

BUILDING USES

EXISTING BUILDING USES: RETAIL, OFFICE & STORAGE
 PROPOSED BUILDING USES: OFFICE & STORAGE

NOTE: FLOOR DRAINS/TIGHT TANK REQUIRED PER PLUMBING CODE.
 WAREHOUSE STORAGE TYPE USE ONLY, LIMITED ACCESSORY OFFICE.
 POST THAT NO HAZARDOUS MATERIALS TO BE STORED SEE BYLAW.

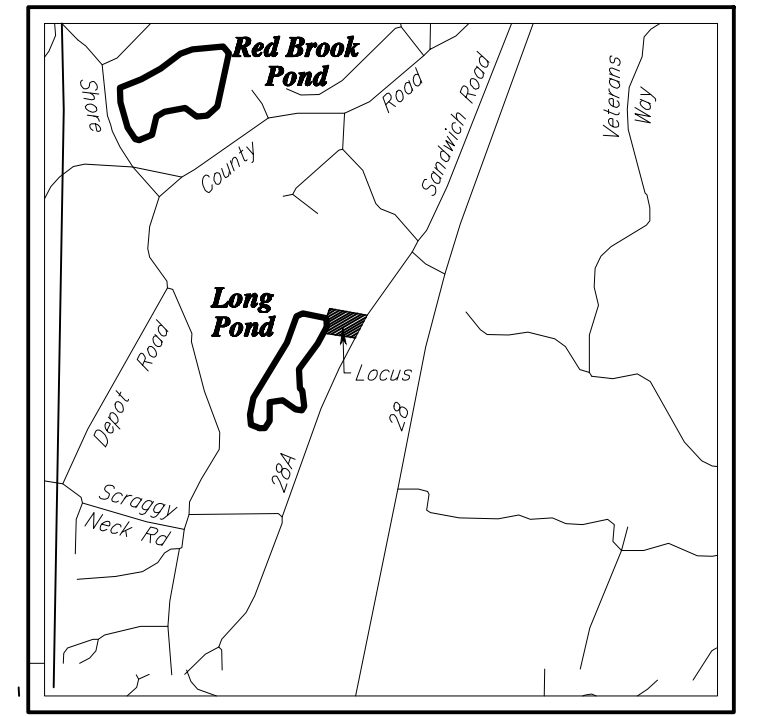
LAND USE

EXISTING/PROPOSED LAND USE: COMMERCIAL BUILDINGS, & PARKING
 SOILS: CARVER COARSE SAND AND GRAVEL

ZONING SUMMARY

ZONING DISTRICT: B-2 DISTRICT (NOT ZONE 2 BUT IN WATER RESOURCE DISTRICT)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	20,000 S.F.	100,857± SF	100,857± SF
MIN. LOT FRONTAGE	125'	266.0'	266.0'
MIN. FRONT SETBACK	30'	31.7'	30.50'
MIN. SIDE SETBACK	12'	13.4'	18.2'
MIN. REAR SETBACK	12'	141'	141'
MAX. LOT COVERAGE	50%	16%	20%
MAX. BUILDING HEIGHT	35'	33'	less than 35'
MIN. USEABLE OPEN SPACE	20%	34%	32%



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 52 PARCEL 76

LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND FLOOD ZONE X (0.2 PCT CHANCE FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL #25001C0511J AND #25023C0625J DATED 7/16/2014

OWNER OF RECORD

ROBERT HANFLIG
 28 LONGSHANK CIRCLE
 EAST FALMOUTH, MA 02536

BUSINESS MAILING ADDRESS:
 634 N.FALMOUTH HWY
 UNIT 349
 NORTH FALMOUTH, MA 02556

BUSINESS LOCATION:
 THE STOVE CENTER
 1220 ROUTE 28A
 CATAUMET, MA 02534

REFERENCES

DEED BOOK 17311 PAGE 154
 PLAN BOOK 499 PAGE 92

AREA BREAKDOWN

LOT AREA = 100,857± S.F. = 100%
 WETLAND AREA = 23,883 S.F. = 23.7%
 EXISTING BUILDING/ROOF AREA = 15,349 S.F.
 EXISTING BUILDING/ROOF AREA TO BE REMOVED = 2298 S.F.
 EXISTING DECK AREA = 284 S.F.
 EXISTING LOT COVERAGE = 15349 SF = 15.2%
 PROPOSED BUILDING/ROOF AREA = 5400 S.F.
 TOTAL PROPOSED BUILDING/ROOF AREA = 18451 S.F.
 PROPOSED LOT COVERAGE = 18.3%
 EXISTING PAVED AREA (INCL. SIDEWALKS) = 22614 S.F. = 22.4%
 PROPOSED PAVED AREA = 0 SF. = 0.0%
 TOTAL PROPOSED IMPERVIOUS COVERAGE = 41.1%

LANDSCAPE AND VEGETATION

SECTION 3511 IS APPLICABLE TO THIS PROJECT AS THE USE REQUIRES MORE THAN 6 SPACES

PREMISES ABUTS AN ARTERIAL STREET. STREET AND SIDELINE PLANTING AREAS WILL BE PROVIDED AS PER TOWN OF BOURNE ZONING BYLAW SECTION 3513 (i) & (ii)

TYPE OF MATERIALS AND NUMBER OF PLANTS WILL CONFORM TO SECTION 3512 (i) & (ii).

6 TREES SHALL BE PLANTED/RETAINED ALONG THE FRONTAGE AS SHOWN; TREES TO BE A MINIMUM OF 3" CALIPER, BE OF A SPECIES COMMON IN THE AREA AND REACH AN ULTIMATE HEIGHT OF AT LEAST 30 FEET. 2 EXISTING TREES SHALL BE INCLUDED TO EXCEED THE REQUIRED NUMBER OF 7.

88 SHRUBS SHALL BE PLANTED/RETAINED ALONG THE FRONTAGE AND SIDELINE AS SHOWN; SHRUBS SHALL BE AT LEAST 24" IN HEIGHT AT THE TIME OF BUILDING OCCUPANCY, REACH AN ULTIMATE HEIGHT OF AT LEAST 36" AND BE OF A SPECIES COMMON IN THE AREA. REQUIRED NUMBER = 88

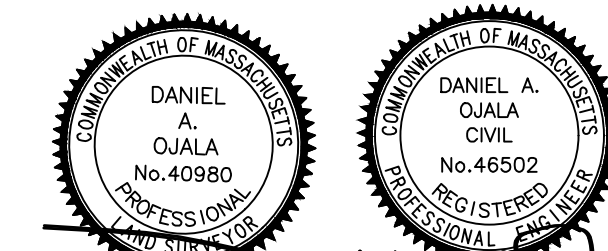
SITE PLAN

OF
1220 ROUTE 28A
CATAUMET, (BOURNE), MA

PREPARED FOR
THE STOVE CENTER

DATE: 8-8-2023

Scale: 1" = 20'



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 fax 508-362-9880
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down cape engineering, inc.
 civil engineers
 land surveyors

939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

8-8-23
 DATE: DANIEL A. OJALA, P.E., P.L.S.

SHEET 1 OF 4

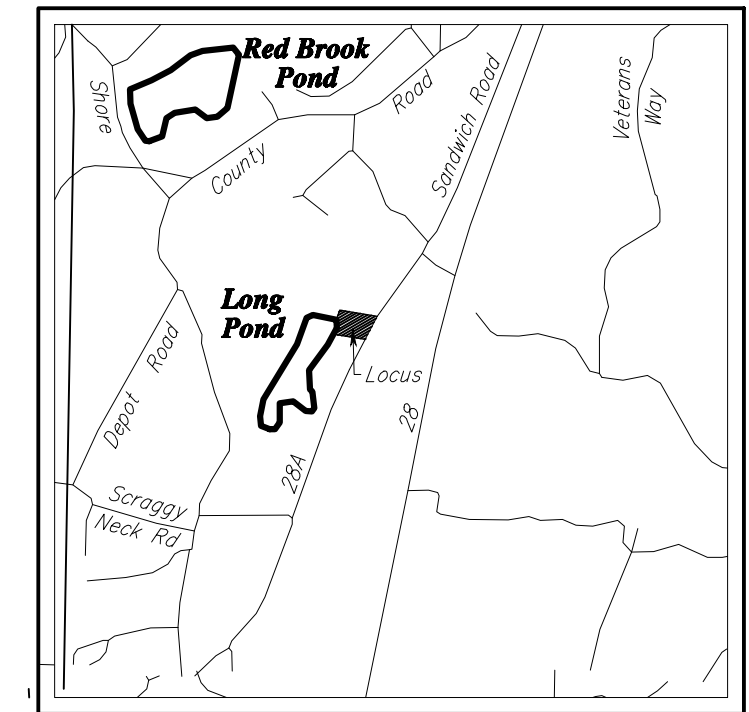
LEGEND

- 99 - EXISTING CONTOUR
- [99] - PROPOSED CONTOUR
- [98.4] - PROPOSED SPOT EL.
- - CATCH BASIN
- - UTILITY POLE
- - FIRE HYDRANT
- - DRAIN COVER
- - MONITORING WELL
- - GUY WIRE
- W - WATER LINE
- OHE - OVERHEAD ELECTRIC
- X - FENCE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

PARKING REQUIREMENTS

(BASED ON NET AREAS)
 TOTAL EX.+PROP. OFFICE AREA = 1,440 SF / 180 = 8.0 SPACES
 TOTAL EXISTING STORAGE AREA = 12168 SF / 1000 = 12.2 SPACES
 TOTAL PROP. STORAGE AREA = 5400 SF / 1000 = 5.4 SPACES
 TOTAL REQUIRED PARKING SPACES = 26 SPACES
 TOTAL PROPOSED PARKING SPACES = 29 SPACES, INCLUDING 2 VAN ACCESSIBLE PARKING SPACES.



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 52 PARCEL 76

LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND FLOOD ZONE X (0.2 PCT CHANCE FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL #25001C0511J AND #25023C0625J DATED 7/16/2014

OWNER OF RECORD

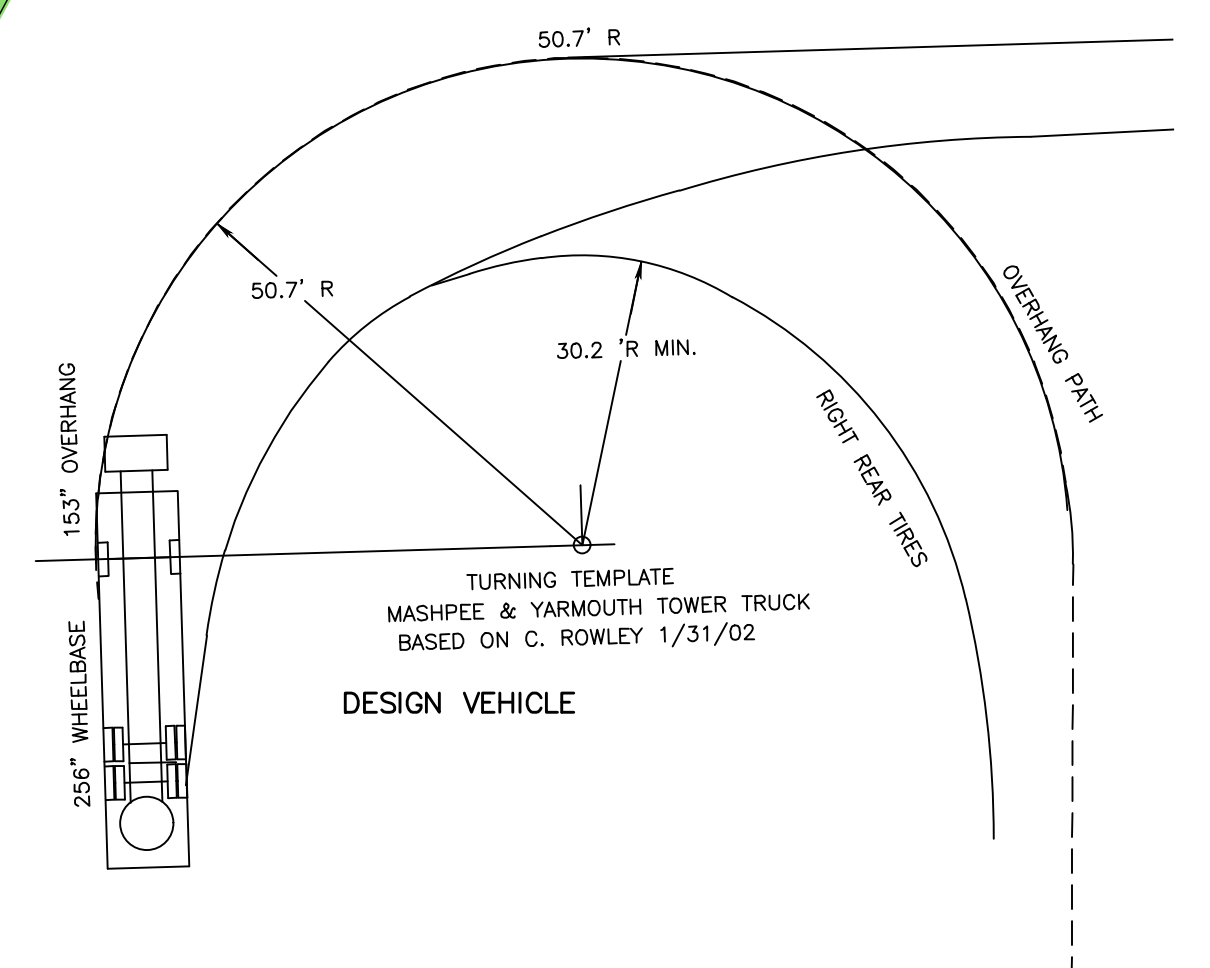
ROBERT HANFLIG
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BUSINESS LOCATION:
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REFERENCES

DEED BOOK 17311 PAGE 154
PLAN BOOK 499 PAGE 92



MAP 52 PARCEL 38
N/F
CATAUMET BOATS REAL ESTATE LLC

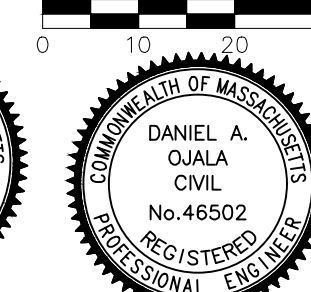
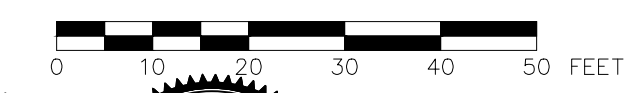
EMERGENCY VEHICLE ACCESS SITE PLAN

OF
**1220 ROUTE 28A
CATAUMET, (BOURNE), MA**

PREPARED FOR
THE STOVE CENTER

DATE: 8-8-2023

Scale: 1"=20'

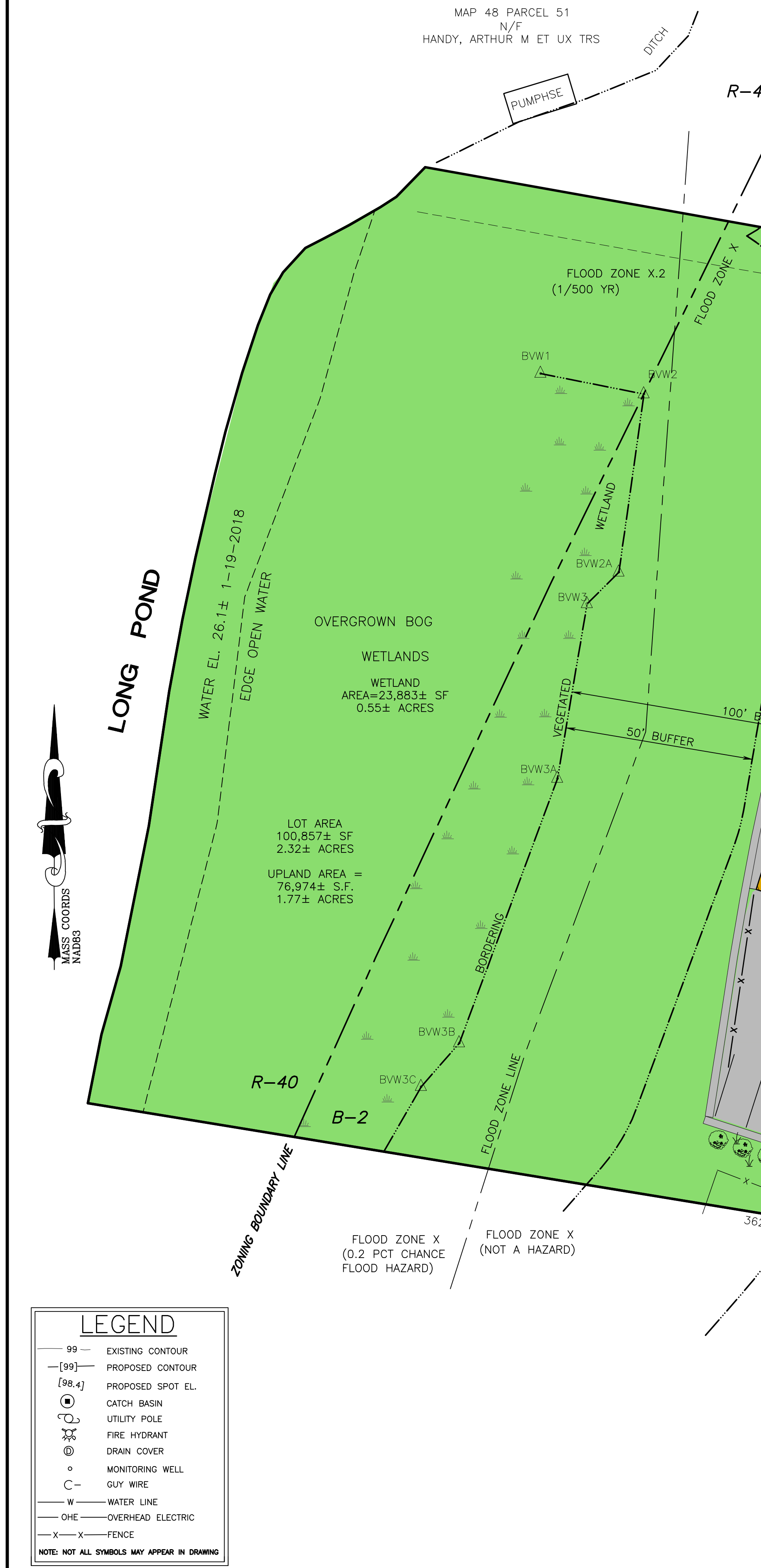


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939 Main Street (Rte 6A)
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8-8-23
DATE

Daniel A. Ojala, P.E., P.L.S.

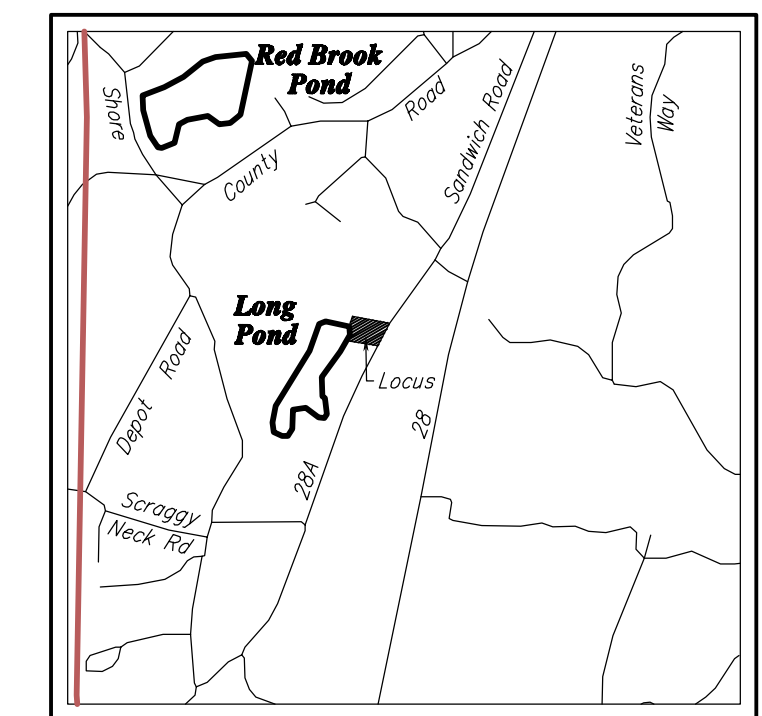
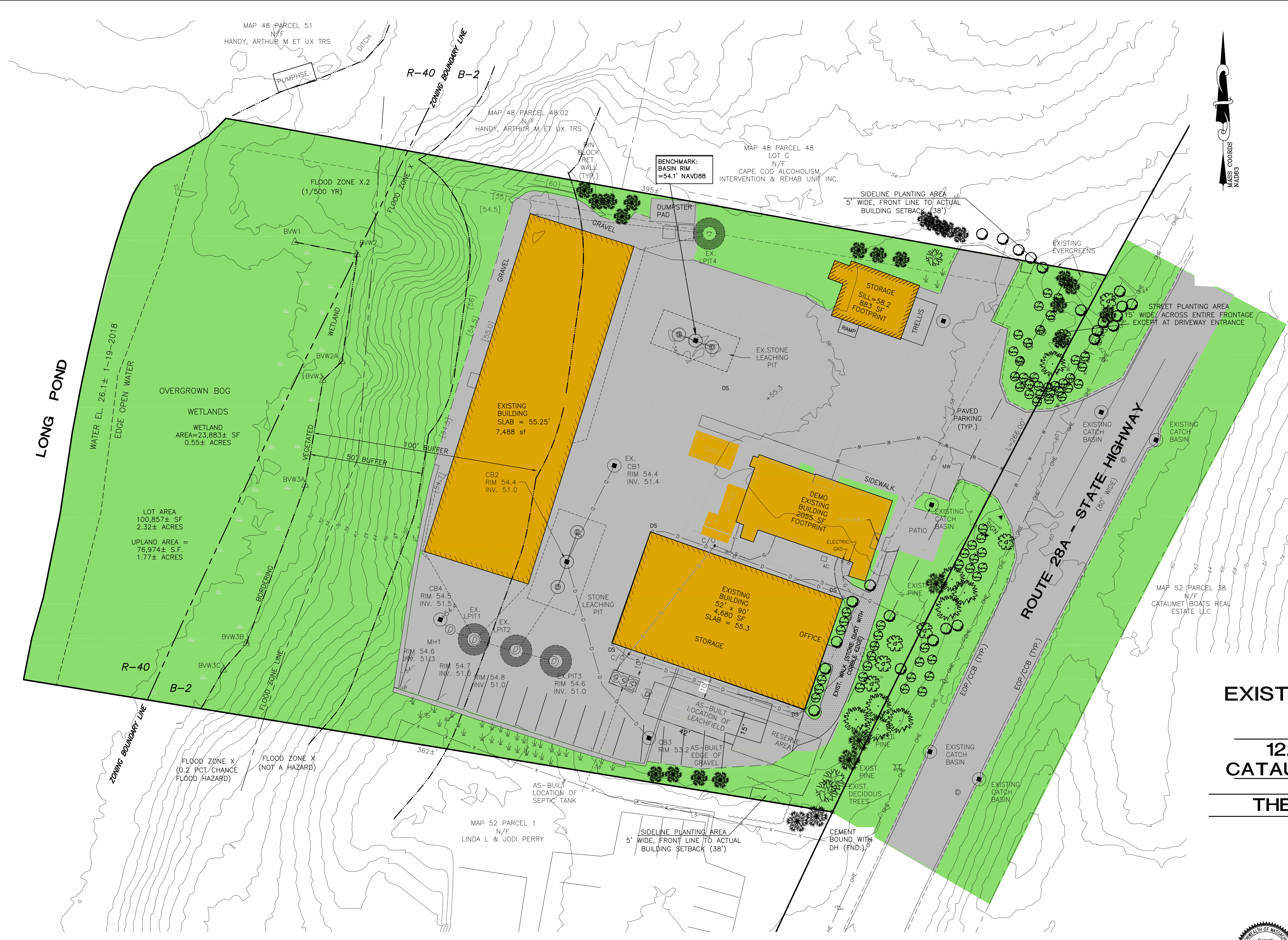
SHEET 2 OF 4



LEGEND

- 99 — EXISTING CONTOUR
- (99) — PROPOSED CONTOUR
- [98.4] — PROPOSED SPOT EL.
- — CATCH BASIN
- — UTILITY POLE
- — FIRE HYDRANT
- — DRAIN COVER
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ZONING SUMMARY

ZONING DISTRICT: B-2 DISTRICT

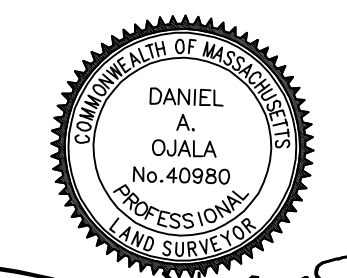
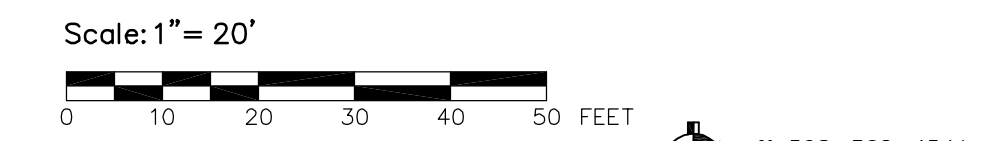
MIN. LOT SIZE	20,000 S.F.
MIN. LOT FRONTAGE	125'
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MIN. SIDE SETBACK	12'
MIN. REAR SETBACK	12'
MAX. BUILDING HEIGHT	35'
MIN. USEABLE OPEN SPACE	20%

OWNER OF RECORD
 ROBERT HANFLIG
 28 LONGSHANK CIRCLE
 EAST FALMOUTH, MA 02536

REFERENCES
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**EXISTING CONDITIONS
 SITE PLAN**
 OF
**1220 ROUTE 28A
 CATAUMET (BOURNE), MA**
 PREPARED FOR THE
THE STOVE CENTER

DATE: 8-8-2023



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NOTES

- DATUM IS NAVD88.
- MUNICIPAL WATER IS PROPOSED.
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20.
- PIPE JOINTS TO BE MADE WATERTIGHT.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- SITE IS SUBJECT TO ORDER OF CONDITIONS FROM THE TOWN OF BOURNE CONSERVATION COMMISSION. CONTRACTOR TO NOTE GENERAL AND SPECIAL CONDITIONS, COPY OF APPROVED PLANS AND ORDER TO BE ONSITE AT ALL TIMES, POST DEP NUMBER ONSITE.
- ANY ADJUSTED SEPTIC COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
- COORDINATE UTILITY INSTALLATIONS WITH APPROPRIATE VENDORS.
- SITE LIGHTING SHALL NOT CAUSE GLARE FOR MOTORISTS, PEDESTRIANS, OR NEIGHBORING PREMISES. (FULL CUTOFF BUILDING MOUNTED LED LIGHTS PROPOSED).
- ALL CONSTRUCTION MATERIALS, COMPONENTS, AND METHODS EMPLOYED ON THIS PROJECT WORK SHALL CONFORM TO THE TOWN OF BOURNE SUBDIVISION REGULATIONS AND/OR THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR BRIDGES AND HIGHWAYS AS AMENDED TO PRESENT.
- 6" LOAM AND SEED ALL DISTURBED AREAS NOT OTHERWISE TREATED WITH PAVING OR GRAVEL, EROSION CONTROL NETTING ON ALL SLOPES GREATER THAN 10% REQUIRED. MAINTAIN SILT CONTROLS UNTIL SITE IS COMPLETELY STABLE AND PERMISSION OBTAINED FROM CONSERVATION AGENT AND OWNERS ENGINEER.

SYSTEM DESIGN:

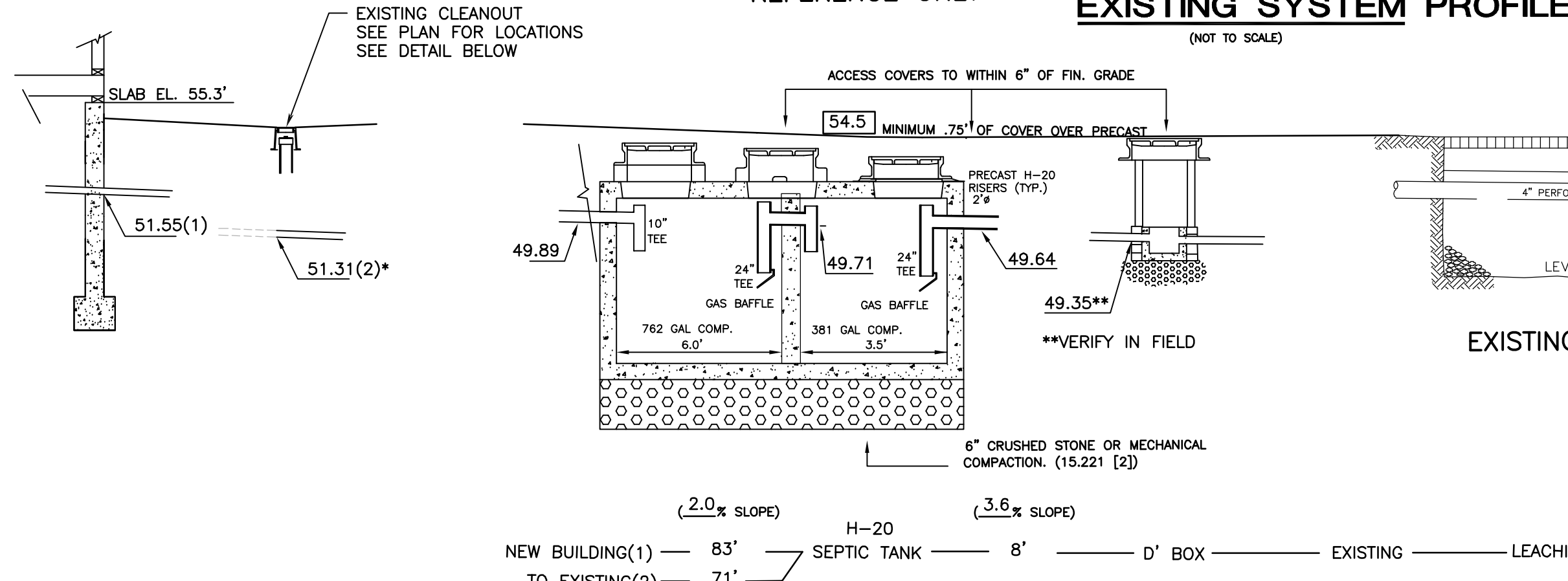
1710 S.F. OFFICE @ 75 GPD/1000 S.F. = 53 GPD
 17,691 S.F. +/- STORAGE @ 0 GPD/1000 S.F. = 0 GPD
 STORAGE-14 EMPLOYEES @ 20 GPD/PERSON=280 GPD
 TOTAL DESIGN FLOW ESTIMATE= 333 GPD (USE 381 GPD)

SEPTIC TANK: 381 GPD (2) = 762 (FIRST COMPARTMENT)
 381 GPD (1) = 381 (SECOND COMPARTMENT)
 762 + 381 = 1,143 GAL. REQUIRED
 USE A H-20 1500 GAL. DUAL COMPARTMENT SEPTIC TANK

LEACHING:
 381 GPD (.74) = 515 SF REQUIRED
 USE EXISTING LEACHING AREA
 42' x 15' = 630 SF O.K. FOR
 PROPOSAL AS DESIGNED/CONSTRUCTED

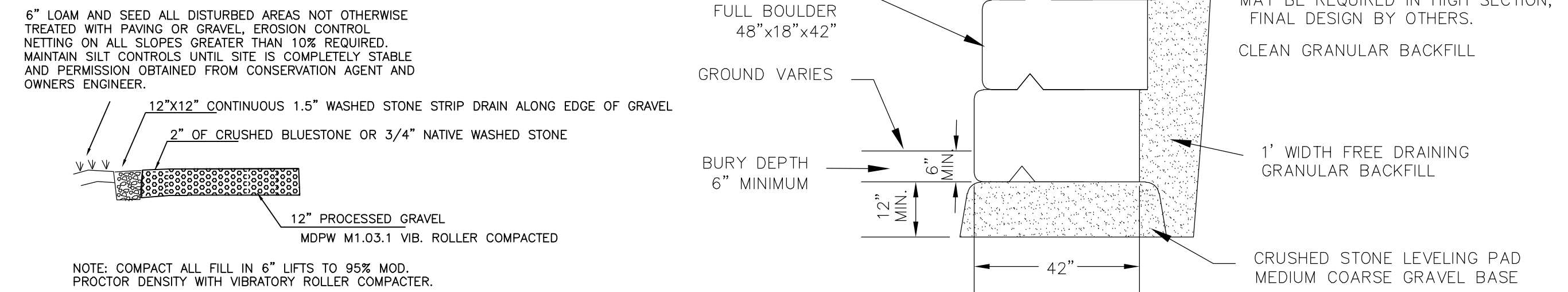
NOTE: NO SEPTIC WORK
 PROPOSED- SHOWN FOR
 REFERENCE ONLY

EXISTING SYSTEM PROFILE

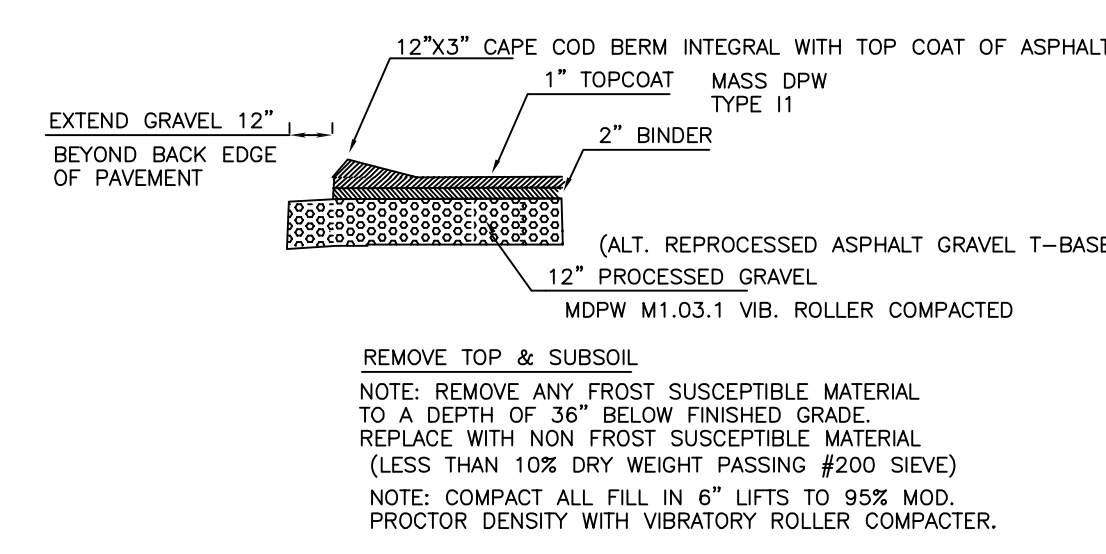


EXISTING LEACHING FIELD TO REMAIN
 (42' x 15')

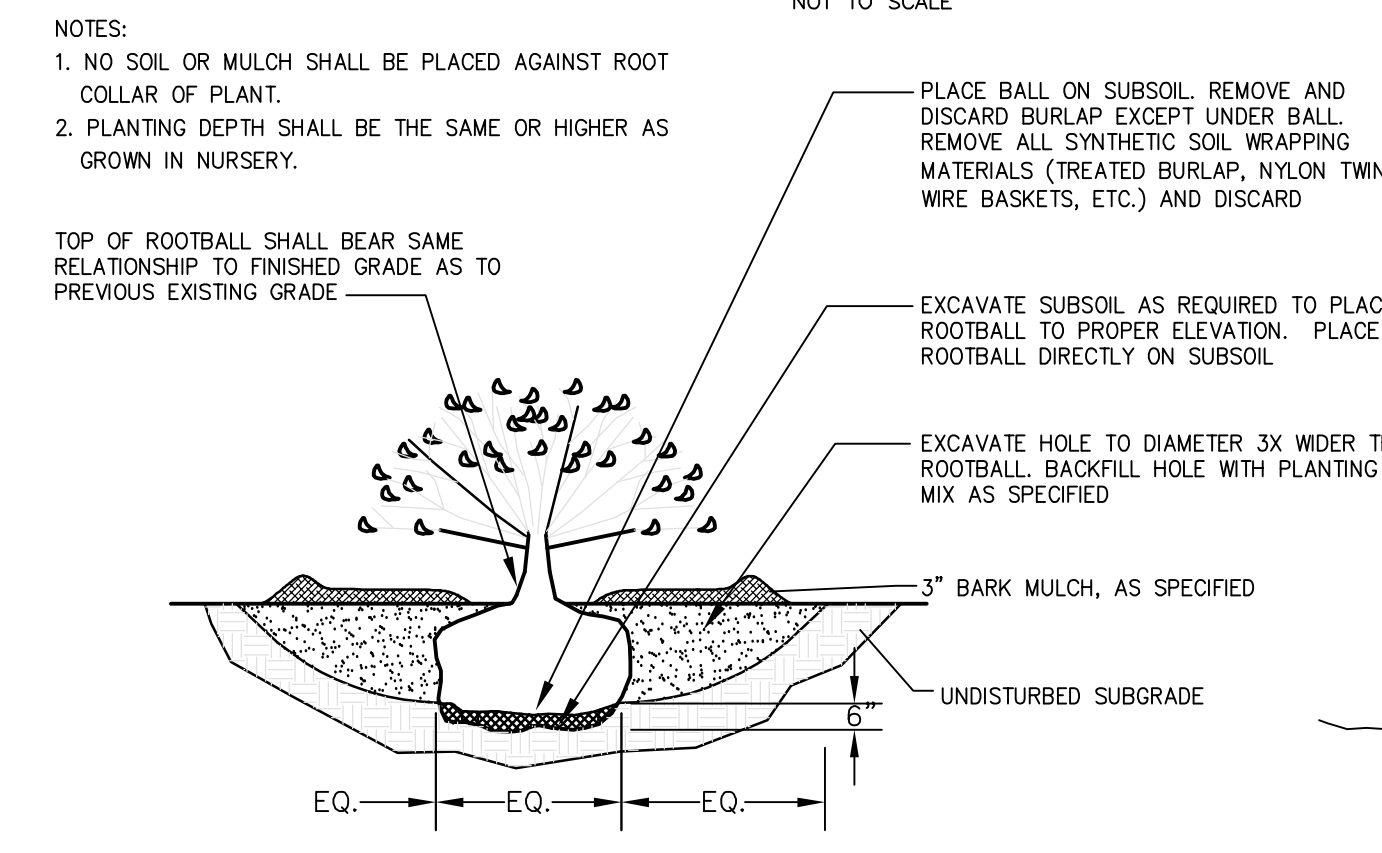
BOLLARD DETAIL



GRAVEL CROSS SECTION



PAVEMENT CROSS SECTION

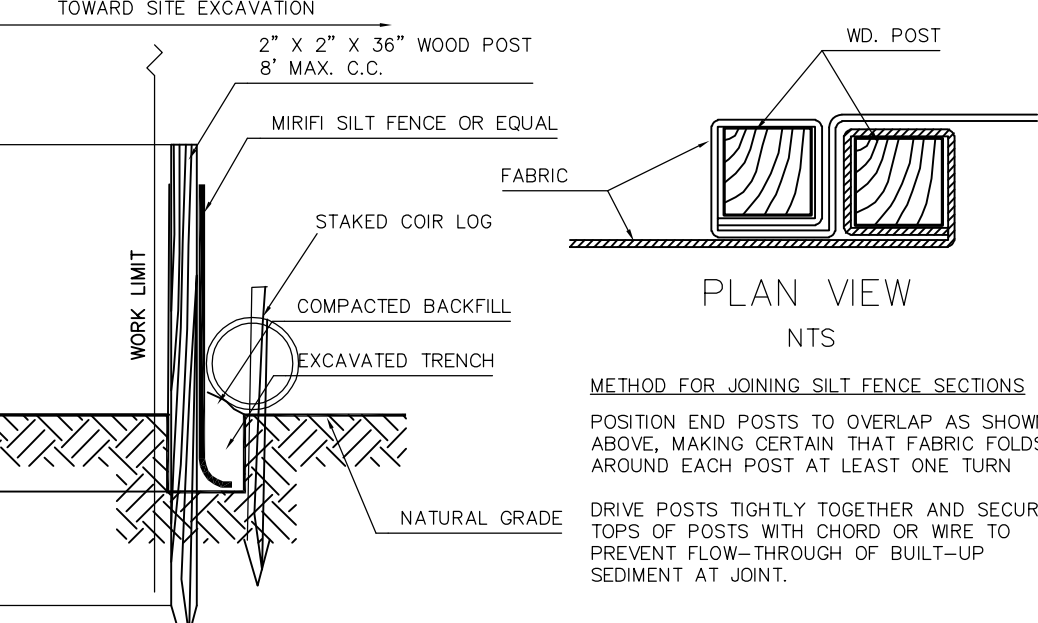


SHRUB PLANTING

NOTE: 3" CALIPER RED MAPLES (ACER RUBRUM) OR APPROVED EQUAL

DECIDUOUS TREE PLANTING FOR 2.5" CAL. AND ABOVE

NOTE: 3" CALIPER RED MAPLES (ACER RUBRUM) OR APPROVED EQUAL

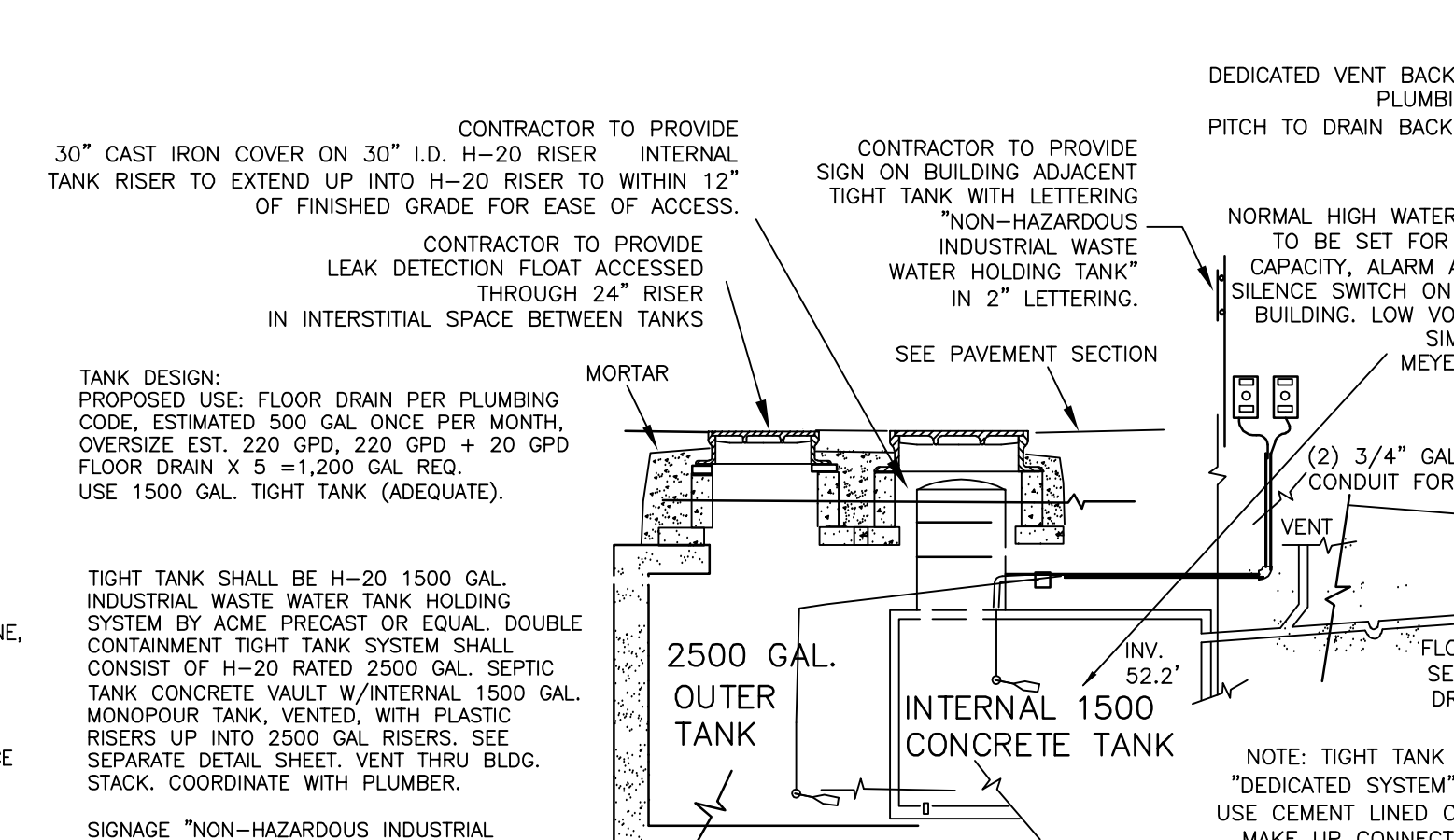


SILT FENCE INSTALLATION

NOTE: 1. EXCAVATE A 6" x 6" TRENCH ALONG SPECIFIED SILT FENCE LINE IMMEDIATELY AFTER CLEARING AND GRUBBING IS COMPLETE AND INSTALL SILT FENCE. 2. UNROLL SILT FENCE ONE SECTION AT A TIME. POSTS SHOULD BE POSITIONED ON DOWNSTREAM SIDE OF FENCE. 3. DRIVE POST INTO GROUND AND LAY THE TOE-IN FABRIC IN BOTTOM OF TRENCH. BACKFILL TRENCH, AND TAMP GROUND AS SHOWN IN DIAGRAM ABOVE. 4. REMOVE SILT AND DEBRIS BEFORE ONE FOOT ACCUMULATION OCCURS AT THE FENCE LINE. COR LOG TO BE STAKED IN FIRMLY AS INDICATED.

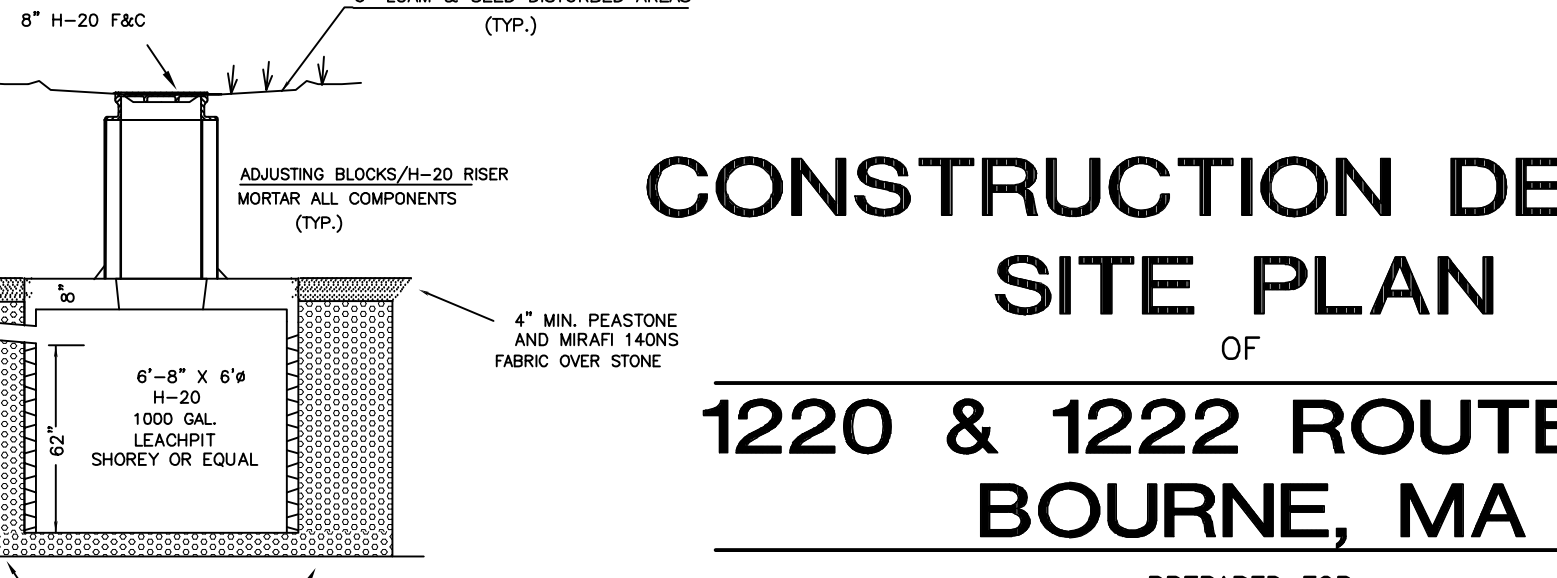
RETAINING WALL CROSS SECTION

NOTE: REINFORCED FABRIC TIEBACKS MAY BE REQUIRED IN HIGH SECTION, FINAL DESIGN BY OTHERS.



H-20 TIGHT TANK

NOTE: TIGHT TANK IS DEFINED AS A "DEDICATED SYSTEM" UNDER THE PLUMBING CODE USE CEMENT LINED CAST IRON PIPE, PLUMBER TO MAKE UP CONNECTIONS AND VENTS



CONSTRUCTION DETAILS SITE PLAN

OF 1220 & 1222 ROUTE 28A BOURNE, MA

PREPARED FOR THE STOVE CENTER

DATE: 8-8-2023

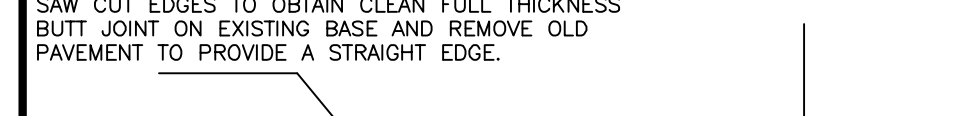
Scale: 1" = 20'

DATE: 8-8-23 DANIEL A. OJALA, P.E., P.L.S.

SHEET 4 OF 4

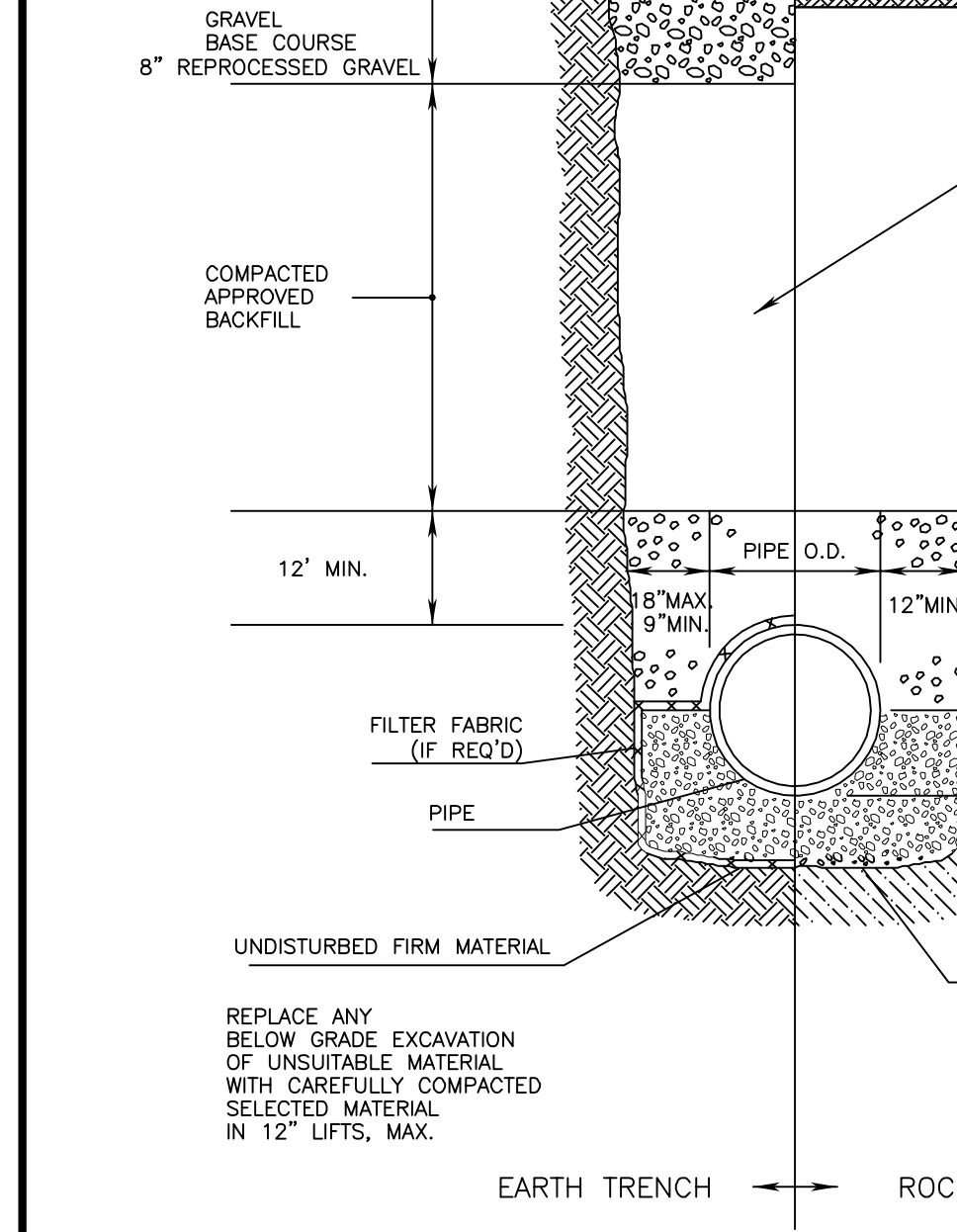
TYPICAL ACCESS COVER

SCALE: 3/4" = 1'-0"



PIPE IN TRENCH

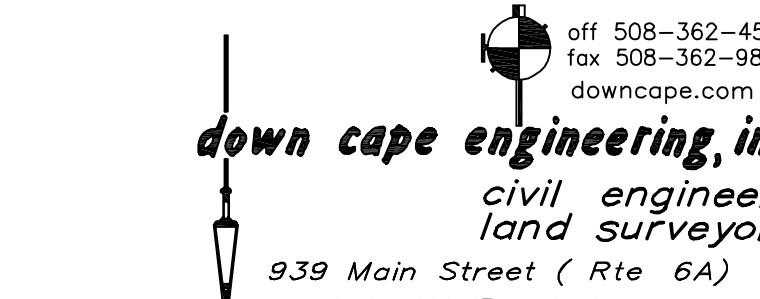
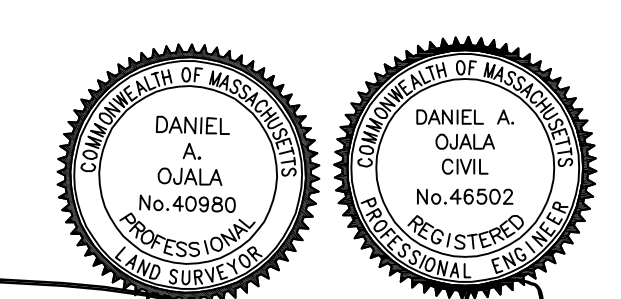
STANDARD DETAIL NOT TO SCALE



PIPE IN TRENCH

STANDARD DETAIL NOT TO SCALE

DCE #20-111



down cape engineering, inc. civil engineers and surveyors 939 Main Street (Rte 6A) YARMOUTHPORT MA 02675

DATE: 8-8-23 DANIEL A. OJALA, P.E., P.L.S.

SHEET 4 OF 4