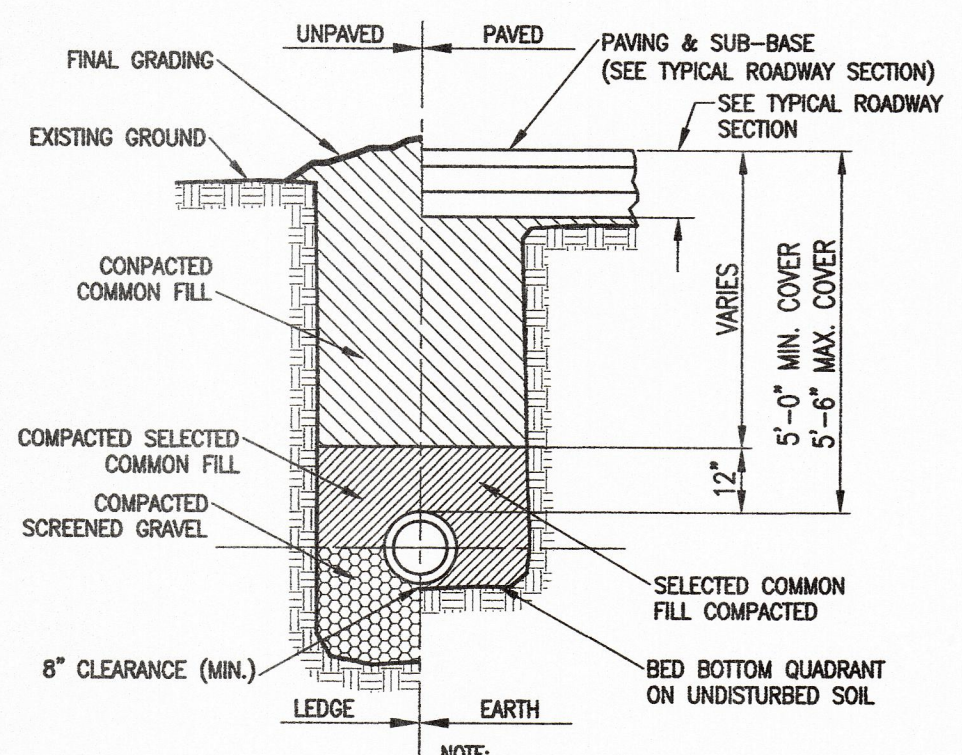


- NOTES:**
1. EROSION CONTROL DEVICES ARE TO BE PLACED PRIOR TO CONSTRUCTION AND ARE TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND NEW SLOPES HAVE BEEN STABILIZED.
 2. EROSION CONTROL DEVICES SHALL BE PLACED IN A ROW AND EMBEDDED IN THE SOIL A MINIMUM 6\".
 3. SILTATION FENCES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES.

**SILT FENCE
EROSION CONTROL MEASURES**
(NOT TO SCALE)

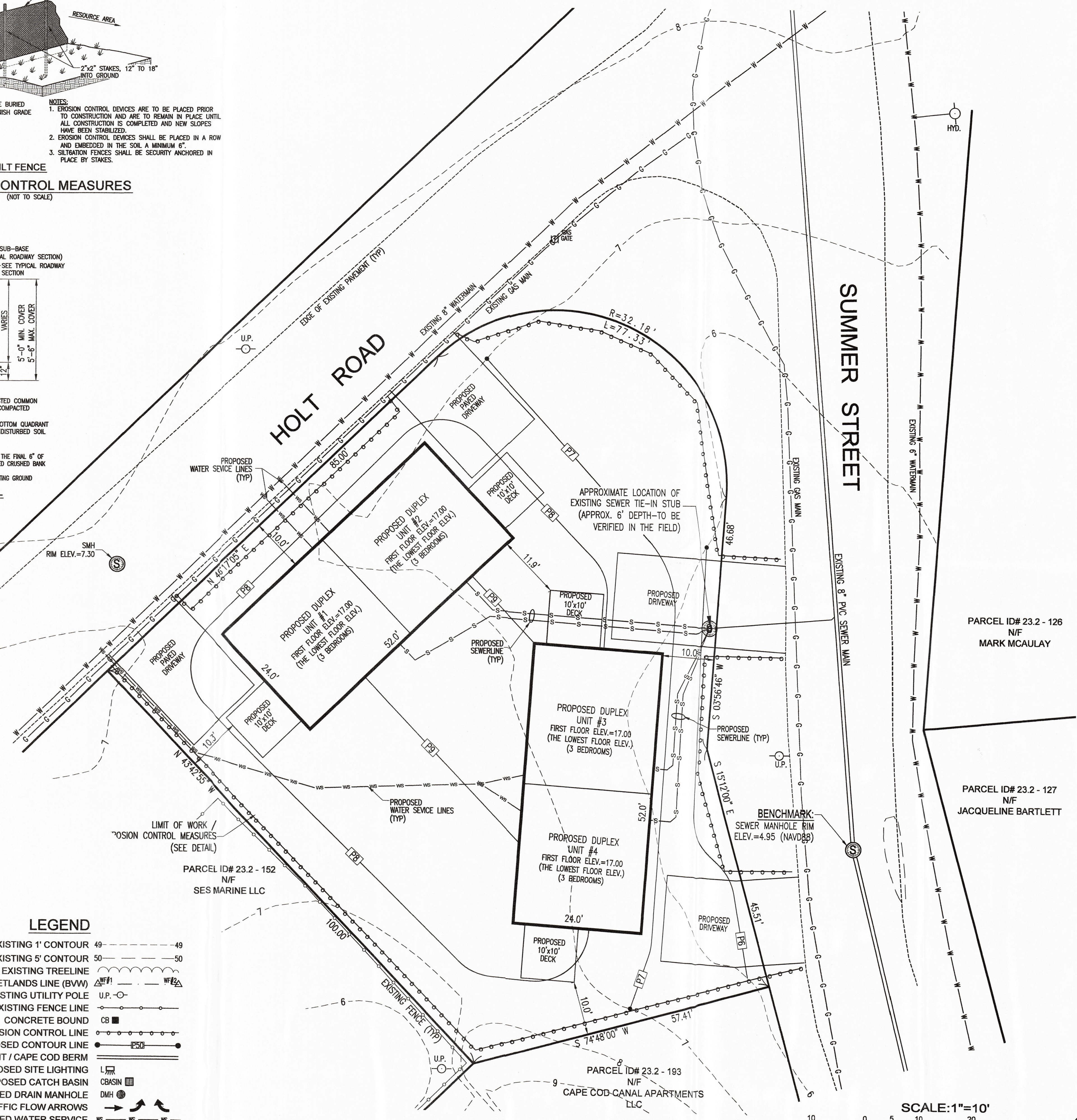


WATER TRENCH DETAIL
(NOT TO SCALE)

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LEGEND

- EXISTING 1' CONTOUR 49 - - - - - 49
- EXISTING 5' CONTOUR 50 - - - - - 50
- EXISTING TREELINE
- EXISTING BORDERING VEGETATED WETLANDS LINE (BVWL)
- EXISTING UTILITY POLE
- EXISTING FENCE LINE
- CONCRETE BOUND
- PROPOSED EROSION CONTROL LINE
- PROPOSED CONTOUR LINE
- PROPOSED EDGE OF PAVEMENT / CAPE COD BERM
- PROPOSED SITE LIGHTING
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED TRAFFIC FLOW ARROWS
- PROPOSED WATER SERVICE
- PROPOSED SPOT GRADE



- NOTES:**
1. LOCUS IS SHOWN AS LOT 156 ON MAP 23.2 OF THE TOWN OF BOURNE ASSESSORS PLANS.
 2. APPLICANT: LADD HOMES
 3. LOT SIZE: 10,832 S.F.
 4. ZONING: DOWNTOWN DISTRICT - DOWNTOWN CORE (DTC)
 5. LOCUS LIES IN FLOOD ZONE AE (ELEV. 16.0) AS SHOWN ON FEMA MAP #25001C0501J
 6. ALL SEWER SERVICE SHALL BE TIED INTO EXISTING SEWER STUB LOCATED OFF OF SUMMER STREET. ALL SEWER TIE-INS SHALL COMPLY WITH THE TOWN OF BOURNE SEWER RULES AND REGULATIONS.
 7. WATER SERVICE FOR ALL UNITS SHALL BE TIED INTO EXISTING WATERMAIN LOCATED OFF OF HOLT ROAD. ALL WATER SERVICE TIE-INS SHALL COMPLY WITH THE TOWN OF BOURNE WATER DEPARTMENT STANDARDS.
 8. THE TOTAL AMOUNT OF FILL PROPOSED ONSITE = 180 CUBIC YARDS
 9. THE DRAINAGE FLOW FROM THE POST CONSTRUCTION SITE SHALL BE DIRECTED AWAY FORM ABUTTING PROPERTIES VIA GRADING AND SUBSURFACE DRAINS AS NECESSARY.
 10. THE SOIL CLASSIFICATION AT THE SITE IS A COMBINATION OF 'HINESBURG', 'URBAN' AND 'UDIPSAMMENTS' SOILS AS CLASSIFIED IN THE USDA WEB SOIL SURVEY.

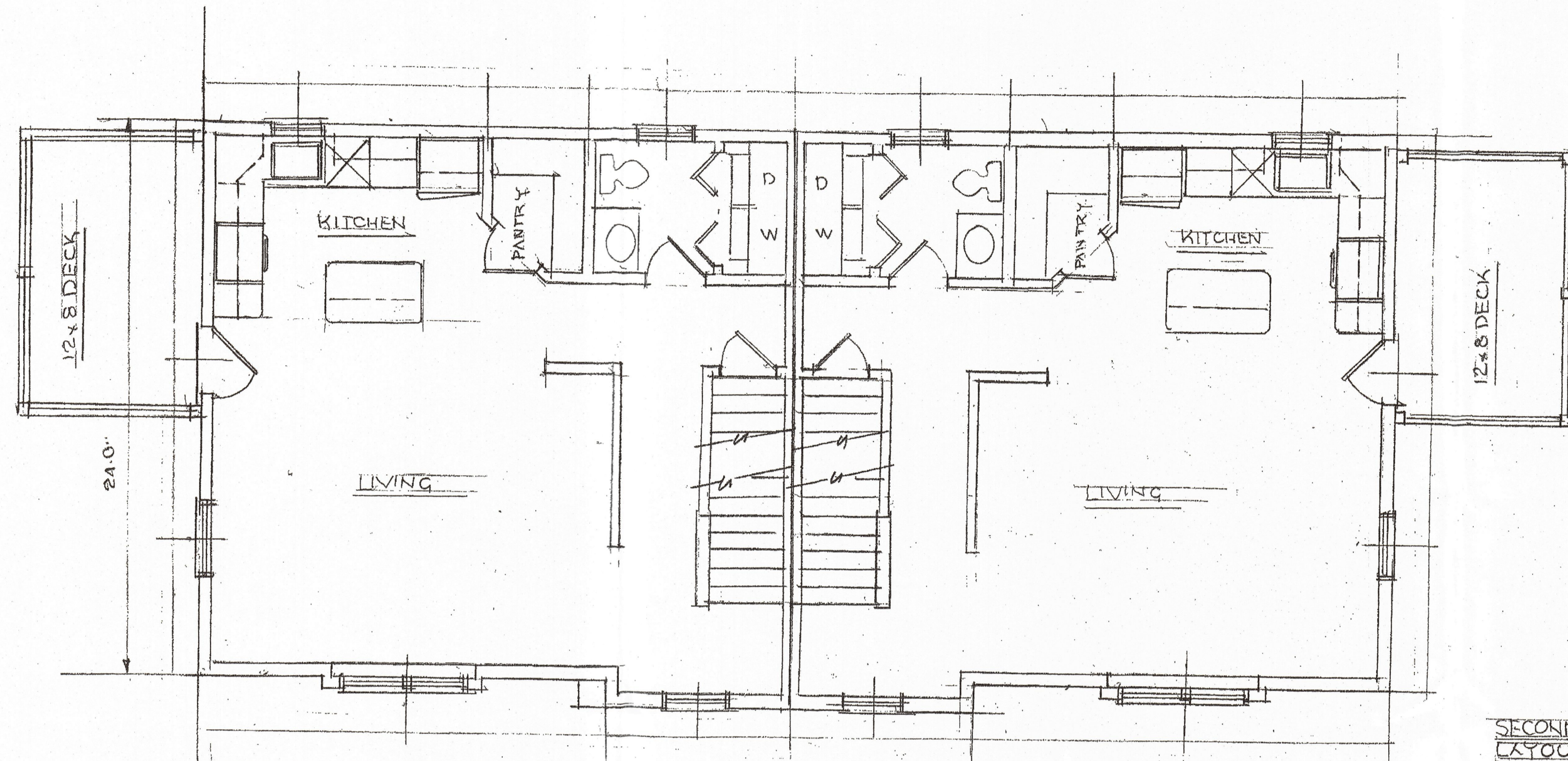
JOSEPH E. WEBBY, JR.
No. 28717
REGISTERED PROFESSIONAL LAND SURVEYOR

Joseph E. Webby, Jr. 11/2/23
REGISTERED LAND SURVEYOR DATE

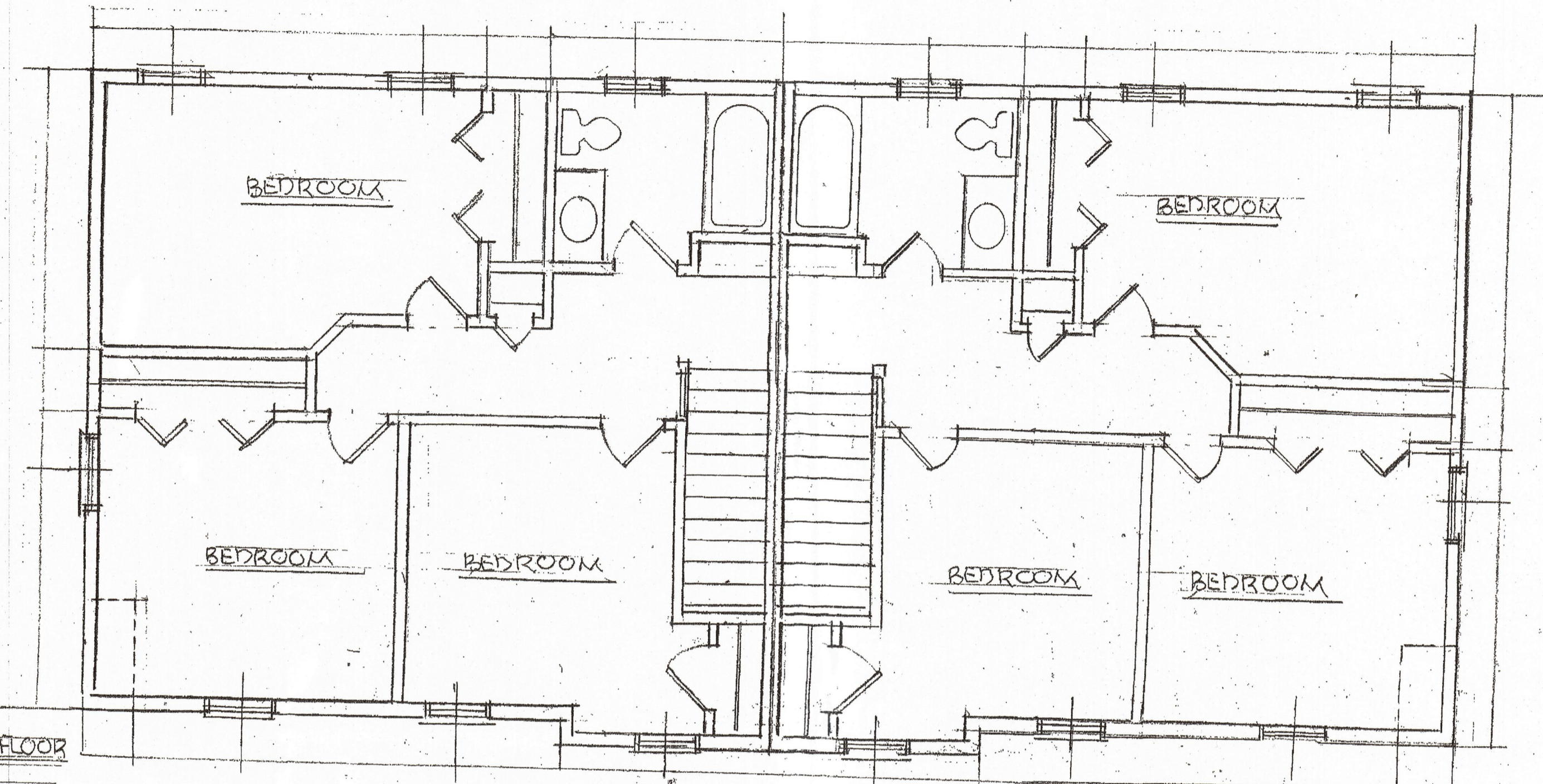
REVISIONS		SCALE: 1" = 10'
DATE	DESCRIPTION	DATE: 11/2/23
		DRAWN BY: GTH
		JOB NO.: W-6957
		SHEET NO.: 1
		OF 1 SHEET

' SITE PLAN '
AT
46 HOLT ROAD
IN
BOURNE, MASSACHUSETTS
PREPARED FOR
LADD HOMES
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164

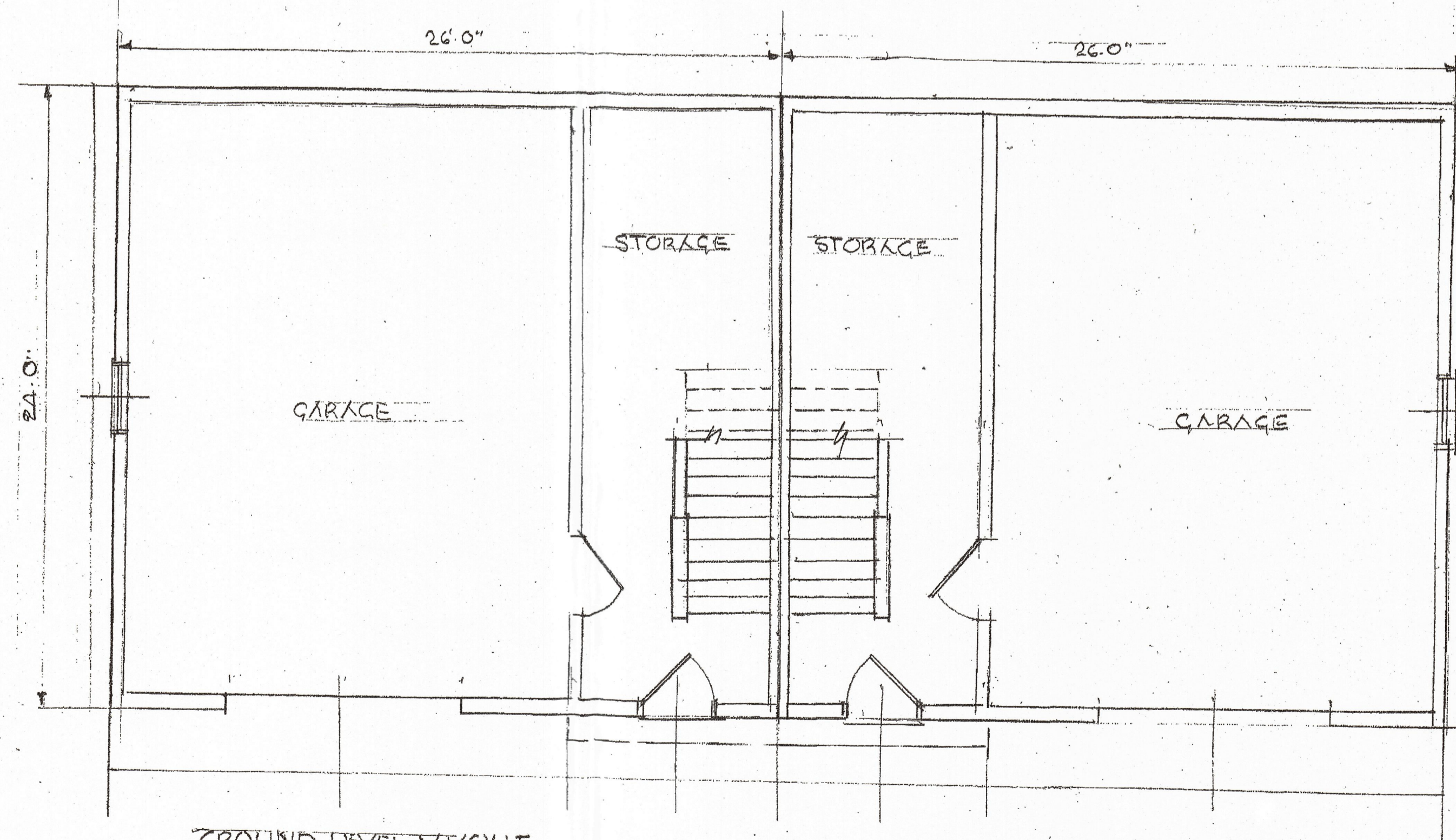




MAIN FLOOR LAYOUT



SECOND FLOOR LAYOUT




GROUND LEVEL LAYOUT



FRONT ELEVATION

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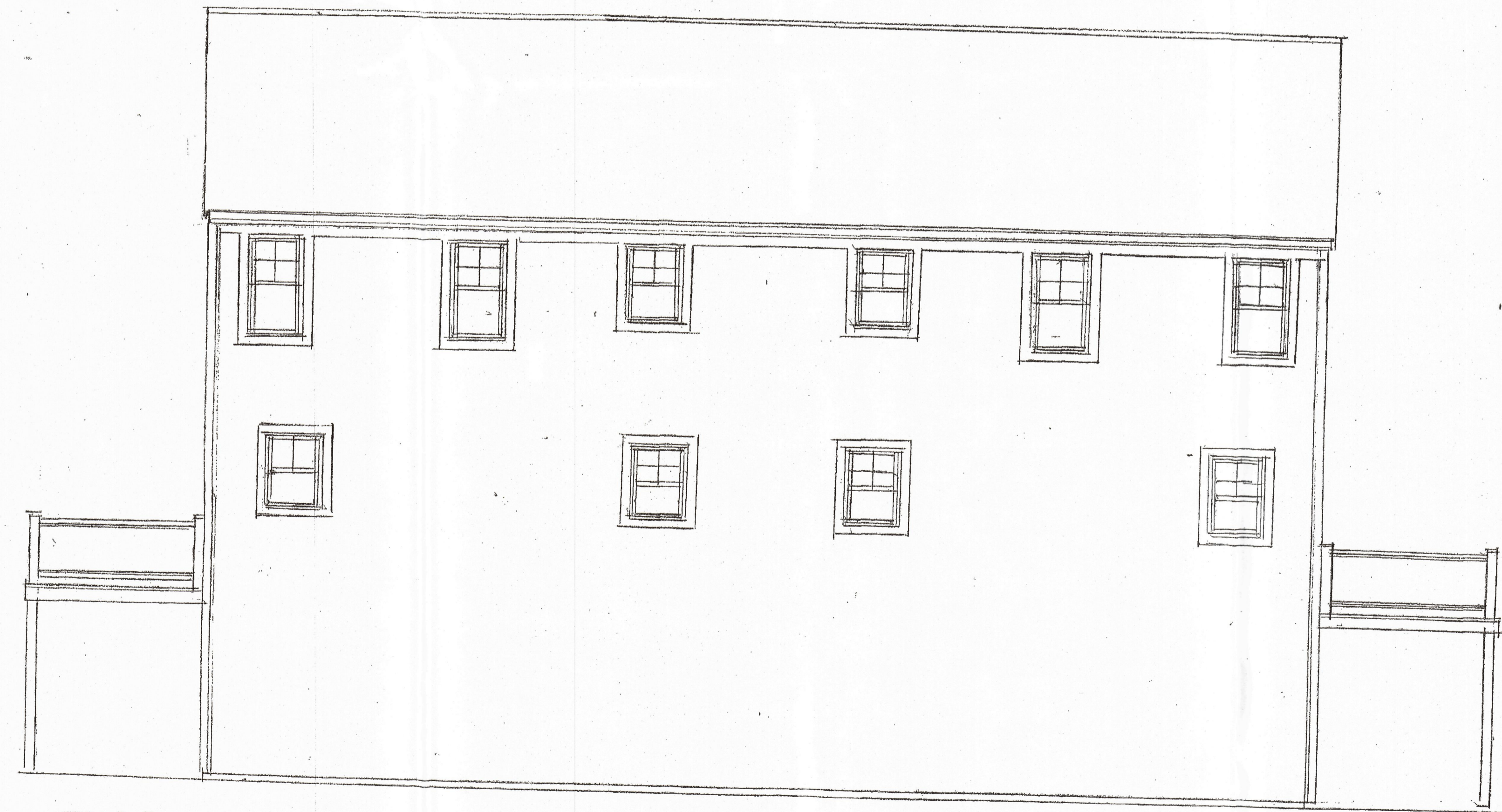
ARCHITECTURAL SERVICES 774.327.5726  BRUCE WAYNE DEVLIN DESIGN	KI SCALE: 1/8" = 1'-0" NOV. 2023	LAND HOMES LLC
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TOWN CLERK BOURNE



RIGHT ELEVATION



REAR ELEVATION

<p>ARCHITECTURAL SERVICES 774.327.5726</p>  <p>BRUCE WAYNE DEVLIN DESIGN</p>	<p>A2</p> <p>SCALE: 1/4" = 1'-0"</p> <p>NOV. 2023</p>	<p>LADD HOMES LLC</p>
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