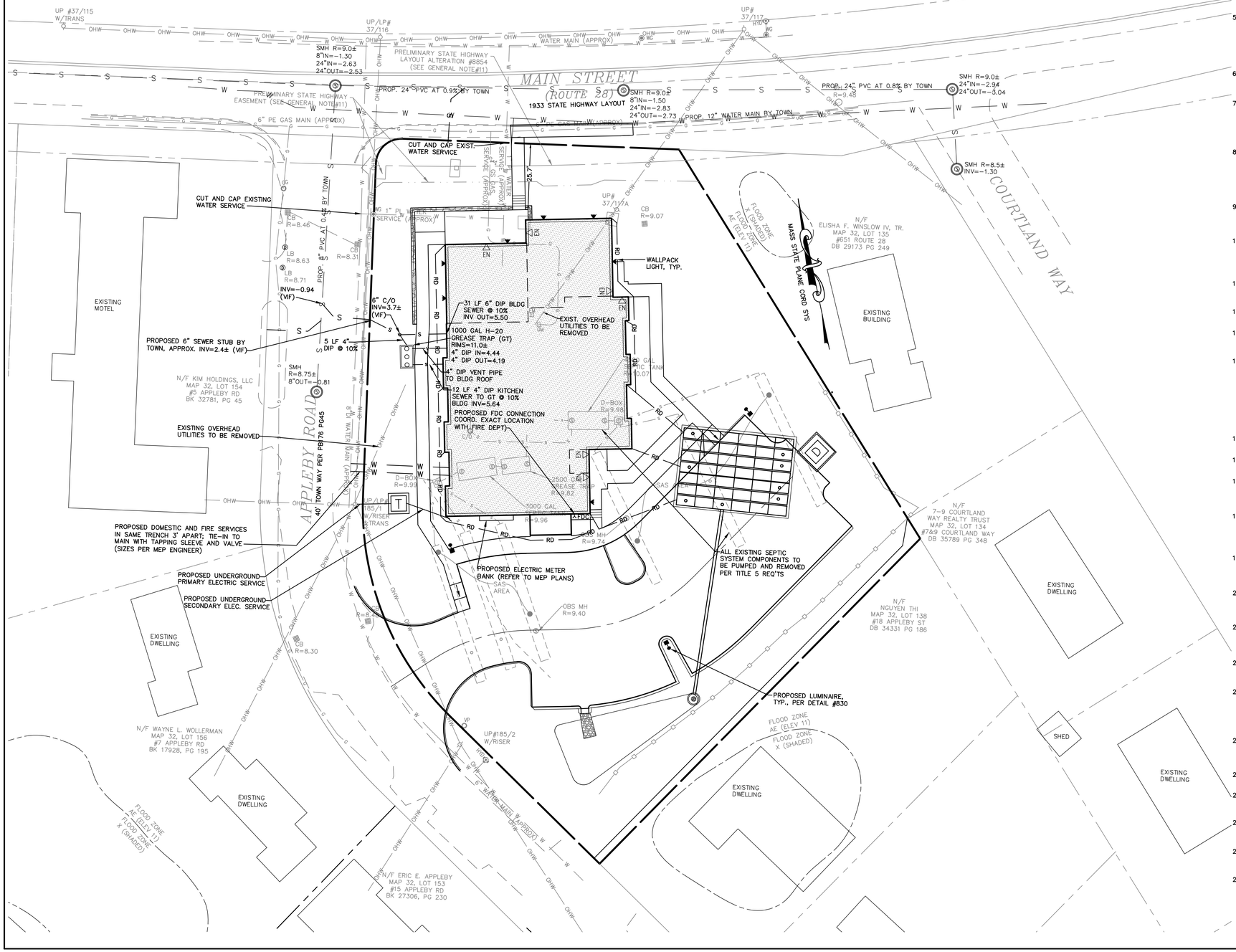
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UTILITY NOTES:

1. CAUTION: THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE ALL EXISTING UTILITIES, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES BEFORE THE START OF ANY WORK. THE LOCATION OF EXISTING UNDERGROUND SYSTEMS, INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY, MAY NOT BE LIMITED TO THOSE SHOWN HEREIN AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, THE ENGINEER, OR ITS REPRESENTATIVE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID SYSTEMS, INFRASTRUCTURE AND UTILITIES EXACTLY. IF ELEVATION INFORMATION DIFFERS FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. AT UTILITY CROSSINGS, VERIFY IN FIELD THE LOCATION AND INVERTS OF WATER, ELECTRIC, GAS, TELEPHONE & DATA/COMM AND RELOCATE IF CONFLICTING WITH PROPOSED INVERTS PER THE ENGINEERS DIRECTION. THE CONTRACTOR SHALL PRESERVE ALL UNDERGROUND SYSTEMS, INFRASTRUCTURE AND UTILITIES AS REQUIRED.
2. ALL SEWER AND WATER WORK SHALL BE PER THE TOWN DPW REQUIREMENTS AND SPECIFICATIONS. THESE TOWN SPECIFICATIONS ARE HEREBY INCLUDED BY REFERENCE AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND FOLLOW THESE TOWN SPECIFICATIONS AS APPLICABLE. THE CONTRACTOR SHALL BE ON THE TOWN'S LIST FOR APPROVED INSTALLERS OF SEWER, WATER AND DRAINAGE WORK.
3. 12" MINIMUM VERTICAL CLEARANCE SHALL BE MAINTAINED BETWEEN ALL UTILITY CROSSINGS.
4. A MINIMUM 10' HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHERE WATER LINES CROSS SEWER LINES, THE SEWER LINE SHALL BE LOCATED WITH A MINIMUM VERTICAL CLEARANCE OF 18" BELOW THE WATER LINE. THE SEWER LINE JOINTS SHALL BE LOCATED EQUIDISTANT AND AS FAR AWAY FROM THE WATER LINE AS POSSIBLE. THE WATER LINE SHALL BE SLEEVED OR POLYWRAPED AS REQUIRED BY [TOWN] WATER DEPARTMENT. WHEN IT IS IMPOSSIBLE TO ACHIEVE HORIZONTAL AND/OR VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER LINE AND SEWER LINE AT THE CROSSING LOCATION SHALL BE CONSTRUCTED OF MECHANICAL JOINT CEMENT-LINED DUCTILE IRON PIPE FOR ONE FULL 20' PIPE LENGTH OR ANOTHER EQUIVALENT THAT IS WATERTIGHT AND STRUCTURALLY SOUND. THE JOINTS FOR BOTH PIPES SHALL BE LOCATED AS FAR AWAY FROM THE CROSSING AS POSSIBLE. BOTH PIPES SHOULD BE PRESSURE TESTED TO 150 PSI TO ENSURE THAT THEY ARE WATERTIGHT.
5. PVC - POLYVINYL CHLORIDE (PVC) PIPE, COUPLINGS AND FITTINGS USED FOR NON-PRESSURE USES SHALL BE SCHEDULE 40 OR SDR 35. LOW PRESSURE PIPE SHALL BE SCHEDULE 80 OR SDR 21 UNLESS OTHERWISE SHOWN ON THE PLANS. PVC PIPE SHALL CONFORM TO THE ASTM D3034 OR ASTM F789. PIPE LAYING AND PIPE JOINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS. ANY JOINT WHICH IS NOT PROPERLY MADE, SHOWS SIGNS OF LEAKAGE, OR IS IN THE OPINION OF THE ENGINEER, DEFECTIVE IN ANY WAY SHALL BE REDONE TO THE SATISFACTION OF THE ENGINEER.
6. SEWER MAINS TO BE 8" MIN. SDR-35 PVC WITH A MIN. SLOPE OF 0.50% UNLESS OTHERWISE NOTED. SEWER MAINS AND SEWER FORCE MAINS TYPICAL COVER OVER SEWER LINE SHALL BE 6'. IF LESS THAN 4' OF COVER IS PROVIDED, INSULATE SEWER LINE AGAINST FREEZING AS REQUIRED.
7. COMMERCIAL SEWER BUILDING CONNECTIONS SHALL BE 6" MIN. SCHEDULE 40 PVC, U.O.N., AT A MINIMUM SLOPE OF 1.2% U.O.N. FROM MAINLINE TO BUILDING. INSTALL A CLEANOUT ON EACH SERVICE LINE AT DISTANCE OF 10'±(U.O.N.) OFF THE FOUNDATION, AT ANY CHANGES OF HORIZONTAL DIRECTION GREATER THAN 45° OR WERE MORE THAN ONE CHANGE OF HORIZONTAL DIRECTION GREATER THAN 45° OCCURS WITHIN 40 FEET. CLEANOUTS SHOULD BE LOCATED AT INTERVALS OF NOT MORE THAN 100 FEET. ALL PIPING FOR COMMERCIAL BUILDINGS SHALL BE PER PLUMBING CODE WITHIN 10 FEET OF BUILDING.
8. ALL WATERLINE MATERIALS AND WORKMANSHIP TO CONFORM TO THE RULES, REGULATIONS AND SPECIFICATIONS OF THE YARMOUTH WATER DEPT AS AMENDED TO PRESENT. DEPT HAS AUTHORITY TO AMEND PLANS. IF ANY CONFLICTS WITH THE CONTRACT DOCUMENT OCCUR THE HIGHER STANDARD SHALL APPLY. THE WRITTEN SPECIFICATIONS OF THE YARMOUTH WATER DEPT ARE HEREBY INCLUDED BY REFERENCE AND CONSIDERED A PART OF THE CONTRACT DOCUMENTS. ALL WATER LINE ABANDONMENT SHALL BE DONE AT THE WATER MAIN, NOT LEAVING A STUB LINE, UNLESS OTHERWISE APPROVED BY THE WATER DEPARTMENT.
9. GATE VALVES SHALL BE MUELLER ONLY. IRON BODY, BRONZE MOUNTED, DOUBLE DISC, WITH TWO INCH OPERATING NUT WITH MECHANICAL JOINT HUBS. GATE VALVES SHALL CONFORM IN EVERY RESPECT TO ALL APPLICABLE AWWA STANDARDS. VALVES SHALL BE DESIGNED FOR 200 PSI WORKING AND 300 PSI TEST PRESSURE AND SHALL OPEN LEFT.
10. VALVES SHALL ALSO CONFORM TO THE SPECIFICATIONS OF THE AWWA AS TO SIZE STEM, PITCH OF THREAD, GASKET SEATING AREA SHALL BE FULLY MACHINED TO THE FIXED DIMENSIONS AND TOLERANCES AS PER AWWA SPECIFICATIONS. ALL VALVES SHALL BE PROVIDED WITH "O" RINGS. THE DESIGN OF THE VALVE SHALL BE SUCH THAT THE SEAL PLATE CAN BE FITTED WITH NEW "O" RINGS WHILE THE VALVE IS UNDER PRESSURE IN THE FULLY OPEN POSITION.
11. VALVE BOXES AND CURB BOXES SHALL BE BUFFALO OR PIONEER AND SHALL BE FURNISHED AND INSTALLED FOR ALL VALVES. THEY SHALL BE CAST IRON, TAR COATED, SLIDING TYPE ADJUSTABLE VALVE BOXES TOGETHER WITH CAST IRON COVERS. SEE WATER DIVISION REGULATIONS.
12. TYPICAL COVER OVER WATER LINE SHALL BE 5'. IF LESS THAN 4' OF COVER IS PROVIDED, INSULATE WATER LINE AGAINST FREEZING IN ACCORDANCE WITH DETAIL #205 OR EQUAL.
13. WATERLINE INSTALLATION REQUIRES TIE ROD RESTRAINED JOINTS TO BE USED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS, PER WATER DEPTARTMENT REQUIREMENTS. RESTRAINED JOINTS TO BE INSTALLED PER WATER EPT. REQUIREMENTS.
14. IF RESTRAINED JOINTS CAN'T BE USED DUE TO PHYSICAL CONSTRAINTS, ONLY AS SPECIFICALLY APPROVED BY THE WATER DEPARTMENT, THRUST BLOCKS TO BE INSTALLED AT ALL BENDS, ENDS OF LINE, VALVES AND FIRE HYDRANTS IN ACCORDANCE DETAIL #301. CONCRETE THRUST BLOCKS AS REQUIRED, CONCRETE SHALL BE 1 PART CEMENT TO 2 PARTS SAND AND 4 PARTS COARSE AGGREGATE. CONCRETE CLASS "C" WITH A 28 DAY COMPRESSION STRENGTH OF 2000 PSI MINIMUM AGGREGATE SIZE OF 1-1/2". THRUST BLOCKS SIZED PER SPECIFICATIONS. ALTERNATELY PRECAST THRUST BLOCKS TO DIVISION SPECIFICATIONS MAY BE UTILIZED. CARE SHALL BE TAKEN TO ENSURE THAT ALL CONCRETE THRUST BLOCKS BEAR AGAINST UNDISTURBED TRENCH WALLS AND NOT TO ENCASE FLANGES AND BOLTS ON MECHANICAL JOINT FITTINGS. WHERE UNSUITABLE BEARING MATERIAL IS ENCOUNTERED, EXCAVATE AND PLACE SUFFICIENT CONCRETE BALLAST TO OFFSET THE ANTICIPATED THRUSTS.
15. YARMOUTH WATER DEPT. APPROVED WATER SUBCONTRACTOR AND THIRD PARTY INSPECTOR REQUIRED. COST OF THE INSPECTOR SHALL BE BORN BY THE CONTRACTOR/WATER SUBCONTRACTOR.
16. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH MASSACHUSETTS BUILDING CODE AND APPLICABLE NFPA REGULATIONS, IF SO REQUIRED. SEE FIRE PROTECTION PLANS BY OTHERS.
17. PROVIDE A STORZ OR OTHER REQUIRED FIRE DEPARTMENT CONNECTION (FDC) AT THE LOCATION AS SHOWN ON THE PLAN. FINAL LOCATION SHALL BE APPROVED BY THE FIRE DEPARTMENT. REFER TO ARCHITECTURAL, MEP AND FPE PLANS FOR FINAL LAYOUT, DETAILS, AND SPECIFICATIONS OF FIRE SPRINKLER SYSTEM.
18. GAS, ELECTRIC, DATA/COM IS SHOWN SCHEMATICALLY HEREON. ALL LABOR, WORK, EQUIPMENT AND MATERIALS FOR INSTALLATION OF THESE UTILITIES SHALL BE OWNED AND PERFORMED BY THE CONTRACTOR. UTILITIES SHALL BE INSTALLED WITH A MINIMUM COVER OF 3 FEET U.O.N. OR OTHERWISE DIRECTED BY THE CONTROLLING UTILITY COMPANY. CONTRACTOR SHALL COORDINATE ALL FINAL LAYOUTS AND DETAILS WITH APPLICABLE UTILITY COMPANY.
19. POWER AND COMMUNICATION DUCT BANKS SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL #C-832. WHERE A DESIGN BY THE UTILITY COMPANY OR MEP ENGINEERS ARE PROVIDED THOSE SHALL SUPERCEDE #C-832. TELECOMMUNICATION SERVICE CONDUITS SHALL BE PROVIDED BY THE CONTRACTOR TO EACH SERVICE PROVIDER UTILITY CONNECTION POINT RESPECTIVELY.
20. ELECTRICAL LAYOUT IS DIAGRAMMATIC. COORDINATE ALL UTILITY SERVICES AND ROUTING WITH UTILITY COMPANIES AND GENERAL CONTRACTOR. THIS DRAWING SHOWS PROPOSED CONDUIT ROUTING. CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS AND BE RESPONSIBLE OF ACTUAL ROUTING PER UTILITY COMPANIES AND TO AVOID ALL CONFLICTS WITH OTHER TRADES.
21. EXTERIOR MIXED-USE BUILDING LIGHTING SHALL BE LED TYPE AND DIRECTED SO THAT TRESPASS OF LIGHT AT PROPERTY BOUNDARIES IS LESS THAN 0.1 FOOT CANDLES. ANY SITE LIGHTING USED SHALL BE LED STREET LANTERNS ON 15' MAXIMUM POLE LOCATED ADJACENT TO SUBJECT LOT DRIVEWAY, PARKING OR WALKWAYS. LIGHTING FIXTURES TO BE FULL 90° CUTOFF ("DARK SKY" COMPLIANT).
22. ALL LIGHTING FIXTURE LOCATIONS, SPECIFICATIONS AND PHOTOMETRIC PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AS DEVELOPED BY THE LIGHTING VENDOR AND/OR ELECTRICAL ENGINEER. ALL FIXTURES SHALL BE LED AND MOUNTED ON 15' MAX. POLE HEIGHT.
23. ALL UTILITY CUTS THROUGH EXISTING CONCRETE OR BITUMINOUS CONCRETE PAVED SURFACES SHALL BE SAWCUT. BACKFILLING OF TRENCH SHALL INCLUDE 12" IN DEPTH FLOWABLE FILL TO THE BASE COURSE OF THE SURFACE TREATMENT. THE SURFACE TREATMENT SHALL THEN BE REPLACED IN KIND. IF THE BITUMINOUS CONCRETE SURFACE IS WITHIN THE ROADWAY, THE BITUMINOUS CONCRETE TOP COURSE SHALL BE FINISHED WITH INFRARED TREATMENT TO BLEND EXISTING AND NEWLY PAVED SURFACES, IF REQUIRED BY THE MUNICIPALITY.
24. SITE CONTRACTOR TO OWN ALL EXCAVATION, TRENCHING, & BACKFILLING FOR ALL UTILITIES AND MISCELLANEOUS WORK INCIDENTAL TO THE SCOPE OF THE PROJECT AND CONTRACT DOCUMENTS. CONTRACTOR SHALL REFER TO MEP AND LANDSCAPE PLANS BY OTHERS FOR ADDITIONAL INFORMATION AS APPLICABLE.
25. ALL COVERS, CURB BOXES, GRATES, AND OTHER FINISH SURFACES SHALL BE RESET TO THE NEW FINISH GRADE.
26. THE FIRST 10 FEET FROM THE BUILDING FACE FOR STORM DRAIN, SEWER AND WATER PIPING SHALL FOLLOW THE PLUMBING CODE. THIS INCLUDES THE FIRST 10 FT OF STORM DRAIN AND SEWER PIPE TO BE CAST IRON MATERIAL.
27. TANKS, INCLUDING GREASE TRAPS SHALL BE REVIEWED WITH THE PLUMBING INSPECTOR PRIOR TO INSTALLATION. THE PLUMBING INSPECTOR HAS FINAL APPROVAL OF THESE "FACILITIES" INCLUDING PIPES ENTERING AND EXITING THE "FACILITY".
28. REFERENCE SHALL BE MADE TO THE PLUMBING PLANS BY OTHERS, WHERE APPLICABLE. CONTRACTORS SHALL MAKE SUBMITTALS TO AND SUBMIT RFI'S TO THE ENGINEER'S FOR REVIEW WITH ANY QUESTIONS PRIOR TO ORDERING OR INSTALLATION OF THE COMPONENTS.
29. WHERE UTILITIES ARE CALLED OUT TO BE REMOVED, CONTRACTOR SHALL OWN REMOVING PIPE AND APPURTENANCES AS NEEDED WHERE THEY CONFLICT WITH PROPOSED WORK.

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COMMONWEALTH OF MASSACHUSETTS
MATTHEW W. EDDY
CIVIL
No. 43183
REGISTERED PROFESSIONAL ENGINEER

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

2	JKL	4/02/2026	PER SITE PLAN REVIEW COMMENTS
1	JKL	12/23/2025	SITE DESIGN REVIEW COMMENTS
		DATE	DESCRIPTION

SHEET TITLE

Utility Plan

SHEET NO

C5.0

DATE: NOVEMBER 17, 2025

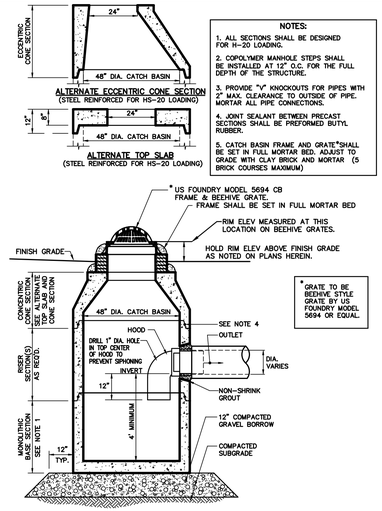
20 0 20 40
SCALE IN FEET
SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2025-103 FILE: 2025-103UT.dwg

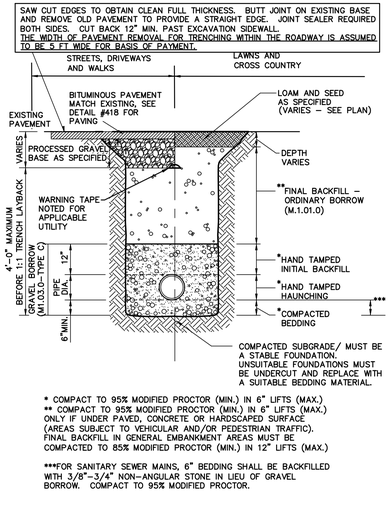
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C-105-A **CATCH BASIN (CB) WITH GAS TRAP** N.T.S.

DETAIL

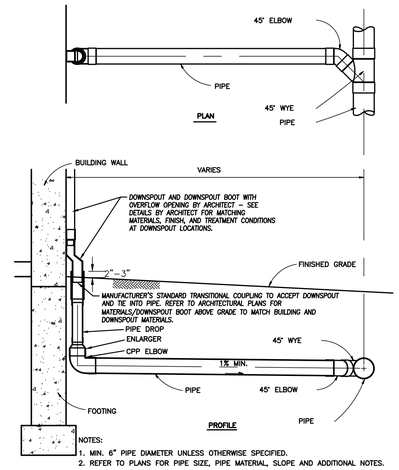


* COMPACT TO 95% MODIFIED PROCTOR (MIN.) IN 6" LIFTS (MAX.)
** COMPACT TO 95% MODIFIED PROCTOR (MIN.) IN 6" LIFTS (MAX.) ONLY IF UNDER PAVED, CONCRETE OR HARDSCAPED SURFACE (AREAS SUBJECT TO VEHICULAR AND/OR PEDESTRIAN TRAFFIC). FINAL BACKFILL IN GENERAL EMBANKMENT AREAS MUST BE COMPACTED TO 85% MODIFIED PROCTOR (MIN.) IN 12" LIFTS (MAX.)

***FOR SANITARY SEWER MAINS, 6" BEDDING SHALL BE BACKFILLED WITH 3/8"–3/4" NON-ANGULAR STONE IN LIEU OF GRAVEL BORROW. COMPACT TO 95% MODIFIED PROCTOR.

C-118 **UTILITY TRENCH** N.T.S.

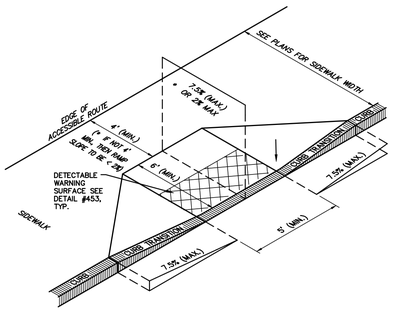
DETAIL



NOTES:
1. MIN. 6" PIPE DIAMETER UNLESS OTHERWISE SPECIFIED.
2. REFER TO PLANS FOR PIPE SIZE, PIPE MATERIAL, SLOPE AND ADDITIONAL NOTES.

C-132 **ROOF DRAIN** N.T.S.

DETAIL



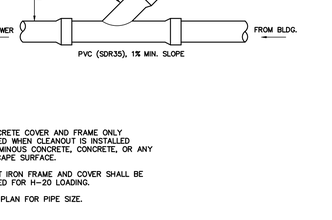
GROUNDWATER NOTE:

BOTTOM OF FOREBAY ELEVATION=6.0

GROUNDWATER ELEVATION IS 2.3 PER CDM SMITH SEWER DESIGN PLANS. THEREFORE, GROUNDWATER SEPARATION TO FOREBAY IS 3.7 FEET

C-134 **SEDIMENT FOREBAY SECTION** N.T.S.

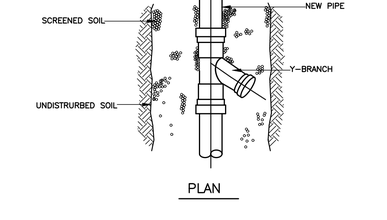
DETAIL



NOTES:
1. CONCRETE COVER AND FRAME ONLY REQUIRED WHEN CLEANOUT IS INSTALLED IN BITUMINOUS CONCRETE, CONCRETE, OR ANY HARDSCAPE SURFACE.
2. CAST IRON FRAME AND COVER SHALL BE PROVIDED FOR H-20 LOADING.
3. SEE PLAN FOR PIPE SIZE.

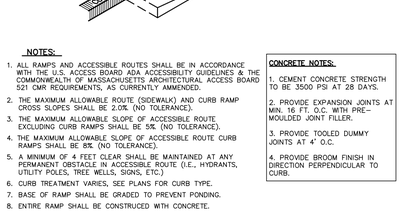
C-204 **SEWER SERVICE CLEAN-OUT** N.T.S.

DETAIL



C-221 **SEWER SERVICE CONNECTION** N.T.S.

DETAIL

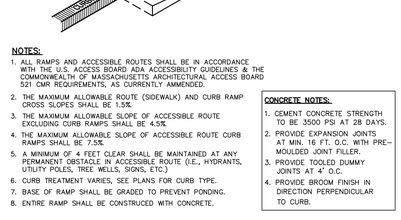


NOTES:
1. ALL RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE U.S. ACCESS BOARD ADA ACCESSIBILITY GUIDELINES & THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521 CMR REQUIREMENTS, AS CURRENTLY AMMENDED.
2. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 2.0% (NO TOLERANCE).
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5% (NO TOLERANCE).
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8% (NO TOLERANCE).
5. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
6. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
7. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
8. ENTIRE RAMP SHALL BE CONSTRUCED WITH CONCRETE.

CONCRETE NOTES:
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FT. O.C. WITH PRE–MOULDED JOINT FILLER.
3. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

C-400 **ACCESSIBLE CURB RAMP – TYPE 'A'** N.T.S.

DETAIL

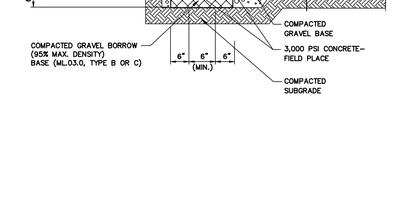


NOTES:
1. ALL RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE U.S. ACCESS BOARD ADA ACCESSIBILITY GUIDELINES & THE COMMONWEALTH OF MASSACHUSETTS ARCHITECTURAL ACCESS BOARD 521 CMR REQUIREMENTS, AS CURRENTLY AMMENDED.
2. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 4.5%.
4. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
5. A MINIMUM OF 4 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
6. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
7. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
8. ENTIRE RAMP SHALL BE CONSTRUCED WITH CONCRETE.

CONCRETE NOTES:
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FT. O.C. WITH PRE–MOULDED JOINT FILLER.
3. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

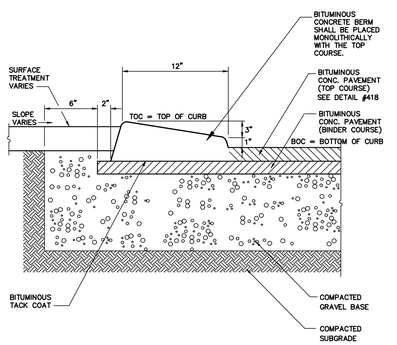
C-403 **ACCESSIBLE CURB RAMP – TYPE 'D'** N.T.S.

DETAIL



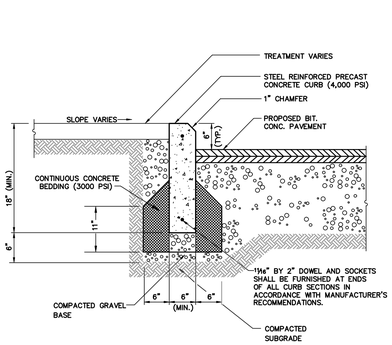
C-408 **VERTICAL GRANITE CURB (VGC)** N.T.S.

DETAIL



C-411 **CAPE COD BERM (CCB)** N.T.S.

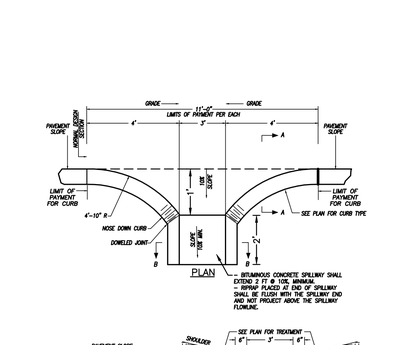
DETAIL



NOTES:
1. JOINTS BETWEEN PRECAST UNITS SHALL BE TIGHTLY BUTTED (1/8" MAX) WITH CEMENTED JOINT AS NECESSARY.

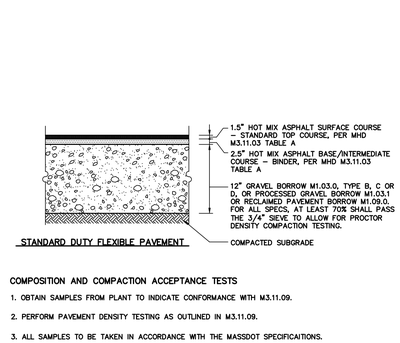
C-412 **PRECAST CONCRETE CURB (PCC)** N.T.S.

DETAIL



C-415 **STANDARD CURB OPENING AND SPILLWAY** N.T.S.

DETAIL



COMPOSITION AND COMPACTION ACCEPTANCE TESTS

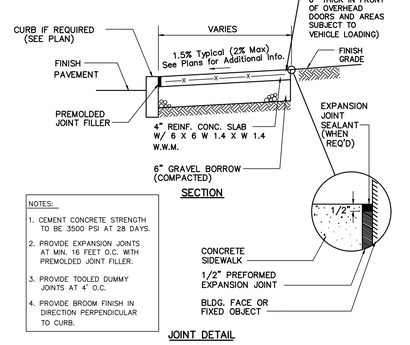
1. OBTAIN SAMPLES FROM PLANT TO INDICATE CONFORMANCE WITH M3.11.09.
2. PERFORM PAVEMENT DENSITY TESTING AS OUTLINED IN M3.11.09.
3. ALL SAMPLES TO BE TAKEN IN ACCORDANCE WITH THE MASSDOT SPECIFICATIONS.
4. MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN SECTION M3.11.00 DIVISION III, MATERIALS AND THE FOLLOWING SUBSECTIONS:

MINERAL AGGREGATE: M3.11.04	BITUMINOUS MATERIALS: M3.11.06
MINERAL FILLER: M3.11.05	COMPOSITION OF BASE COURSE: M3.11.02

5. THE BITUMINOUS CONCRETE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT SECTIONS/PROVISIONS OF SECTION 460 FOR CLASS I BITUMINOUS CONCRETE PAVEMENT, TYPE I–1.
6. CLASS I BITUMINOUS PAVEMENT, TYPE I–1 REQUIRED PER SECTION 460. TESTING FOR BASE COURSES AND TOP COURSES SHALL HAVE A MINIMUM COMPACTION OF 95% PROCTOR DENSITY. TESTING TO BE COMPLETED BY METHODS OUTLINED IN M3.11.00.

C-418 **BITUMINOUS CONCRETE PAVEMENT SECTIONS** N.T.S.

DETAIL



NOTES:
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FEET O.C. WITH PREMOLDED JOINT FILLER.
3. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

C-420 **CONCRETE SIDEWALK** N.T.S.

DETAIL

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

BAXTER NYE
ENGINEERING & SURVEYING

BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

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STAMP

COMMONWEALTH OF MASSACHUSETTS
MATTHEW W. EDDY
CIVIL
No. 43183
REGISTERED PROFESSIONAL ENGINEER

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

⚠	JKL	4/02/2026 PER SITE PLAN REVIEW COMMENTS
⚠	JKL	12/23/2025 SITE DESIGN REVIEW COMMENTS
		DATE DESCRIPTION

SHEET TITLE

Details Plan

SHEET NO

C6.0

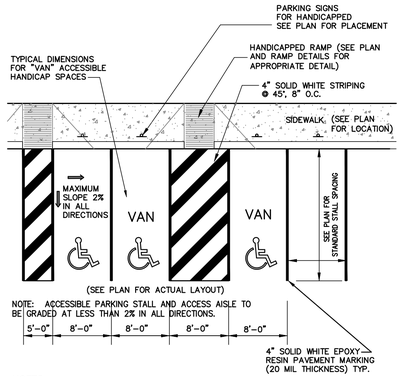
DATE: NOVMEBER 17, 2025

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NOTES:

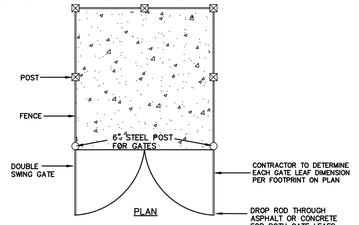
1. SEE PLAN FOR LOCATION, SPACING, TYPE, AND NUMBER OF REQUIRED ACCESSIBLE SPACES.
2. THIS DETAIL IS INTENDED TO PROVIDE TYPICAL DETAILS FOR LINE WIDTHS AND TYPICAL LAYOUT INFORMATION.
3. ACCESSIBLE PARKING STALL AND ACCESS AISLE TO BE GRADED AT LESS THAN 2% IN ALL DIRECTIONS.

C-440 **ACCESSIBLE AND STANDARD STALL TYPICAL LAYOUT** N.T.S.

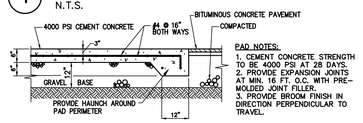
DETAIL

NOTES:

1. ALL FENCING AND GATE MATERIAL SHALL BE NORTHERN WHITE CEDAR, SAWN TO THE DIMENSIONS SHOWN ON THE DRAWING. FENCE HEIGHT SHALL BE 6 FT. UNLESS OTHERWISE IDENTIFIED.
2. ALL FENCE POSTS SHALL BE TREATED WITH "CCA" ON ALL SIDES. POSTS SHALL MAINTAIN A MIN. DEPTH OF 36" IN GROUND AND SHALL BE RACKED TO ACCOMMODATE ANY CHANGES IN GRADE.
3. LINE OF 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 AND TRUE.
4. ALL HARDWARE SHALL BE DOUBLE DIP HOT GALVANIZED.



1 **DUMPSTER ENCLOSURE**
N.T.S.

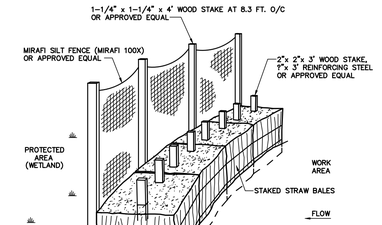


PAD NOTES:

1. CEMENT CONCRETE STRENGTH TO BE 4000 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FT. O.C. WITH PRE-MOLDED JOINT FILLER.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO TRAVEL.

C-442-A **DUMPSTER PAD** N.T.S.

DETAIL

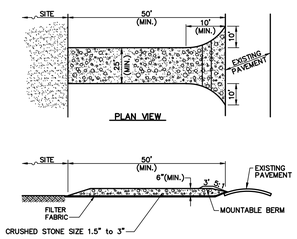


NOTES:

1. STRAW AND OTHER MATERIALS SHALL BE MADE OF WEED-FREE PRODUCTS.

C-601 **SILT FENCE / STRAW BALE BARRIER** N.T.S.

DETAIL



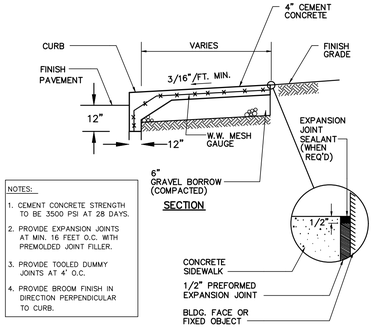
CROSS-SECTION

NOTES:

1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.

C-609 **STABILIZED CONSTRUCTION EXIT** N.T.S.

DETAIL



NOTES:

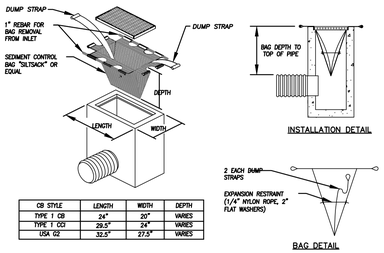
1. CEMENT CONCRETE STRENGTH TO BE 3500 PSI AT 28 DAYS.
2. PROVIDE EXPANSION JOINTS AT MIN. 16 FEET O.C. WITH PREMOLDED JOINT FILLER.
3. PROVIDE TOOLED DUMMY JOINTS AT 4' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

SECTION

JOINT DETAIL

C-421 **MONOLITHIC CONCRETE SIDEWALK AND CURB** N.T.S.

DETAIL



INSTALLATION DETAIL

BAG DETAIL

CB STYLE	LENGTH	WIDTH	DEPTH
TYPE 1 CB	24"	20"	VARIES
TYPE 1 "20"	29.5"	24"	VARIES
USA 62	32.5"	27.5"	VARIES

INLET SEDIMENT CONTROL DEVICE - SILT SACK

NOTES:

THE DIMENSION CHART ABOVE IS FOR STANDARD CATCH BASINS AND INLETS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE CORRECT SIZE DEVICE FOR EACH INLET.

FOR NON-STANDARD CATCH BASINS AND INLETS, THE CONTRACTOR SHALL MEASURE DIMENSIONS IN THE FIELD AND ORDER THE APPROPRIATE SIZE(S).

THE INLET SEDIMENT CONTROL DEVICE SHALL BE OF HIGH FLOW DESIGN (200 GAL/MIN/FT), AS PER THE MANUFACTURER'S SPECS.

THE SEDIMENT CONTROL DEVICE SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED A MINIMUM ONCE PER MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT. FILTER SHALL BE CLEANED IN A MANNER WHICH ENSURES THAT ALL SEDIMENT REMAINS ON SITE.

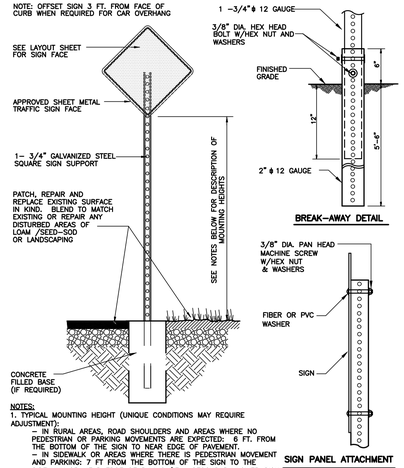
SUBSTITUTION OF A SHEET OF FILTER FABRIC PLACED OVER THE OPENING OF THE INLET IS NOT APPROVED.

RECESSED CURB INLET CATCH BASINS MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS, SIZE OF FILTER INLET SACK TO BE DETERMINED BY MANUFACTURER.

THE FILTER SHALL BE REPLACED OR CLEANED WHEN THE BAG BECOMES HALF FULL.

C-628 **SILT SACK** N.T.S.

DETAIL



NOTES:

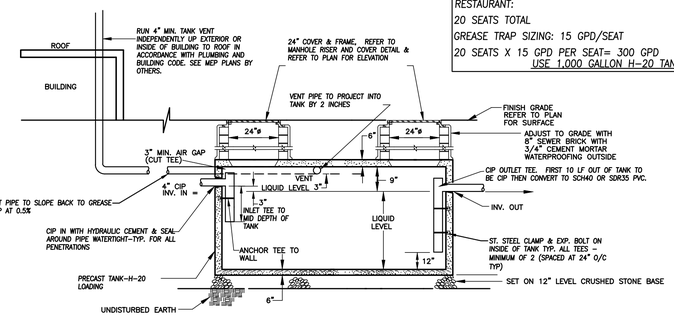
1. TYPICAL MOUNTING HEIGHT (UNIQUE CONDITIONS MAY REQUIRE ADJUSTMENT):
   - IN RURAL AREAS, ROAD SHOULDERS AND AREAS WHERE NO PEDESTRIAN OR PARKING MOVEMENTS ARE EXPECTED: 6 FT. FROM THE BOTTOM OF THE SIGN TO NEAR EDGE OF PAVEMENT.
   - IN SIDEWALK OR AREAS WHERE THERE IS PEDESTRIAN MOVEMENT AND PARKING: 7 FT FROM THE BOTTOM OF THE SIGN TO THE SIDEWALK OR NEAR EDGE OF PAVING (IF A SECONDARY LOWER SIGN IS MOUNTED, IT SHALL NOT PROJECT MORE THAN 4 INCHES INTO THE PEDESTRIAN FACILITY.)
   - HANDICAP PARKING SIGNS: 6 FT. TO THE BOTTOM OF THE SIGN (NOT TO EXCEED 8 FT TO THE TOP OF THE SIGN)

C-715 **TRAFFIC SIGN POST** N.T.S.

DETAIL

GREASE TRAP SIZING

RESTAURANT:
20 SEATS TOTAL
GREASE TRAP SIZING: 15 GPD/SEAT
20 SEATS X 15 GPD PER SEAT= 300 GPD
USE 1,000 GALLON H-20 TANK MIN.



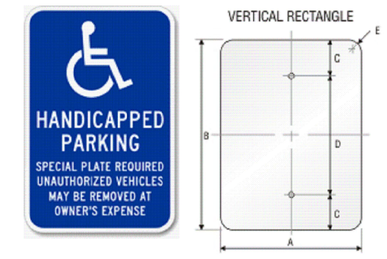
NOTES:

THE ENTIRE GREASE TRAP INSTALLATION, REGARDLESS OF PLACEMENT ON THE SITE, SHALL FALL UNDER THE PLUMBING CODE AND PLUMBING INSPECTOR REQUIREMENTS. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH PLUMBING CODE AND REVIEW WITH THE PLUMBING INSPECTOR PRIOR TO INSTALLATION OF THE TANK AND PIPING. REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION.

1. GREASE TRAP WILL BE SET ON A LEVEL STABLE BASE.
2. GREASE TRAP WILL CONFORM TO H-20 LOADING SPECIFICATIONS.
3. ACCESS COVERS WITH 24" COVERS SHALL BE CONSTRUCTED TO GRADE OVER INLET AND OUTLET PIPES.
4. TYPICAL SEAL CONSTRUCTION JOINTS WITH BUTYL RUBBER OR AS OTHERWISE APPROVED BY MANUFACTURER ON ALL PRECAST STRUCTURES, TYP.
5. GREASE TRAP SHALL BE INSPECTED MONTHLY AND SHALL BE CLEANED WHEN THE LEVEL OF GREASE IS 25% OF THE EFFECTIVE DEPTH (1') OR AT LEAST EVERY 3 MONTHS.
6. GREASE TRAP SHALL BE VENTED PER REQUIREMENTS OF MA PLUMBING CODE. SEE PLAN FOR LOCATION.

C **PRECAST CONCRETE GREASE TRAP** N.T.S.

251 **DETAIL**

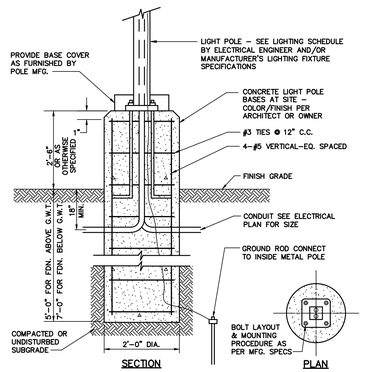


SIGN	A	B	C	D	E
12"x18"	12"	18"	1.5"	1.5"	1.5"



C-727 **ACCESSIBLE PARKING SIGN** N.T.S.

DETAIL

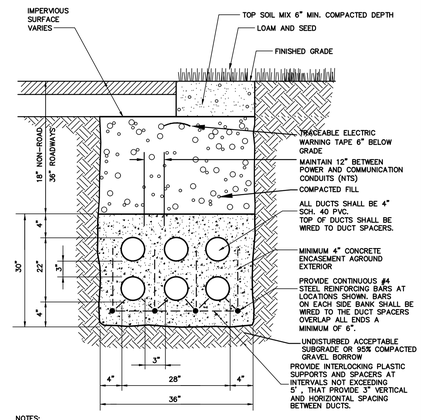


NOTES:

1. CONCRETE SHALL BE MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS. BASES MAY BE POURED IN PLACE OR PRECAST MEETING SPECIFICATIONS.

C-830 **LIGHT POLE INSTALLATION** N.T.S.

DETAIL



NOTES:

1. ANY POWER (PRIMARY AND/OR SECONDARY) AND DATA/COMM LAYOUTS SHOWN ON THE SITE PLAN SHALL BE INSTALLED PER THIS DETAIL. IF A SPECIFIC DESIGN IS PROVIDED BY THE UTILITY COMPANY OR MEP ENGINEERS THOSE DESIGNS SHALL SUPERCEDE THIS DETAIL. ALL WORK SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY REGULATIONS, SPECIFICATIONS AND DETAILS. SPECIFIC REFERENCE TO EVERSOURCE/NSTAR REGULATION C1100.
2. SUBBASE OF DUCTBANK SHALL BE ACCEPTABLE UNDISTURBED MATERIAL OR GRAVEL BORROW COMPACTED TO 95% MAXIMUM DENSITY PER ASTM D1557.
3. PROVIDE 4000 PSI CONCRETE FILL AROUND DUCTS.
4. IN GENERAL DUCTBANKS SHALL BE CONSTRUCTED USING FORMS FOR SIDEWALLS. IF SOIL CONDITIONS ARE SUITABLE/STABLE TRENCH WALLS MAY BE USED AS THE FORM.
5. DUCT SPACERS TO BE USED AT 5'-0" CENTERS. BETWEEN DUCTS.

C-832 **UTILITY DUCT BANK (POWER, DATA/COM)** N.T.S.

DETAIL

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STAMP



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CONSULTANT

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PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

1	JKL	4/02/2026 PER SITE PLAN REVIEW COMMENTS
1	JKL	12/23/2025 SITE DESIGN REVIEW COMMENTS
		DATE DESCRIPTION

SHEET TITLE

Details Plan

SHEET NO

C6.1

DATE: NOVEMBER 17, 2025

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SCALE IN FEET
SCALE: 1"=20'

DRAWN BY: JKL CHECKED BY: MWE
JOB NO: 2025-103 FILE: 2025-103 DT.dwg

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CULTEC RECHARGER® 280HD SPECIFICATIONS

GENERAL
CULTEC RECHARGER 280HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS WILL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE CHAMBER WILL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS. HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 280HD SHALL BE 26.5 INCHES (673 mm) TALL, 47 INCHES (1194 mm) WIDE AND 8 FEET (2.44 m) LONG, THE INSTALLED LENGTH OF A JOINED RECHARGER 280HD SHALL BE 7 FEET (2.13 m).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 18 INCHES (450 mm).
8. THE CHAMBER WILL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. NOMINAL INSIDE DIMENSIONS OF THE SIDE PORTAL SHALL HAVE A WIDTH OF 11.25" [286 mm] AND HEIGHT OF 11.5" [292 mm]. THE SIDE PORTAL CAN ACCEPT A MAXIMUM OUTER DIAMETER (O.D.) PIPE SIZE OF 12.25 INCHES [311 mm].
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER 280HD CHAMBER WILL BE 6.079 FT3 / FT (0.565 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 280HD SHALL BE 42.553 FT³ / UNIT (1.205 m³ / UNIT) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
12. THE RECHARGER 280HD CHAMBER WILL HAVE EIGHTY-TWO DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNITS CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER 280HD CHAMBER SHALL HAVE 15 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER: WHEN PRESENT, WILL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER 280HD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER 280SHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
17. THE RECHARGER 280HD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 9 INCHES (229 mm) HIGH X 35 INCHES (889 mm) WIDE.
18. THE RECHARGER 280EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE RECHARGER 280HD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
22. THE CHAMBER WILL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
23. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
24. THE CHAMBER SHALL BE MANUFACTURED IN AN IN AN ISO 9001:2008 CERTIFIED FACILITY
25. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S INSTALLATION INSTRUCTIONS.
26. MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.65 m).

CULTEC HVLV® FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER 280HD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

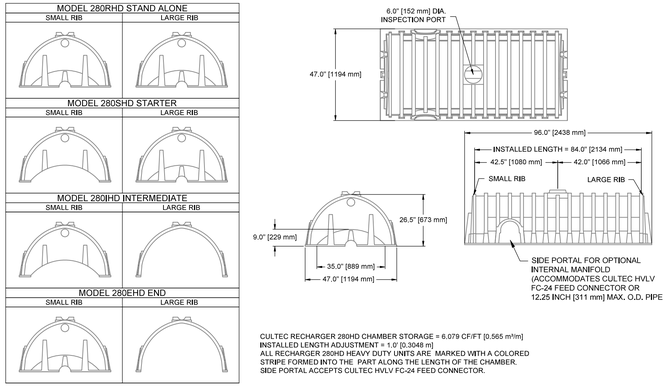
1. THE CHAMBERS WILL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832).
2. THE CHAMBER WILL BE VACUUM THERMOFORMED OF BLACK HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE).
3. THE CHAMBER WILL BE ARCHED IN SHAPE.
4. THE CHAMBER WILL BE OPEN-BOTTOMED.
5. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
6. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR WILL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
7. THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
8. THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS, THE UNIT WILL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
9. THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED FACILITY.

CULTEC NO. 66™ WOVEN GEOTEXTILE

GENERAL
CULTEC NO. 66™ WOVEN GEOTEXTILE IS UTILIZED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE.

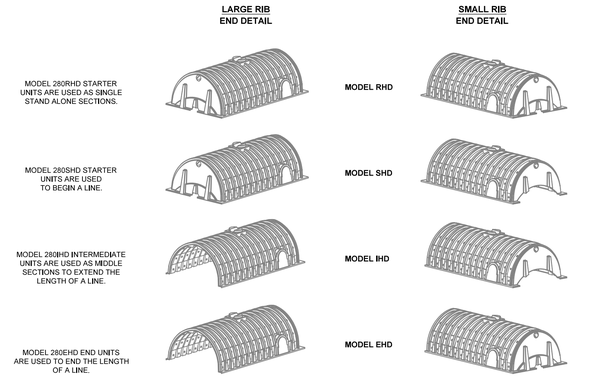
GEOTEXTILE PARAMETERS
THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 315 LBS (1.40KN) PER ASTM D4632 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A TENSILE ELONGATION RESISTANCE OF 15% PER ASTM D4632 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A MULLEN BURST RESISTANCE OF 600PSI (4138 KPA) PER ASTM D3786 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A TEAR RESISTANCE OF 115 LBS (0.51 KN) PER ASTM D4533 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A PUNCTURE RESISTANCE OF 150 LBS (0.66 KN) PER ASTM D4833 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 900 LBS (4.00 KN) PER ASTM D6241 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 70% @ 500 HRS. PER ASTM D4355 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.05 SEC-1 PER ASTM D4491 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 4 GPM/FT2 (163 LPM/M2) PER ASTM D4491 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA OF <1% PER CW-02215 TESTING METHOD.
THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
THE GEOTEXTILE SHALL CONSIST OF A 100% HIGH-TENACITY, SILT-FILM POLYPROPYLENE YARNS.

280HD 1.0 **GENERAL NOTES**

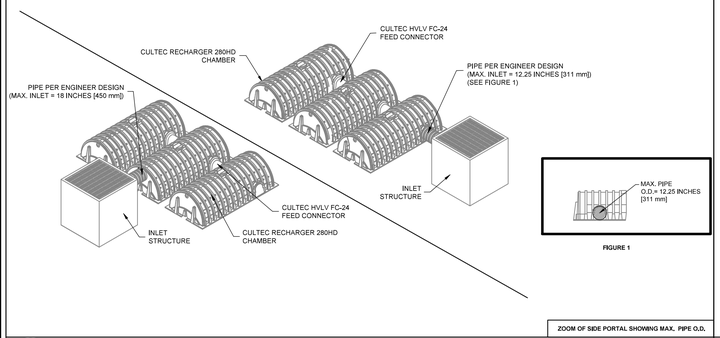


CULTEC RECHARGER 280HD CHAMBER STORAGE = 6.079 CF/FT [0.565 m³/m]
INSTALLED LENGTH ADJUSTMENT = 1.0' [0.3048 m]
ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLORED STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
SIDE PORTAL ACCEPTS CULTEC HVLV FC-24 FEED CONNECTOR.

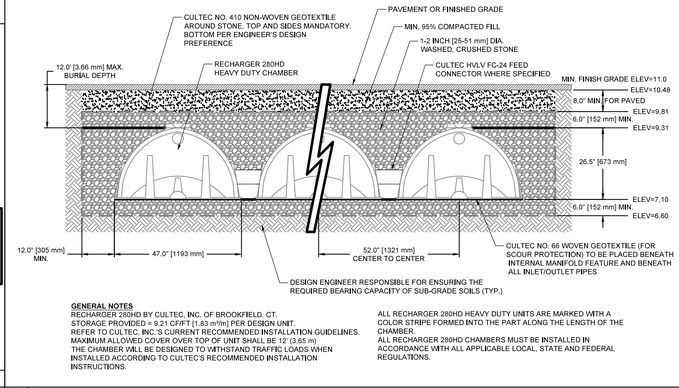
280HD 2.0 **CULTEC RECHARGER 280HD HEAVY DUTY THREE VIEW**



280HD 3.0 **CULTEC RECHARGER 280HD HEAVY DUTY END DETAIL INFORMATION**



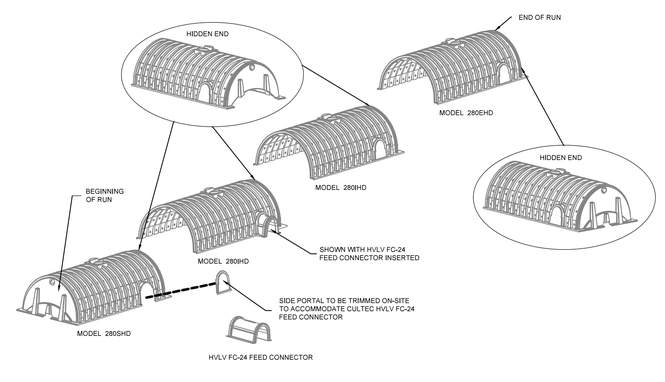
280HD 4.0 **CULTEC TYPICAL INLET CONNECTIONS**



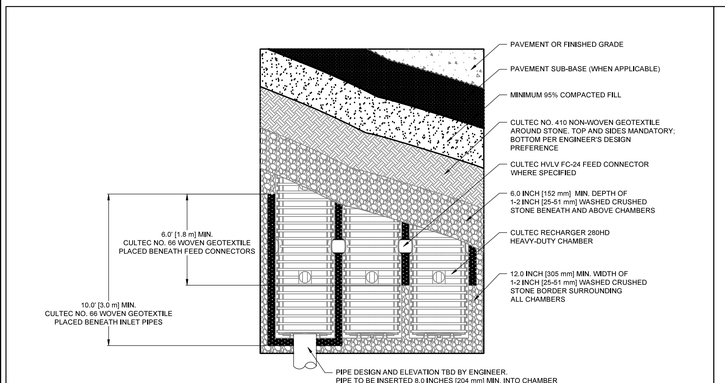
GENERAL NOTES
RECHARGER 280HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 9.21 CF/FT [1.83 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12' (3.65 m)
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

ALL RECHARGER 280HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 280HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

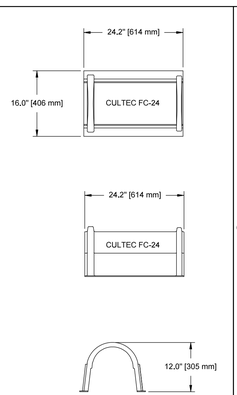
280HD 5.0 **CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL CROSS SECTION**



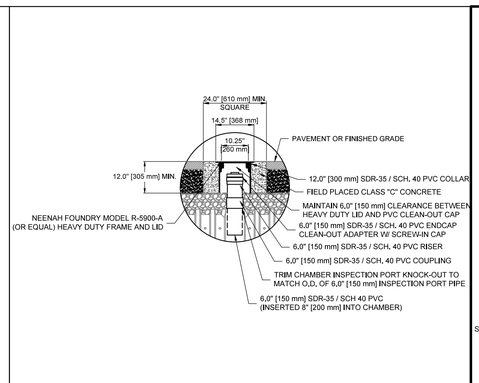
280HD 6.0 **CULTEC RECHARGER 280HD HEAVY DUTY TYPICAL INTERLOCK**



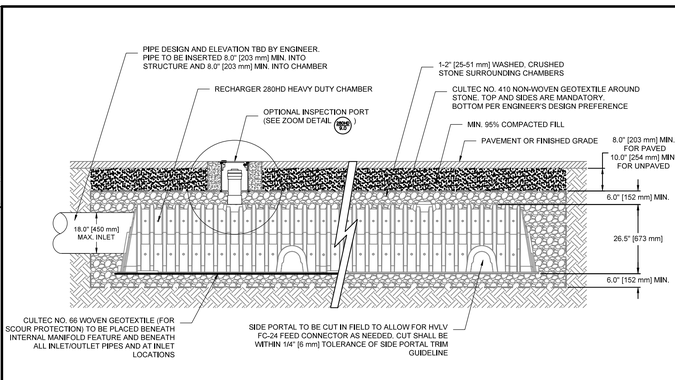
280HD 7.0 **CULTEC RECHARGER 280HD HEAVY DUTY PLAN VIEW**



280HD 8.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



280HD 9.0 **OPTIONAL INSPECTION PORT - ZOOM DETAIL**



280HD 10.0 **CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL**

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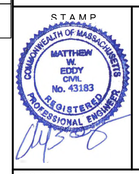
BAXTER NYE ENGINEERING & SURVEYING

Registered Professional Engineers and Land Surveyors

1597 Falmouth Road – Suite 1
Centerville, Massachusetts 02632

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www.baxter–nye.com

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CONSULTANT

CONSULTANT

PREPARED FOR:

Bayridge Realty, LLC
76 Tupper Road, Unit #10
Sandwich, MA 02563

PROJECT TITLE

Proposed Mixed-Use Redevelopment Project
645 Main Street (Route 28)
West Yarmouth, MA 02673

DATE	DESCRIPTION

SHEET TITLE

Cultec Recharger R280HD Details Plan

SHEET NO

C6.2

DATE: APRIL 2, 2026

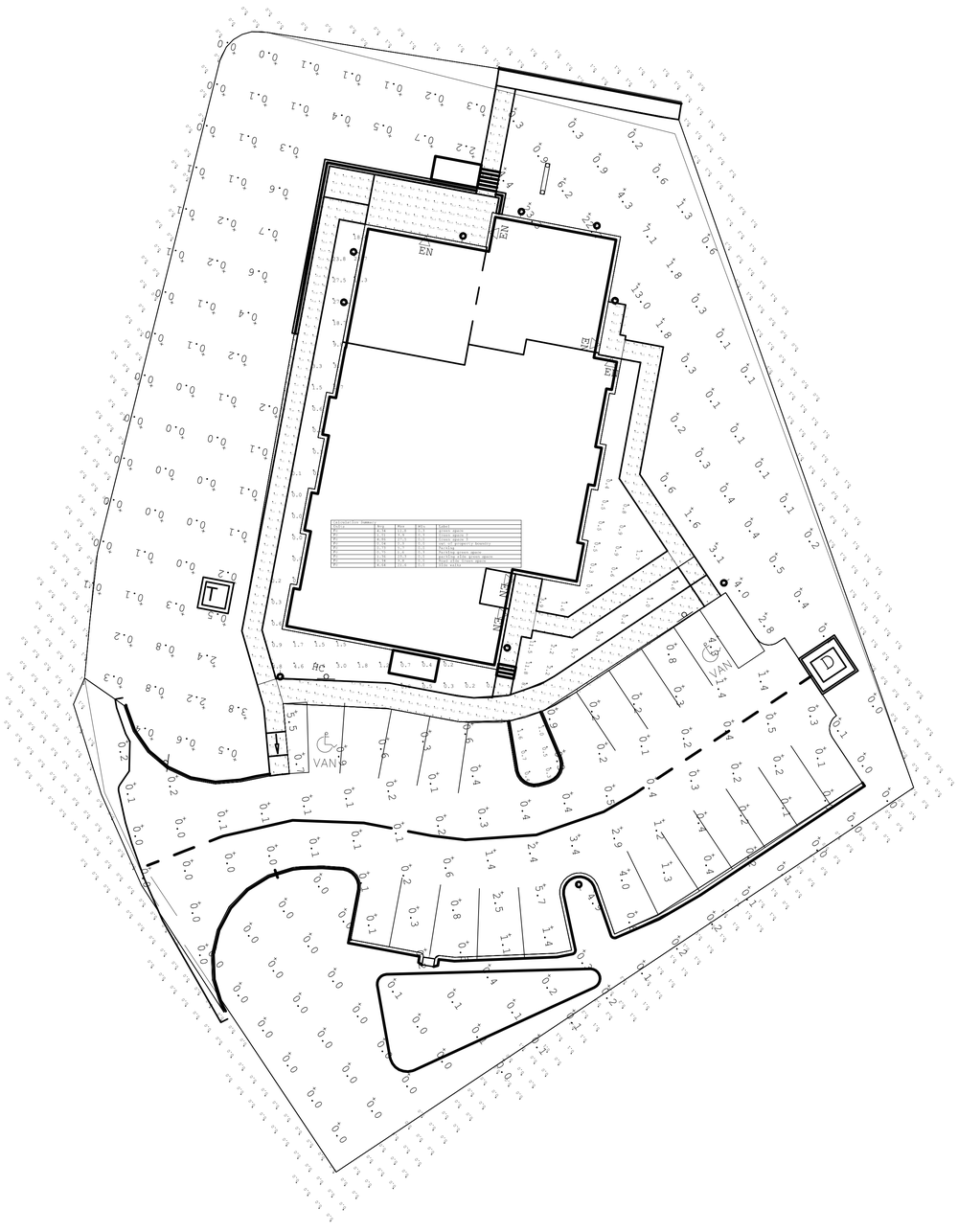
SCALE: NOT TO SACLE

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2025-103 FILE: 2025-103.dwg

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O:\2025\2025-103\CIVIL\PLOT\2025-103 Cultrec 280HD Details.dwg, 4/1/2026 12:20:46 PM, JLevelle, DWG To PDF.pc3, 1:1.05245


CALCULATION SUMMARY
Label Avg Max Min Area
Parking Zone 1.5 7.0 0.0 Entire Space
Parking Zone 2 1.5 7.0 0.0 Entire Space 2
Parking Zone 3 1.5 7.0 0.0 Entire Space 3
Parking 1.5 7.0 0.0 Parking
Parking Front Entry 1.5 7.0 0.0 Parking Front Entry
Parking Side Entry 1.5 7.0 0.0 Parking Side Entry
Rear Alley Curb Cut 1.5 7.0 0.0 Rear Alley Curb Cut
Rear Alley Entrance 1.5 7.0 0.0 Rear Alley Entrance
Site 1.5 7.0 0.0 Site Area
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Town of Yarmouth
MINUTES OF THE PLANNING BOARD MEETING OF
April 1, 2026

The Yarmouth Planning Board held a Hybrid in-person/remote access Business Meeting at **5:30** p.m. on Wednesday **April 1, 2026** in the Hearing Room at the Yarmouth Town Offices located at 1146 Route 28, South Yarmouth, MA.

Planning Board Present: Tom Pendleton, Deirdre Gaquin, Susan Brita, Joanne Crowley, Will Rubenstein, Peter Slovak, and Ken Smith

Planning Board Absent: None

Staff Present: Kathy Williams, Town Planner

Guests: Joe Casali and Bill Lavery, Joe Casali Engineering; David Horton, Aharonian & Associates; Mohammad Hamid, Huzaifa Corporation; Brian Yergatian and Mackenzie Morrison, BSC Group; Erik Tolley, ERT Architects; and Steven Katz, owner 703 Route 28

1. **Meeting Opening**: Chair Joanne Crowley opened the hybrid meeting at 5:31 PM. All Planning Board members were in-person.

2. **CONTINUED PUBLIC HEARING – Becker's Package Store**: Owner/Applicant: Huzaifa Corporation; Property Location: 49 & 55 Route 28 and 10 Drew's Way, West Yarmouth MA; Assessor Map 36, Parcels 77, 78 & 79; Zoning District B2 and APD. As part of a proposed building addition to the Becker's Package Store to add approximately 4,139 square feet (sf) to the first floor (total area of 5,074 sf), a 2,683 sf second floor for two (2) two-bedroom residential units, and associated site improvements, the Applicant is seeking a Use Special Permit from the Planning Board per Zoning Bylaw Section 202.5 – Use Regulation Table, Use Code A2 to allow a two-family dwelling. Any other relief required would be through the Zoning Board of Appeals.

   Prior to the meeting, Town Planner Kathy Williams confirmed the spelling of the owner/applicant to be Huzaifa Corporation, not Huzafia Corporation as noted in the application.

   a. **Continued Public Hearing**: Joanne Crowley noted that the duly noticed Public Hearing was opened on March 18, 2026 and continued to April 1, 2026 as requested by the applicant to accommodate a scheduling conflict. Ms. Crowley gave a brief overview of the format for the hearing including a presentation by the applicant, review of the Town Planner report, public comment (oral and written), Planning Board questions/comments, closing of the hearing, and then Planning Board deliberations.

   b. **Presentation**: Joe Casali and Bill Lavery of Joe Casali Engineering and David Horton of Aharonian & Associates, representing the owner Mohammad Hamid of Huzaifa Corporation, gave the attached PowerPoint presentation providing an overview of the project and relief requested for a two-family dwelling. The presentation included a review of the existing site conditions including proximity of the existing building to property lines; the merging of the three lots into a single 2.26 acre parcel; identified the portion of the building to remain and the extent of the expansion in the basement and first floor and the new second floor; reviewed the building elevations; 30-parking spaces accessed via a single curb cut off Route 28; proposed stormwater system to address the 100-year storm; on-site septic system with future municipal sewer connection; utility connections for water, gas and electric; landscaping plan; and overview of permitting path including relief from the Zoning Board of Appeals and a MassDOT access permit. Please note the presentation included an updated rendering to match the elevations submitted for the project and showed four (4) trees along the eastern side of the rear parking lot.

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c. **Planner Report**: Kathy Williams gave an overview of her March 26, 2026 Planner Report noting a super majority (5 of 7) is required to approve a Special Permit and the MassDOT Corridor Improvement project is showing a 1'-2' taking, less than in other areas. She gave a brief overview of modifications made to address Design Review Committee comments with the only outstanding issue being the buffer trees needed to screen the eastern side of the rear parking lot (now shown in the April 1st PowerPoint presentation). She further noted the desire of the applicant to have the business remain open during construction rather than demolishing the building entirely to relocate it to meet current setback requirements. She also reviewed draft findings and conditions for consideration by the Planning Board.

d. **Public Comment**: No written comments were received and no oral comments given at the public hearing.

e. **Planning Board**:

The Planning Board members felt the project was a nice improvement and the building looked great. The members had various questions/comments, to which the applicant and applicant's representatives responded, related to future plans for the rear of the property (none at this time); the amount and type of signage (planning to keep what is existing but will coordinate with the Building Commissioner on any relief needed); any traffic analysis conducted (none as the only increase would be associated with the two dwelling unit which is minor); noted the proximity of the site to the proposed roundabout at East Main/Route 28 (designers have coordinated with MassDOT); irrigation for the landscaped areas (irrigation will be provided); relief needed from front and side setbacks (relief needed, but increasing the eastern setback from what's existing); type of housing being proposed (market-rate, not specifically for employees); removal of the clothing donation bins (the bins will be removed); location of parking for residential (in the rear near the residential access); loading zone and size of delivery trucks (owner will need to coordinate deliveries, typically box trucks); backing out onto Route 28 is not allowed; any thoughts for green space if have families (not intended to attract families as not compatible with liquor sales); review of portion of the building to remain (about 1/3 of the building will remain and 2/3rds removed); construction phasing and occupancy (will need to flesh out phasing details and coordinate with the Building Department, but not intended to have partial occupancy of the residential units).

f. **Close Public Hearing**:

VOTE: On a motion by Tom Pendleton, and seconded by Deirdre Gaquin, the Planning Board voted (7-0) to close the Public Hearing for Petition 119 at 6:04 PM, with Tom Pendleton, Deirdre Gaquin, Susan Brita, Joanne Crowley, Will Rubenstein, Peter Slovak and Ken Smith voting in favor.

g. **Deliberations & Vote**: Without further deliberations, the Planning Board voted as follows:

On a motion made by Ken Smith and seconded by Tom Pendleton, the Planning Board voted (7-0) to grant relief for Petition #119 from Section 202.5.A2 – Use Regulation Table, to allow for a two-family dwelling unit to be located within a B2 zoning district at 49 & 55 Route 28 and 10 Drew's Way, West Yarmouth, with the following conditions:

1. The three lots must be legally combined into a single lot.
2. Provide 3" caliper native buffer trees every 20' on the eastern property line where needed to screen the rear parking lot (approximately 4 trees).
3. Provide irrigation in all landscaped areas.

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3. **Village Centers Overlay District (VCOD) Site Plan Review (SPR) Application #2025-2**: Applicant/Owner: Steven M. Katz; Property Location: 703 Route 28, South Yarmouth; Assessor Map 32, Parcel 120; Zoning Districts VCOD VC1, B2, ROAD and HMOD1. The Applicant proposes to redevelop the property by razing the existing structure and replacing with six (6) dwelling units in three (3) duplexes, along with related utility and site improvements. The site will be redeveloped utilizing Zoning Bylaw Section 414 – Village Centers Overlay District (VCOD) VC1.

   a. **Presentation**: Brian Yergatian and Mackenzie Morrison of BSC Group, and Erik Tolley of ERT Architects, represented the owner, Steven Katz. Ms. Morrison gave an overview of the existing conditions including the commercial uses, parking in front with two curb cuts, on-site septic, utilities, two access easements to the river, and floodplain and wetland resources. She reviewed the proposed project consisting of three duplexes with under unit parking for at least two vehicles per unit; single curb cut for a 24' wide driveway on the eastern side of the property with a small turn around at the end; 6' cedar fence along eastern property line which has a well-established vegetated buffer; new stormwater management system; municipal sewer connection; utility connections for water, gas and buried electric; and landscaping plan including buffer trees along Route 28 and enhanced mitigation plantings along the Parkers River while retaining access to the River.

      Ms. Morrison highlighted some benefits of the proposed project which decreases impervious area by approximately 7,600 square feet, provides needed housing, reduces the number of curb cuts, and includes on-site stormwater treatment and infiltration for the 100-year storm event. She further noted other permits required for the project including a Zoning Board of Appeals Special Permit for duplexes, a Notice of Intent with the Conservation Commission and a MassDOT access permit.

   b. **Planner Report**:

      Kathy Williams gave an overview of her March 26, 2026 Planner Report noting a majority (4 of 7) is required for VCOD SPR approval. She gave a brief overview of modifications made to address Design Review Committee comments including locating the buffer trees and transformer further back from Route 28 to accommodate the future MassDOT Corridor Improvement Project. The only outstanding issue is the lack of variation in the wall height for the center duplex in accordance with the Architectural and Site Design Standards, Building Strategies Section 4 – Vary Wall Heights. The applicant may wish to seek relief from this requirement as the center building is well hidden by the adjacent buildings. She noted supplemental DRC concerns regarding the two parking spaces/unit and more may be needed for 4-bedroom units, especially as there is no room for parking elsewhere on the property. Ms. Williams further noted there may also be some difficulties with turning movements for delivery trucks, moving vans and ambulances, exacerbated by the proximity of the fencing to the driveway.

      Ms. Williams also identified the need for one Affordable unit, that drainage would be further addressed as part of the Conservation Commission permitting and by the Engineering Department during the building permit process, buffer plantings appear to be acceptable, and due to the proximity to the Parkers River, the buildings need to have a minimum 30' front yard setback rather than a maximum setback (30' shown). Ms. Williams also reviewed draft conditions for consideration by the Planning Board.

   c. **Public Comment**: No written comments were received and no oral comments given at the public meeting.

   d. **Planning Board**:

      The Planning Board members viewed this project as a major improvement and a welcome investment in Yarmouth. The members had various questions/comments, to which the applicant and applicant's representatives responded, regarding the two parking spaces/unit provided for

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units with 4-bedrooms which may also be used seasonally with no other location on the property for additional parking (project meets the zoning requirement of 2 parking spaces per unit, but additional tandem parking could be provided within the under unit garages, and buyers will know of the property limitations); difficulty with turning around ambulances (the program that simulates the vehicle turning movements is very conservative and the maneuver will not be as difficult as shown); ability to turn around a moving van (only ran the simulation for an ambulance, a large moving van would not be possible); backing out onto Route 28 is not allowed although backing larger vehicles into the site may be possible; does driveway location take into consideration the existing large trees (yes as much as possible while keeping the driveway away from the resource areas); dumpster for trash (no dumpster, trash will need to be picked up); input from the Fire Department (they don't love the situation but recognize the limitations); will the buildings have sprinkler systems (sprinklers are not required); are the units for sale or rent (for sale); who owns the seawall and how will it be maintained (property owner currently, then future homeowners association as part of condominium documents); impacts to buffer zones (majority of the site is located between the 50'-100' buffers from the coastal bank, with a small encroachment within the 50' buffer which is one reason for the robust planting plan); irrigation system (temporary irrigation for establishment of the plantings, but conservation commission may not allow permanent irrigation); and who maintains the plantings (the homeowners association along with revetment wall, stormwater system and other site elements).

e. **Deliberations & Vote**: Without further deliberations, the Planning Board voted as follows:

On a motion by Tom Pendleton, and seconded by Ken Smith, the Planning Board voted (7-0) to approve VCOD SPR #2025-2 for The Residences at Parkers River for a three duplex (6-unit) housing development at 703 Route 28 as presented at the Planning Board meeting of April 1, 2026 and in accordance with the plans and materials submitted, subject to the following conditions:

1. All parking to be located beneath the building with no parking allowed along the access road to ensure emergency access.
2. Provide one (1) affordable unit in compliance with Zoning Bylaw Section 412.
3. Any relief required shall be sought through the Zoning Board of Appeals.

4. **Mattacheese Utilization Committee (MUC) Project**: Updates on the status of the MUC project.

Kathy Williams noted that the MUC met on March 19, 2026 to discuss the input on the five concept designs presented at the March 11th Community Meeting. The Committee considered modifications to the concept designs and decided upon three concept designs to recommend to the Select Board. The MUC also reviewed a draft outline of the final MUC report. The next MUC meeting will be on April 16th where the committee will review a draft of the report and rendered versions of the concept designs. The presentation of the final recommendations to the Select Board is tentatively scheduled for May 12th. Planning Board members noted the importance of sewering the property to allow for development and expressed concerns about funding the sewer line and having adequate effluent discharge capacity. The Water Resource Advisory Committee (WRAC) is working on developing Phase 2 of the municipal sewer system with the state offering some input on sewering locations.

5. **Meeting Minutes**:
   a. March 4, 2026: **VOTE: On a motion by Susan Brita, and seconded by Will Rubenstein, the Planning Board voted (7-0) to approve the meeting minutes of March 4, 2026, with Tom Pendleton, Deirdre Gaquin, Susan Brita, Joanne Crowley, Will Rubenstein, Peter Slovak and Ken Smith voting in favor.**
   b. March 18, 2026: **VOTE: On a motion by Susan Brita, and seconded by Will Rubenstein, the Planning Board voted (7-0) to approve the meeting minutes of March 18, 2026, with Tom Pendleton, Deirdre Gaquin, Susan Brita, Joanne Crowley, Will Rubenstein, Peter Slovak and Ken Smith voting in favor.**

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6. **Board of Appeals Agenda & Decisions:** The attached ZBA Agenda, Approval/Denial Summary, and Decisions were sent to the Planning Board via email.

7. **Committee Updates from Board Members**:
   a. **Library Building Committee (LBC)**: Tom Pendleton noted the LBC met with the Finance Committee who voted to not recommend the Article for the library due to the cost and other capital projects pending (Schools, Fire Station, Wastewater), potential staffing impacts and the contingency being too low. The Select Board did vote 3-2 to recommend the Article. Tom Pendleton indicated the gross cost was about $35 million with about $14 million in grants and $22 million obligation for the Town, which may be reduced with fund raising. The LBC will be having a community meeting at the Senior Center on April 9th and Open Houses at the South and West Yarmouth Libraries on April 12th and 13th.
   b. **Drive-In Site Utilization Committee (DISUC)**: Susan Brita mentioned the Parkers River Landing project with Kathy Williams noting the Grand Opening is scheduled for May 2nd.
   c. **Water Resource Advisory Committee (WRAC)**: Ken Smith noted the next WRAC meeting is on April 6th.

8. **Board Member Items**: None

9. **Correspondence:** The attached Correspondence was sent to the Planning Board via email.

10. **Staff Updates:** Kathy Williams indicated that the Town Administrator Bob Whritenour received written confirmation from the Executive Office of Housing and Livable Communities that we can prohibit Moveable Tiny Houses as part of the Seasonal Communities required zoning amendments.

11. **Upcoming Meetings**:
    a. April 15, 2026 – VCOD SPR - 645 Route 28
    b. April 28, 2026 – Annual Town Meeting
    c. May 6, 2026

12. **Adjournment:** VOTE: **On a motion by Susan Brita, and seconded by Ken Smith, the Planning Board voted unanimously (7-0) to adjourn at 7:10 PM.**

ATTACHMENTS:

- **April 1, 2026 Agenda**
- **Continued Public Hearing – Becker's Package Store**: March 26, 2026 Planner Memo; Legal Notice; Application; Project Narrative & Stormwater Management Report; Site Plan Review & Design Review Committee Comment Sheets; Site & Architectural Plans; and April 1, 2026 PowerPoint Presentation
- **VCOD SPR 2025-2 (703 Route 28)**: March 26, 2026 Planner Memo; Design Review Committee & Site Plan Review Comment Sheets; Applications and Narrative; and Site & Architectural Plans.
- **Draft Minutes**: March 4, 2026 and March 18, 2026
- **Miscellaneous Correspondence**:
  - Zoning Board of Appeals Agenda and Approvals/Denials Summary for 3/26/26
  - Zoning Board of Appeals Decisions 5219, 5220, and 5221
  - Conservation Commission Agenda for 4/2/26
  - Cape Cod Commission March 2026 Reporter

Approved on _____:

On a motion by _____, and seconded by _____, the Planning Board voted (x-x-x) to approve the meeting minutes of April 1, 2026.

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