5 NEW VENTURE DRIVE, SD (SPR-25-3): Carol Realty Trust, 410 Monomoscoy Road, Mashpee, MA (02649) C/O Mackenzie Morrison of BSC Group is seeking a Special Permit to construct a 6,000-sf pre-engineered metal building with 5 multi-unit bays in the Industrial District. Located on a property in the Industrial Zoning District and in Medium & Large Wind Facility Overlay District, at 5 New Venture Drive, South Dennis, MA (Assessor's Map 143, Parcel 18).

Find Properties

Owner: Enter Owner

Parcel ID: Enter Parcel ID

Address: NEW VENTURE DRIVE 5

Clear

Condo/Cottage Colony:

Results Summary

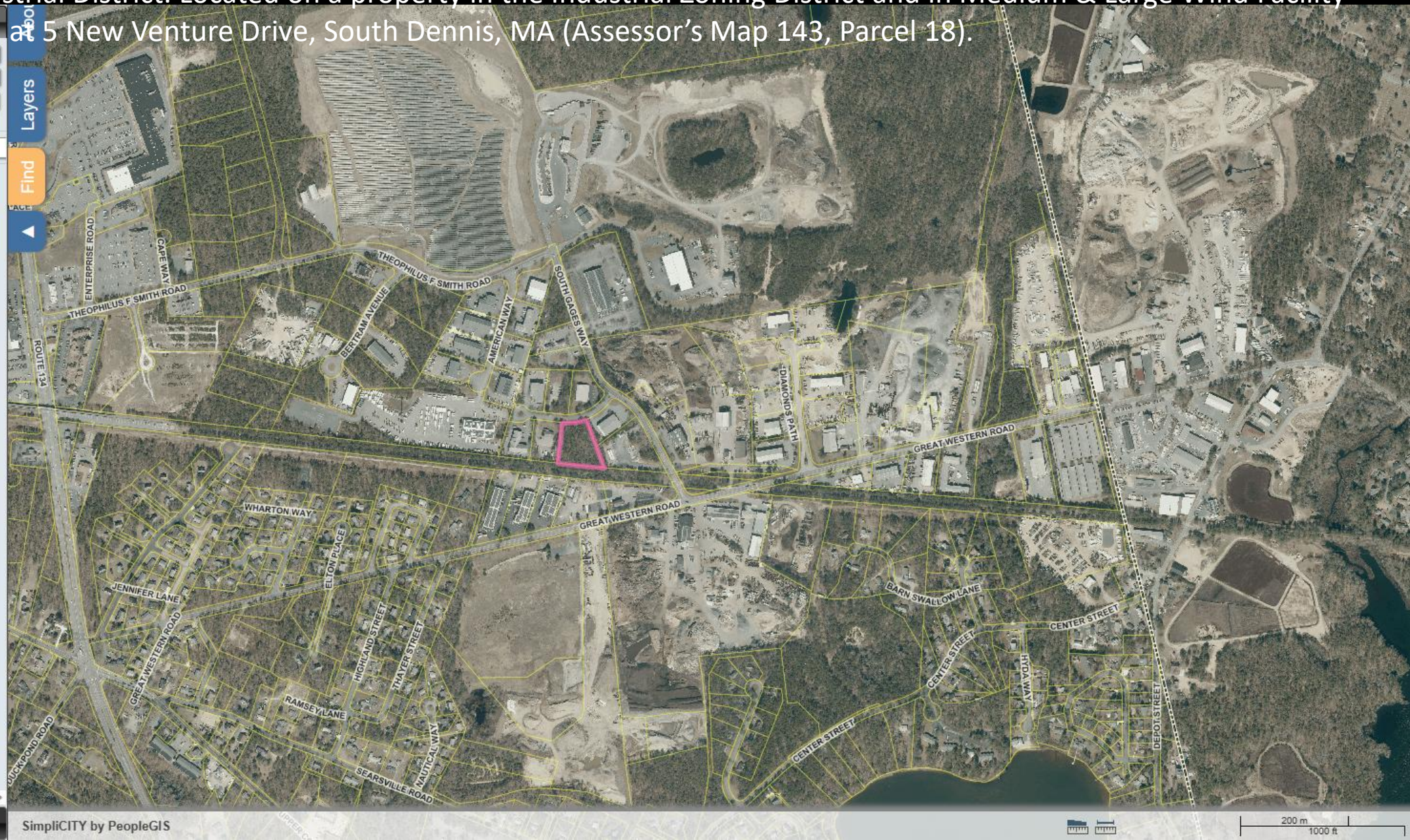
Parcels

Parcel ID	Address	Village	Owner
143-18-0	5 NEW VENTU	SD	535 HIGGINS

Detail Information Zoom To

Key	8247
Fiscal Year	2027
Extension	0
Address	5 NEW VENTURE DRIVE
Village	SD
Property Type	R
Owner	535 HIGGINS CROWELL LLC
Co-Owner	
Owner Address	PO BOX 517
Owner City	YARMOUTH PORT
Owner State	MA
Owner Zip	02675
Owner Country	
State Class #	4400
State Class Desc	DEV LAND
Deed Date	07/30/25 00:00:00
Book	37104
Page	60
Certificate	
Last Sale Price	850000.0000
Total Value	$380,600.00
Land Value	$380,600.00
Building Value	$0.00
Detached Building Value	$0.00
Acres	1.34
Prev Year Total Value	$369,500.00
Property Card	PK Field Card

Find Abutters



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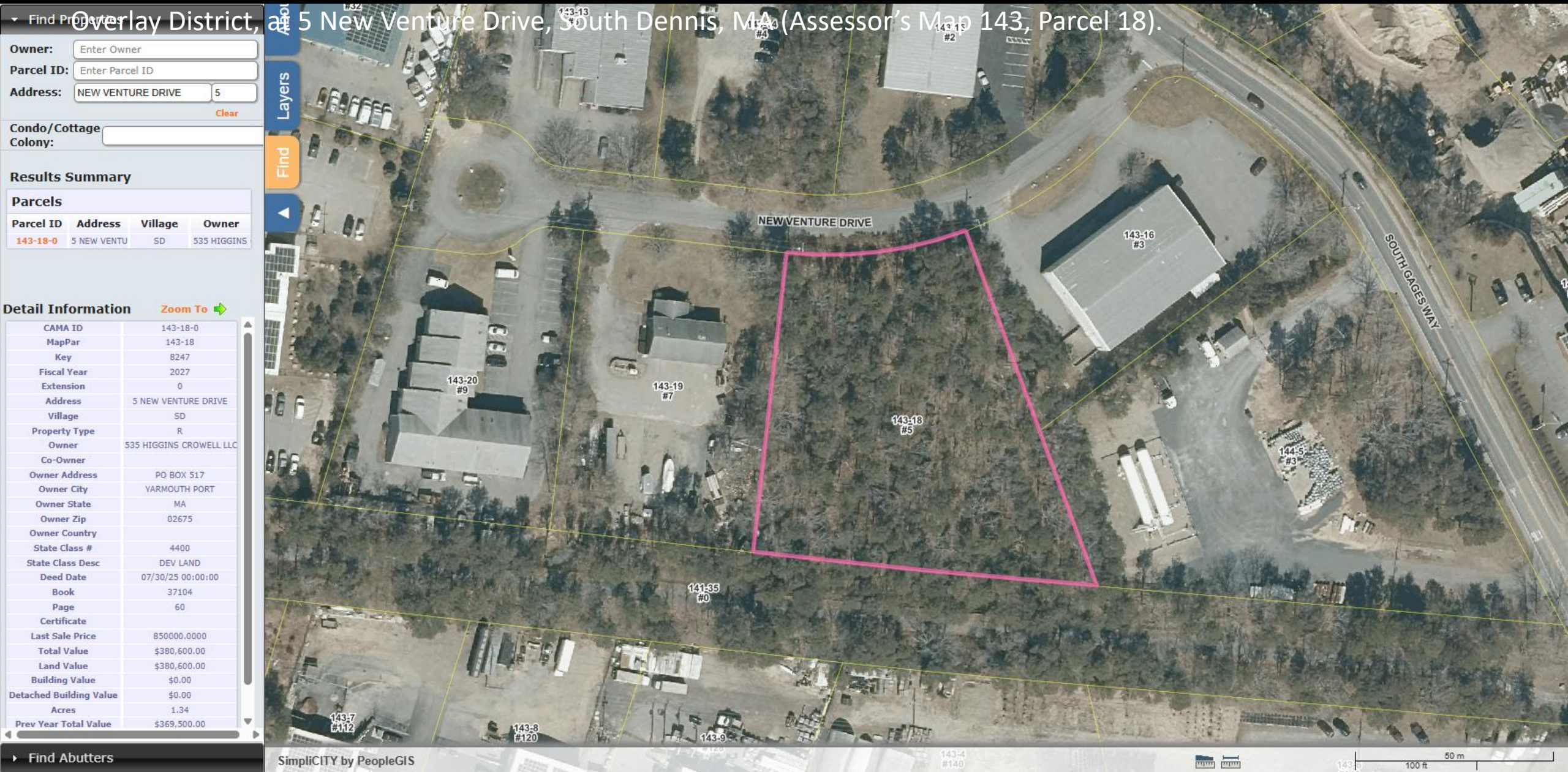
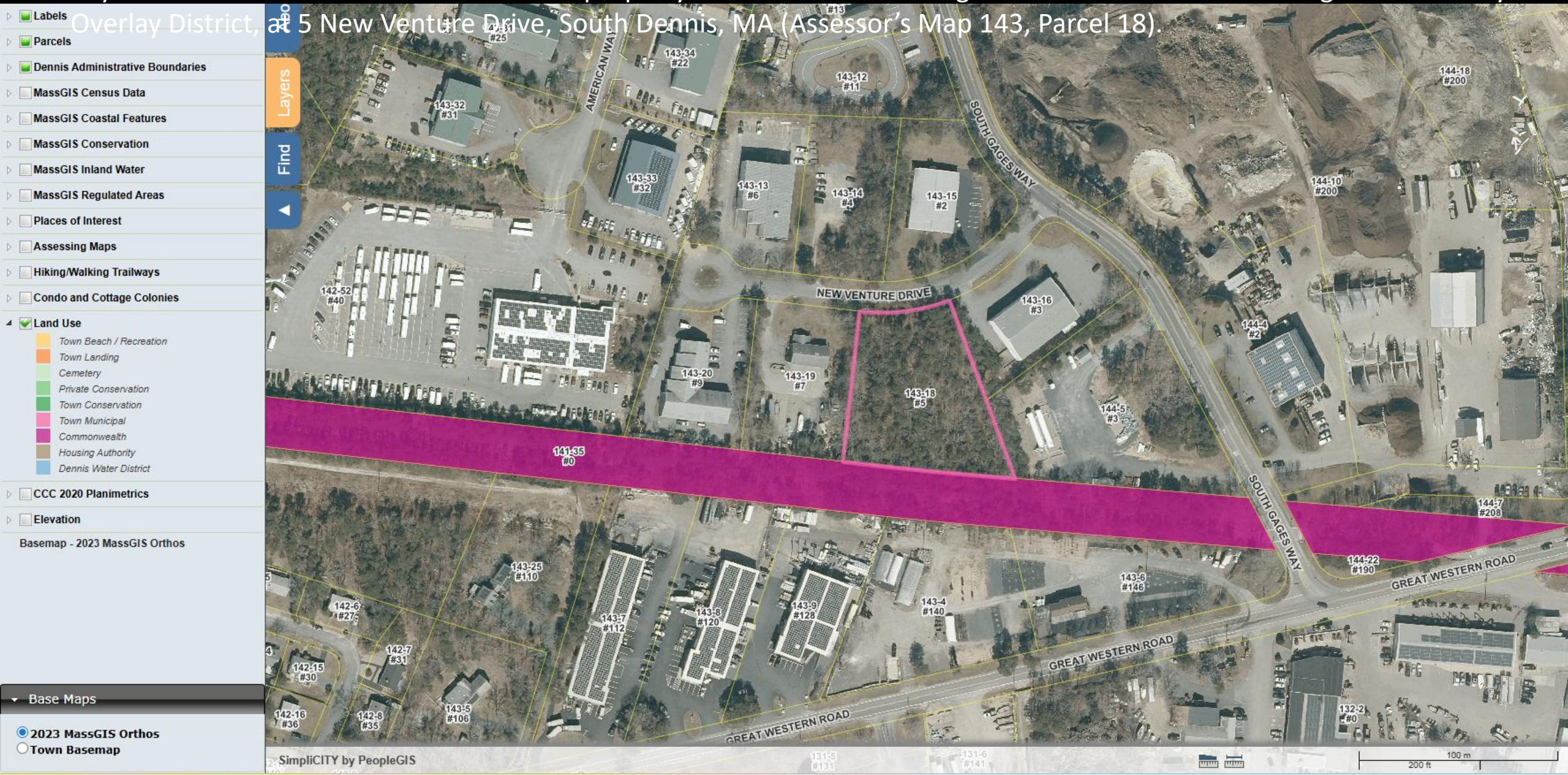
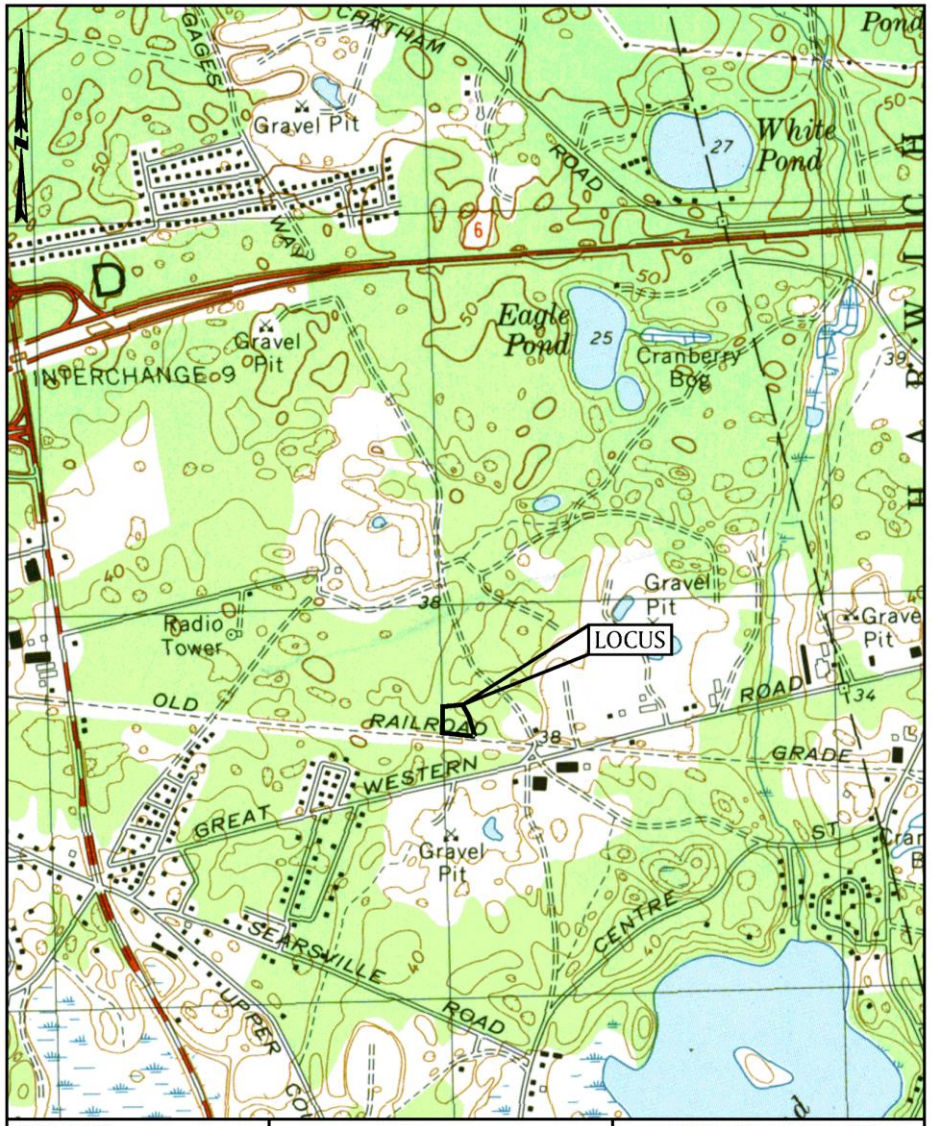


5 NEW VENTURE DRIVE, SD (SPR-25-3): Carol Realty Trust, 410 Monomoscoy Road, Mashpee, MA (02649) C/O Mackenzie Morrison of BSC Group is seeking a Special Permit to construct a 6,000-sf pre-engineered metal building with 5 multi-unit bays in the Industrial District. Located on a property in the Industrial Zoning District and in Medium & Large Wind Facility Overlay District, at 5 New Venture Drive, South Dennis, MA (Assessor's Map 143, Parcel 18).





PREPARED FOR:

535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA
02675

USGS LOCUS MAP

5 NEW VENTURE DRIVE
SOUTH DENNIS, MA

BSC GROUP
BUILD | SUPPORT | CONNECT

349 Main Street Route 28 West
Yarmouth, Massachusetts
02649

508 778 8919

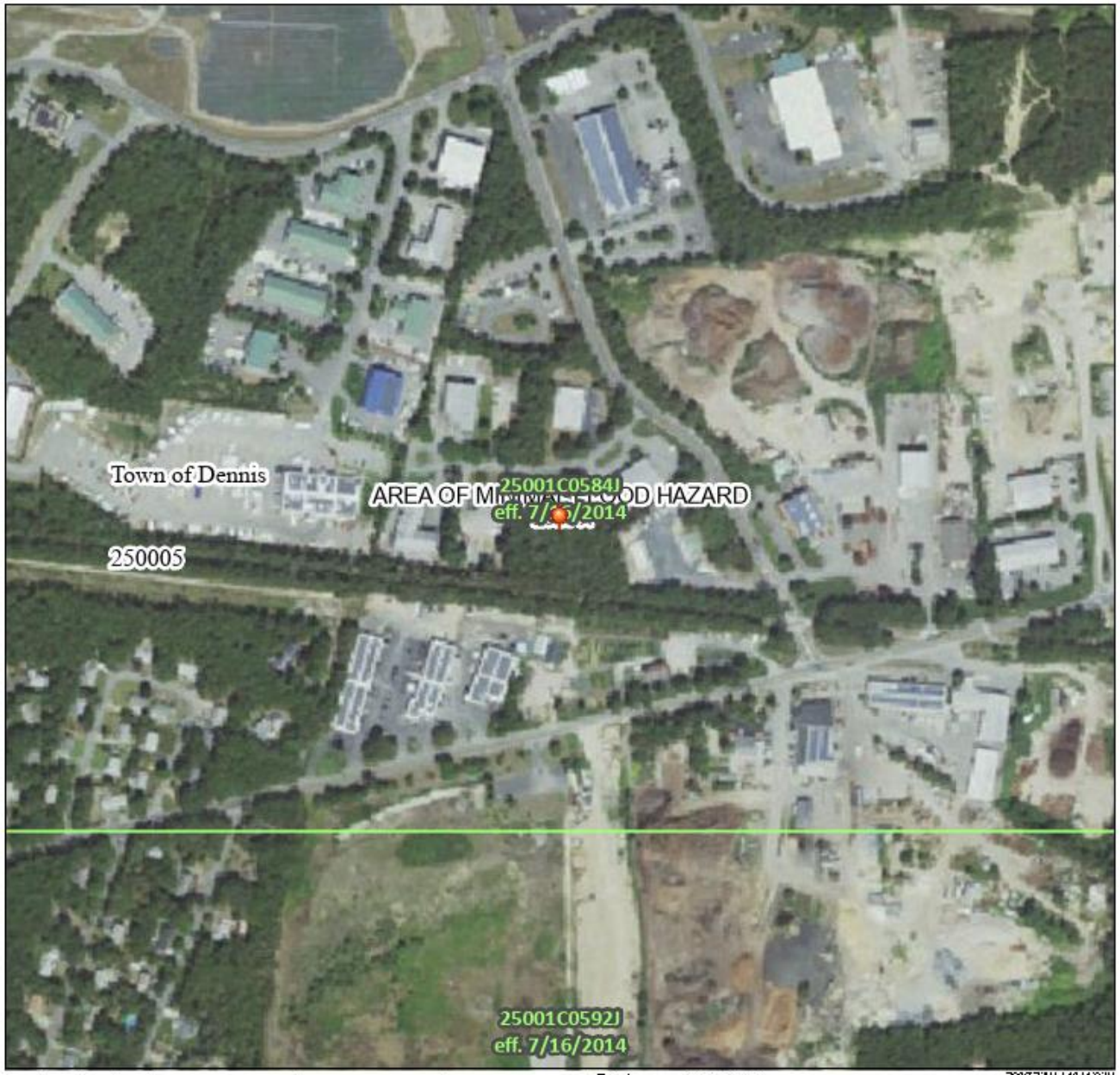
Job No.: 0102234.00 Date: 12/23/2025
Scale: 1"=500' Revised:
Dwg. No: Figure:

File: 0102234.00\C\R\A

National Flood Hazard Layer FIRMette

FEMA

70°8'44"W 41°41'36"N



70°8'7"W 41°41'9"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

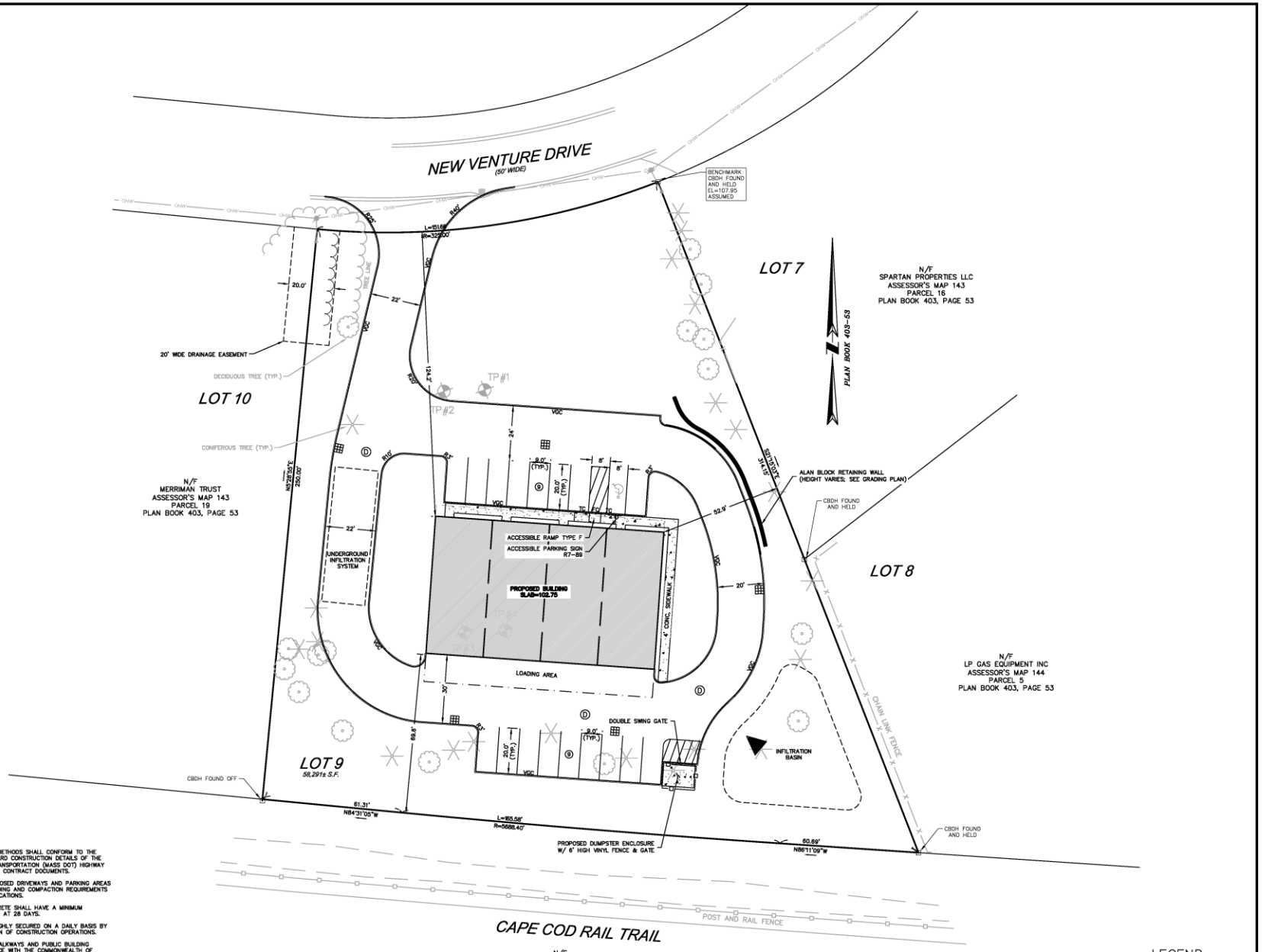
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/23/2025 at 5:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE STANDARD SPECIFICATIONS & STANDARD CONSTRUCTION DETAILS OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
2. FILL MATERIALS PLACED UNDER PROPOSED DRIVEWAYS AND PARKING AREAS SHALL MEET THE FILL MATERIAL GRADING AND COMPACTION REQUIREMENTS OF THE PROJECT PLANS AND SPECIFICATIONS.
3. UNLESS OTHERWISE INDICATED, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
5. ALL ACCESSIBLE PARKING SPACES, WALKWAYS AND PUBLIC BUILDING ENTRANCES ARE TO BE IN COMPLIANCE WITH THE COMMONWEALTH OF MASSACHUSETTS 521 DEPARTMENT OF JUSTICE ADA AND AAB STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION. FOR ANY DISCREPANCIES OR CLARIFICATION THE CONTRACTOR IS TO CONTACT THE ENGINEER.
6. ALL EXISTING PAVEMENT WITHIN THE VICINITY OF THE PROPOSED WORK IF TO BE RESTORED, IF DAMAGED, AT NO ADDITIONAL COST TO THE OWNER. ALL PAVEMENT WORK SHALL BLEND WITH EXISTING PAVEMENT WITH SAWCUTS AND EMULSION APPLIED TO ALL CUT SURFACES.
7. ALL SITE PAVEMENT MARKINGS TO COMPLY WITH MUTCD STANDARDS.

LEGEND

VGC = VERTICAL GRANITE CURB
TC = TRANSITION CURB
FC = FLUSH CURB
R = RADIUS

BRIAN G. YERGATIAN
12/29/2025
DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

LAYOUT & MATERIALS PLAN

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:

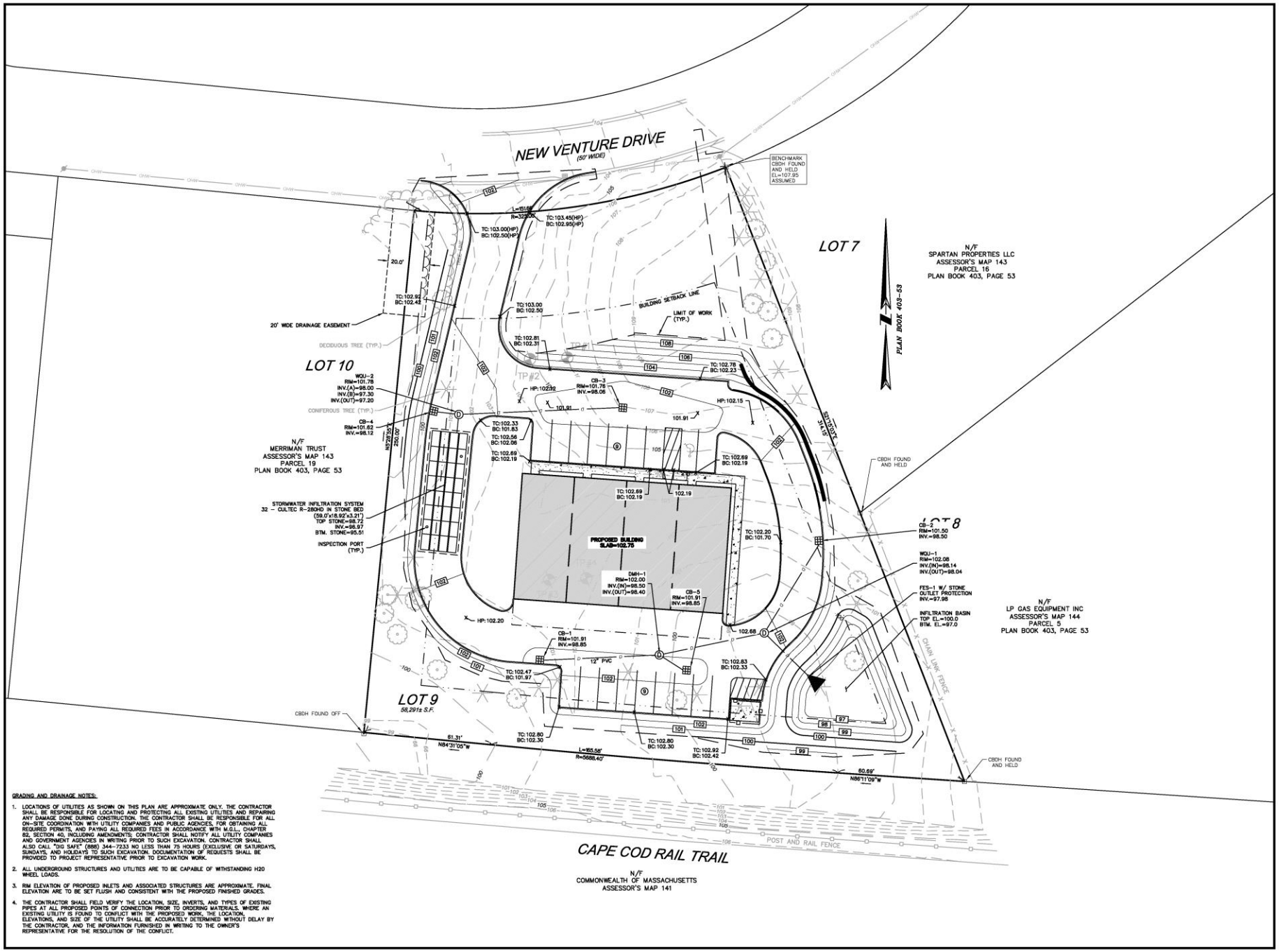
535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

© 2025 BSC GROUP, INC.

SCALE: 1" = 20'
0 10 20 40 FEET

FILE: P:\01022340\CIVIL\DRAWINGS
DWG. NO: C-2.0
JOB. NO: 0102234.00



GRADING AND DRAINAGE NOTES:

1. LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES, FOR OBTAINING ALL REQUIRED PERMITS, AND PAYING ALL REQUIRED FEES IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS; CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" (888) 344-7233 NO LESS THAN 75 HOURS (EXCLUSIVE OR SATURDAYS, SUNDAYS, AND HOLIDAYS TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
2. ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
3. RIM ELEVATION OF PROPOSED INLETS AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATION ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
4. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS, AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 51184
PROFESSIONAL ENGINEER

12/29/2025

BRIAN G. YERGATIAN DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

GRADING & DRAINAGE PLAN

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:

535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: 1" = 20'
0 10 20 40 FEET

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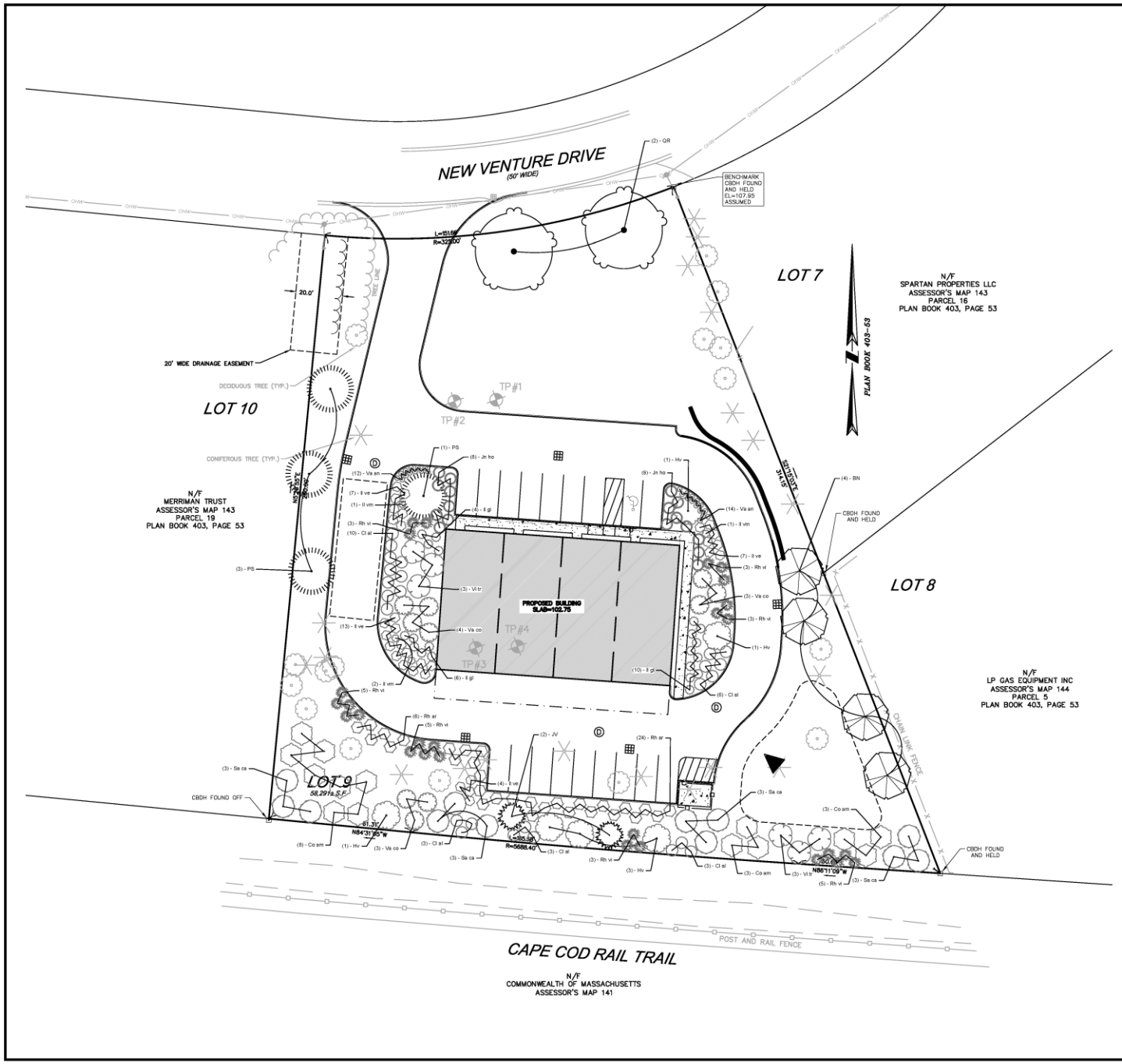
DWG. NO: C-3.0

JOB. NO: 0102234.00



PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HT
TREES					
BN	4	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	B & B	8-12" HT	10-12' HT.
JV	2	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	B & B	5-6' HT	6-7' HT.
PS	4	PINUS STROBUS WHITE PINE	B & B		10-12' HT.
QR	2	QUERCUS RUBRA RED OAK	B & B	3-3.5" CAL	
CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.	
SHRUBS					
Cl al	25	CLETHRA ALNIFOLIA SUMMERSWEET	3 GAL		
Co am	14	CORNUS AMOMUM SILKY DOGWOOD	5 GAL		
Hv	8	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	7 GAL	5'-6' HT	
Il gl	21	ILEX GLABRA 'SHAMROCK SHAMROCK INKBERRY HOLLY	3 GAL		
Il ve	32	ILEX VERTICILLATA 'FARROWBROP BERRY POPPINS® WINTERBERRY	3 GAL		
Il vm	4	ILEX VERTICILLATA 'FARROWMRP' MR. POPPINS® WINTERBERRY	3 GAL		
Jn ho	17	JUNIPERUS HORIZONTALIS CREEPING JUNIPER	3 GAL		
Rh vi	27	RHODODENDRON VISCOSUM SWAMP AZALEA	3 GAL		
Rh ar	30	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL		
Sa ca	12	SAMBUCUS CANADENSIS AMERICAN ELDERBERRY	5 GAL		
Va an	28	VACCINIUM ANGUSTIFOLIUM LOWBUSH BLUEBERRY	1 GAL		
Va co	10	VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY	5 GAL		
Vi tr	6	VIBURNUM TRILOBUM AMERICAN CRANBERRYBUSH	5 GAL		

BRIAN G. YERGATIAN DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

LANDSCAPE PLAN

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:

535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

© 2025 BSC GROUP, INC.

SCALE: 1" = 20'
0 10 20 40 FEET

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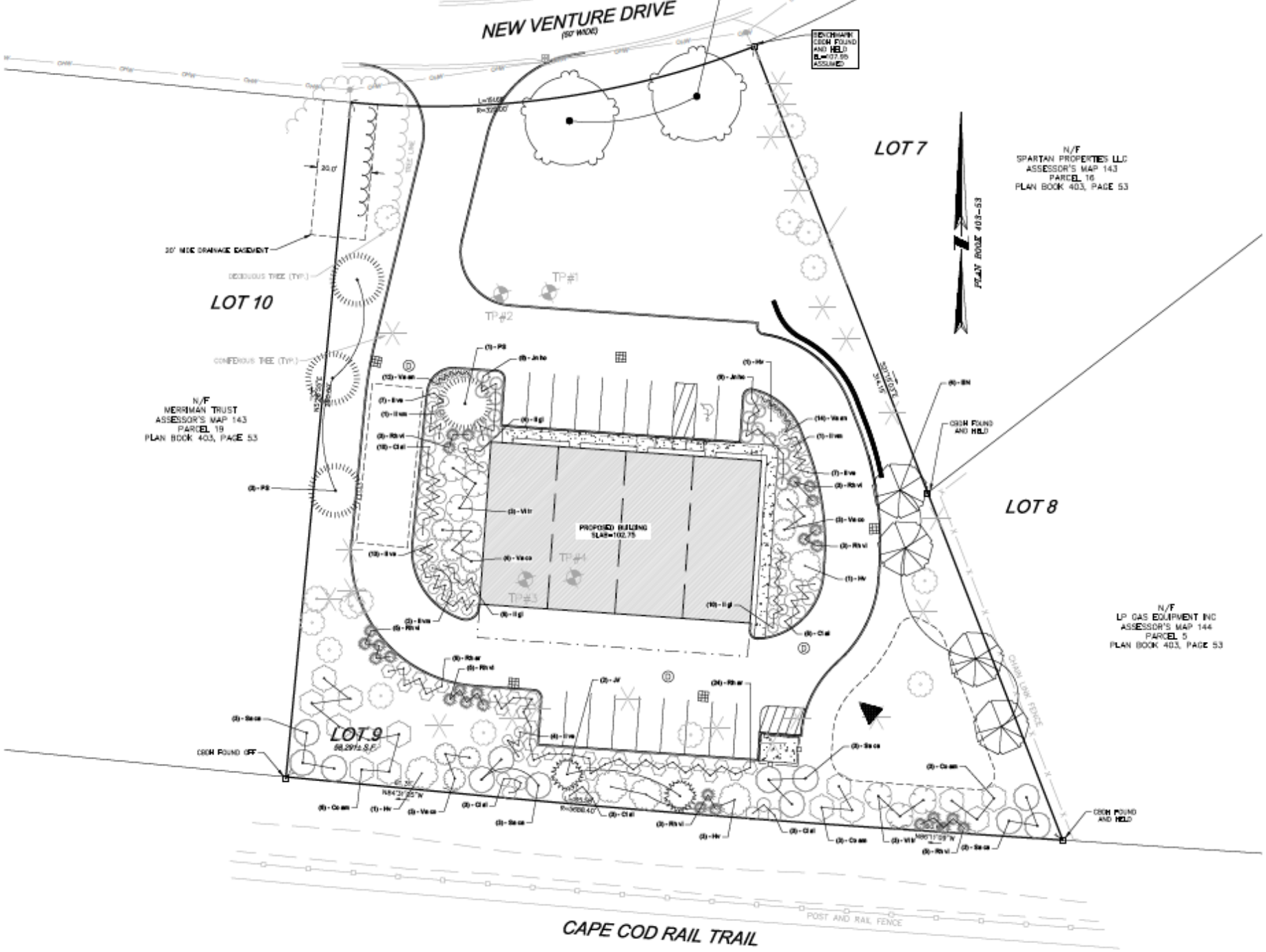
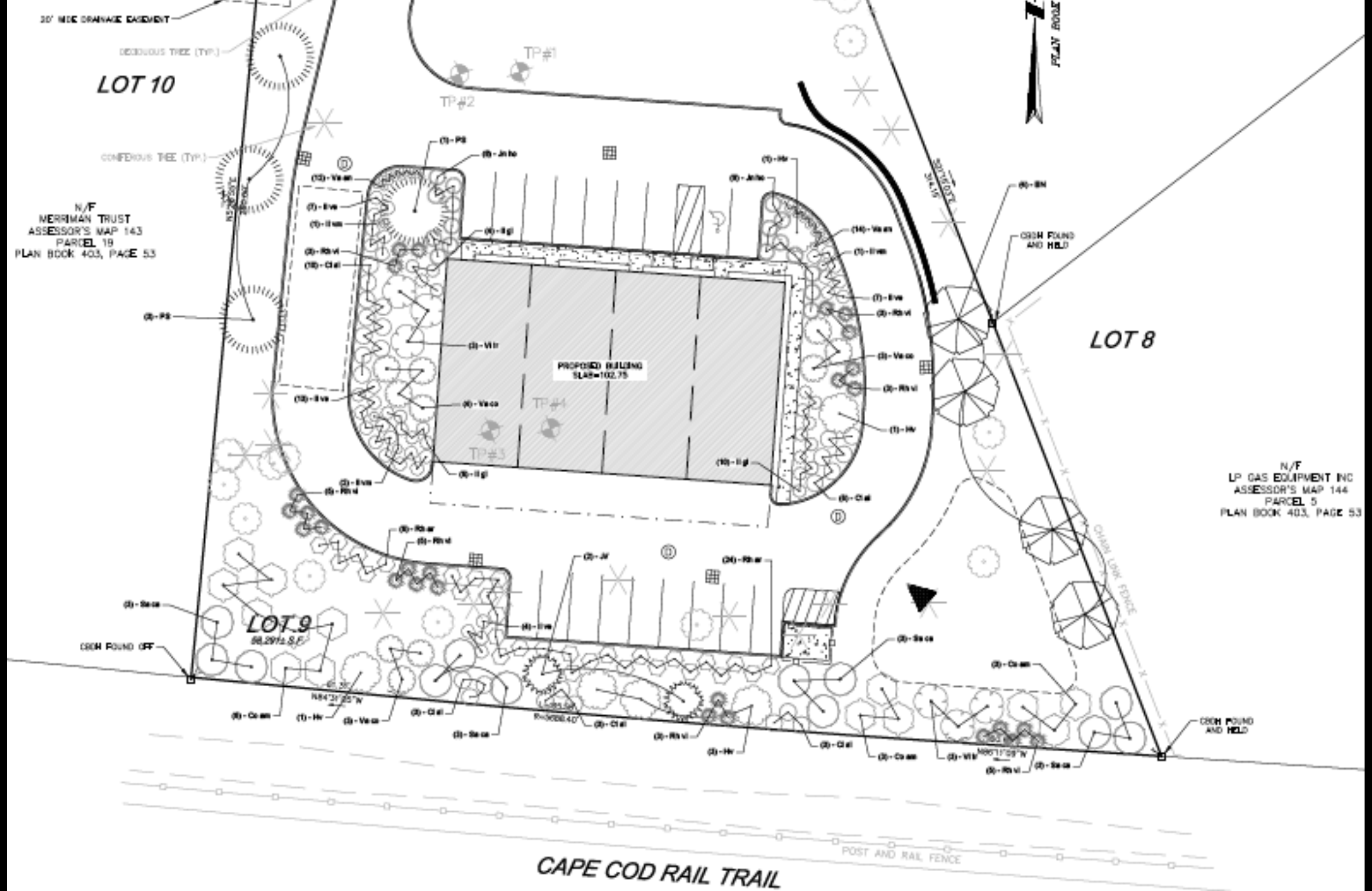
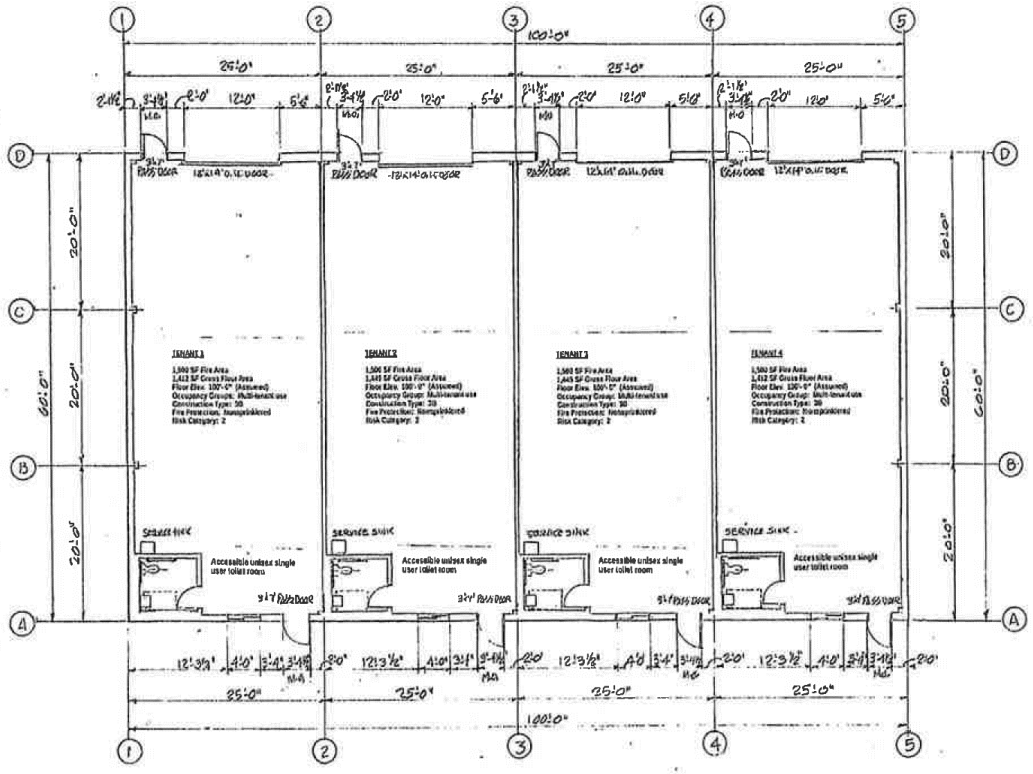
DWG. NO: L-1.0
JOB. NO: 0102234.00



CODE	QTY	BOTANICAL / COMMON NAME	CONT	HT.	
JV	3	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	B & B	5-6' HT	8-7' HT.
PS	4	PINUS STROBUS WHITE PINE	B & B		10-12' HT.
QR	3	QUERCUS RUBRA RED OAK	B & B	3-3.5" CAL	
SHRUBS					
Ctf	25	CLETHRA ALNIFOLIA SUMMERSWEET	3 GAL		
Cvan	16	CORNUS FLORIDA BLUE DOGWOOD	5 GAL		
Hv	6	HAMAMELIS VIRGINIANA COMMON WITCH HAZEL	7 GAL	5-6' HT	
Ilg	21	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY HOLLY	3 GAL		
Eva	32	ILEX VERTICILLATA 'PARKWINPOP' BERRY POPPINS® WINTERBERRY	3 GAL		
Eva	4	ILEX VERTICILLATA 'PARKWINPOP' MR. POPPINS® WINTERBERRY	3 GAL		
JHH	17	JUNIPERUS HORIZONTALIS CREEPING JUNIPER	3 GAL		
Rbvi	27	RHODODENDRON VISCOSUM SWAMP AZALEA	3 GAL		
Rbar	36	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	3 GAL		
Seca	12	SAMBUCUS CANADENSIS AMERICAN ELDERBERRY	5 GAL		
Vaan	28	VACCINIUM ANGUSTIFOLIUM LOWBUSH BLUEBERRY	1 GAL		
Vaco	19	VACCINIUM CORYMBOSUM HIGHBUSH BLUEBERRY	5 GAL		
Vmc	6	VIBURNUM TRILOBUM AMERICAN CRANBERRYBUSH	5 GAL		

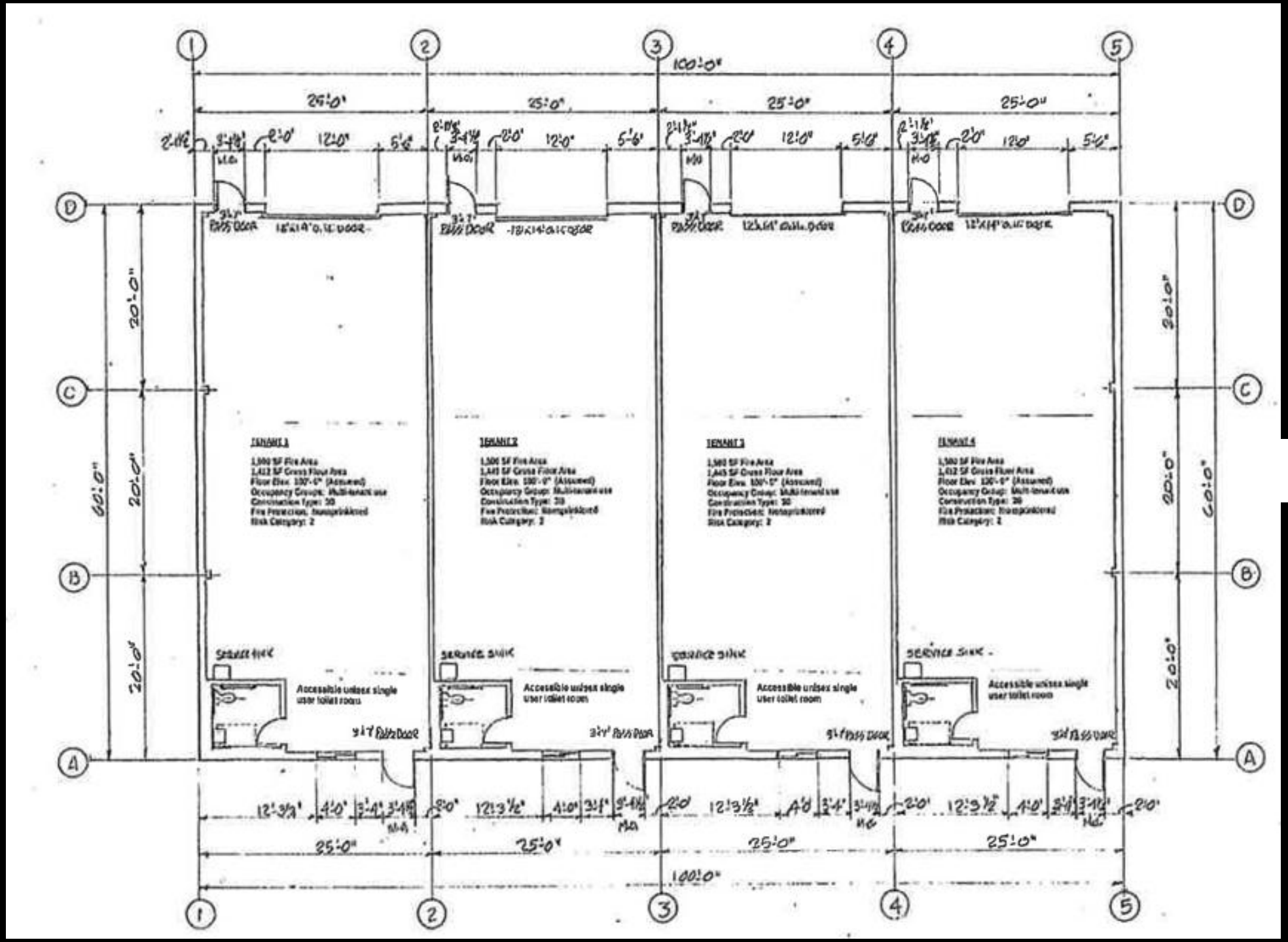

20' WIDE DRAINAGE EASEMENT
DECIDUOUS TREE (TYP.)
LOT 10
CONIFEROUS TREE (TYP.)
N/F
MERRIMAN TRUST
ASSESSOR'S MAP 143
PARCEL 19
PLAN BOOK 403, PAGE 53
TP#1
TP#2
TP#3
TP#4
PROPOSED BUILDING
SLAB=102.75
PLAN NORTH
CRCH FOUND AND HELD
LOT 8
N/F
LP GAS EQUIPMENT INC
ASSESSOR'S MAP 144
PARCEL 5
PLAN BOOK 403, PAGE 53
CHAIN LINK FENCE
LOT 9
CRCH FOUND OFF
CRCH FOUND AND HELD
POST AND RAIL FENCE
CAPE COD RAIL TRAIL



FLOOR PLAN

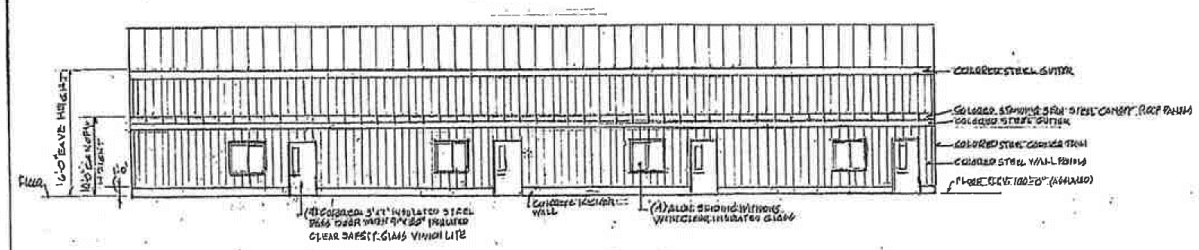
SCALE: 1/8" = 1'-0"

ARCHITECT		APPLICANT	REVISIONS	DWG. TITLE	DWG. NO.
CHESTER L. FIELD, JR. MA. REG. #3710 15 HEMLING DRIVE WHITMAN, MA 02382		535 HIGGINS CROWELL, LLC PROJECT ADDRESS: 5 NEW VENTURE DRIVE SOUTH DENNIS, MA 02660		FLOOR PLAN SCALE: AS NOTED DATE: 12-2-2025	A-2 OF 2



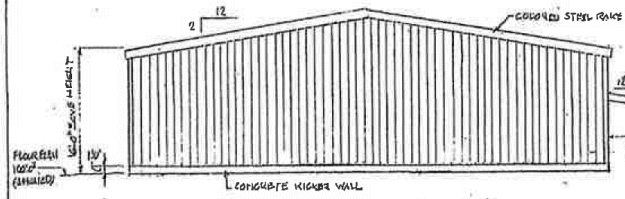
FLOOR PLAN

SCALE: 1/8" = 1'-0"



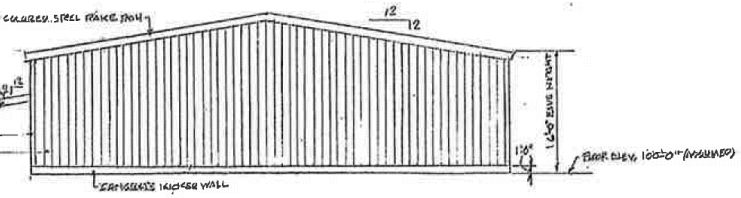
FRONT SIDE WALL ELEVATION

SCALE: 1/8" = 1'-0"



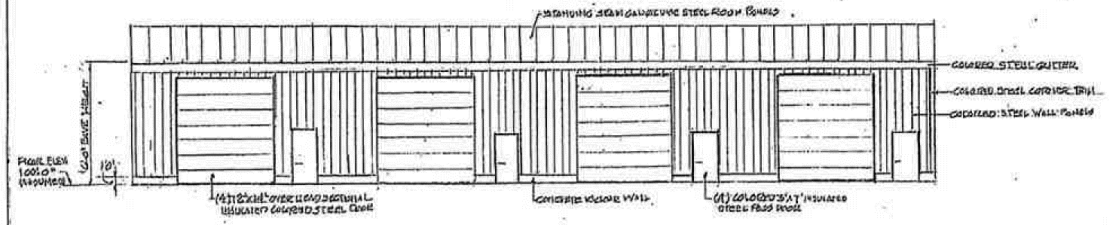
LEFT END WALL ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT END WALL ELEVATION

SCALE: 1/8" = 1'-0"



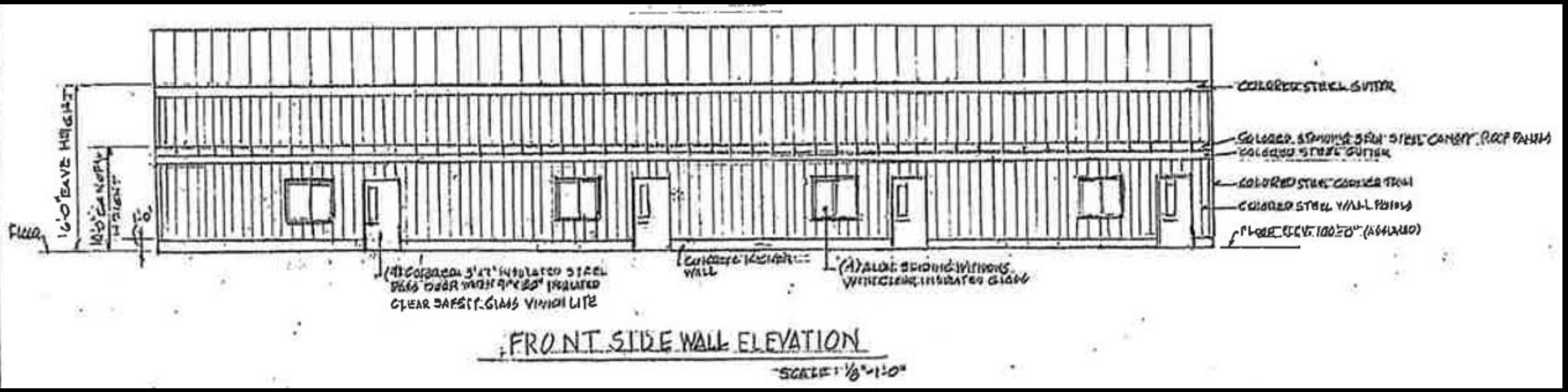
REAR SIDE WALL ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR COLORS

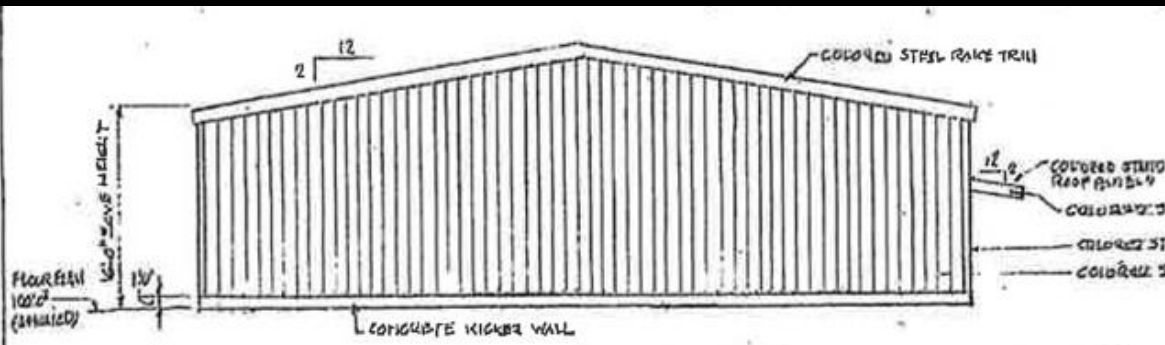
Wall panels, gutters, downspouts and trim: Coffey Brown
Building roof panels: Galvalume
Canopy roof panels: Coffey Brown
Pass doors and overhead sectional doors: White
Window frames: Brown or Bronze

ARCHITECT		APPLICANT	REVISIONS	DWG. TITLE	DWG. NO.
CHESTER L. FIELD, JR. MA. REG. 3710 15 HERBERT DRIVE VERTMONT, MA. 01582		535 HIGGINS CROWELL, LLC PROJECT ADDRESS 5 NEW VENTURE DRIVE NORTH ANDOVER, MA. 01860		EXTERIOR ELEVATIONS SCALE: AS NOTED DATE: 12-2-2025	A-1 of 2



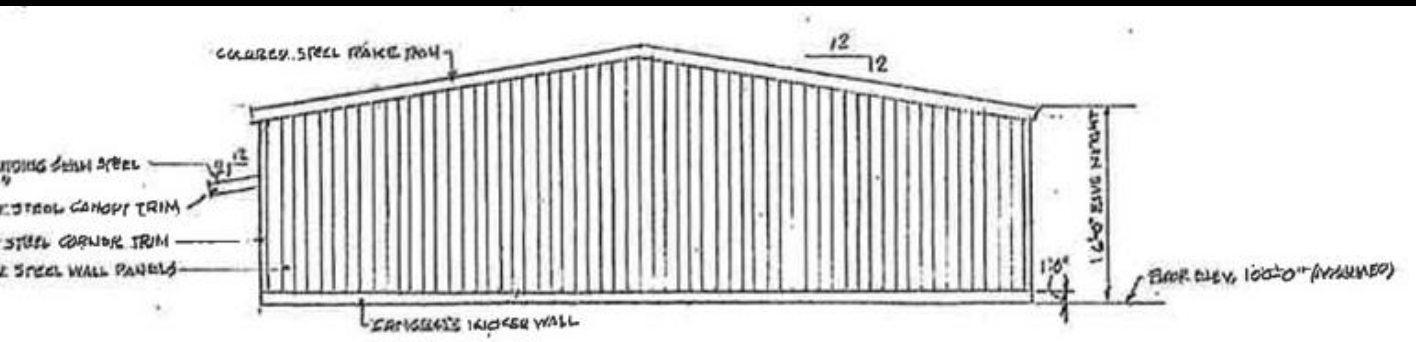
FRONT SIDE WALL ELEVATION

SCALE: 1/8" = 1'-0"



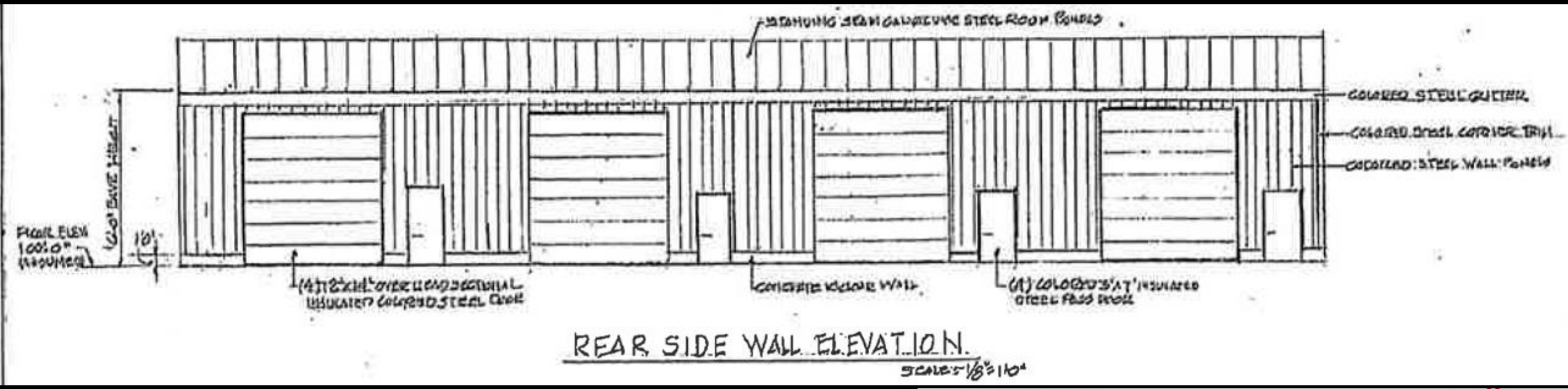
LEFT END WALL ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT END WALL ELEVATION

SCALE: 1/8" = 1'-0"



EXTERIOR COLORS

Wall panels, gutters, downspouts and trim: Coffey Brown
Building roof panels: Galvalume
Canopy roof panels: Coffey Brown
Pass doors and overhead sectional doors: White
Window frames: Brown or Bronze

COLOR CHART

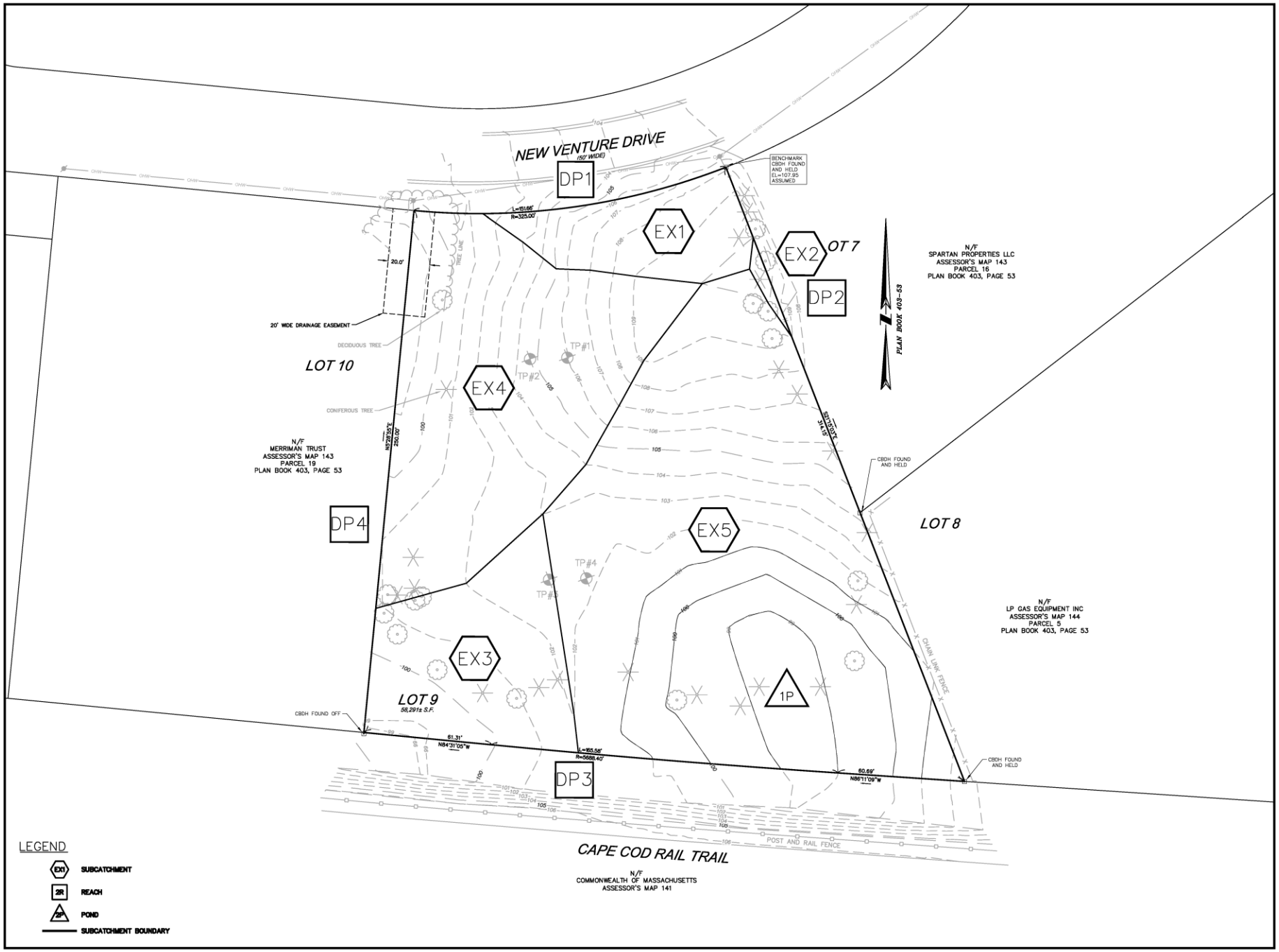
STAR BUILDING SYSTEMS

Final color selection should be made from metal color chips.
Gauge and finish options vary by panel profile. For the most current information available, as well as details about paint warranty coverage, visit our website at starbuildings.com.

All Signature® 200 and 300 colors are Cool Roof compliant through the CRRC-1 Program. Visit coolroofs.org for more details.

SIGNATURE® 200

Siliconized Polyester



BRIAN G. YERGATIAN DATE

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

EXISTING CONDITIONS
WATERSHED MAP

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:

535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: 1" = 20'
0 10 20 40 FEET

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DWG. NO:
JOB. NO: 0102234.00
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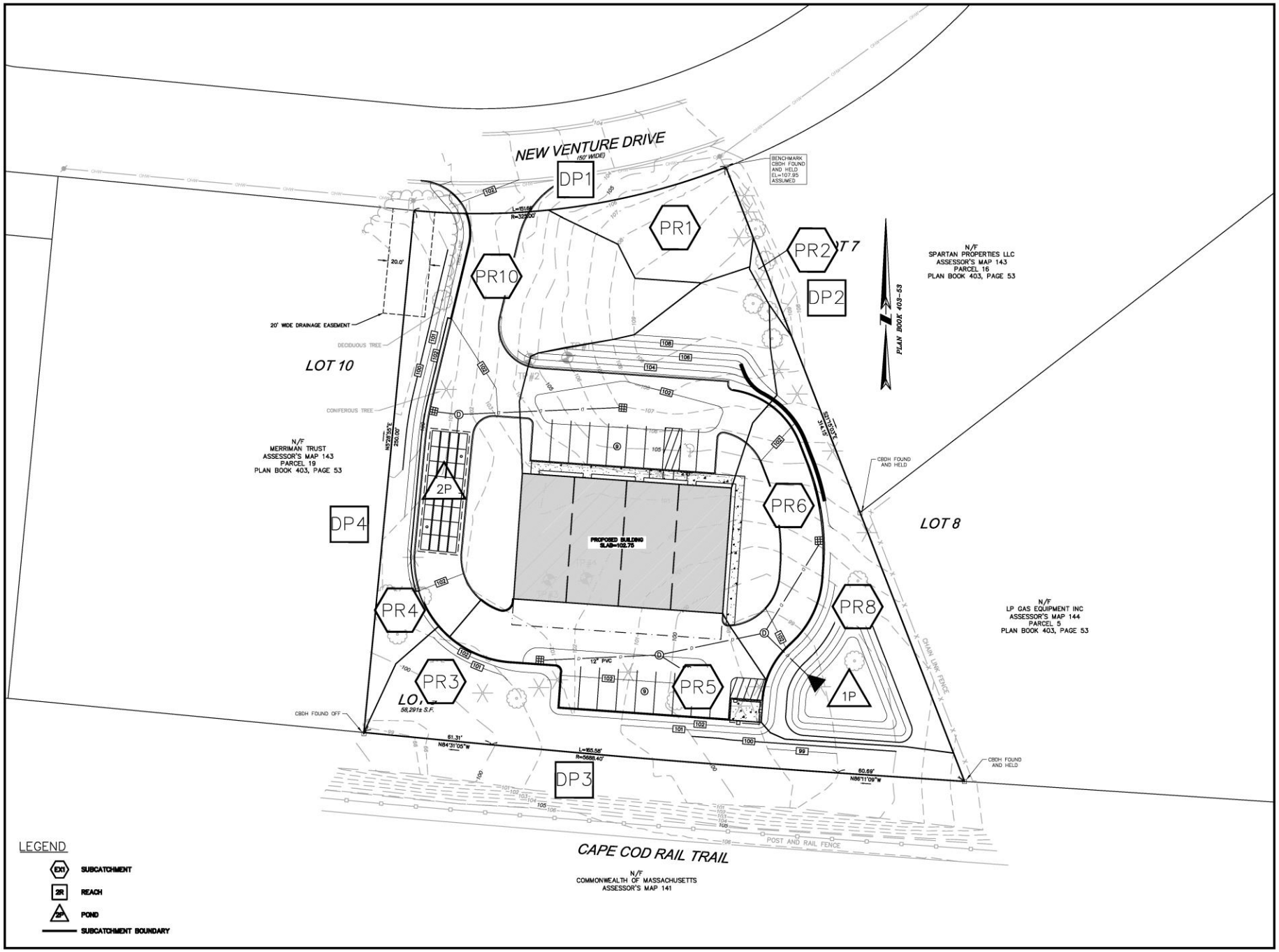

BRIAN G. YERGATIAN DATE

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

PROPOSED CONDITIONS
WATERSHED MAP

DECEMBER 29, 2025

REVISIONS:

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PWAM

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE
SOUTH DENNIS, MASSACHUSETTS

DECEMBER 29, 2025

ZONING REQUIREMENTS		
ZONING DISTRICT: INDUSTRIAL		
	REQUIRED	PROVIDED
MINIMUM LOT SIZE	40,000± S.F.	58,291± S.F.
MINIMUM FRONTAGE	150'	151.6'±
MINIMUM FRONT YARD	50'	124.2'±
MINIMUM SIDE YARD	25'	52.9'±
MINIMUM REAR YARD	25'	69.6'±
MAXIMUM BUILDING COVERAGE	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE	70%	43.2%
MAXIMUM BUILDING HEIGHT	42'	20.0'

PARKING CALCULATIONS

PROPOSED USE

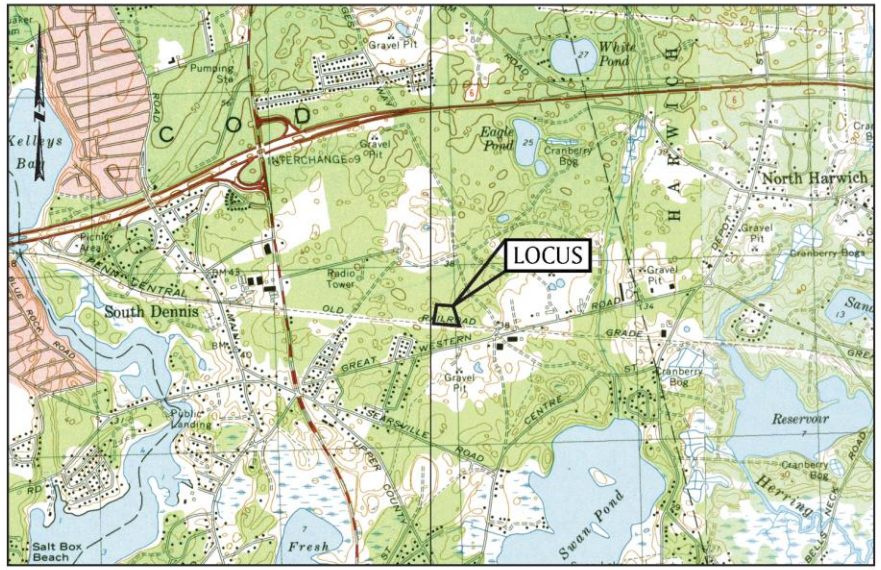
INDUSTRIAL: OTHER INDUSTRIAL USES

REQUIREMENT: 1.3 SPACES PER EMPLOYEE OR 1/200 SF (OFFICE SPACE)

1.3 SPACES PER EMPLOYEE X 13 EMPLOYEES = 17 SPACES (REQUIRED)

TOTAL NUMBER OF SPACES PROVIDED = 18 SPACES

TOTAL NUMBER OF ACCESSIBLE SPACES PROVIDED = 1 SPACE



LOCUS MAP

500 0 1,000 2,000 3,000 feet

SCALE: 1" = 1,000±

INDEX OF DRAWINGS

G-1.0 TITLE SHEET
V-1.0 EXISTING CONDITIONS PLAN
C-1.0 SITE PREPERATION & EROSION CONTROL PLAN
C-2.0 LAYOUT & MATERIALS PLAN
C-3.0 GRADING & DRAINAGE PLAN
C-4.0 UTILITY & SEPTIC PLAN
C-4.1 SEPTIC DETAILS
L-1.0 LANDSCAPE PLAN
C-5.0 - C-5.1 DETAIL SHEET

PREPARED FOR:

535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46018
REGISTERED PROFESSIONAL ENGINEER

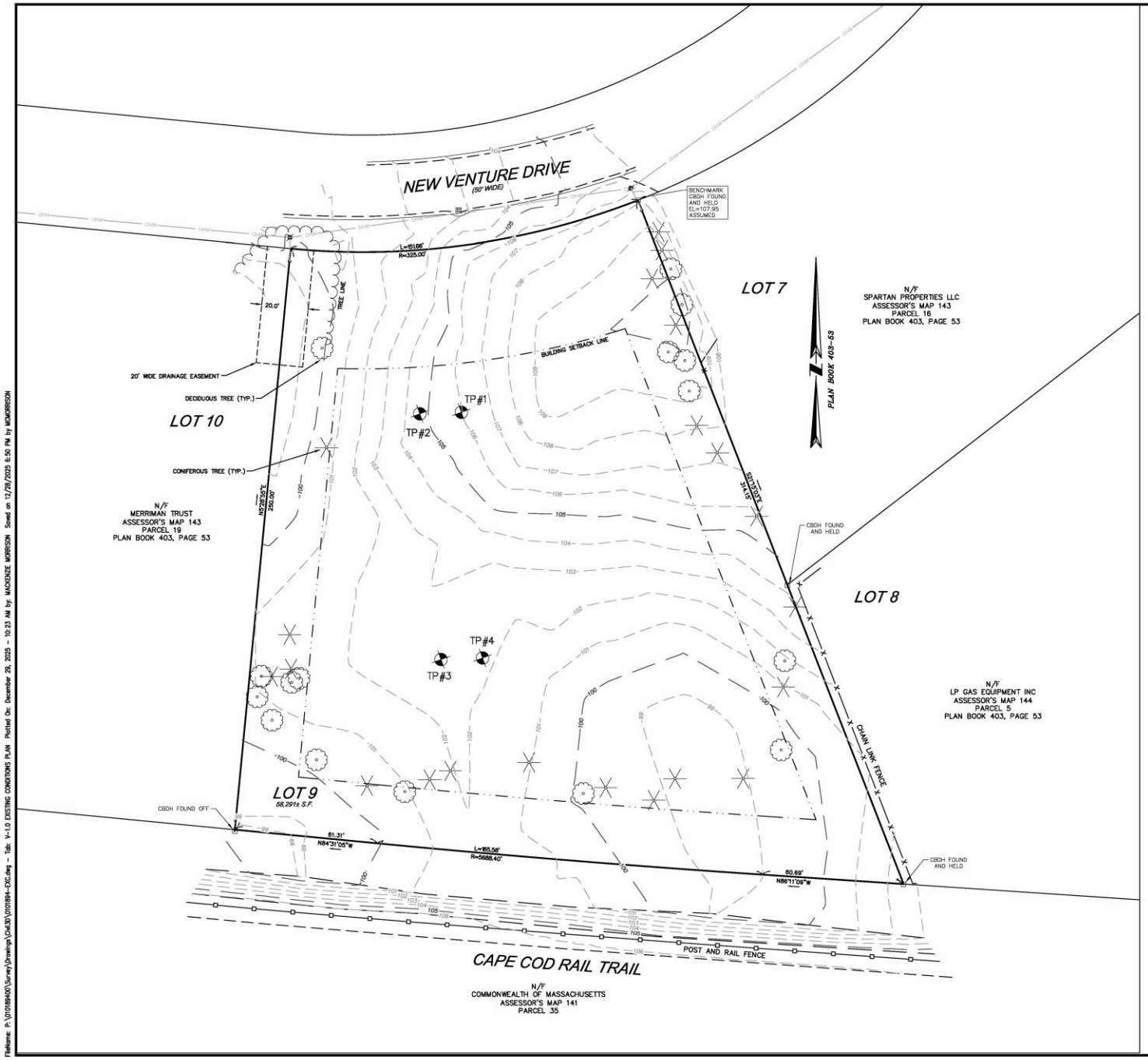
12/29/2025

PREPARED BY:

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

JOB NO: 0102234.00

SHEET G-1.0

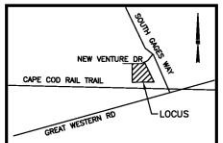


LOCUS INFORMATION

CURRENT OWNER:	535 HIGGINS CROWELL LLC CHARLES C. ORR 2008 REV. TRUST
TITLE REFERENCE:	DEED BOOK 37104, PAGE 60
PLAN REFERENCE:	PLAN BOOK 403, PAGE 53
ASSESSORS MAP: PARCEL:	143 18
ZONING DISTRICT: SETBACKS:	INDUSTRIAL FRONT – 50' SIDE – 25' REAR – 25'
MINIMUM LOT SIZE:	40,000 S.F.
EXISTING LOT SIZE:	58,291± S.F.
NITROGEN SENSITIVE ZONE:	NOT IN A 1995 ZONE II
FEMA FLOOD ZONE DISTRICT:	"X", DATED 7/16/2014 PANEL #25001C0584J
OVERLAY DISTRICT:	LWFOD

LEGEND

50.9 X	SPOT ELEVATION
C.B.	CATCH BASIN
DMH	DRAINAGE MANHOLE
SMH	SEWER MANHOLE
TMH	TELEPHONE MANHOLE
LP	LIGHT POLE
UPL	UTILITY POLE / LIGHT
UPT	UTILITY POLE / TRANSFORMER
UP	UTILITY POLE
— OHW —	OVERHEAD ELECTRIC LINE
EHH	ELECTRIC HANDHOLE
GMET	GAS METER
— G —	GAS LINE
GV	GAS GATE
WG	WATER GATE
— W —	WATER LINE



LOCUS MAP

NOT TO SCALE

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.

KIERAN J. HEALY NO. 49135 REGISTERED PROFESSIONAL LAND SURVEYOR

12/29/2025

KIERAN J. HEALY — DATE
FOR THE BSC GROUP

PLAN OF LAND

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS
(BARNSTABLE COUNTY)

EXISTING CONDITIONS PLAN

NOVEMBER 18, 2025

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
MR. GERRY COUGHLAN
535 HIGGINS CROWELL LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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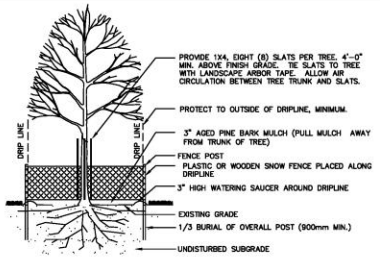
SCALE: 1" = 20'
0 10 20 40 FEET

FILE: P:\010189400\SURVEY\DWG\CIVIL3D
DWG.:
JOB. NO: 0102234.00 — SHEET V-1.0

Filename: P:\010189400\Survey\Drawings\Civil3D\010189-EXC.dwg - Tab: V-1.0 EXISTING CONDITIONS PLAN Plotted On: December 29, 2025 - 10:23 AM by: MACKENZIE MORRISON Saved on 12/28/2025 6:50 PM by MCMORRISON

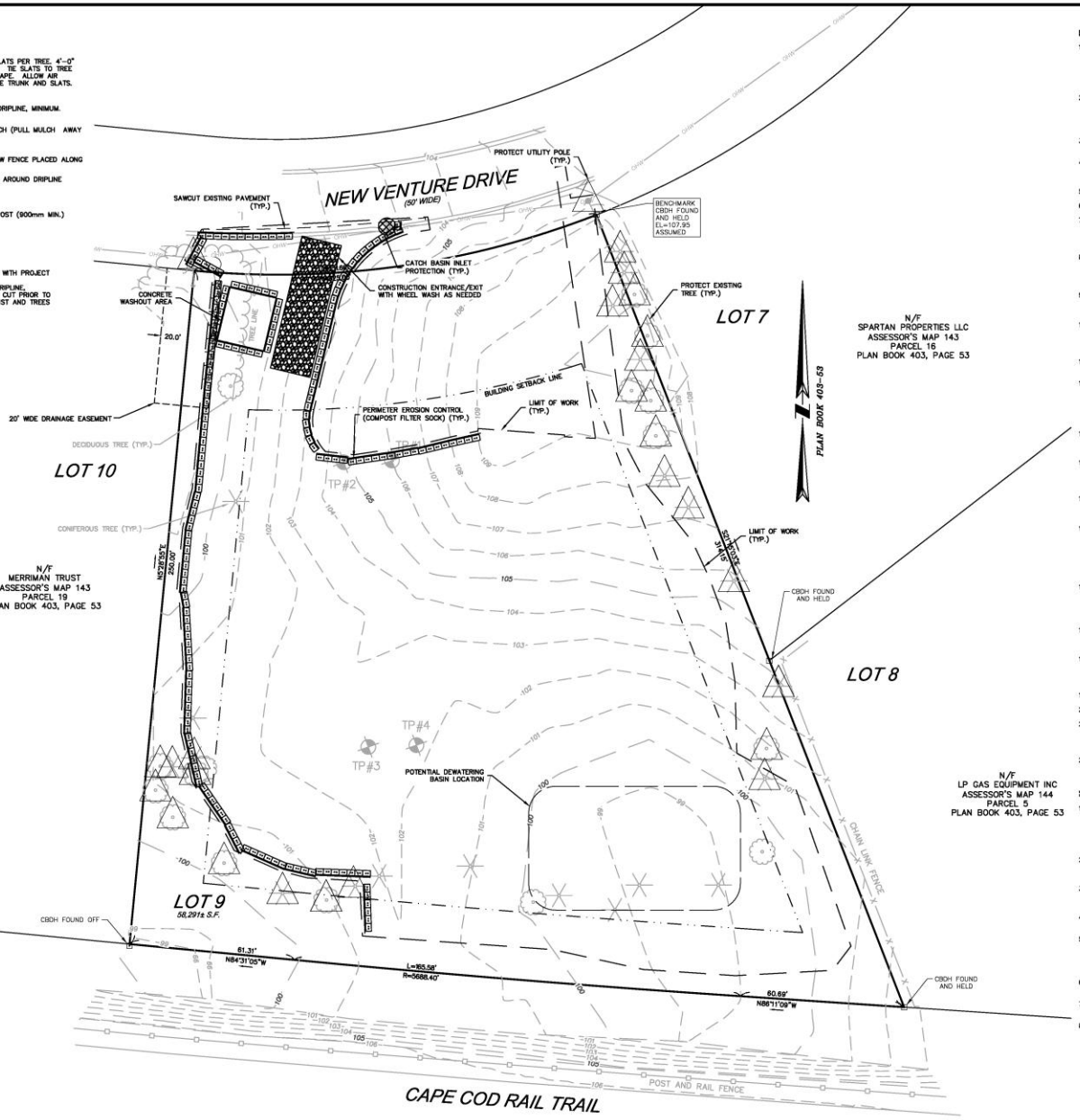


NOTES:

1. COORDINATE LOCATION OF FENCE WITH PROJECT ENGINEER.
2. IF EXCAVATION OCCURS WITHIN DRIPLINE, EXISTING ROOTS SHALL BE CLEANLY CUT PRIOR TO EXCAVATION BY A CERTIFIED ARBORIST AND TREES SHALL BE WATERED.

EXISTING TREE PROTECTION

SCALE: NONE



LEGEND

CLEAR & GRUB, STRIP & STOCKPILE AS NEEDED

SITE FEATURE TO BE PROTECTED

NOTES:

1. ALL LAND WITHIN THE LIMIT OF WORK MUST BE CLEARED AND GRUBBED.

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO ANY LAND DISTURBANCE ACTIVITIES COMMENCING ON THE SITE, THE DEVELOPER SHALL PHYSICALLY MARK LIMITS OF NO LAND DISTURBANCE ON THE SITE WITH TAPE, SIGNS, OR ORANGE CONSTRUCTION FENCE, SO THAT WORKERS CAN SEE THE AREAS TO BE PROTECTED. THE PHYSICAL MARKERS SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF COMPLETION HAS BEEN ISSUED.
2. APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SOIL DISTURBANCE. MEASURES SHALL BE TAKEN TO CONTROL EROSION WITHIN THE PROJECT AREA. SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED AND RETAINED WITHIN THE PROJECT AREA. WETLAND AREAS AND SURFACE WATERS SHALL BE PROTECTED FROM SEDIMENT.
3. MINIMIZE TOTAL AREA OF DISTURBANCE AND PROTECT NATURAL FEATURES AND SOIL.
4. THE CONTRACTOR SHALL SEQUENCE ALL ACTIVITIES TO MINIMIZE SIMULTANEOUS AREAS OF DISTURBANCE. MASS CLEARING AND GRADING OF THE ENTIRE SITE SHALL BE AVOIDED.
5. MINIMIZE SOIL EROSION AND CONTROL SEDIMENTATION DURING CONSTRUCTION.
6. DIVERT UNCONTAMINATED WATER AROUND DISTURBED AREAS.
7. INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES OR IN ACCORDANCE WITH THE 2022 EPA CONSTRUCTION GENERAL PERMIT.
8. PROTECT AND MANAGE ON AND OFF-SITE MATERIAL STORAGE AREAS (OVERBURDEN AND STOCKPILES OF DIRT, BORROW AREAS, OR OTHER AREAS USED SOLELY BY THE PERMITTED PROJECT ARE CONSIDERED A PART OF THE PROJECT).
9. COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING WASTE DISPOSAL, SANITARY OR SEWER REGULATIONS, AND AIR QUALITY REQUIREMENTS, INCLUDING DUST CONTROL.
10. SEDIMENT SHALL BE REMOVED ONCE THE VOLUME REACHES 1/4 TO 1/2 THE HEIGHT OF THE EROSION CONTROL DEVICE. SEDIMENT SHALL BE REMOVED FROM SILT FENCE PRIOR TO REACHING THE LOAD-BEARING CAPACITY OF THE SILT FENCE WHICH MAY BE LOWER THAN 1/4 TO 1/2 THE HEIGHT.
11. SEDIMENT FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS SHALL BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50 PERCENT.
12. BMPS TO BE USED FOR INFILTRATION AFTER CONSTRUCTION SHALL NOT BE USED AS BMPS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER AND THE TOWN OF DENNIS. MANY INFILTRATION TECHNOLOGIES ARE NOT DESIGNED TO HANDLE THE HIGH CONCENTRATIONS OF SEDIMENTS TYPICALLY FOUND IN CONSTRUCTION RUNOFF, AND THUS MUST BE PROTECTED FROM CONSTRUCTION RELATED SEDIMENT LOADINGS.
12. SOIL STOCKPILES MUST BE STABILIZED OR COVERED AT THE END OF EACH WORKDAY. STOCKPILE SIDE SLOPES SHALL NOT BE GREATER THAN 2:1. ALL STOCKPILES SHALL BE SURROUNDED BY SEDIMENT CONTROLS.
13. FOR ACTIVE CONSTRUCTION AREAS SUCH AS BORROW OR STOCKPILE AREAS, ROADWAY IMPROVEMENTS AND AREAS WITHIN 50 FEET OF A BUILDING UNDER CONSTRUCTION, A PERIMETER SEDIMENT CONTROL SYSTEM SHALL BE INSTALLED AND MAINTAINED TO CONTAIN SOIL.
14. A TRACKING PAD OR OTHER APPROVED STABILIZATION METHOD SHALL BE CONSTRUCTED AT ALL ENTRANCE/EXITS POINTS OF THE SITE TO REDUCE THE AMOUNT OF SOIL CARRIED ONTO ROADWAYS AND OFF THE SITE.
15. PERMANENT SEEDING SHALL BE UNDERTAKEN IN THE SPRING FROM MARCH THROUGH MAY, AND IN LATE SUMMER AND EARLY FALL FROM AUGUST TO OCTOBER 15. DURING THE PEAK SUMMER MONTHS AND IN THE FALL AFTER OCTOBER 15, WHEN SEEDING IS FOUND TO BE IMPRACTICAL, APPROPRIATE TEMPORARY STABILIZATION SHALL BE APPLIED. PERMANENT SEEDING MAY BE UNDERTAKEN DURING THE SUMMER IF PLANS PROVIDE FOR ADEQUATE MULCHING AND WATERING.
16. ALL SLOPES STEEPER THAN 3:1 (H:V, 33.3%), AS WELL AS PERIMETER DIKES, SEDIMENT BASINS OR TRAPS, AND EMBANKMENTS MUST, UPON COMPLETION, BE IMMEDIATELY STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES. AREAS OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST NOT BE DISTURBED.
17. TEMPORARY SEDIMENT TRAPPING DEVICES MUST NOT BE REMOVED UNTIL PERMANENT STABILIZATION IS ESTABLISHED IN ALL CONTRIBUTORY DRAINAGE AREAS.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN 30 DAYS OF REMOVAL.
19. PREVENT OFF-SITE VEHICLE TRACKING OF SEDIMENTS.
20. DUST SHALL BE CONTROLLED AT THE SITE.
21. ALL PREVIOUSLY DISTURBED LAND SHALL BE STABILIZED BY APPROVED METHODS AFTER 14 DAYS IF LEFT UNDISTURBED. THIS INCLUDES STOCKPILES, CONSTRUCTION ENTRANCES, GRADED AREAS AND OTHER CONSTRUCTION ACTIVITY RELATED CLEARING.
22. IF WORK IS HALTED OVER WINTER MONTHS THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILIZING THE AREA THROUGH GROUND COVER PRACTICES.

SITE PREPARATION AND DEMOLITION NOTES:

1. AREAS OUTSIDE THE LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
2. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATIONS AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND LOCAL & STATE REQUIREMENTS.
4. ALL MATERIALS ARE TO BE DISPOSED OF PER APPLICABLE LAWS AND REGULATIONS.
5. WHERE EXISTING PAVEMENT TO BE REMOVED MEETS EXISTING PAVEMENTS TO REMAIN, CONTRACTOR TO SAWCUT A STRAIGHT LINE UNLESS INDICATED OTHERWISE. ADDITIONALLY, EXISTING PAVEMENT IS TO BE SAWCUT, AS NECESSARY, FOR ALL PROPOSED UTILITY CONNECTIONS WITHIN THE RIGHT-OF-WAY.
6. ALL EXISTING REMAINING UTILITIES SHALL BE PROTECTED, UNLESS NOTED OTHERWISE.
7. UTILITY PIPES TO BE ABANDONED MAY BE LEFT IN PLACE, UNLESS NOTED OTHERWISE.
8. A PRECONSTRUCTION MEETING IS REQUIRED WITH APPLICABLE TOWN REPRESENTATIVES PRIOR TO THE COMMENCEMENT OF SITE WORK.

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46018
REGISTERED PROFESSIONAL ENGINEER

12/29/2025

BRIAN G. YERGATIAN DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

SITE PREPERATION & EROSION CONTROL PLAN

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:

535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
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508 778 8919

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SCALE: 1" = 20'

0 10 20 40 FEET

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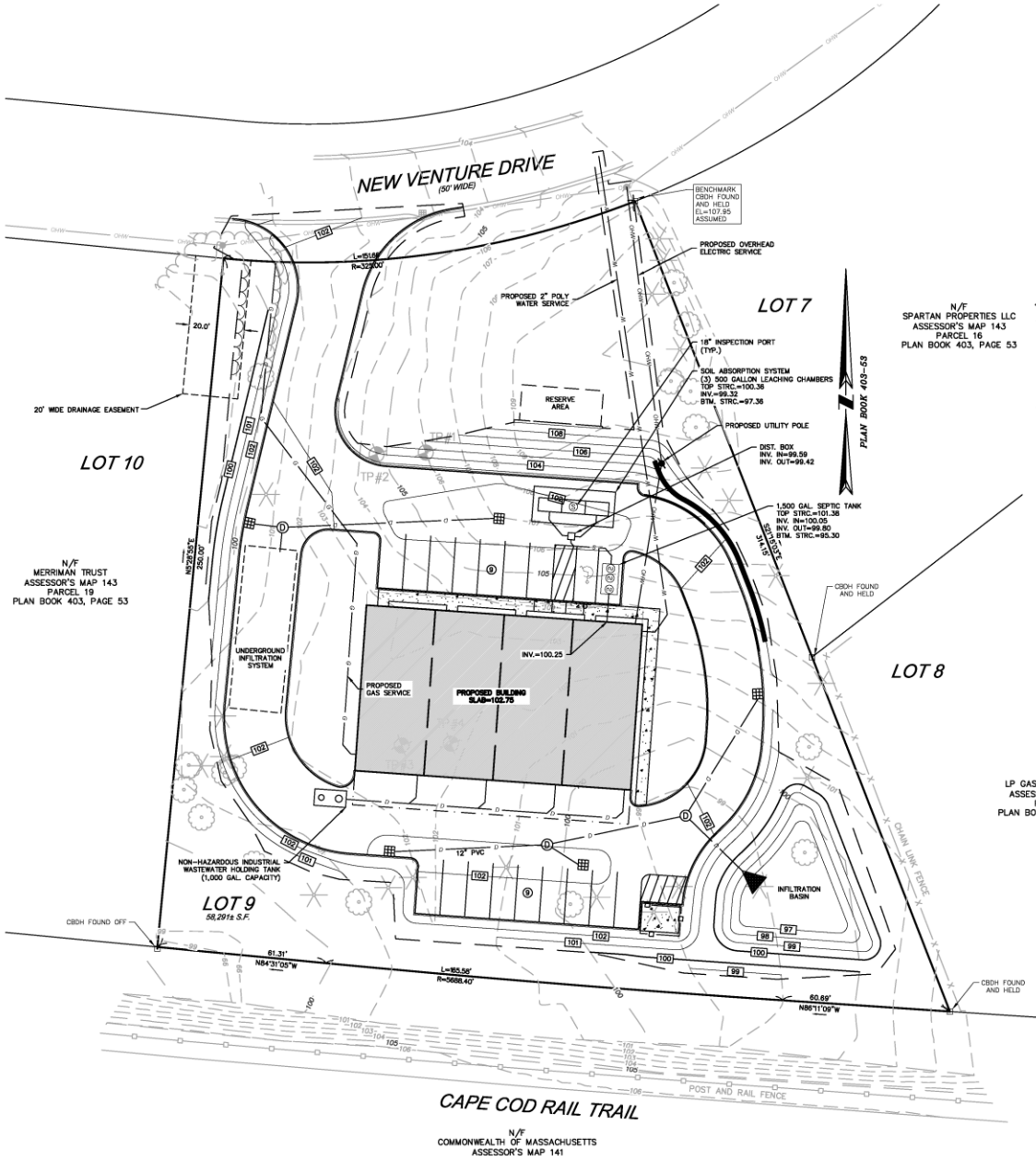

SOIL TEST PIT DATA

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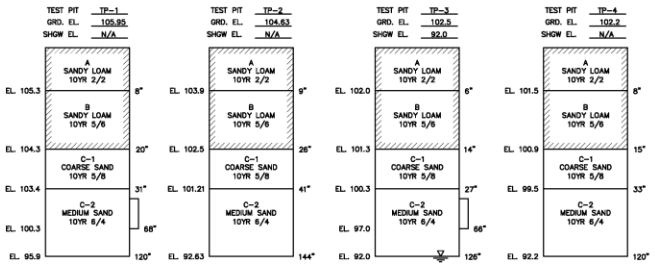


DESIGN CALCULATIONS

DESIGN FLOW

WAREHOUSE OR DRY STORAGE: 20 PEOPLE @ 15 GPD/BAY = 300 GPD

SEPTIC TANK (2 COMPARTMENTS REQUIRED)
1ST COMPARTMENT: 200% X 300 GPD = 600 GALLONS
2ND COMPARTMENT: 100% X 300 GPD = 300 GALLONS

USE 1,500 GALLON, 2-COMPARTMENT SEPTIC TANK

REQUIRED LEACHING AREA
PERCOLATION RATE: <2 MIN/INCH
LONG TERM APPL. RATE: 0.74 GPD/SF
LEACHING AREA REQUIRED: 300 GPD/0.74 GPD/SF = 405.4 SF

SIZE OF LEACHING FACILITY PROVIDED

USE THREE (3) 500-GALLON PRECAST CONCRETE CHAMBERS IN TRENCH CONFIGURATION WITH 4' OF STONE ON SIDES AND 2' ON ENDS

SIDEWALL: 2 X (29.5 + 12.83) X 2 = 169.3 SF
BOTTOM: 29.5 X 12.83 = 378.5 SF
TOTAL EFFECTIVE LEACHING AREA = 547.8 SF
547.8 SF X 0.74 GPD/SF = 405 GPD INSTALLED CAPACITY

ONSITE SOIL EVALUATION

DATE:	JULY 15, 2025
TEST BY:	BSC GROUP, INC.
WITNESSED BY:	GRACE MELILLO, HEALTH AGENT
LICENSED SOIL EVALUATOR:	KIERAN J. HEALY, PLS, SE.
PERCOLATION RATE:	< 2 MINS./INCH
SOIL CLASS:	CLASS 1
L.T.A.R.:	0.74 GPD/S.F.

SEASONAL HIGH GROUNDWATER ADJUSTMENT

(BASED ON TEST PIT #3)

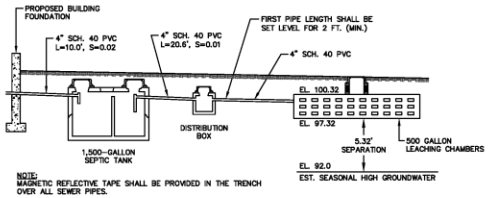
DEPTH TO BOTTOM OF HOLE 10.5

LEGEND

- PERCOLATION TEST
- ESTIMATED SEASONAL HIGH GROUNDWATER
- OBSERVED GROUNDWATER

SCHEMATIC SYSTEM PROFILE

NOT TO SCALE



NOTE:
MAGNETIC REFLECTIVE TAPE SHALL BE PROVIDED IN THE TRENCH OVER ALL SEWER PIPES.

UTILITY NOTES:

1. LOCATIONS OF UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE COORDINATION WITH UTILITY COMPANIES AND PUBLIC AGENCIES, FOR OBTAINING ALL REQUIRED PERMITS, AND PAYING ALL REQUIRED FEES IN ACCORDANCE WITH M.G.L., CHAPTER 82, SECTION 40, INCLUDING AMENDMENTS; CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING PRIOR TO SUCH EXCAVATION. CONTRACTOR SHALL ALSO CALL "DIG SAFE" (888) 344-7233 NO LESS THAN 75 HOURS (EXCLUSIVE OR SATURDAYS, SUNDAYS, AND HOLIDAYS TO SUCH EXCAVATION. DOCUMENTATION OF REQUESTS SHALL BE PROVIDED TO PROJECT REPRESENTATIVE PRIOR TO EXCAVATION WORK.
2. FINAL DESIGN OF PRIVATE UTILITIES INCLUDING GAS, ELECTRIC, CABLE, TV, AND TELEPHONE SHALL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANY. THE DRY UTILITIES SHOWN HERE ARE SHOWN FOR GENERAL COORDINATION PURPOSES ONLY.
3. CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, ETC. BY THE UTILITY COMPANY.
4. ALL UNDERGROUND STRUCTURES AND UTILITIES ARE TO BE CAPABLE OF WITHSTANDING H20 WHEEL LOADS.
5. RIM ELEVATIONS OF PROPOSED MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE PROPOSED FINISHED GRADES.
6. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERT,S AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
7. ALL WATERMAINS TO HAVE 5FT MINIMUM COVER.
8. ALL PROPOSED SEWER MAINS AND STRUCTURES ARE TO BE PRESSURE TESTED AND VACUUM TESTED IN ACCORDANCE WITH THE TOWN OF DENNIS DPW STREET OPENING/UTILITY CONNECTION RULES AND REGULATIONS AND TO MEET OR EXCEED PERFORMANCE STANDARDS.
9. SEWER AND WATER LINES ARE TO HAVE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET.
10. SEWER PIPES WITH COVER LESS THAN 4 FEET SHALL HAVE INSULATION INSTALLED.
11. THE CONTRACTOR SHALL SUBMIT AN AS-BUILT OF ALL UNDERGROUND UTILITIES INCLUDING WATER, TELEPHONE, ELECTRIC, GAS, SEWER, AND STORM DRAINAGE TO THE OWNER. THE AS-BUILT SHALL INCLUDE HORIZONTAL AND VERTICAL TIES FROM ANY HANDHOLES, MANHOLES, VALVES, GATES, CLEANOUTS, TEES, ELBOWS, BENDS, ETC TO FIXED POINTS OF REFERENCE.

COMMONWEALTH OF MASSACHUSETTS
BRIAN G. YERGATIAN
CIVIL
No. 46918
REGISTERED PROFESSIONAL ENGINEER

12/29/2025

BRIAN G. YERGATIAN DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

UTILITY & SEPTIC PLAN

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:
535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
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0 10 20 40 FEET

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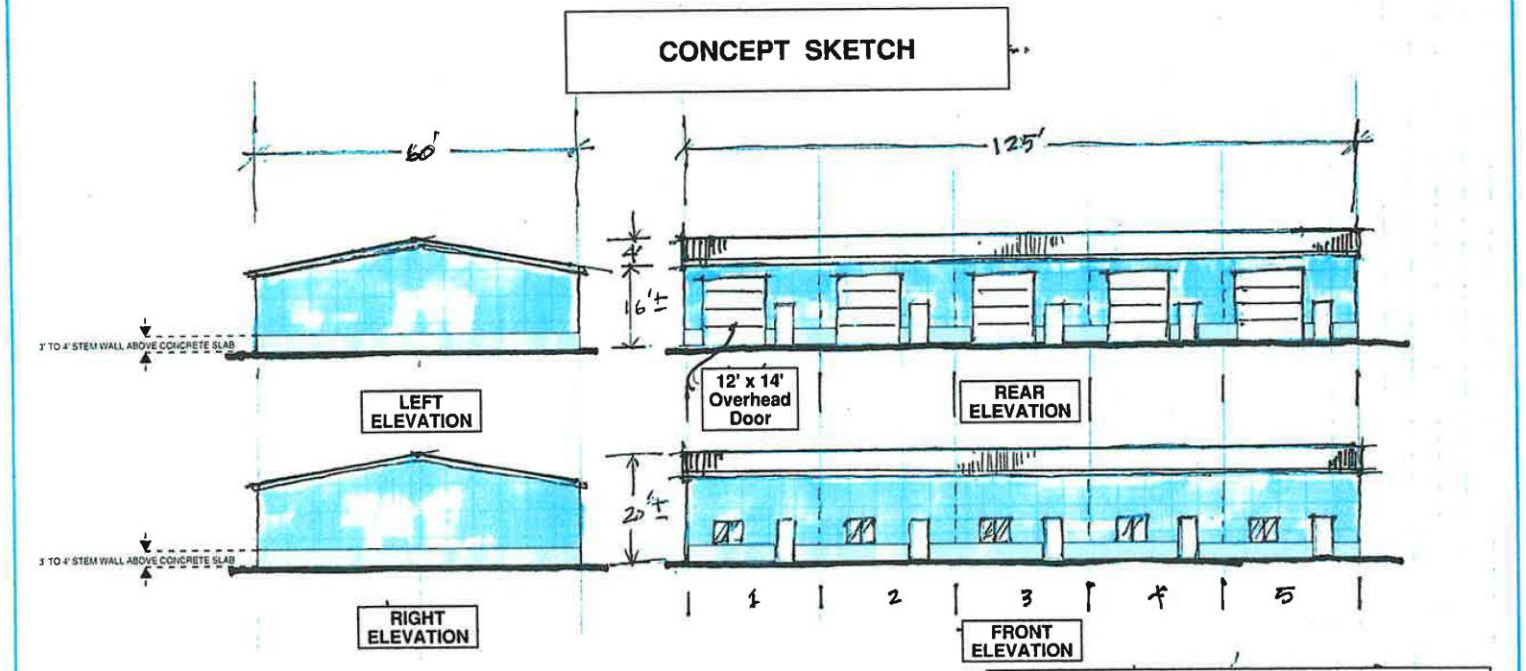
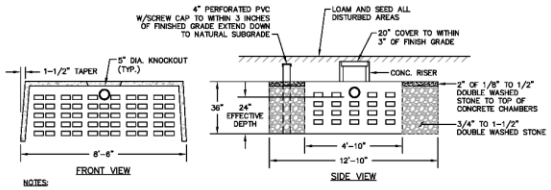


5 ~~8~~ NEW VENTURE DRIVE
5 ~~CONTRACTOR~~ BAYS
20' SCALE 11" X 17" WORKSHEET

5 Multi unit Bays



NOTES:

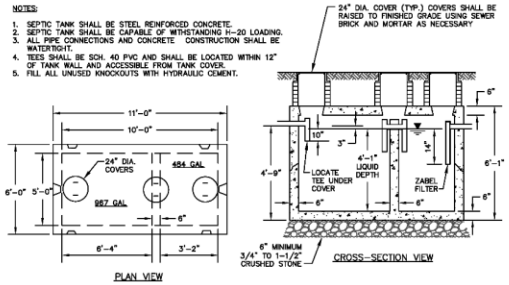
1. TWO ACCESS COVERS SHALL BE RAISED TO FINISH GRADE (SEE PLAN FOR LOCATIONS).
2. CHAMBERS SHALL BE 500 GALLON LEACHING DRYWELL, MANUFACTURED BY SHOREY OR APPROVED EQUAL.
3. GEOTEXTILE FABRIC MAY BE USED IN LIEU OF DOUBLE WASHED STONE.

500 GALLON CONC. LEACHING CHAMBER, H-20

NOT TO SCALE

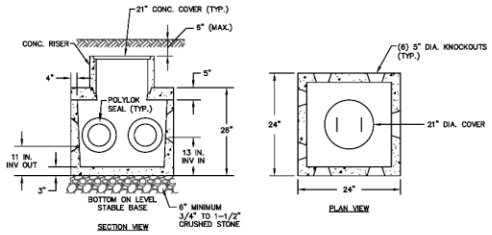
NOTES:

1. SEPTIC TANK SHALL BE STEEL REINFORCED CONCRETE.
2. SEPTIC TANK SHALL BE CAPABLE OF WITHSTANDING H-20 LOADING.
3. ALL PIPE CONNECTIONS AND CONCRETE CONSTRUCTION SHALL BE WATERTIGHT.
4. TEES SHALL BE SCH. 40 PVC AND SHALL BE LOCATED WITHIN 12" OF TANK WALL AND ACCESSIBLE FROM TANK COVER.
5. FILL ALL UNUSED KNOCKOUTS WITH HYDRAULIC CEMENT.



1,500 GALLON 2-COMPARTMENT SEPTIC TANK, H-20

NOT TO SCALE



NOTES:

1. DISTRIBUTION BOX TO WITHSTAND H-20 LOADING.
2. ALL PIPE CONNECTIONS AND CONCRETE CONSTRUCTION SHALL BE WATERTIGHT.
3. FIRST TWO FEET OF PIPES OUT OF DISTRIBUTION BOX SHALL BE LAID LEVEL.
4. FILL ALL UNUSED KNOCKOUTS WITH MORTAR.
5. CONCRETE COVER SHALL BE RAISED TO WITHIN SIX (6) INCHES OF FINISHED GRADE.

DISTRIBUTION BOX DETAIL (H-20)

NOT TO SCALE

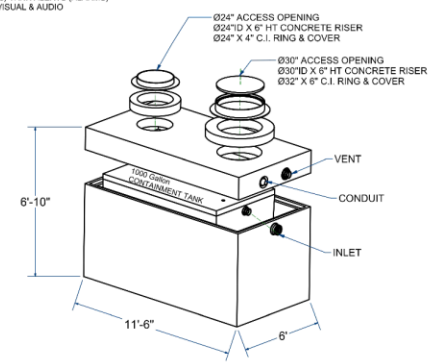
ACME-SHOREY
PRECAST CONCRETE PRODUCTS

CARVER , MA
334 TREMONT STREET

WWW.ACMESHOREY.COM
PHONE (508) 548-9607
FAX (508) 548-1664

HARWICH , MA
36 GREAT WESTERN ROAD

NOTES:
1.) SEAM SEALED WITH FLEXIBLE BUTYL RUBBER SEALANT.
2.) **INCLUDED IN PACKAGE:**
(3) FLOATS
(3) TANK ALERTS (ALARMS)
VISUAL & AUDIO



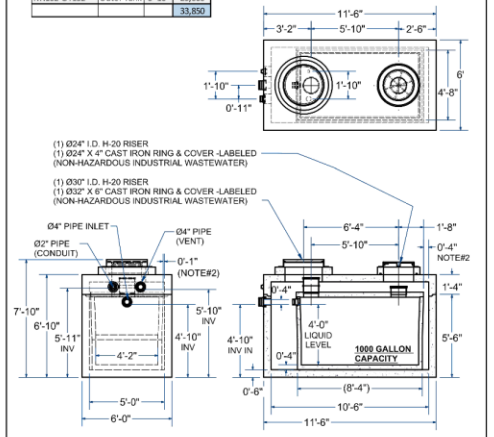
NON HAZARDOUS INDUSTRIAL WASTEWATER TANK
1000 GALLON CONTAINMENT
H20

ITEM# **NHWWHT102**	Wt. 33,850 Lbs	22-1.2	Sht 1 of 2

ACME-SHOREY
PRECAST CONCRETE PRODUCTS

NOTES:
1.) SEAM SEALED WITH FLEXIBLE BUTYL RUBBER SEALANT.
2.) POSITION INNER TANK AS SHOWN.
3.) **INCLUDED IN PACKAGE:**
(3) FLOATS
(3) TANK ALERTS (ALARMS)
VISUAL & AUDIO

NHWWHT102	22-1.2		
Each Tank	Descr.	Ht.	Wt (Lbs)
NH102-IT10M	Inner Tank	5'-2"	8,850
NH102-OT152	Outer Tank	6'-10"	25,000
			33,850



NAME: NON HAZARDOUS INDUSTRIAL WASTEWATER TANK (1000 Gallon STORAGE CAPACITY)	H-20	ITEM# NHWWHT102
Concrete Minimum Strength: 5,000 p.s.i. at 28 days Steel Reinforcement ASTM A615, Grade 60 Design Loading: standard units - AASHTO - H20	WEIGHT 33,850 Lbs	C DATE: 6-18-23 Ch 22 Pg 1.2 Sht 2 of 2

12/29/2025

BRIAN G. YERGATIAN DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS MASSACHUSETTS

SEPTIC DETAILS

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:
535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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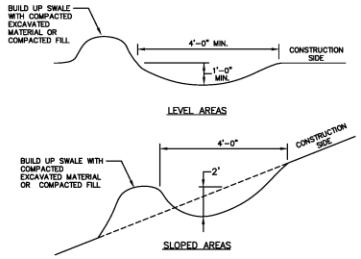
SCALE: NO SCALE

FILE: P:\01023400\CIVIL\DRAWINGS

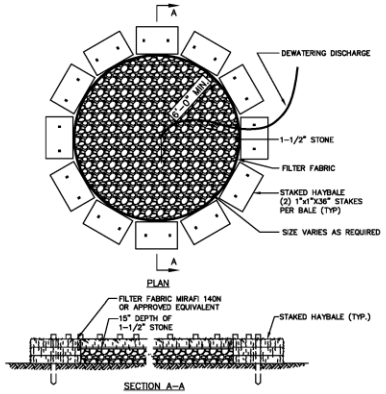
DWG. NO: C-4.1

JOB. NO: 0102234.00

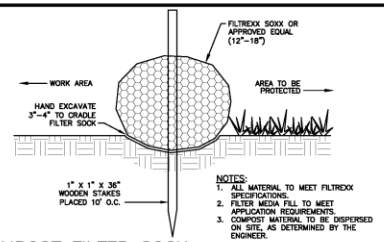


NOTE:
TEMPORARY DIVERSION SWALES ARE INSTALLED AS REQUIRED BY THE CONTRACTOR TO FIT SITE CONDITIONS. THERE IS NO ONE DETAIL THAT FITS ALL CONDITIONS. THE TWO DETAILS SHOWN ABOVE ARE THE MINIMUM THAT CAN BE USED TO CHANNEL WATER FROM DISTURBED AREAS TO THE TEMPORARY SEDIMENT BASIN.

TEMPORARY DIVERSION SWALE
SCALE: NONE

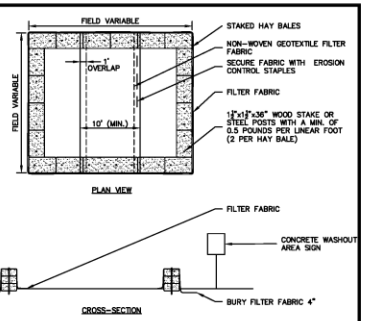


DEWATERING SEDIMENT TRAP
SCALE: NONE



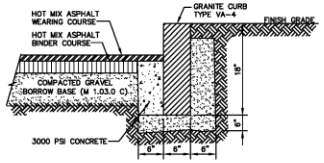
NOTES:
1. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
2. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

COMPOST FILTER SOCK
SCALE: NONE

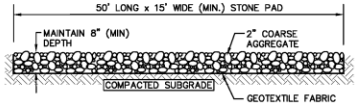


NOTES:
1. CONSTRUCT WASHOUT AREA LARGE ENOUGH TO ENSURE MATERIALS WILL BE CONTAINED WHERE WASTE CONCRETE CAN SOLIDIFY IN PLACE AND EXCESS WATER CAN SAFELY EVAPORATE.
2. WASHOUT AREA SHALL BE LARGE ENOUGH TO RETAIN ALL LIQUID AND WASTE CONCRETE MATERIALS FROM WASHOUT OPERATION.
3. WEEKLY INSPECTIONS OF WASHOUT AREAS SHALL BE CONDUCTED TO ASSESS THE HOLDING CAPACITY AND FUNCTIONALITY OF THE WASHOUT AREA.

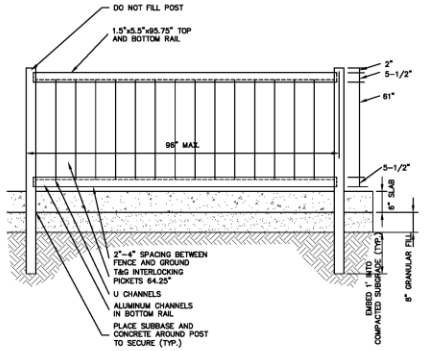
TEMPORARY CONCRETE WASHOUT AREA
SCALE: NONE



VERTICAL GRANITE CURB
SCALE: NONE

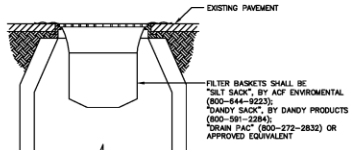


TEMPORARY CONSTRUCTION ENTRANCE
SCALE: NONE



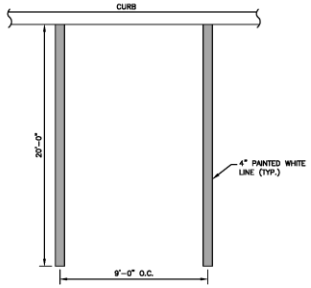
GENERAL NOTES
1. FENCE SHALL BE "THE SAVANNAH PRIVACY FENCE" AS MANUFACTURED BY USA VINYL FENCE COMPANY OR ENGINNER-APPROVED EQUAL.
2. COLOR SHALL BE WOOD-GRAIN KANYON. SUBMIT CONFIGURING COLOR SAMPLE FOR APPROVAL.

6' VINYL PRIVACY FENCE
SCALE: NONE

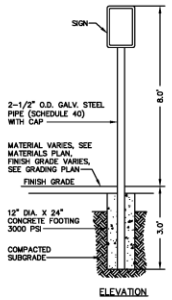


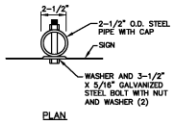
NOTE:
FILTER BASKETS TO BE PLACED IN ALL CATCH BASINS IN THE VICINITY OF NEW CONSTRUCTION. CATCH BASINS ARE TO BE PROTECTED AS SHOWN, WITH MINIMUM WEEKLY MAINTENANCE, OR AS REQUIRED AND REPLACED IF NECESSARY.

SEDIMENT FILTER INLET PROTECTION
SCALE: NONE

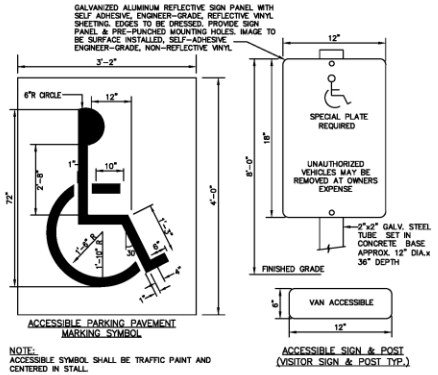


STANDARD PAINTED PARKING MARKINGS
SCALE: NONE



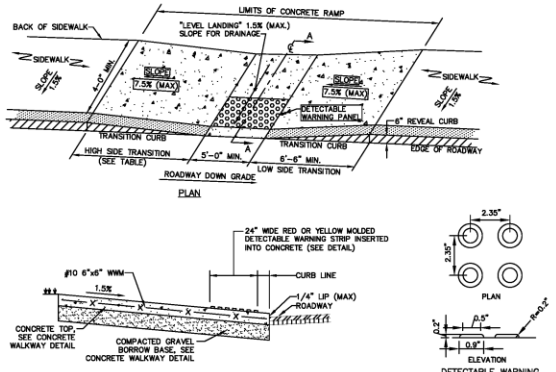


TYPICAL SIGN SUPPORT
SCALE: NONE



NOTE:
ACCESSIBLE SYMBOL SHALL BE TRAFFIC PAINT AND CENTERED IN STALL.

PAINTED PAVEMENT MARKINGS ACCESSIBLE PARKING SYMBOL & ACCESSIBLE PARKING SIGN
SCALE: NONE



CURB TRANSITION LENGTH FOR WHEELCHAIR RAMPS	
ROADWAY PROFILE GRADE (%)	HIGH SIDE TRANSITION LENGTH ROUNDED TO THE NEAREST 4"
0 OR LOW SIDE	6'-6"
>0 – 1	7'-8"
>1 – 2	9'-0"
>2 – 3	11'-0"
>3 – 4	14'-0"
>4	15'-0" (MAX)

NOTES:
1. SLOPE TOLERANCE FOR RAMP AND SIDEWALK CONSTRUCTION = ± 0.50%
2. THE MAX. ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAX. ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E. HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.

ACCESSIBLE CURB RAMP TYPE 'F' – NARROW SIDEWALK
SCALE: NONE

06/08

12/29/2025
BRIAN G. YERGATIAN DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS
MASSACHUSETTS

DETAIL SHEET

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:
535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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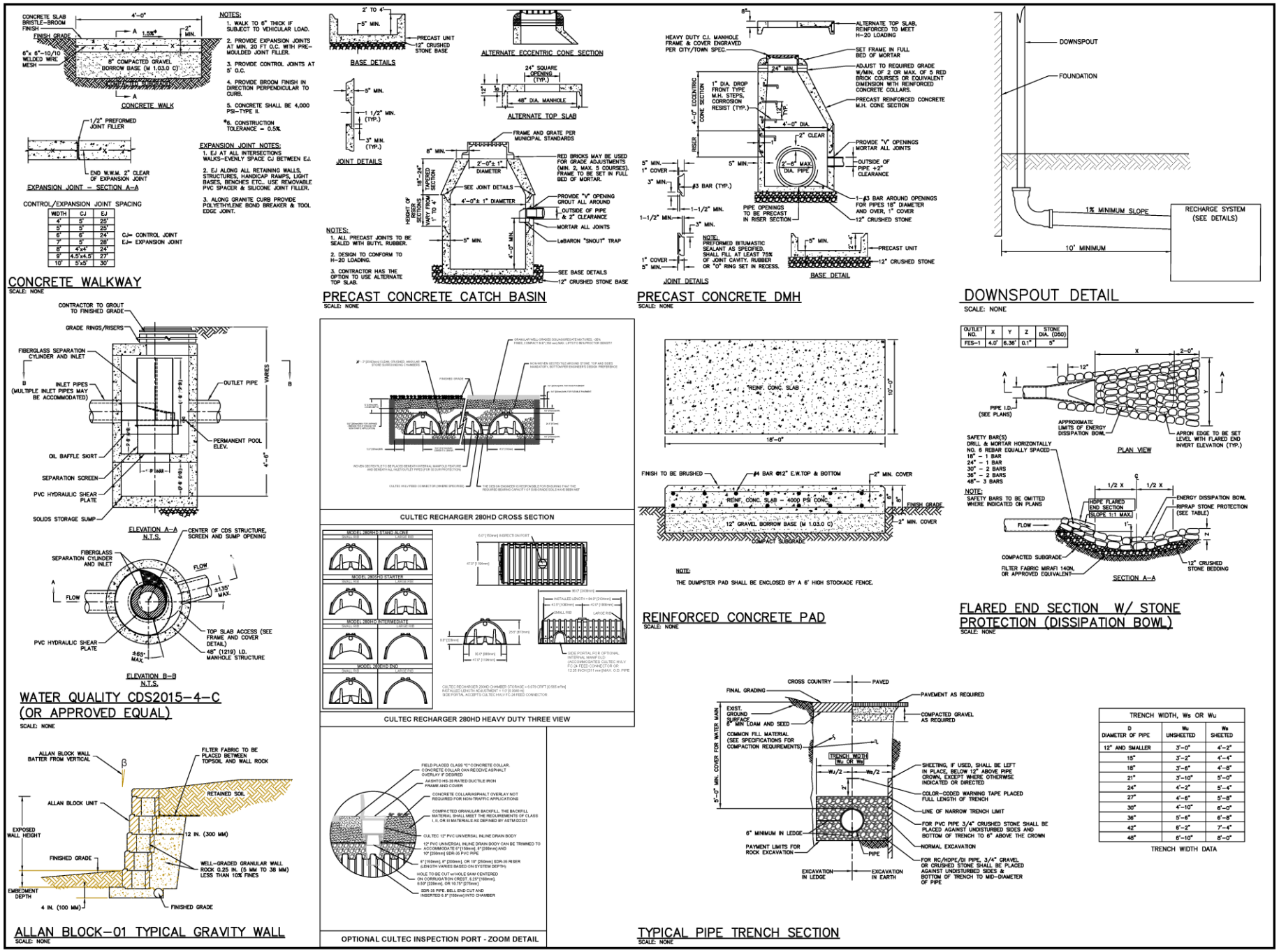

D DIAMETER OF PIPE	Wu UNSHEETED	Ws SHEETED
12" AND SMALLER	3'-0"	4'-2"
15"	3'-2"	4'-4"
18"	3'-8"	4'-8"
21"	3'-10"	5'-0"
24"	4'-2"	5'-4"
27"	4'-8"	5'-8"
30"	4'-10"	6'-0"
36"	5'-6"	6'-8"
42"	6'-2"	7'-4"
48"	6'-10"	8'-0"

TRENCH WIDTH, Ws OR Wu

TRENCH WIDTH DATA

12/29/2025

BRIAN G. YERGATIAN DATE

PRE-ENGINEERED METAL BUILDING

5 NEW VENTURE DRIVE

IN

SOUTH DENNIS MASSACHUSETTS

DETAIL SHEET

DECEMBER 29, 2025

REVISIONS:

PREPARED FOR:
535 HIGGINS CROWELL, LLC
P.O. BOX 517
YARMOUTH PORT, MA 02675

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts 02673
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