

GENERAL NOTES

LOCATIONS ARE BASED ON AN "ON THE GROUND" INSTRUMENT SURVEY AND ELEVATIONS BASED ON THE NAVD 1988 DATUM. COORDINATE SYSTEM USED IS THE MA-MAINLAND COORDINATE SYSTEM, DATUM: NAD 83, UNITS: U.S. SURVEY FEET.
ZONING DISTRICT: RC
PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF VE (ELEV 15) AND AE (ELEV 14) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 25001C03737J, WITH A MAP EFFECTIVE DATE OF JULY 16, 2014.
THIS LOT IS NOT MAPPED WITHIN A MESA NATURAL HERITAGE AND ENDANGERED SPECIES AREA.
DEED REFERENCE: CERTIFICATE 144451
PLAN REFERENCE: LC PLANS 4286-A, D, E, F
OWNER: R & B DEVELOPMENT LLC
134 MENUAHANT ROAD
EAST FALMOUTH, MA 02536

PROJECT STATISTICS

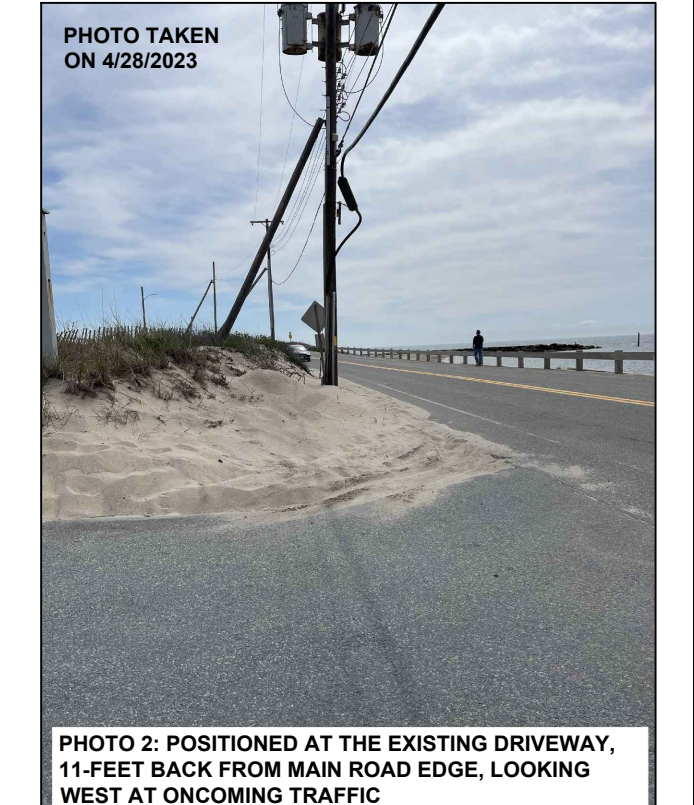
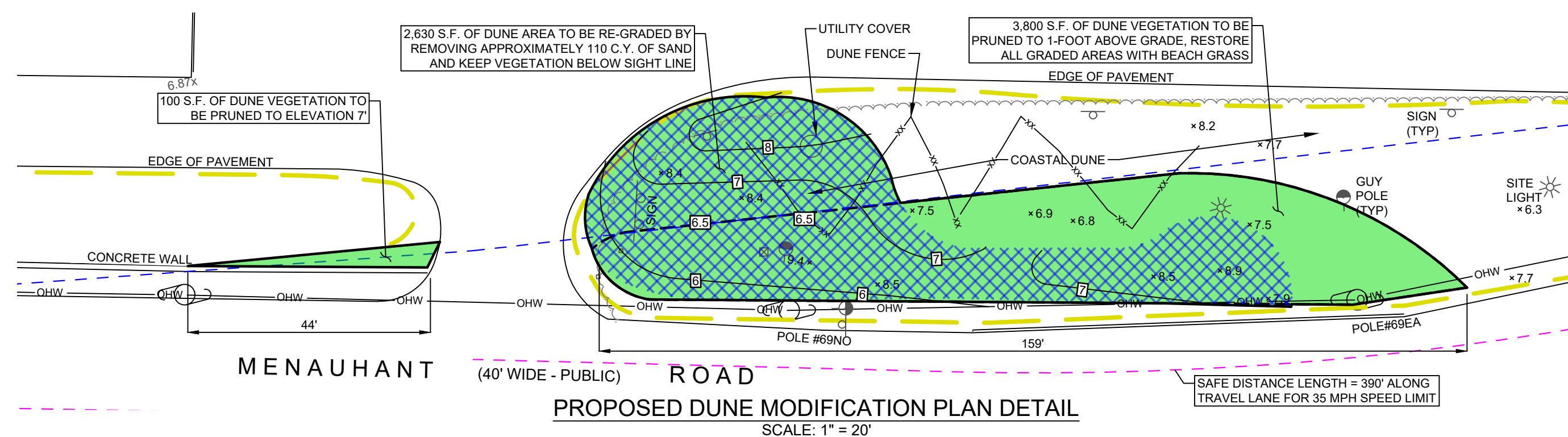
- 1. PROPOSED GRADING OF EXISTING COASTAL DUNE 2,630± S.F.
- 2. PROPOSED MANAGEMENT OF VEGETATION IN COASTAL DUNE 3,900± S.F.
- 3. PROPOSED WORK IN LAND SUBJECT TO TIDAL ACTION (CLEANING/SCREENING) 7,000± S.F.
- 4. PROPOSED WORK WITHIN COASTAL BEACH (CLEANING/SCREENING) 48,000± S.F.
- 5. PROPOSED WORK WITHIN COASTAL DUNE, BEACH & LSCSF 50,000± S.F.

WORK WITHIN DUNE AREA TO REDUCE DUNE HEIGHT FOR DRIVEWAY SIGHT DISTANCE IMPROVEMENT. REMOVE VEGETATION AND REMOVE 110 C.Y. OF ACCUMULATED SOIL TO RESTORE ELEVATIONS BELOW SIGHT LINE.

WORK WITHIN DUNE AREA TO MANAGE VEGETATION HEIGHT FOR DRIVEWAY SIGHT DISTANCE IMPROVEMENT. EXISTING VEGETATION TO BE MAINTAINED AT A HEIGHT OF APPROXIMATELY 1-FOOT.

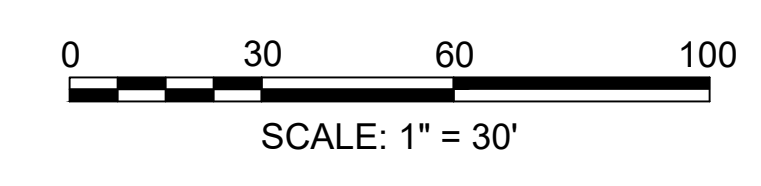
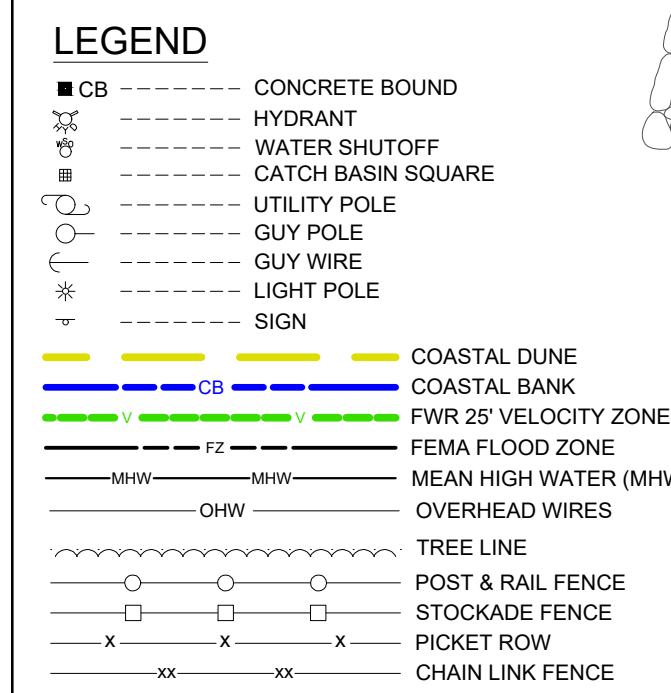
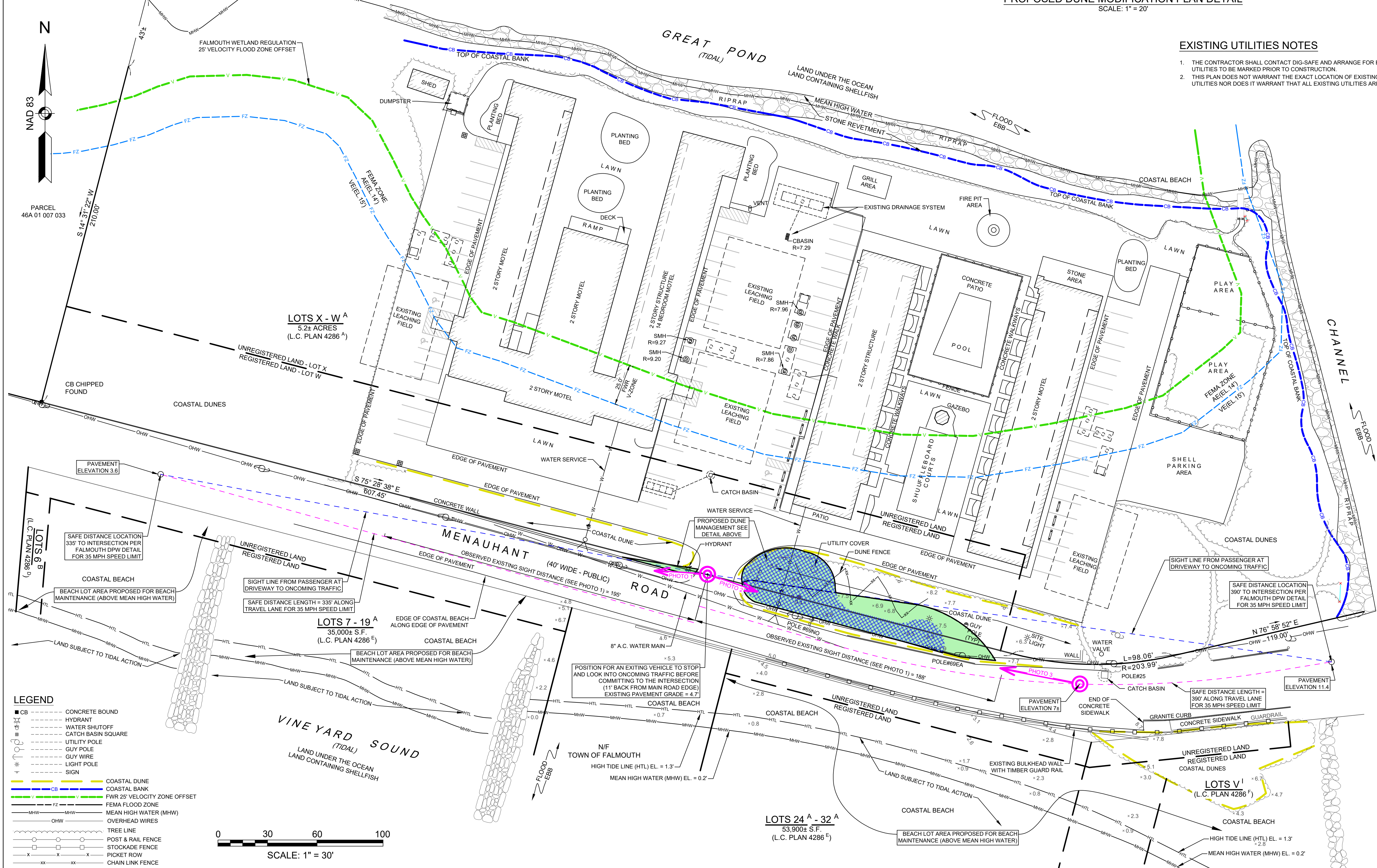
PLANTING NOTE:

DUNE MANAGEMENT AREA TO BE RESTORED BY PLANTING 3 CULMS OF AMERICAN BEACH GRASS (*Amnophila breviflora*) 18" O.C. THROUGHOUT THE ENTIRE DISTURBED AREA



EXISTING UTILITIES NOTES

- 1. THE CONTRACTOR SHALL CONTACT DIG-SAFE AND ARRANGE FOR EXISTING UTILITIES TO BE MARKED PRIOR TO CONSTRUCTION.
- 2. THIS PLAN DOES NOT WARRANT THE EXACT LOCATION OF EXISTING UTILITIES NOR DOES IT WARRANT THAT ALL EXISTING UTILITIES ARE SHOWN.



NOTICE: THIS PLAN MAY NOT BE ADDED TO, DELETED FROM, OR ALTERED IN ANY WAY BY ANYONE OTHER THAN CAPE & ISLANDS ENGINEERING, INC.
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11823	REMOVE FLOATING BUFFER ZONE LABELS	RLR	RLR
DATE:	DESCRIPTION	BY	CHK

PREPARED FOR: R & B DEVELOPMENT LLC
134 MENUAHANT ROAD
EAST FALMOUTH, MA 02536

PROJECT: 134 MENUAHANT ROAD
EAST FALMOUTH, MASSACHUSETTS

SHEET NO.: 1 OF 1 DATE: AUGUST 8, 2023
DRAWN BY: H&M, RLR CHECKED BY: RLR, JJJ

DRAWING TITLE: PLAN FOR SIGHT DISTANCE IMPROVEMENTS (COASTAL DUNE MANAGEMENT) AND COASTAL BEACH MAINTENANCE
ASSESSORS INFORMATION: MAP 46A-01-012-000W