

LEGEND

CB	CONCRETE BOUND
SB	STONE BOUND
RC	ROD CAP
IP	IRON PIPE FOUND
TM	TELEPHONE MANHOLE
UM	UNKNOWN MANHOLE
CM	CABLE TV MANHOLE
MC	METAL COVER
WD	WATER SHUTOFF
WG	WATERGATE
W	WELL
WMP	WATER METER PIT
GC	GAS GATE
CS	CATCH BASIN SQUARE
CR	CATCH BASIN ROUND
TCB	TRAFFIC CONTROL BOX
TS	TRAFFIC SIGNAL
GP	GUY POLE
GW	GUY WIRE
LP	LIGHT POLE
EHH	ELECTRIC HANDHOLE
THH	TELEPHONE HANDHOLE
CHH	CABLE TV HANDHOLE
HH	UNKNOWN HANDHOLE
---	SIGN
FP	FLAGPOLE
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
TS	TREE STUMP
SR	SHRUB
CSR	CONIFEROUS SHRUB
EM	ELECTRIC METER
SC	SEWER CLEANOUT
SM	SEWER MANHOLE
DB	D-BOX
SV	SEPTIC VENT
UHM	UNKNOWN HANDHOLE
UMH	UNKNOWN MANHOLE
DM	DRAIN MANHOLE
LP	LIGHT POST
PT	POST
TP	TEST PIT
EHW	EXTREME HIGH WATER
MHW	MEAN HIGH WATER
MLLW	MEAN LOWER LOW WATER
MLW	MEAN LOW WATER
TL	TREE LINE
CL	CABLE TV LINE
COM	COMMUNICATIONS LINE
D	DRAIN LINE
E	ELECTRIC LINE
OW	OVERHEAD WIRE
OE	OVERHEAD ELECTRIC
ET	ELECTRIC/TELEPHONE
UE	UNDERGROUND ELECTRIC
ETC	ELEC./TELE/CATV
F	FIRE ALARM LINE
FM	SEWER FORCE MAIN
G	GAS LINE
IR	IRRIGATION LINE
RD	ROOF DRAIN
S	SANITARY SEWER LINE
T	TELEPHONE LINE
OT	OVERHEAD TELEPHONE LINE
T/C	TELEPHONE / CABLE TV
W	WATER LINE
SW	STONE WALL
WL	WETLAND LINE
A	FWR-A ZONE
B	FWR-B ZONE
V	FWR-V ZONE
FZ	FLOOD ZONE
CB	COASTAL BANK
BW	BLOCK WALL
P&R	POST & RAIL FENCE
SF	STOCKADE FENCE
PR	PICKET ROW
CLF	CHAINLINK FENCE
GR	GUARDRAIL
LW	LIMIT OF WORK
HR	HAYBALE ROW



GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM. DATUM: NAD 83. UNITS: U.S. SURVEY FEET.

ZONING DISTRICT: R-40

PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF VE (EL 17), AE (ELEV 15) & MINIMAL HAZARD X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 2500102511J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.

THIS LOT IS NOT LOCATED WITHIN A DEP APPROVED ZONE II WELLHEAD PROTECTION AREA.

THIS LOT IS NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.

DEED REFERENCE: BOOK 34264 PAGE 153

PLAN REFERENCE: BOOK 445 PARCEL 87

OWNER: MEGANSETT BY THE BAY, LLC
100 CAPE CLUB DRIVE
SHARON, MA 02067

MITIGATION PLANTING NOTES

PROPOSED MITIGATION PLANTINGS TO BE 2 GALLON CONTAINERS OR LARGER, STAGGERED IN FORMATION AND PLANTED 5 FEET ON CENTER OR AS NECESSARY TO ADEQUATELY RE-VEGETATE AREA.

APPLICANT OR APPLICANT'S REPRESENTATIVE SHALL HAVE AN ONSITE MEETING WITH CONSERVATION AGENT PRIOR TO INSTALLING PLANTS TO REVIEW LOCATION OF SPECIFIC PLANT SPECIES. ANY CHANGES IN PLANT SPECIES TO BE APPROVED BY CONSERVATION AGENT PRIOR TO INSTALLATION.

PLANTINGS SHALL BE MAINTAINED IN GOOD HEALTH AND SHALL BE REPLACED IN KIND AS NECESSARY TO PROPERLY ESTABLISH VEGETATION.

PLANTS TO BE MAINTAINED IN GOOD HEALTH AND REPLACED AS NEEDED FOR 3 GROWING SEASONS.

PLANTINGS SHALL BE INSTALLED PRIOR TO COMPLETION OF CONSTRUCTION ACTIVITIES. OWNER SHALL NOTIFY CONSERVATION AGENT FOR FINAL INSPECTION WITHIN 30 DAYS AFTER ALL PLANTINGS HAVE BEEN INSTALLED.

RIVERFRONT RESTORATION AREA PLANTINGS

SAPLINGS	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	AREA 1	AREA 2
	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5-6 FEET	2	4
	WHITE OAK	QUERCUS ALBA	5-6 FEET	1	4
SHRUBS					
	BLACK CHOKEBERRY	ARONIA MELANOCARPA	2-3 FEET	5	16
	NORTHERN AYBERRY	MYRTICA PENNSYLVANICA	2-3 FEET	4	18
	BEACH PLUM	PRUNUS MARITIMA	2-3 FEET	6	14
	WITCH HAZEL	HAMMELIS VIRGINIANA	2-3 FEET	3	18
HARBACEOUS/LOW GROWING					
	LOWBUSH BLUEBERRY	VACCINIUM ANGUSTIFOLIUM	1-2 GAL. POT	2 CLUSTERS (8 PLUGS)	12 CLUSTERS (48 PLUGS)
	SWITCHGRASS	PANICUM VIRGATUM	1-2 GAL. POT	3 CLUSTERS (9 PLUGS)	9 CLUSTERS (27 PLUGS)
	SEASIDE GOLDENROD	SOLIDAGO SEMPERVIRENS	1-2 GAL. POT	3 CLUSTERS (9 PLUGS)	10 CLUSTERS (30 PLUGS)

CONSERVATION STATISTICS

RIVERFRONT AREA (RFA)

AMOUNT OF NATURAL FORESTED RIVERFRONT AREA ON-SITE = 58,142 SF
AMOUNT OF ALTERED RIVERFRONT AREA ON-SITE = 53,278 SF
TOTAL AMOUNT OF RIVERFRONT AREA ON-SITE = 111,420 SF

EXISTING IMPERVIOUS SURFACE (STRUCTURE, PAVING, DECK) - DEGRADED AREAS
IN 0-100' RFA = 5,432 SF
IN 100-200' RFA = 6,378 SF
TOTAL = 11,810 SF OF DEGRADED AREA

PROPOSED IMPERVIOUS SURFACE (STRUCTURE, PAVING, DECK, PATIO, POOL)
IN 0-100' RFA = 1,410 SF
IN 100 - 200' RFA = 15,563 SF
TOTAL = 16,973 SF

EXISTING STRUCTURE(S) SETBACK TO MHW = 26.3' AND 32.2'
PROPOSED DWELLING SETBACK TO MHW = 127'

COASTAL BANK

EXISTING DEGRADED/DEVELOPED AREA ON COASTAL BANK = 8,870 SF
PROPOSED DEVELOPED AREA ON COASTAL BANK = 8,870 SF

BUFFER ZONE TO SALT MARSH

EXISTING DISTURBED/DEVELOPED AREA IN BUFFER ZONE = 21,339 SF
PROPOSED DEVELOPED AREA ON COASTAL BANK = 21,339 SF

RIVERFRONT AREA (RFA) PERFORMANCE STANDARDS

TOTAL AMOUNT OF RIVERFRONT AREA ON-SITE = 111,420
AMOUNT OF REDEVELOPMENT AREA ALLOWED IS GREATER OF
EXISTING = 11,810 SF
OR 10% OF RIVERFRONT AREA = 11,142

PROPOSED NEW DEVELOPMENT (CHANGE TO IMPERVIOUS AREA) IN RFA = 16,973 SF

ALL WORK IS IN PREVIOUS ALTERED AREAS BUT NOT DEGRADED = 2:1 MITIGATION REQUIRED.
MITIGATION REQUIRED = 16,973 SF - 11,810 SF = 5,163 SF * 2 = 10,326 SF REQUIRED
TOTAL MITIGATION = 11,479 SF PROPOSED (2:1 MITIGATION PROPOSED)

CONSERVATION NOTES

PRIOR TO ANY WORK COMMENCING, THE DEP FILE NUMBER SHALL BE POSTED ON A SIGN ON THE STREET SIDE OF THE LOT AND MAINTAINED IN A VISIBLE CONDITION THROUGHOUT THE PROJECT.

THE LIMIT OF WORK WILL BE INSTALLED PRIOR TO ANY WORK, EXCAVATION, CONSTRUCTION OR CLEARING OF VEGETATION, IN ORDER TO PREVENT DAMAGE TO THE INTERESTS OF THE ACT AND BYLAW. THE LIMIT OF WORK WILL CONSIST OF A ROW OF STAKED SEDIMENT STOP OR COMPOST ROLL WITH SILT FENCE BACKING. THE SEDIMENT STOP ROLL WILL BE REPLACED AS NECESSARY TO BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. NO FILL WILL BE ALLOWED TO BE PLACED AGAINST THE LIMIT OF WORK AT ANY TIME. UPON COMPLETION OF ALL CONSTRUCTION AND STABILIZATION OF THE SITE, SEDIMENT STOP ROLL WILL BE REMOVED AND PROPERLY DISPOSED OF.

PRIOR TO ANY WORK COMMENCING, ADVANCE WRITTEN NOTIFICATION WILL BE PROVIDED TO THE LOCAL CONSERVATION COMMISSION.

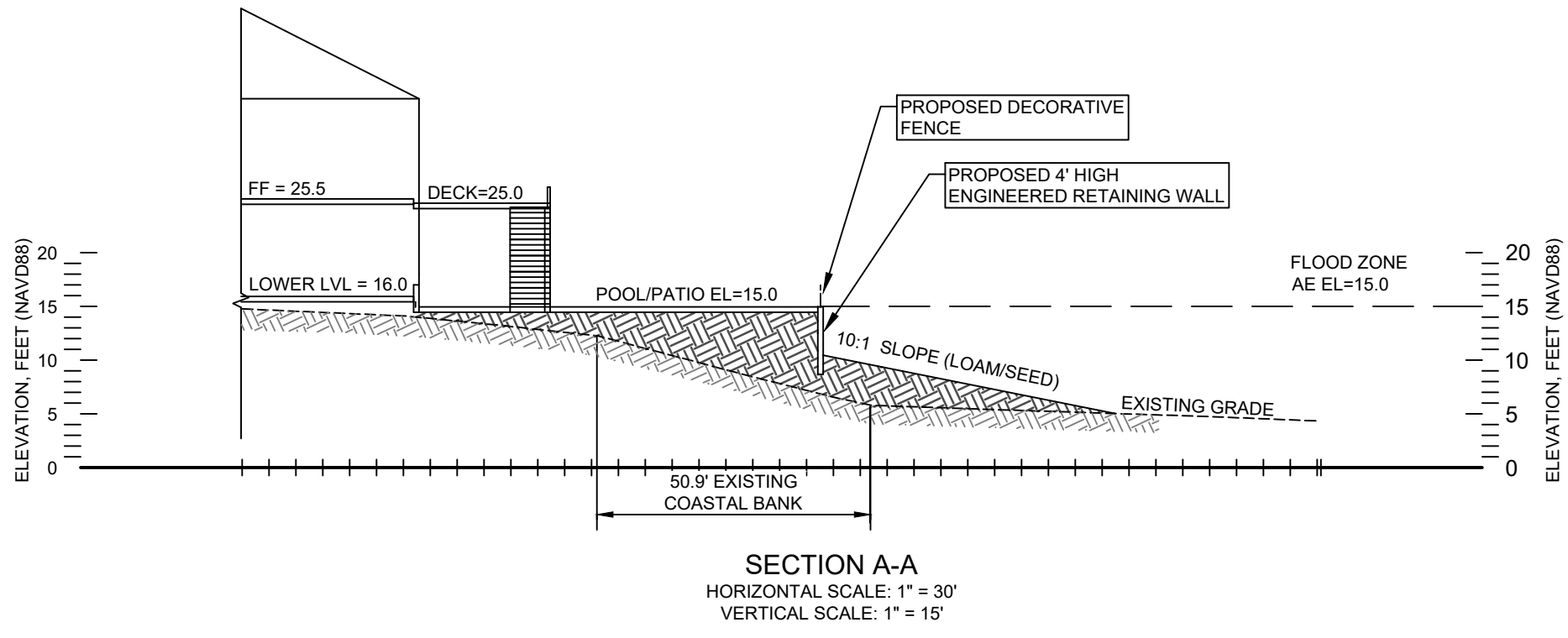
NO DEBRIS, EQUIPMENT OR MATERIALS WILL BE STORED, EVEN TEMPORARILY, OUTSIDE THE DESIGNATED LIMIT OF WORK AREA WITH THE EXCEPTION OF EQUIPMENT AND MATERIALS RELATED TO THE PLANTINGS FOR THE REQUIRED MITIGATION.

THE CONSTRUCTION SITE WILL BE CLEANED DAILY TO REMOVE ANY LOOSE DEBRIS.

ALL DISTURBED AREAS WITHIN THE LIMIT OF WORK REQUIRING RESTORATION WILL BE STABILIZED TO PREVENT EROSION. STABILIZATION WILL BE DONE IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

ANY NEW LAWN AREAS WITHIN LOCAL CONSERVATION JURISDICTION SHALL BE PLANTED WITH GRASS SPECIES CONSISTING OF FESCUE AND RYES WITH BLUEGRASS VARIETIES COMPRISING NO MORE THAN 10% OF THE SEED MIX.

IF APPLICABLE, FERTILIZER APPLICATION AND LAWN MAINTENANCE TO BE PERFORMED IN ACCORDANCE WITH LOCAL REGULATION NITROGEN LOADING/LAWN STANDARDS.



SEPTIC SYSTEM NOTES

EXISTING SYSTEM INSTALLED IN MAY, 2002 WAS DESIGNED FOR A FLOW OF 1776 GPD AND WILL BE RE-USED FOR THE PROPOSED SINGLE FAMILY HOME WHICH WILL HAVE A FLOW OF 990 GPD.

CAPE & ISLANDS ENGINEERING

100 CAPE CLUB DRIVE
SHARON, MA 02067
PHONE: 508.477.7272
FAX: 508.477.8072

Drawn By: MD
Checked By: MC

Rev	Date	Description
1	10/28/21	RELOCATE COVERED PATIO, ADD VISTA
2	11/17/21	RELOCATE HOUSE, REVISE RFA CALCS
3	11/22/21	REVISE PATIO ANGLE AT BANK
4	2/4/22	REVISE SITE GRADING, REMOVE GARAGE DRIVEWAY

Prepared For: CAPE CLUB BUILDING INC.
25 TIOU STREET
SHARON, MA 02067

Project: 96 MEGANSETT ROAD
BOURNE (CATAUMET), MASSACHUSETTS
ASSESSOR'S ID: MAP 54.0 PARCEL 15

Drawing Title: SITE PLAN

Date: SEPTEMBER 8, 2021

3 OF 3