



Truro Planning Board Agenda Remote Meeting

Wednesday, August 23, 2023 – 5:00 pm
www.truro-ma.gov



AMENDED

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the Agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free at [1-866-899-4679](tel:1-866-899-4679) and entering the access code [264-953-589#](tel:264-953-589#) when prompted. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at esturdy@truro-ma.gov.

Meeting link: <https://meet.goto.com/264953589>

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

1. Planner Report
2. Chair Report
3. Minutes – None

Public Hearings – Continued

2023-002/SPR Robert J. Martin for property located at 100 Rt 6 (Atlas Map 55, Parcel 12). Applicant seeks Commercial Site Plan approval (selling firewood and other materials); on property located in the Seashore District. [**Material in 4/12/2023 and 4/26/2023 packets**]

2023-001/SPR – Ebb Tide on the Bay Condominiums, for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds Book 5671 and Page 232). Applicants seek Commercial Site Plan approval for project involving move of three buildings shoreward; relocation of septic system; and related modifications to site; on property located in the Beach Point Limited Business District. [Material in 2/8/2023, 2/22/2023, 4/26/2023, 5/10/2023, 6/28/2023, and 8/9/2023 packets] {New material included in this packet}

Board Action/Review *(for review on September 13, 2023, NOT August 23, 2023 meeting)*

- ◆ Preliminary Subdivision – 9B Benson Road, Fisher Road Realty Trust, Gloria J. Cater and Willie J. Cater, Trustees

Discussion of Warrant Articles

Next Meeting: Wednesday, September 13, 2023 at 5:00 pm
Hearing – Warrant Articles: Wednesday, September 27, 2023 at 5:00 pm
Work Session:

Adjourn





Memo to: Truro Planner, Barbara Carboni, and the Truro Planning Board

From: Emily Beebe, RS Health & Conservation Agent

Date: August 9, 2023

Re: **538 Shore Rd, (map 7/parcel 7) proposed flood plain mitigation project**

The Ebb Tide Condominiums abut Cape Cod Bay and are located on a Barrier Beach and within multiple jurisdictional wetland resource areas including the Coastal Dune, Coastal Beach and Land Subject to Coastal Storm Flowage.

There are 3-buildings that form the Ebb Tide Condominiums located seaward of the property; currently the foundations of those buildings intercept the moon tides, and storm tides. The property has been damaged repeatedly by storm events, and annually the owners request emergency permits for repairs, and add sand to re-nourish the Coastal Beach and Coastal Dune. In 2018 and 2019 individual buildings were deemed unsafe by the Building Commissioner. In 2018 repairs to the foundations were approved under an Order of Conditions that required the owners to develop a site plan showing the buildings located further landward, and that site plan needed to be permittable. When the structures at this location are moved up and out of the flood plain, the Coastal Dune can be re-established; this will make the property more resilient to storm damage while protecting the septic and water utilities on the property.

The current proposal is made to satisfy the 2018 Order of Conditions. The structures will be reconstructed in a location closer to Shore Road and will be elevated to gain compliance with the FEMA requirements of the Velocity zone.

Robin B. Reid
Mediator
Attorney at Law

Mailing address: Post Office Box 1713
Provincetown, Massachusetts 02657

Telephone: (508) 487-7445
E-mail: Robin@RobinBReidEsq.com

August 11th, 2023

Kaci Fullerton
Town Clerk
Town of Truro

Barbara Carboni
Town Planner
Town of Truro

Emily Beebe
Health Agent
Town of Truro

by hand at Truro Town Hall

RE: 9B Benson Road
Fischer Road Realty Trust
Gloria J. Cater and Willie J. Cater, trustees

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

Dear Ms. Fullerton, Ms. Carboni and Ms. Beebe

I represent the Fisher Road Realty Trust, Gloria J. Cater and Willie J. Cater trustees.

Enclosed please find an application by the Fisher Road Realty Trust for Approval of a Preliminary Subdivision Plan, which includes:

- i. Form B, application for Approval of a Preliminary Plan,
- ii. Preliminary Subdivision Plan, Donald T. Poole, PLS, Outermost Land Survey Inc.,
- iii. Access Right of Way Plan, David A. Clark, PE, Clark Engineering, LLC,
- iv. 2.4 Checklist,

Kaci Fullerton, Town Clerk

Barbara Carboni, Town Planner

Emily Beebe, Health Agent

Town of Truro

Re: 9B Benson Road
page 2 of 2

- v. Abutters List,
- vi. Proposed Notice, and
- vii. my check for the \$275.00 filing fee

Please place this matter on the Planning Board's
September 13 agenda for hearing.

Thank you for your consideration in this matter.
Please do not hesitate to call if you have any questions.

Yours truly,



Robin B. Reid, Esq.

cc. Elizabeth Sturdy, Planning Department Administrator
esturdy@truro-ma.gov

Gloria and Willie Cater

Kate Carter, Dain, Torphy, Le Ray, Weist & Garner, PC



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM B

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

To the Planning Board of the Town of Truro, MA

Date 08/07/23

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled Preliminary Subdivision Plan of Land prepared for Fisher Road Realty Trust

by Donald T. Poole PLS, Outermost Land Survey, Inc. dated 06/06/23 and described as follows:

Located: 9B Benson Road Assessor's Map(s) and Parcel(s): Map 53, Parcel 50

Number of Lots Proposed: 2 Total Acreage of Tract: 175,610 sq ft/4.03 acres

Said applicant hereby submits said plan as a *Preliminary* subdivision plan in accordance with the Rules and Regulations of the Truro Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived under deed from Willie J. Cater and Gloria J. ~~cater~~ Cater, dated 03/19/07, and recorded in the Barnstable Registry of Deeds Book and Page 22682/84 or Land Court Certificate of Title No. _____ registered in Barnstable County.

Applicant:

Robin B. Reid, Esq., o/b/o Fisher Road Realty Trust

(Printed Name of Applicant)



(Signature of Applicant)

Applicant's Telephone Number(s) 508 487 7445

Applicant's Legal Mailing Address POB 1713, Provincetown, MA 02657

Owner's Signature if not the applicant or applicant's authorization if not the owner:

WJC: 
Willie J. Cater (Aug 9, 2023 22:38 EDT)

GJC: gloria j cater
gloria j cater (Aug 9, 2023 22:23 EDT)

Willie J. Cater and Gloria J. Cater, trustees of the Fisher Road Realty Trust

(Printed Name)

(Signature)

Owner's Legal Mailing Address 559 Chestnut Hill Avenue, Brookline, MA 02445-4113

Surveyor Name/Address Donald T. Poole, PLS, Outermost Land Survey
(or person responsible for preparation of the plan)

File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Administrator at esturdy@truro-ma.gov

2.4 - PRELIMINARY SUBDIVISION PLAN REVIEW CHECKLIST - Applicant

Address: <u>9B Benson Road</u>					Applicant Name: <u>Fisher Road Realty Trust</u>					Date: <u>08/11/23</u>				
No.	Requirement	Included	Not Included	Explanation, if needed										
<u>2.4.2 Submission Requirements for Preliminary Plans</u>														
A submission of a Preliminary Plan shall include the following supporting documentation:														
a.	A properly executed application for Subdivision Preliminary Plan Review. (Form B)	X												
b.	A list of the names and addresses of all abutters, as defined in Section 1.6 and as certified by the Deputy Assessor.	X												
c.	Ten (10) copies of the plan showing:	X												
c.1	the subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan";	X												
c.2	the names of the record owner and the applicant and the name of the designer, engineer or surveyor;	X												
c.3	the names of all abutters, as determined from the most recent local tax list;	X												
c.4	the existing and proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner;	X												
c.5	the proposed system of drainage, including, adjacent existing natural waterways, in a general manner;	X												
c.6	the approximate boundary lines of proposed lots, with approximate areas and dimensions;	X												
c.7	the names, approximate location and widths of adjacent streets; and	X												
c.8	the topography of the land in a general manner.	X												

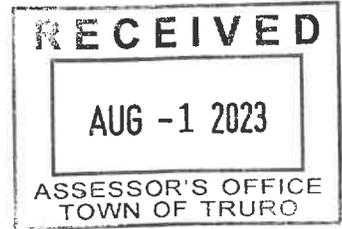


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 08/01/23

NAME OF APPLICANT: Fisher Road Realty Trust, Gloria J and Willie J Cater, trustees

NAME OF AGENT (if any): Robin B Reid Esq

MAILING ADDRESS: POB 1713, Provincetown, MA 02657

CONTACT: HOME/CELL 508 487 7445 EMAIL robin@RobinBReidEsq.com

PROPERTY LOCATION: 9B Benson Road
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 53 PARCEL 50-0 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR: **FEE: \$15.00 per checked item**
(please check all applicable) (Fee must accompany the application unless other arrangements are made)

- | | | |
|---|--|--|
| <input type="checkbox"/> Board of Health ⁵ | <input type="checkbox"/> Planning Board (PB) | <input type="checkbox"/> Zoning Board of Appeals (ZBA) |
| <input type="checkbox"/> Cape Cod Commission | <input type="checkbox"/> Special Permit ¹ | <input type="checkbox"/> Special Permit ¹ |
| <input type="checkbox"/> Conservation Commission ⁴ | <input type="checkbox"/> Site Plan ² | <input type="checkbox"/> Variance ¹ |
| <input type="checkbox"/> Licensing | <input checked="" type="checkbox"/> Preliminary Subdivision ³ | |
| Type: _____ | <input type="checkbox"/> Definitive Subdivision ³ | |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Accessory Dwelling Unit (ADU) ² | |
- (Please Specify) (Fee: Inquire with Assessors)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 8/1/2023 Date completed: 8/1/2023
List completed by: [Signature] Date paid: 8/1/2023 Cash/Check # 4660

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.

²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.

³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. Note: For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.

⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. Note: Responsibility of applicant to notify abutters and produce evidence as required.

⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. Note: Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE

PO Box 2012 Truro, MA 02666

Telephone: (508) 214-0921

Fax: (508) 349-5506

Date: August 1, 2023

To: Robin B. Reid, Esq., Agent for Fisher Road Realty Trust

From: Assessors Department

Certified Abutters List: 9B Benson Road (Map 53, Parcel 50)

Planning Board/ Preliminary Subdivision

Attached is a combined list of abutters for the property located at 9B Benson Road.

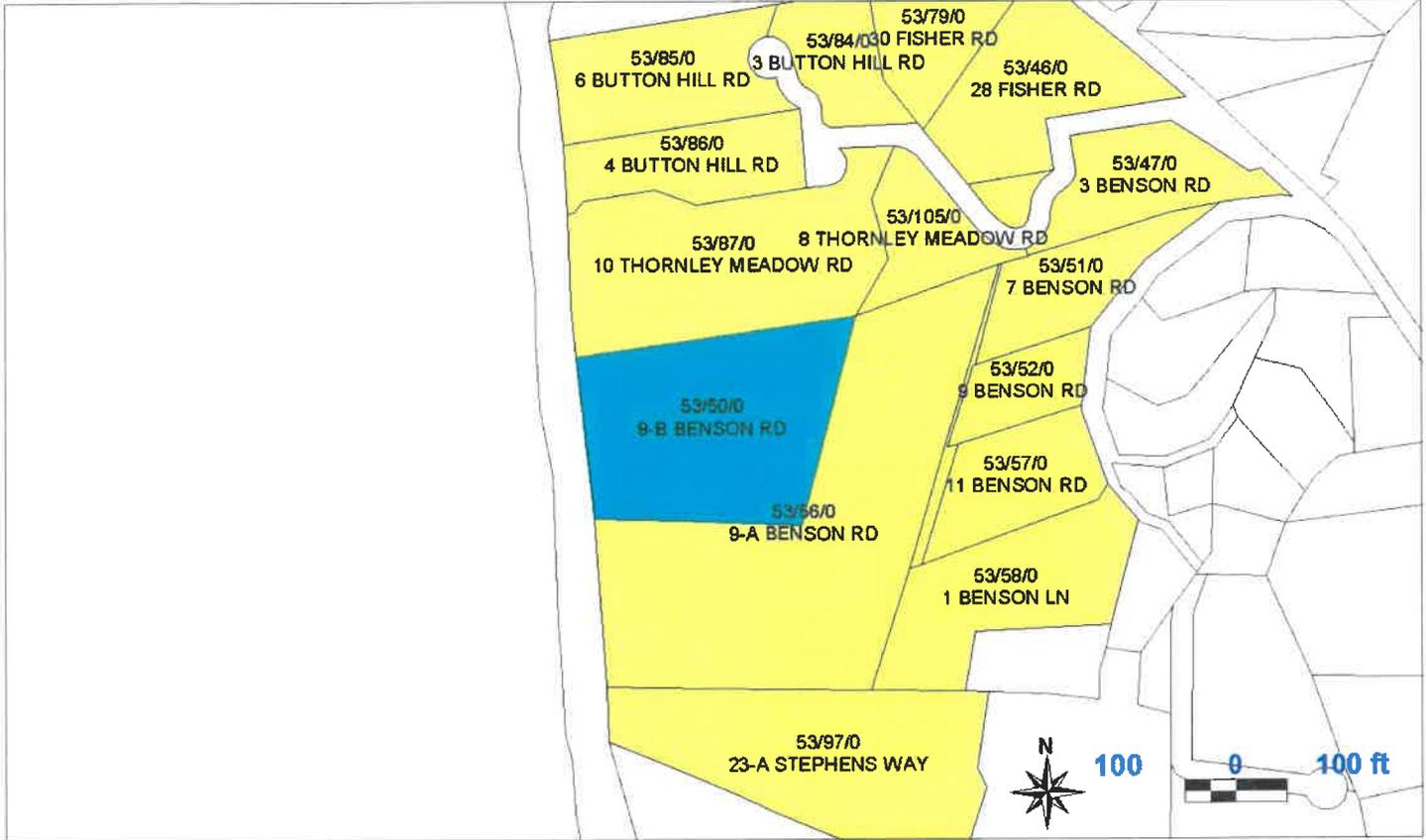
The current owner is Fisher Road Realty Trust, Willie J. & Gloria J. Cater, Trustees.

The names and addresses of the abutters are as of July 21, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

Certified by:

Olga Farrell
Assessing Clerk

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
3191	53-46-0-R	SCHIMEL REALTY TRUST TRS: SCHIMEL DAVID & ELIZABETH	28 FISHER RD	C/O PHYLLIS SCHIMEL 34 N 7th ST, APT 9G	BROOKLYN	NY	11249
3192	53-47-0-R	THORNLEY JOHN M & NANCY O C/O JOHN M THORNLEY LIVING TR	3 BENSON RD	PO BOX 23	TRURO	MA	02666
3195	53-51-0-R	CLARK LUCY P	7 BENSON RD	1217 E ST SE	WASHINGTON	DC	20003
3196	53-52-0-R	LOFFREDO STEPHEN & HERSHKOFF HELEN	9 BENSON RD	242 WEST 12TH ST	NEW YORK	NY	10014
3200	53-56-0-E	TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL	9-A BENSON RD	PO BOX 327	NO TRURO	MA	02652-0327
3201	53-57-0-R	11 BENSON ROAD LLC ACCTG: LAURA GERBERICK	11 BENSON RD	KEYS & SIMPKINSON 8280 MONTGOMERY RD, SUITE 102	CINCINNATI	OH	45236
3202	53-58-0-R	MUELLER TRURO REALTY TRUST MUELLER PHILIP P III ETAL -TRS	1 BENSON LN	171 WIG HILL RD	HADDAM	CT	06438
3220	53-79-0-R	EHRENREICH PAUL & RIKER ELLEN	30 FISHER RD	7400 BARRA DR	BETHESDA	MD	20817
3225	53-84-0-R	AVERBACK MARIAN E & ROBERT S	3 BUTTON HILL RD	601 ELIOT DR	URBANA	IL	61801
3226	53-85-0-R	COLLINS WILLIAM B & COLLINS FELICE IRVINE-	6 BUTTON HILL RD	197 STERLING RD	PRINCETON	MA	01541
3227	53-86-0-R	DUBINSKY JOHN P & YVETTE D	4 BUTTON HILL RD	625 S SKINKER BLVD APT 1503	ST LOUIS	MO	63105-2345
3228	53-87-0-R	TIMSNECK LLC c/o LUCIA LETENDRE	10 THORNLEY MEADOW RD	36 HOLLY WOODS RD	MATTAPOISETT	MA	02739
3229	53-88-0-R	THORNLEY ANN BLAIR-	9 THORNLEY MEADOW RD	3510 PERSHING AVE	SAN DIEGO	CA	92104-3874
3230	53-89-0-R	CABOT-CLARK-FOX REAL EST TRUST TRS: CABOT SUSAN B ET AL	0 BENSON RD	1217 E ST. SE	WASHINGTON	DC	20003
3235	53-97-0-R	SHAMBLES REALTY TRUST TRS: CALLANDER NANCY F ET AL	23-A STEPHENS WAY	3043 HARTWICKE DRIVE	FITCHBURG	WI	53711

TWR 8/1/2023

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7367	53-105-0-R	TIMSNECK LLC c/o LUCIA LETENDRE	8 THORNLEY MEADOW RD	36 HOLLY WOODS RD	MATTAPOISETT	MA	02739

ow 28/1/2023

<p>53-46-0-R</p> <p>SCHIMEL REALTY TRUST TRS: SCHIMEL DAVID & ELIZABETH C/O PHYLLIS SCHIMEL 34 N 7th ST, APT 9G BROOKLYN, NY 11249</p>	<p>53-47-0-R</p> <p>THORNLEY JOHN M & NANCY O C/O JOHN M THORNLEY LIVING TR PO BOX 23 TRURO, MA 02666</p>	<p>53-51-0-R</p> <p>CLARK LUCY P 1217 E ST SE WASHINGTON, DC 20003</p>
<p>53-52-0-R</p> <p>LOFFREDO STEPHEN & HERSHKOFF HELEN 242 WEST 12TH ST NEW YORK, NY 10014</p>	<p>53-56-0-E</p> <p>TRURO CONSERVATION TRUST TRS: BETSEY BROWN ET AL PO BOX 327 NO TRURO, MA 02652-0327</p>	<p>53-57-0-R</p> <p>11 BENSON ROAD LLC ACCTG: LAURA GERBERICK KEYS & SIMPKINSON 8280 MONTGOMERY RD, SUITE 102 CINCINNATI, OH 45236</p>
<p>53-58-0-R</p> <p>MUELLER TRURO REALTY TRUST MUELLER PHILIP P III ETAL -TRS 171 WIG HILL RD HADDAM, CT 06438</p>	<p>53-79-0-R</p> <p>EHRENREICH PAUL & RIKER ELLEN 7400 BARRA DR BETHESDA, MD 20817</p>	<p>53-84-0-R</p> <p>AVERBACK MARIAN E & ROBERT S 601 ELIOT DR URBANA, IL 61801</p>
<p>53-85-0-R</p> <p>COLLINS WILLIAM B & COLLINS FELICE IRVINE- 197 STERLING RD PRINCETON, MA 01541</p>	<p>53-86-0-R</p> <p>DUBINSKY JOHN P & YVETTE D 625 S SKINKER BLVD APT 1503 ST LOUIS, MO 63105-2345</p>	<p>53-87-0-R</p> <p>TIMSNECK LLC c/o LUCIA LETENDRE 36 HOLLY WOODS RD MATTAPOISETT, MA 02739</p>
<p>53-88-0-R</p> <p>THORNLEY ANN BLAIR- 3510 PERSHING AVE SAN DIEGO, CA 92104-3874</p>	<p>53-89-0-R</p> <p>CABOT-CLARK-FOX REAL EST TRUST TRS: CABOT SUSAN B ET AL 1217 E ST. SE WASHINGTON, DC 20003</p>	<p>53-97-0-R</p> <p>SHAMBLES REALTY TRUST TRS: CALLANDER NANCY F ET AL 3043 HARTWICKE DRIVE FITCHBURG, WI 53711</p>
<p>53-105-0-R</p> <p>TIMSNECK LLC c/o LUCIA LETENDRE 36 HOLLY WOODS RD MATTAPOISETT, MA 02739</p>		

PLN 23-

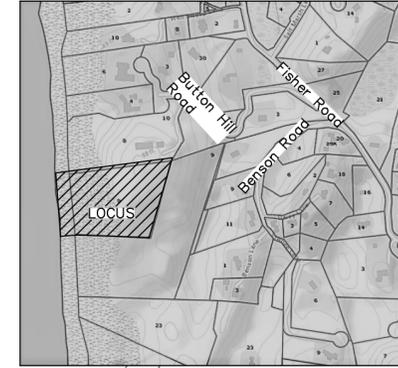
Fisher Road Realty Trust, Gloria J. Cater and Willie J. Cater, trustees, for property located at 9B Benson Road (Atlas Map 53, Parcel 50-0, Barnstable County Registry of Deeds Book 22682 and Page 84). Applicant seeks Approval of a Preliminary Subdivision Plan, a 2 lot subdivision; for property located in the Residential Zoning District.

Plan Note:
 1) No Lots may be conveyed and no building permits shall be issued by the Town of Truro until all applicable requirements of the rules and Regulations Governing the Subdivision of Land have been met.
 2) All utilities shall be underground.
 3) Zoning District = Residential
 4) Owner: Fisher Road Realty Trust
 559 Chestnut Hill Avenue
 Brook line MA 02146
 5) Concrete bounds to be set as required by the Truro Planning Board.
 6) There are not any ancient ways or historic walls to be identified on this plan

**Preliminary Approval
 Truro Planning Board**

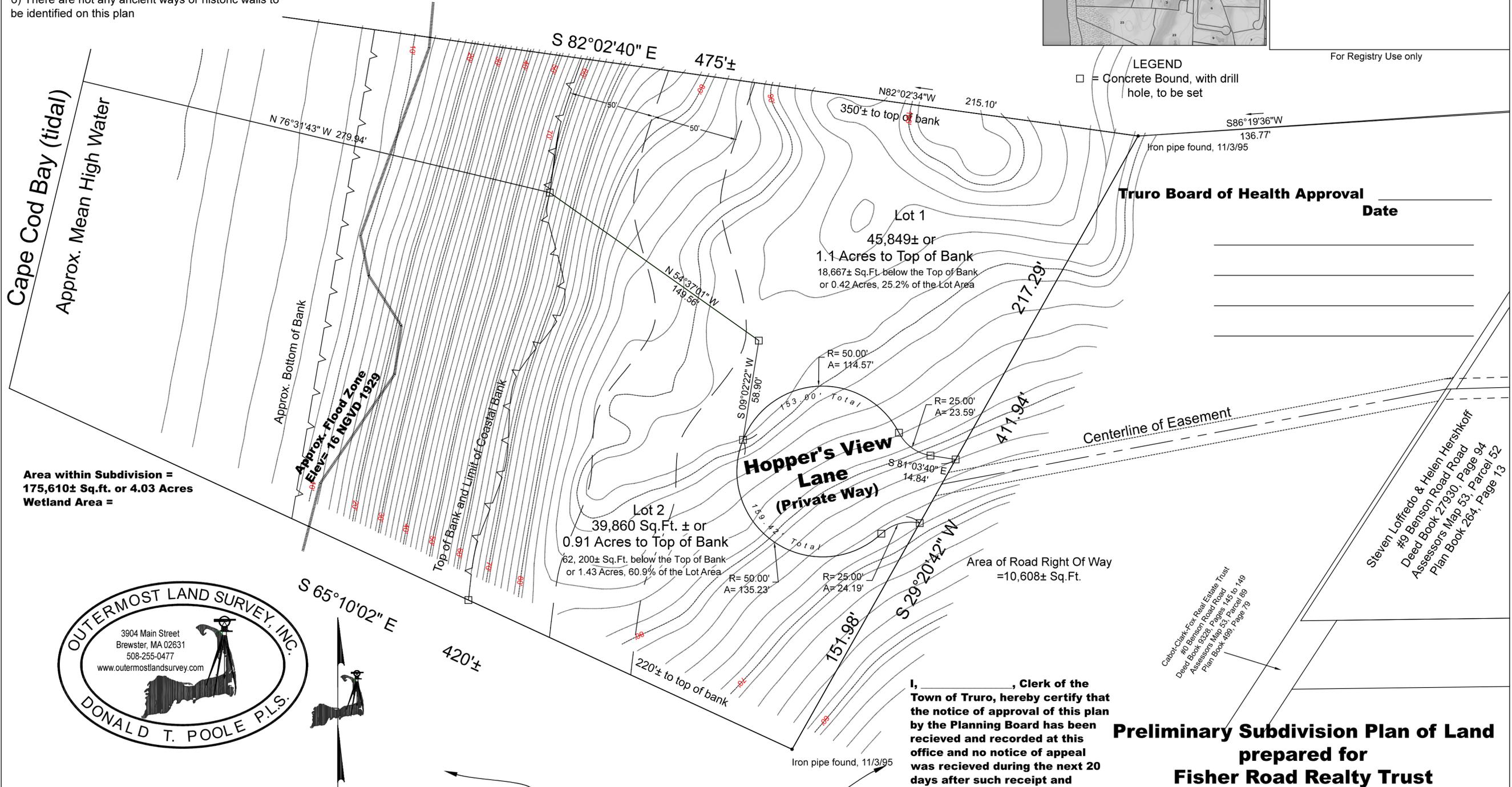
Application Date **Date Approved**

Timsneck LLC
 #10 Thornley Meadow Road
 Deed Book 30529 Page 134
 Assessors Map 53, Parcel 87
 Lot 4C Plan Book 617, Page 20



For Registry Use only

LEGEND
 □ = Concrete Bound, with drill hole, to be set



Area within Subdivision =
 175,610± Sq.ft. or 4.03 Acres
 Wetland Area =



I, _____, Clerk of the
 Town of Truro, hereby certify that
 the notice of approval of this plan
 by the Planning Board has been
 received and recorded at this
 office and no notice of appeal
 was received during the next 20
 days after such receipt and
 reording of said notice.

Truro Town Clerk

Truro Conservation Trust
 #9-A Benson Road
 Deed Book 21988, Page 71
 Assessors map 53, Parcel 56



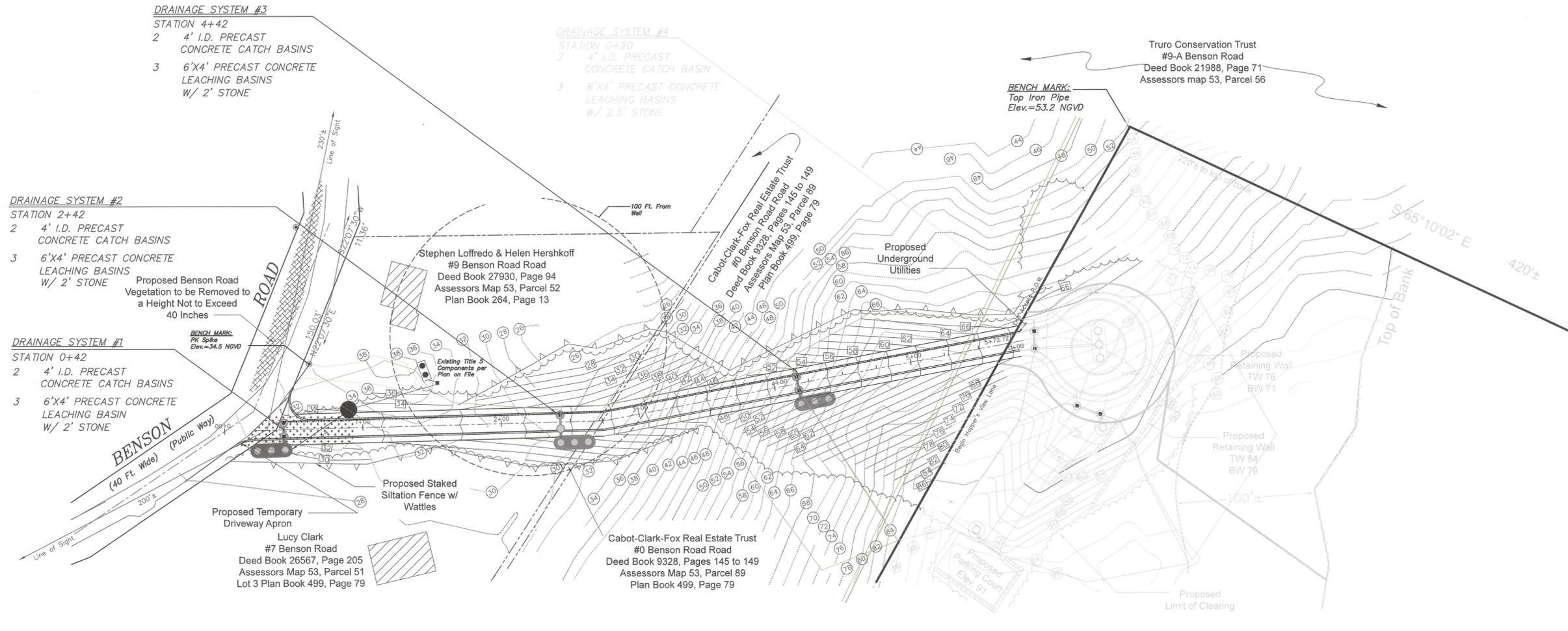
**Preliminary Subdivision Plan of Land
 prepared for
 Fisher Road Realty Trust
 Deed Book 22682, Page 84
 Assessors Map 53, Parcel 50
 Truro, MA
 June 6, 2023 Scale 1"=40'
 ols#155-1**

Cabot-Clerk-Fox Real Estate Trust
 #0 Benson Road
 Deed Book 9229, Pages 146 to 149
 Assessors Map 53, Parcel 89
 Plan Book 459, Page 79

Steven Loffredo & Helen Hershkoff
 #9 Benson Road
 Deed Book 27930, Page 94
 Assessors Map 53, Parcel 52
 Plan Book 264, Page 13

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Concrete Bound (CB)
- Utility Pole
- Catch Basin
- Fire Hydrant
- Limit of Clearing
- Staked Siltation Fence



PLAN VIEW
ACCESS RIGHT OF WAY IMPROVEMENTS

SCALE: HORIZONTAL 1"=40'



**ACCESS RIGHT OF WAY
CONSTRUCTION
PLAN**

Prepared For
**DOCTOR WILLIE J.
and GLORIA J. CATER**

OUTERMOST LAND SURVEY, INC.
3904 Main Street, Brewster, MA 02631
Tel.: (508) 255-0477; Fax.: (508) 255-0577

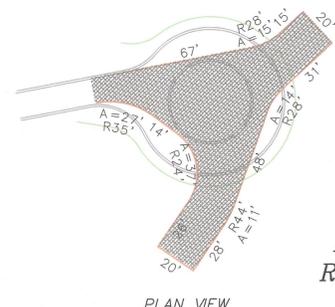
CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA. 02633
Tel.: (508) 945-5454; Fax.: (508) 945-5458

Rev. #	Description of Revision	Date

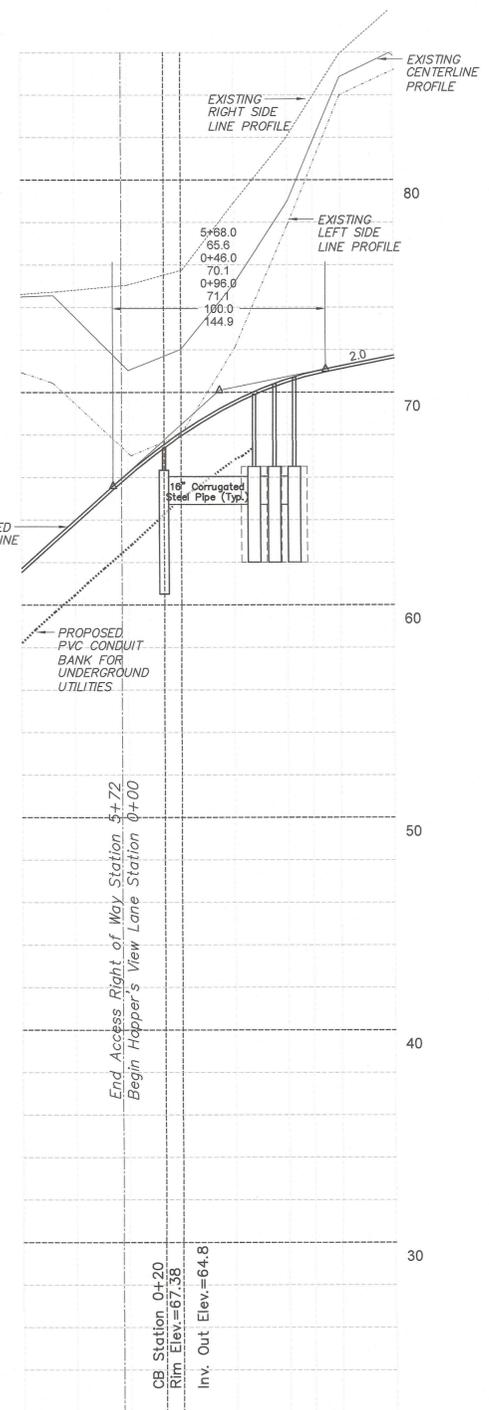
Date: 07-14-2023 Drawing No.: 0802010D
Scale: SEE PLAN Sheet No.: 2 of 5

LEGEND

- Existing Contour
- Proposed Contour
- Existing Spot Grade
- Proposed Spot Grade
- Water Service
- Overhead Utility Line(s)
- Underground Utility Line(s)
- Gas Line
- Concrete Bound (CB)
- Utility Pole
- Catch Basin
- Fire Hydrant
- Limit of Clearing
- Staked Siltation Fence

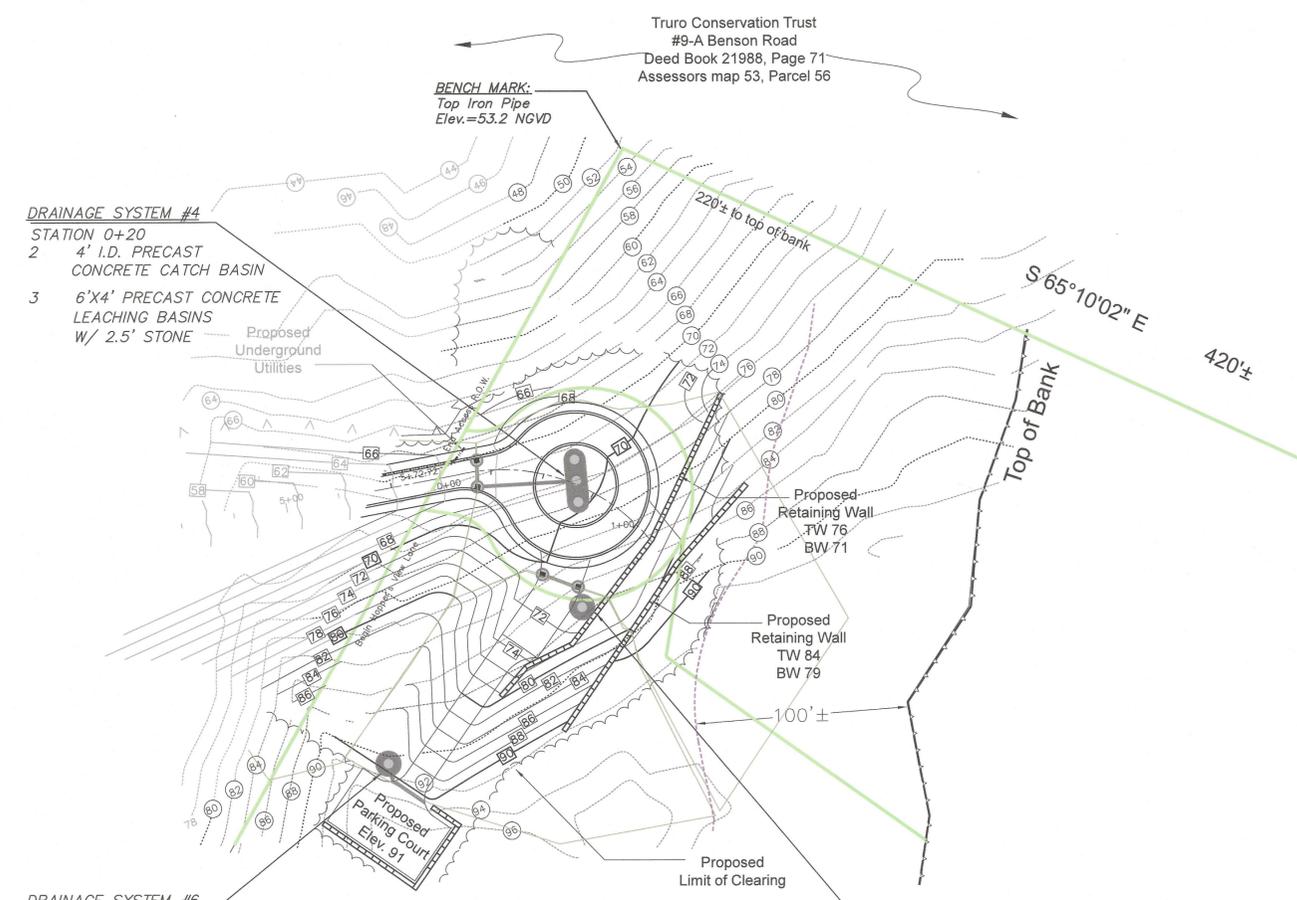


FIRE ACCESS ROUTE
SCALE: HORIZONTAL 1"=40'



74.5	61.73	73.6	63.91	71.0	66.21	72.0	68.12	75.1	69.58	78.0	884.9	71.25
5+25	5+50	0+03	0+28	0+53	0+78	1+03	1+28					

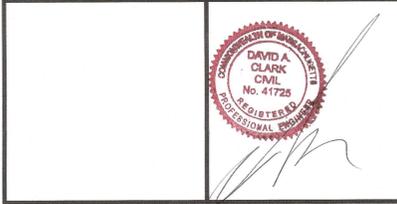
PROFILE VIEW
HOPPER'S VIEW LANE
SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=4'



PLAN VIEW
HOPPER'S VIEW LANE
SCALE: HORIZONTAL 1"=40'



- DRAINAGE SYSTEM #5**
- 1 6'X6' PRECAST CONCRETE LEACHING BASIN W/ 2.0' STONE
 - 2 4' I.D. PRECAST CONCRETE CATCH BASIN



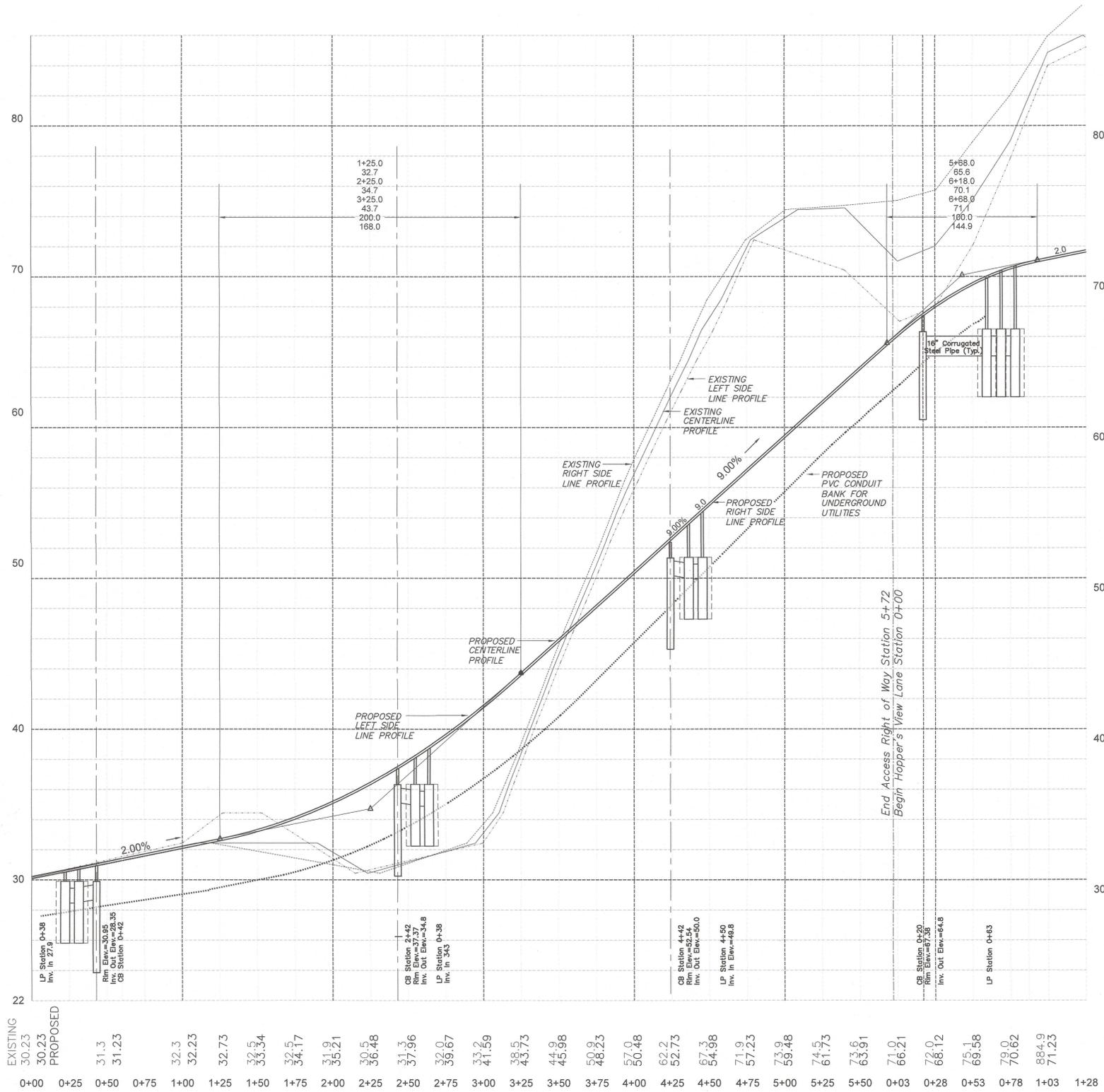
HOPPER'S VIEW LANE
PLAN AND PROFILE
Prepared For
DOCTOR WILLIE J.
and GLORIA J. CATER

OUTERMOST LAND SURVEY, INC.
3904 Main Street, Brewster, MA 02631
Tel.: (508) 255-0477; Fax.: (508) 255-0577

CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA 02633
Tel.: (508) 945-5454; Fax.: (508) 945-5458

Rev. #	Description of Revision	Date

Date: 07-14-2023 Drawing No.: 0802010D
Scale: SEE PLAN Sheet No.: 3 of 5



EXISTING	30.23	30.23	31.3	31.23	32.3	32.23	32.73	32.5	33.34	32.5	34.17	31.9	35.21	30.5	36.48	31.3	37.96	32.0	39.67	33.2	41.59	39.5	43.73	44.9	45.98	50.9	48.23	57.0	50.48	62.2	52.73	67.3	64.98	71.9	57.23	73.9	59.48	74.5	61.73	73.6	63.91	71.0	66.21	72.0	68.12	75.1	69.58	79.0	70.62	88.9	71.23							
PROPOSED																																																										
Station	0+00	0+25	0+50	0+75	1+00	1+25	1+50	1+75	2+00	2+25	2+50	2+75	3+00	3+25	3+50	3+75	4+00	4+25	4+50	4+75	5+00	5+25	5+50	0+03	0+28	0+53	0+78	1+03	1+28																													

HOPPER'S VIEW LANE

SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=4'



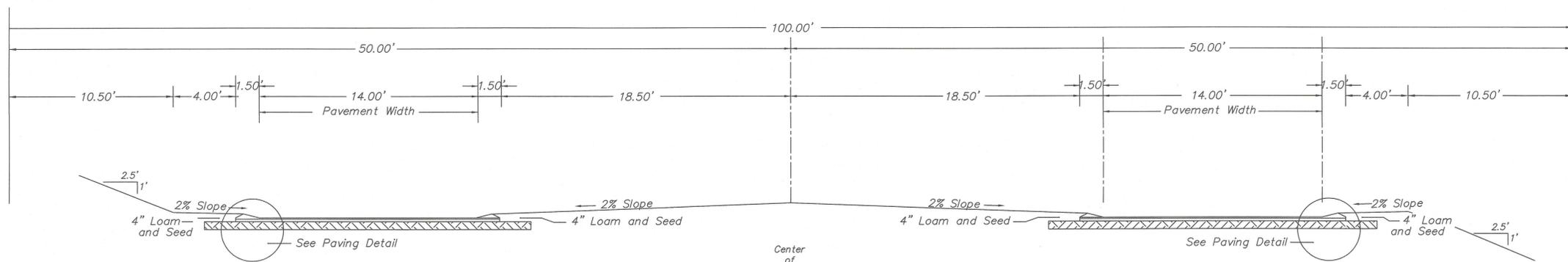
**ACCESS RIGHT OF WAY
PROFILE
PLAN**
Prepared For
**DOCTOR WILLIE J.
and GLORIA J. CATER**

OUTERMOST LAND SURVEY, INC.
3904 Main Street, Brewster, MA 02631
Tel.: (508) 255-0477; Fax.: (508) 255-0577

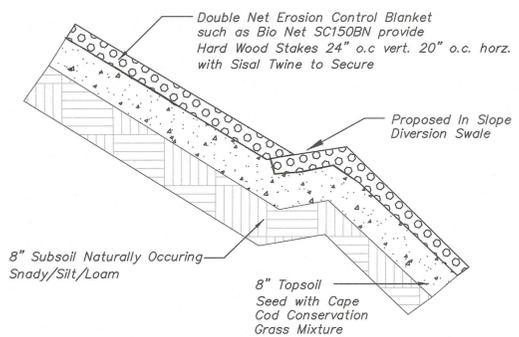
CLARK ENGINEERING LLC
156 Crowell Road Suite B, Chatham, MA. 02633
Tel.: (508) 945-5454; Fax.: (508) 945-5458

Rev. #	Description of Revision	Date

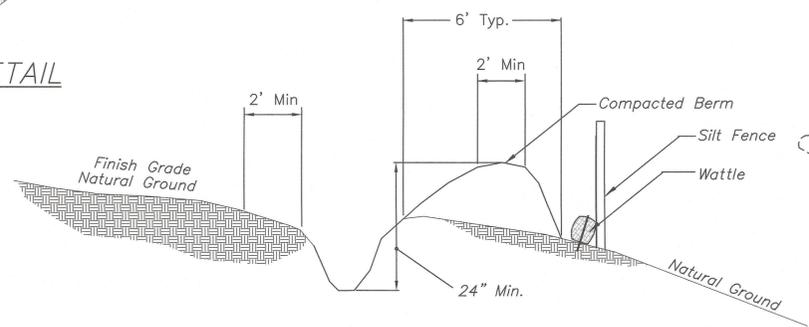
Date: 07-14-2023 Drawing No.: 0802010D
Scale: SEE PLAN Sheet No.: 4 of 5



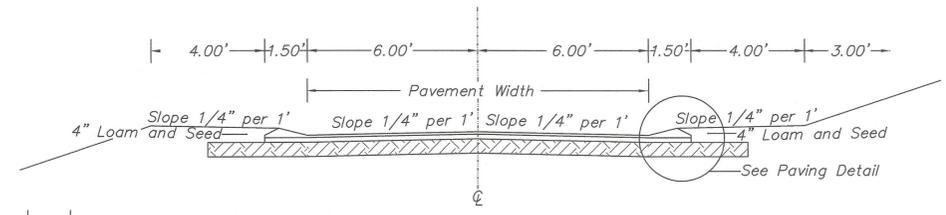
Center of Layout
CROSS-SECTION
**TURN-AROUND
HOPPER'S VIEW LANE**
Scale 1"=4'



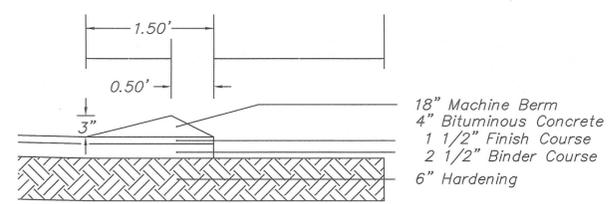
SLOPE STABILIZATION DETAIL
Not to Scale



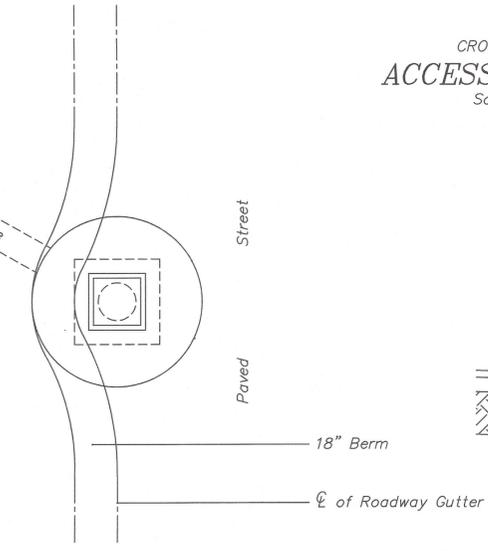
DETAIL
SILTFENCE/BERM
NOT TO SCALE



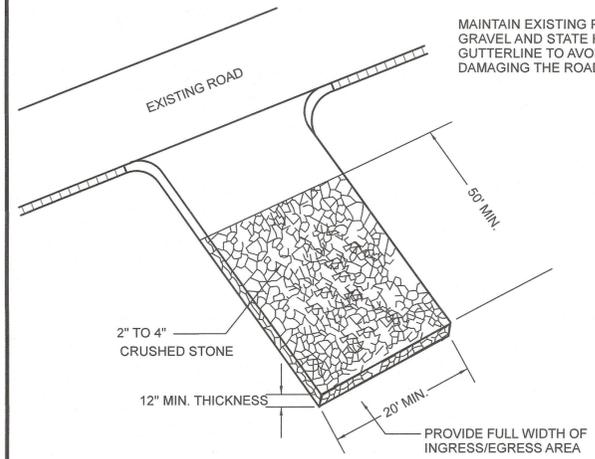
CROSS-SECTION
ACCESS ROADWAY
Scale 1"=3'



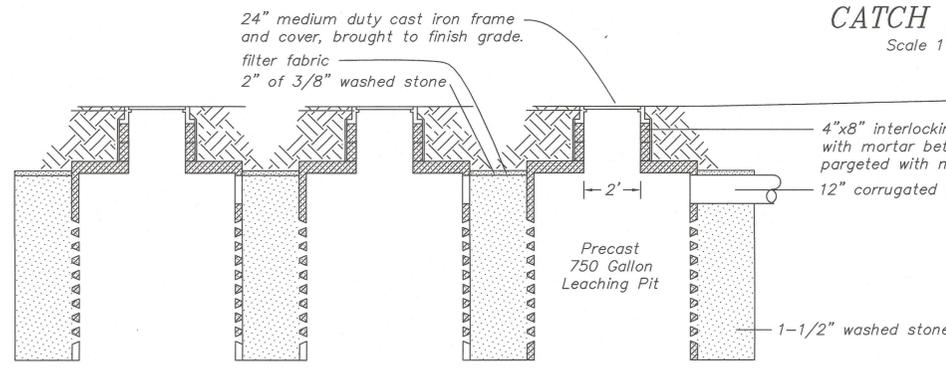
DETAIL
PAVING
Scale 1"=1'



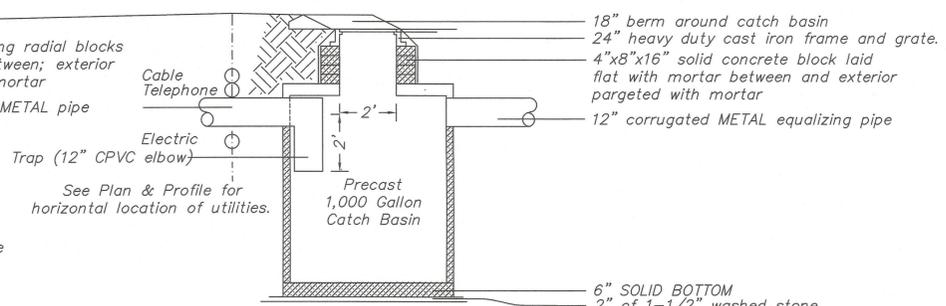
PLAN VIEW
CATCH BASIN
Scale 1"=3'



DETAIL
**TEMPORARY
CONSTRUCTION APRON**
Not To Scale



CROSS-SECTION
LEACHING PIT
Not To Scale



CROSS-SECTION
CATCH BASIN
Scale 1"=3'



**PAVING AND DRAINAGE
DETAILS**

Prepared For
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