

Cranberry Point At Willowbend Site Construction Plans

Mashpee, Massachusetts

Owner:

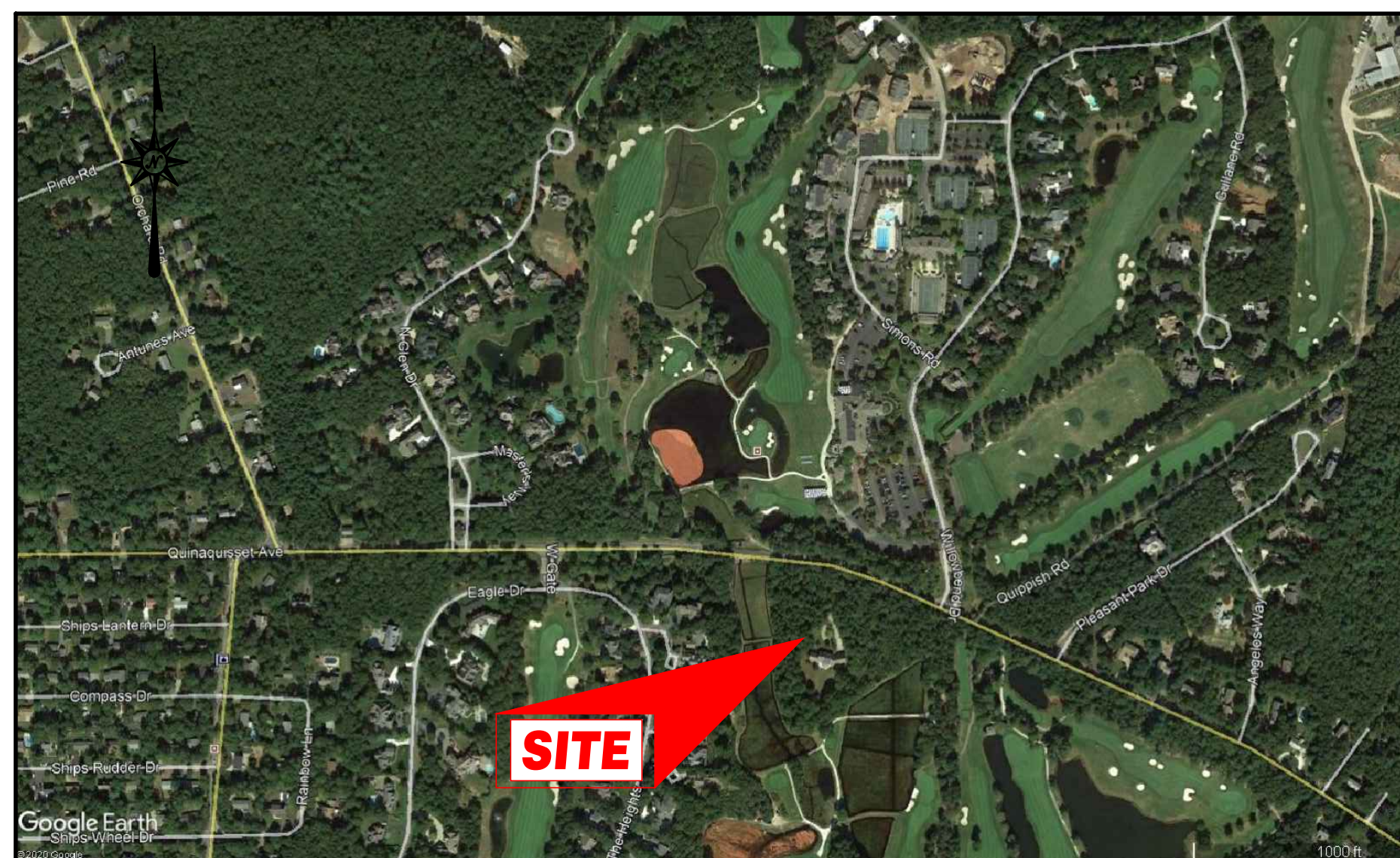
Southworth Mashpee Properties, LLC
130 Willowbend Drive
Mashpee, MA 02649
(508)-539-5316

Applicant:

Southworth Mashpee Properties, LLC
130 Willowbend Drive
Mashpee, MA 02649
Phone (508)-539-5316

Engineer/Surveyor:

BAXTER NYE ENGINEERING & SURVEYING
Registered Professional Engineers and Land Surveyors
1597 Falmouth Road
Centerville, MA 02632
Phone (508) 771-7502 Fax (508) 771-7622
ATTN: Matthew Eddy, P.E.



Locus Map

Scale 1" = 500'

Job Number: 2014-009 QUIN

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STAMP

STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:

**Southworth Mashpee
Properties, LLC**
130 Willowbend Drive
Mashpee, MA 02649

PROJECT TITLE

Cranberry Point
275 Quinaquisset Avenue
Mashpee, MA 02649

[illegible]

SHEET TITLE			
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Cover Sheet

SHEET NO

CO.0

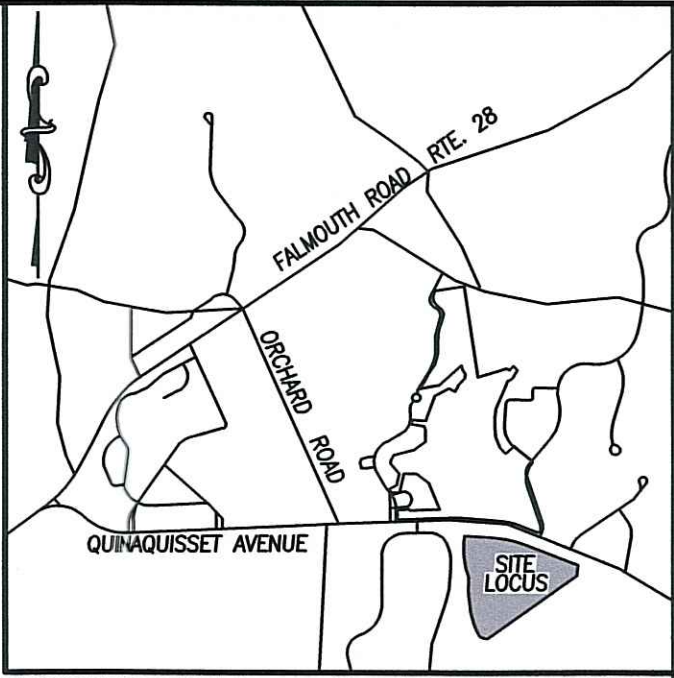
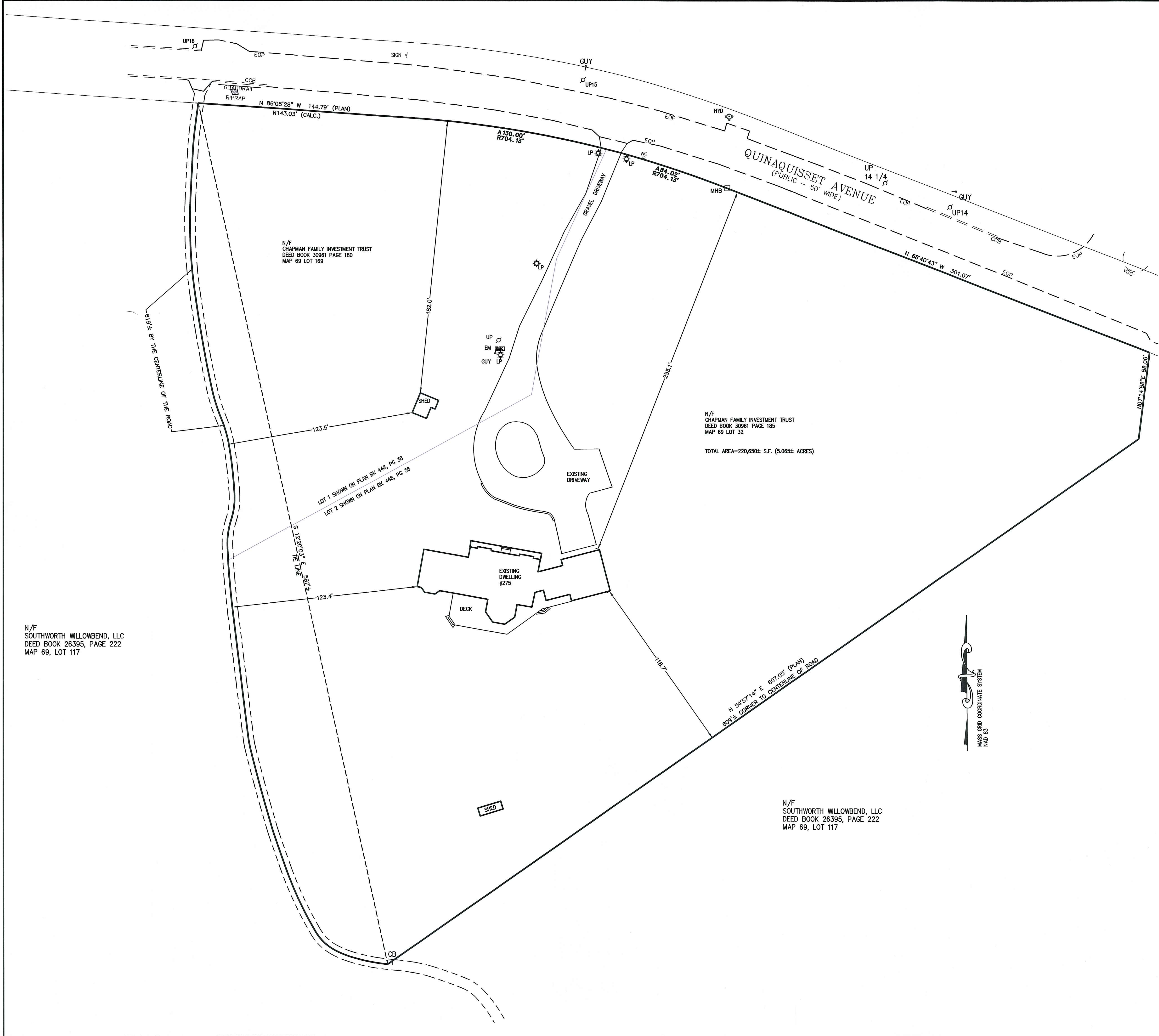
DATE: JANUARY 16, 2023

SCALE: NO SCALE

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JOB NO: 2014-009		FILE: 2014-009 QUIN CV.dwg	

FOR PERMIT ONLY - NOT FOR CONSTRUCTION

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PREPARED FOR:

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Properties, LLC**
130 Willowbend Drive
Mashpee, MA 02649

PROJECT TITLE

**275 Quinquisset Avenue
Mashpee, MA 02649**

DATE DESCRIPTION

SHEET TITLE

Certified Plot Plan

SHEET NO

CPP1.0

DATE: MAY 13, 2019

30 0 30 60

SCALE IN FEET

SCALE: 1"=30'

DRAWN BY: JKL CHECKED BY: MNE

JOB NO: 2014-009 FILE: 2014-009 CPP.dwg

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NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MHDS, TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO (2) WEEKS PRIOR TO COMMENCING CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE SUBMITTALS TO THE ENGINEER FOR APPROVAL BEFORE ANY FABRICATION OR DELIVERY OF PRODUCTS OR MATERIALS.
- ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE WHERE REQUIRED. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 8%. ALL CROSS SLOPES AND ALL LANDING SLOPES SHALL BE LESS THAN 2%. RAMP SLOPES 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. (UGH) 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 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.
- DEMOLISH/REMOVE ALL EXISTING STRUCTURES, FOUNDATIONS, CONCRETE PADS, FENCES AND APPURTENANT ITEMS UNLESS OTHERWISE NOTED TO SAVE, SALVAGE OR RESET.
- 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 PAYMENT 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.
- THE PROPERTY LINE INFORMATION SHOWN HEREIN/HEREON IS PER THE PROPERTY LINES SET BY THE REGISTERED PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN ON THE CERTIFIED PLAT PLAN AS SEALED BY THE PLS 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.
- 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.
- 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.
- SITE LIGHTING - SEE ELECTRICAL DRAWINGS IN ARCHITECTURAL PLAN PACKAGE FOR DETAILED INFORMATION.
- 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): R3*	OVERLAY DISTRICTS: NONE	ALLOWED USE: SINGLE FAMILY RES.	EXIST USE: SINGLE-FAMILY RES.	PROPOSED USE: 14 DETACHED SINGLE FAM. RESIDENTIAL UNITS
				TYPICAL UNIT FOOTPRINT: BUILDING = 1,802 SF REAR DECK = 309 SF FREE STANDING GARAGE = 298 SF TOTAL FOOTPRINT/UNIT = 2,407 SF
				PROP TOTAL SITE BLDG FOOTPRINT = 33,698 SF
EXIST BLDGS FOOTPRINT=3,873 SF EXIST BUILDING TO BE DEMOLISHED				
TOTAL PARCEL AREA: 220,650 SF TOTAL (UPLAND-152,288± SF; WETLAND-68,362 SF)				
REQUIRED/ALLOWED				
PROPOSED				
LOT AREA:	40,000 SF (UPLAND)	152,288 SF		
FRONTAGE:	150 FT	658 FT		
BUILDING SETBACKS*	40 FT	40.0 FT		
FRONT SETBACK	15 FT*	N/A INTERIOR LOT LINE		
SIDE SETBACK	15 FT*	N/A INTERIOR LOT LINE		
REAR SETBACK	10 FT	N/A		
PARKING SETBACK TO ABUTTER LOTS	2.5 STORIES / 35 FT	2 STORIES/30.7 FT		
MAX. BLDG. HEIGHT (STORIES):	20%*	N/A PER WILLOWBEND SPECIAL PERMIT		
MAX. LOT COVERAGE (STRUCTURES):	28 SPACES	28 SPACES		
PARKING TABLE	28 SPACES	28 SPACES		
SINGLE FAMILY = 2 PER UNIT X 14 UNITS	19.33' x 9'	19' x 9'		
(1 GARAGE AND 1 DRIVEWAY SPACE)		AERIAL LADDER		
PARKING STALL SIZE - 90°				
DESIGN VEHICLE				
*PROPOSED BUILDING REQUIREMENTS TO BE PER WILLOWBEND SPECIAL PERMIT MODIFICATION				

SIGN SUMMARY				
M.U.T.C.D. NUMBER	SPECIFICATION		TEXT/ GRAPHIC	QUAN.
	WIDTH	HEIGHT		
R1-1	24"	24"		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

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Cranberry Point
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DATE DESCRIPTION

SHEET TITLE

Master Layout Plan

SHEET NO

C3.0

DATE: JANUARY 16, 2023

30 0 30 60

SCALE IN FEET

SCALE: 1"=30'

DRAWN BY: JKL CHECKED BY: MWE

JOB NO: 2014-009 FILE: 2014-009 QUIN.DWG

Bog 1

Bog 2

Bog 3

Bog 4

QUINAQUISSET AVENUE
(PUBLIC - 50' WIDE)

WILLOWBEND DRIVE

CRIMSON LANE

CRIMSON LANE

TOTAL AREA=220,650± SF
(5.065± ACRES)
WETLAND - 68,362± SF
UPLAND - 152,288± SF

MASS GRID COORDINATE
SYSTEM INADDS

N 54°57'14" E 607.08' (PLAN)
CORNER TO CENTERLINE OF ROAD

ACTIVE CRANBERRY BOG

ACTIVE CRANBERRY BOG

ACTIVE CRANBERRY BOG

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