

FOR REGISTRY USE

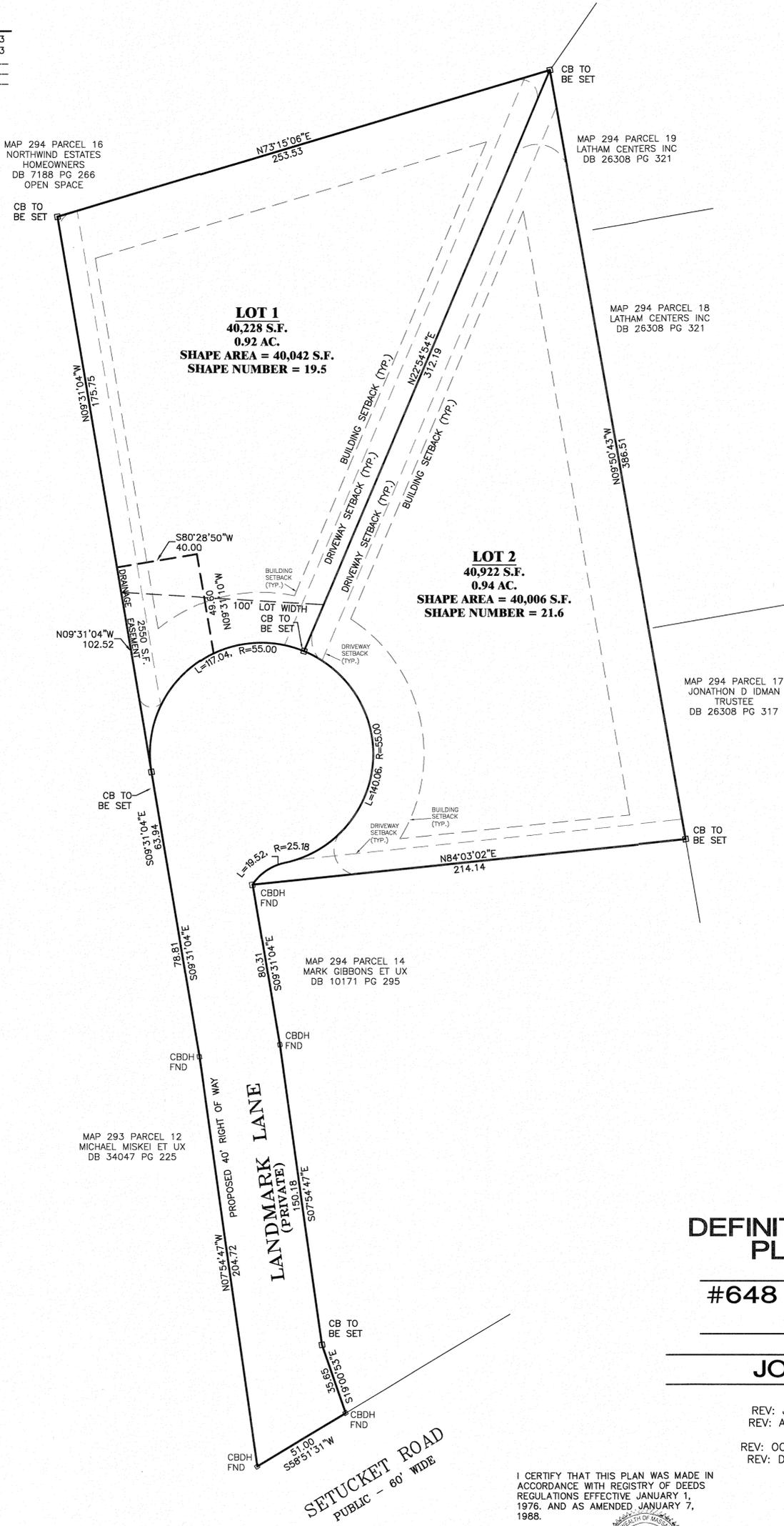
**DENNIS PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROJECT TIMELINE:**

PRELIMINARY SUBDIVISION APPLICATION: 5/31/2023  
PRELIMINARY SUBDIVISION APPROVAL: 7/17/2023  
DEFINITIVE SUBDIVISION APPLICATION: \_\_\_\_\_  
DEFINITIVE SUBDIVISION APPROVAL: \_\_\_\_\_  
DEFINITIVE PLAN SIGNED: \_\_\_\_\_



**NOTE:**

- 1. ROAD QUALIFIES AS "WAY" PER SUBDIV. REGS. (<5 LOTS).
- 2. ERROR OF CLOSURE FOR PARCELS DOES NOT EXCEED 1:12,000
- 3. COVENANT TO BE FILED WITH PLAN.



**LOCUS MAP**

SCALE 1"=2000'±  
ASSESSORS MAP 294 PARCEL 25

**ZONING SUMMARY**

ZONING DISTRICT: R-40 DISTRICT  
MIN. LOT SIZE 40,000 S.F.  
MIN. LOT FRONTAGE 50'  
MIN. LOT WIDTH 100'  
MIN. FRONT SETBACK 25'  
MIN. SIDE SETBACK 15'  
MIN. REAR SETBACK 25'  
MAX. BUILDING COVERAGE 15%  
MAX. BUILDING HEIGHT 2.5 STORIES

**OWNER OF RECORD**

HEARD FAMILY REALTY TRUST  
P.O. BOX 836  
ORLEANS, MA 02653

**REFERENCES**

DEED BOOK 21416 PAGE 216  
PLAN BOOK 286 PAGE 56  
PLAN BOOK 521 PAGE 37

**AREAS:**

LOTS (2) 81,150 S.F. (1.86 AC.)  
ROADWAY 21,703 S.F. (0.50 AC.)  
TOTAL = 102,853 S.F. (2.36 AC.)

**DEFINITIVE SUBDIVISION PLAN OF LAND**

OF  
**#648 SETUCKET ROAD DENNIS, MA**

PREPARED FOR

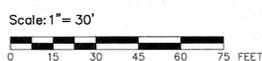
**JOHN MAGLIOZZI**

DATE: DECEMBER 11, 2023  
REV: JUNE 20, 2024 (TOWN COMMENTS)  
REV: AUGUST 5, 2024 (REMOVE WAIVERS)  
REV: SEPTEMBER 4, 2024  
REV: OCTOBER 24, 2024 (ROADWAY DESIGN)  
REV: DECEMBER 12, 2024 (16' ROADWAY)

I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH REGISTRY OF DEEDS REGULATIONS EFFECTIVE JANUARY 1, 1976, AND AS AMENDED JANUARY 7, 1988.



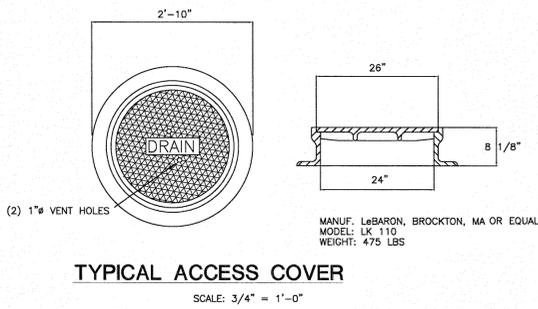
DATE 12-12-24  
DANIEL A. OJALA, P.L.S.



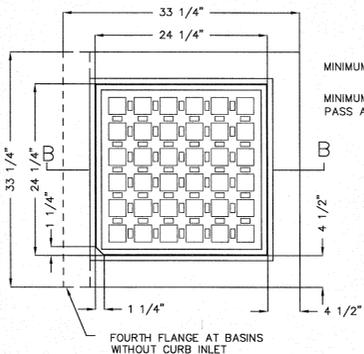
off 508-362-4541  
fax 508-362-9880  
downcape.com ©  
**down cape engineering, inc.**  
civil engineers  
land surveyors  
939 Main Street (Rte 6A)  
YARMOOUTHPORT MA 02675

DRAFTED BY: CJF  
CHECKED BY: [Signature]

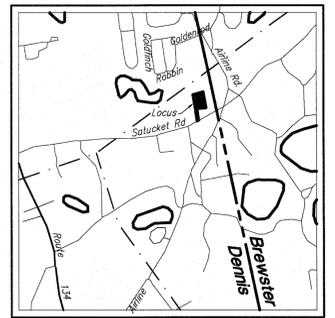




**TYPICAL ACCESS COVER**



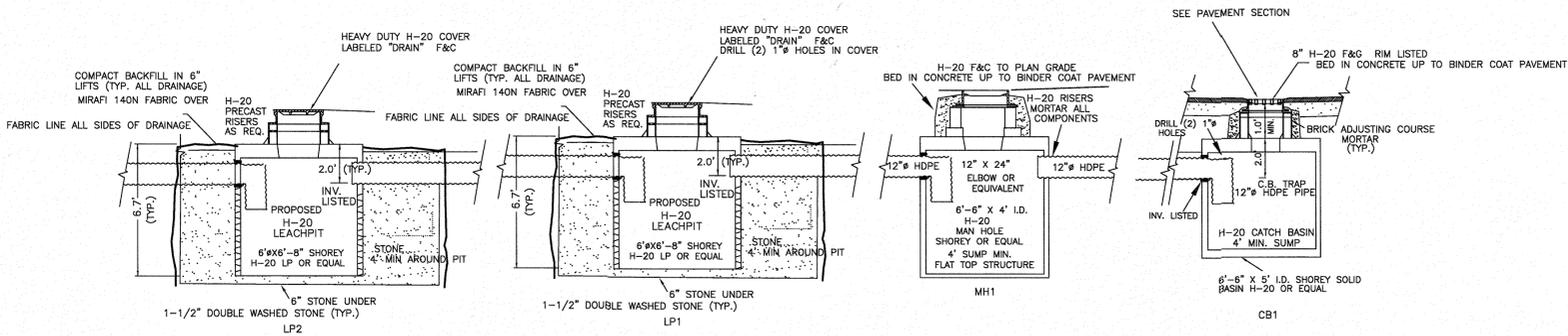
**FRAME AND GRATE**



**LOCUS MAP**

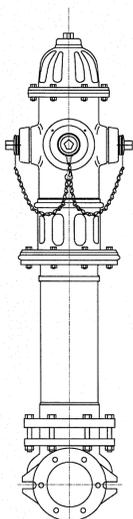
SCALE 1"=2000'

ASSESSORS MAP 294 PARCEL 25



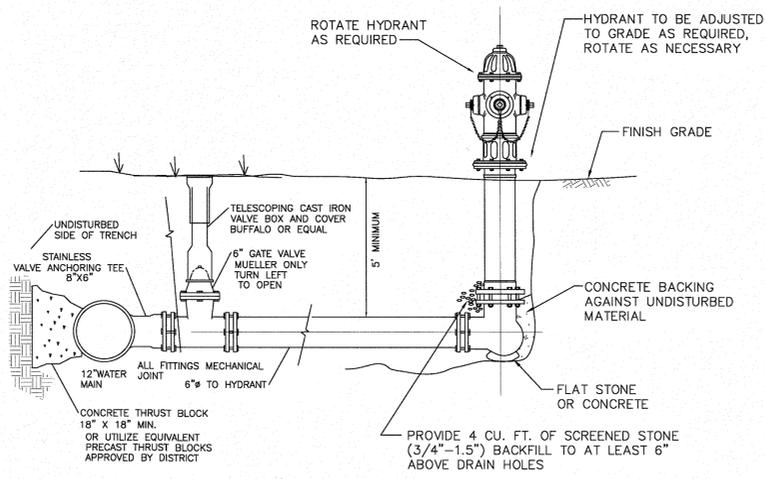
**DRAINAGE CROSS SECTION**

NOT TO SCALE



**TYPICAL HYDRANT**

NOT TO SCALE



**TYPICAL HYDRANT CONNECTION**

NOT TO SCALE

**WATER LINE NOTES:**

1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE RULES, REGULATIONS AND SPECIFICATIONS OF THE DENNIS WATER DEPARTMENT AS AMENDED TO PRESENT. DISTRICT HAS AUTHORITY TO AMEND PLANS.
2. WATER MAIN AND FIRE SERVICE LINE SHALL BE CEMENT LINED DUCTILE IRON PIPE CLASS 52 8" DIA. DOMESTIC SERVICE TO BE 200 PSI CTS PLASTIC LINE TO DISTRICT SPECIFICATIONS.
3. GATE VALVE SHALL BE MUELLER ONLY, IRON BODY, BRONZE MOUNTED, DOUBLE DISC, WITH TWO INCH OPERATING NUT WITH MECHANICAL JOINT HUBS. GATE VALVE SHALL CONFORM IN EVERY RESPECT TO ALL APPLICABLE AWWA STANDARDS. VALVE SHALL BE DESIGNED FOR 200 PSI WORKING AND 300 PSI TEST PRESSURE AND SHALL OPEN LEFT.
4. 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.
5. VALVE 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 DISTRICT REGULATIONS.
6. CONCRETE THRUST BLOCKS AS SHOWN, 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. MAXIMUM AGGREGATE SIZE OF 1 1/2". THRUST BLOCKS SIZED PER SPECIFICATIONS. ALTERNATELY PRECAST THRUST BLOCKS TO DISTRICT SPECIFICATIONS MAY BE UTILIZED.
7. 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.
8. DENNIS WATER DEPARTMENT APPROVED CONTRACTOR AND INSPECTOR REQUIRED.
9. CONTRACTOR RESPONSIBLE FOR AS-BUILTS AND PLACING SAME ON ENGINEERED DRAWING AND SUBMITTING TO WATER DEPT. FOR THEIR RECORDS.
10. ALL FILL TO BE PLACED IN LIFTS AND ROLLED WITH A 10 TON VIBRATORY ROLLER TO ACHIEVE 95% MAX. DRY DENSITY IN ACCORDANCE WITH ASTM-1557, METHOD "D"

**GENERAL NOTES:**

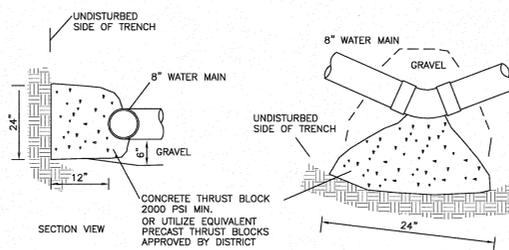
1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS APPROXIMATE. PRIOR TO ANY EXCAVATION ON THIS SITE, THE EXCAVATING CONTRACTOR SHALL MAKE THE REQUIRED 72 HOUR NOTIFICATION TO DIG SAFE (811) AND ANY OTHER UTILITIES WHICH MAY HAVE CABLE, PIPE OR EQUIPMENT IN THE CONSTRUCTION AREA FOR VERIFICATION OF LOCATIONS.
2. ALL CONSTRUCTION MATERIALS, COMPONENTS, AND METHODS EMPLOYED ON THIS PROJECT SHALL CONFORM TO THE TOWN OF DENNIS SUBDIVISION REGULATIONS AND/OR THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR BRIDGES AND HIGHWAYS AS AMENDED TO PRESENT. ANY SEPTIC WORK AND MATERIALS TO CONFORM TO 310 CMR 15.00 TITLE 5. AND DENNIS HEALTH REGULATIONS.
3. VERTICAL DATUM IS NAVD88
4. TOPOGRAPHY AND DETAIL FROM SURVEYS BY DOWN CAPE ENGINEERING, INC.
5. DESIGN LOADING FOR ALL PRECAST UNITS TO BE AASHTO-H20 UNLESS NOTED.
6. CONTRACTOR TO COORDINATE ALL UTILITY INSTALLATIONS WITH APPROPRIATE VENDORS.
7. NOTIFY OWNERS ENGINEER AND DENNIS ENGINEERING DEPT. FOR INSPECTIONS. ROAD OPENING PERMITS MAY BE REQUIRED. CONTRACTOR RESPONSIBLE FOR ALL PERMITS/SAFETY PRECAUTIONS. SEE INSPECTION NOTES + SUB. RULES & REGS.
8. EROSION CONTROL NETTING TO BE STAPLED TO ALL SLOPES GREATER THAN TEN PERCENT. SITE AND LOTS TO FOLLOW TOWN OF DENNIS STORMWATER MANAGEMENT REGULATIONS.

**INSPECTIONS:** SEE ALSO FULL TEXT OF SUBDIVISION RULES AND REGULATIONS. SEPARATE WATER INSPECTOR REQUIRED FOR WATER WORKS.

- NOTE: SEE SECTION 5- PRIVATE ENGINEER AND TOWN INSPECTIONS ARE BOTH REQUIRED. 48 HR. NOTICE. CERTIFIED INSPECTIONS OF THE REQUIRED IMPROVEMENTS SHALL BE MADE BY THE APPLICANT'S ENGINEER AND SHALL BE VERIFIED BY THE BOARD OR ITS REPRESENTATIVE: 48 HR ADVANCE NOTICE REQ.
1. CLEARING, GRUBBING, AND REMOVAL OF UNSUITABLE MATERIAL.
  2. SUBBASE INCLUDING COMPACTION OF FILLS AND EXCAVATION OF UNSUITABLE MATERIAL.
  3. DRAINAGE SYSTEMS PRIOR TO BACKFILL, SOILS TO BE CONFIRMED DURING INSTALLATION.
  4. FIRST SIX INCH LIFT OF COMPACTED GRAVEL BASE.
  5. SECOND SIX INCH LIFT OF COMPACTED GRAVEL BASE. THIS INSPECTION SHALL BE PERFORMED JUST PRIOR TO INSTALLATION OF BINDER COURSE.
  6. COMPLETION OF BITUMINOUS CONCRETE PAVEMENT AND CAPE COD BERM.
  7. COMPLETION OF ALL REQUIRED WORK INCLUDING CLEAN-UP AND BOUNDING. CERTIFICATION FOR THIS INSPECTION MAY BE SUBMITTED IN CONJUNCTION WITH THE REQUIRED AS-BUILT PLAN.
  8. INLET PROTECTION FOR EXISTING LCB.
  9. STONE CONST. ENTRANCE REQ.
  10. EROSION CONTROLS, LINEAR & ON SLOPES AS REQ.

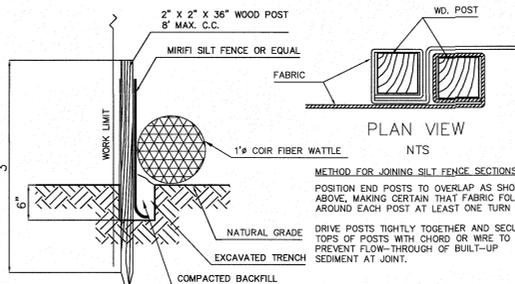
**THRUST BLOCK**

FOR 45 AND 22.5 DEG BENDS  
NOT TO SCALE



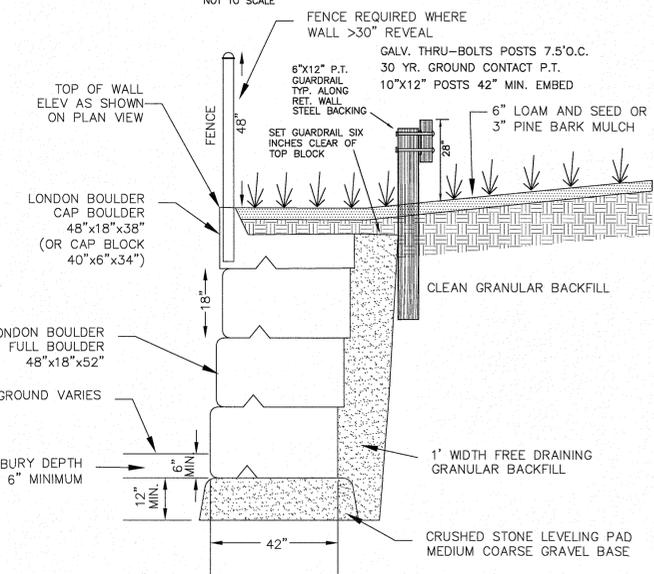
**THRUST BLOCK**

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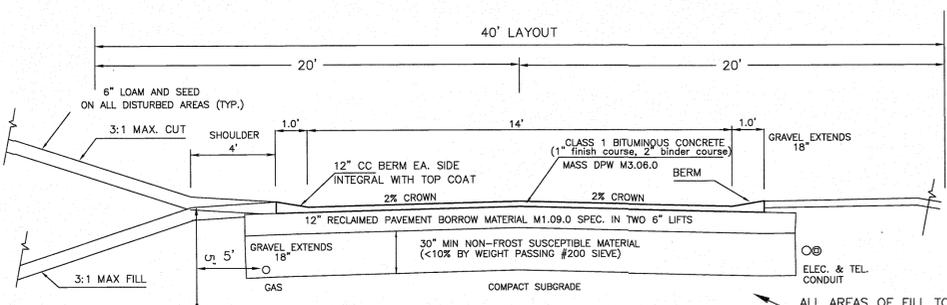
**SILT FENCE INSTALLATION**

1" = 1'-0"



**RETAINING WALL CROSS SECTION**

NOT TO SCALE



**TYPICAL SECTION THRU PAVEMENT**

NOT TO SCALE

ALL AREAS OF FILL TO BE OF ON-SITE MATERIAL OR IMPORTED FILL TO BE MASSDOT GRAVEL BORROW M1.03.0 ALL FILL TO BE COMPACTED IN 12" LIFTS & INSPECTED BY ENGINEER OF RECORD FILL TO BE PLACED AFTER CLEAR + GRUB.

**DETAIL SHEET**  
TO ACCOMPANY  
**DEFINITIVE SUBDIVISION**  
**PLAN OF LAND**

OF  
**#648 SETUCKET ROAD**  
**DENNIS, MA**

PREPARED FOR

**JOHN MAGLIOZZI**

DATE: DECEMBER 11, 2023

REV: JUNE 20, 2024 (TOWN COMMENTS)

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REV: OCTOBER 24, 2024 (ROADWAY DESIGN)

REV: DECEMBER 12, 2024 (16' ROADWAY)



12-12-24  
DATE  
DANIEL A. OJALA, P.L.S.

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

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CHECKED BY: [Signature]  
22-284

