

REFERENCES:  
PLAN BOOK 641 PAGE 85.

OWNER:  
CHATHAM HOUSING AUTHORITY  
DEED BOOK 25760, PAGE 73

TOTAL AREA 90,257 S.F.±  
WETLAND AREA 7,776 S.F.±  
BUILDABLE UPLAND AREA 74,955 S.F.±

\*NOTE: BUILDABLE UPLAND AREA EXCLUDES PANHANDLE AND ALL S.F. #5 ARE PER SUBDIVISION PLAN ON FILE AT THE BARNSTABLE REGISTRY OF DEEDS PLAN BOOK 641 PAGE 85

ZONING CLASSIFICATION

ZONE SMALL BUSINESS DISTRICT (SB)  
FLEXIBLE DEVELOPMENT OVERLAY DISTRICT

MINIMUM AREA 20,000 SF±  
MINIMUM FRONTAGE 125 FEET  
FRONT YARD SETBACK 50 FEET  
SIDE AND REAR YARD SETBACK 20 FEET  
MAXIMUM BUILDING HEIGHT 30 FEET OR 2.5 STORIES  
CONSERVANCY DISTRICT 25 FEET  
LOT COVERAGE 50%  
BUILDING COVERAGE N/A

PARKING SETBACKS  
ROAD 60 FEET  
ABUTTERS 15 FEET

PARKING REQUIREMENTS

4 RESIDENTIAL DWELLINGS PROPOSED  
+ 2 PARKING SPACES PER DWELLING REQUIRED  
8 SPACES TOTAL REQUIRED

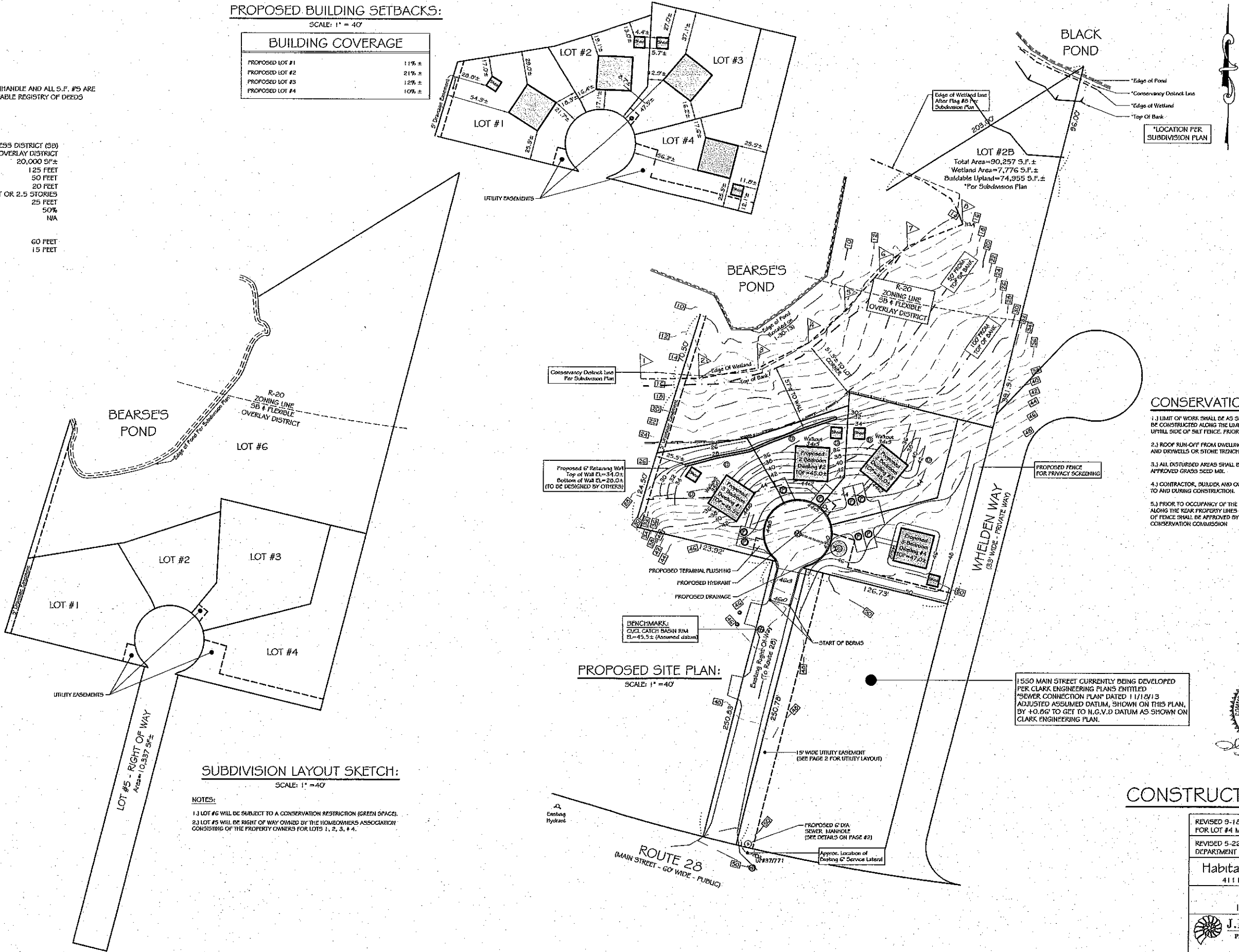
PARKING PROVIDED

2 SPACES PER LOT  
X 4 LOTS TOTAL  
8 SPACES PROVIDED

PROPOSED BUILDING SETBACKS:

SCALE: 1" = 40'

BUILDING COVERAGE	
PROPOSED LOT #1	11%±
PROPOSED LOT #2	21%±
PROPOSED LOT #3	12%±
PROPOSED LOT #4	10%±



- LEGEND
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - EXISTING SPOT GRADE
  - PROPOSED SPOT GRADE
  - WATER SERVICE LINE
  - OVERHEAD UTILITY SERVICE
  - UNDERGROUND UTILITY SERVICE
  - GAS SERVICE LINE
  - TEST HOLE / BORING LOCATION
  - EXISTING SEWER MANHOLE
  - PROPOSED ALARM PANEL
  - LIFT STATION
  - UTILITY POLE
  - CATCH BASIN
  - FIRE HYDRANT
  - PARKING SPACE
  - DRAINAGE MANHOLE
  - CONCRETE BOUND, FOUND
  - TOP OF BANK
  - LIMIT OF WORK
  - PROPOSED FENCE
  - EDGE OF CLEARING
  - STORMWATER FLOW

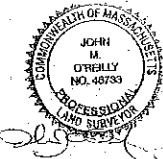
CONSERVATION NOTES:

- 1.) LIMIT OF WORK SHALL BE AS SHOWN. A SILT FENCE DUG IN A MIN. OF 4'-6" SHALL BE CONSTRUCTED ALONG THE LIMIT OF WORK LINE ALONG WITH HAYBALES INSTALLED ON UPHILL SIDE OF SILT FENCE. PRIOR TO THE COMMENCEMENT OF ANY WORK.
- 2.) ROOF RUN-OFF FROM DWELLINGS 1, 2, & 3 SHALL BE CONTROLLED BY GUTTERS, DOWNSPOUTS AND DRYWELLS OR STONE TRENCHES UNDER DRIP LINES.
- 3.) ALL DISTURBED AREAS SHALL BE LANDSCAPED. AREAS TO BE SEED WITH CONSERVATION APPROVED GRASS SEED MIX.
- 4.) CONTRACTOR, BUILDER AND OWNER SHALL REVIEW THE ORDER OF CONDITIONS PRIOR TO AND DURING CONSTRUCTION.
- 5.) PRIOR TO OCCUPANCY OF THE NEW DWELLINGS A FENCE SHALL BE CONSTRUCTED NEAR OR ALONG THE REAR PROPERTY LINES OF LOTS 1, 2, 3, & 4. SIZE MATERIAL AND STYLE OF FENCE SHALL BE APPROVED BY HABITAT FOR HUMANITY AND THE CHATHAM CONSERVATION COMMISSION.

SUBDIVISION LAYOUT SKETCH:

SCALE: 1" = 40'

- NOTES:
- 1.) LOT #6 WILL BE SUBJECT TO A CONSERVATION RESTRICTION (GREEN SPACES).
  - 2.) LOT #5 WILL BE RIGHT OF WAY OWNED BY THE HOMEOWNERS ASSOCIATION CONSISTING OF THE PROPERTY OWNERS FOR LOTS 1, 2, 3, & 4.



CONSTRUCTION SET #1 OF 3

REVISED 9-18-2014: HOMES ON LOT #1 & LOT #3 SWAPPED. SHED FOR LOT #4 MOVED TO THE REAR OF THE LOT.

REVISED 5-22-2014: CHANGES PER TOWN OF CHATHAM SEWER DEPARTMENT REVIEW.

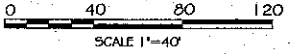
Habitat for Humanity of Cape Cod  
411 Main Street, Suite 6, Yarmouthport, MA 02675

CONSTRUCTION PLANS  
1550 ROUTE 28, CHATHAM, MA

J.M. O'REILLY & ASSOCIATES, INC.  
Professional Engineering & Land Surveying Services

1578 Main Street - Route 6A  
P.O. Box 1778  
Barnstable, MA 02831 (508)866-6801 Fax (508)866-6802

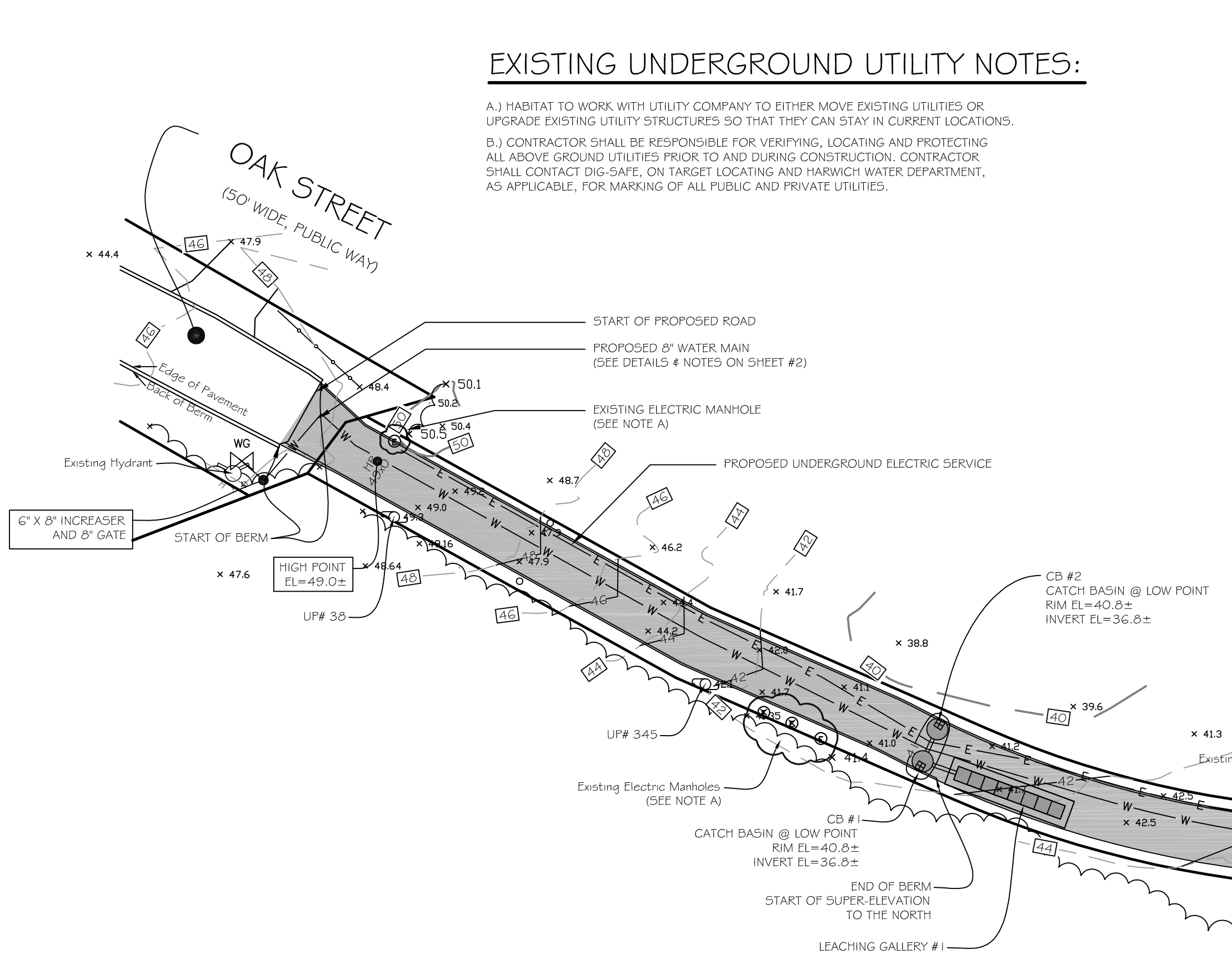
DATE: 2/7/2014 SCALE: As Noted BY: KEF CHECK: JMO JOB NUMBER: JMO-6696



G:\Jobs\Habitat\Lot 25 Chatham 6696\6696Construction Set\REVISED-10-14.dwg

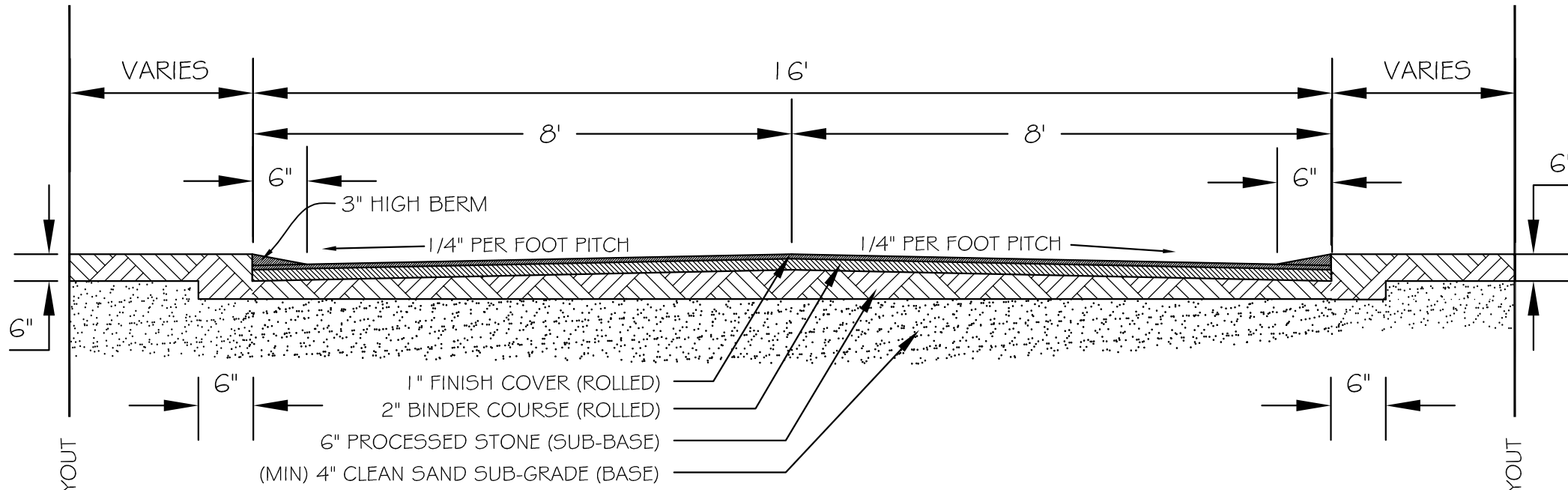
EXISTING UNDERGROUND UTILITY NOTES:

A.) HABITAT TO WORK WITH UTILITY COMPANY TO EITHER MOVE EXISTING UTILITIES OR UPGRADE EXISTING UTILITY STRUCTURES SO THAT THEY CAN STAY IN CURRENT LOCATIONS.  
B.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, LOCATING AND PROTECTING ALL ABOVE GROUND UTILITIES PRIOR TO AND DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT DIG-SAFE, ON TARGET LOCATING AND HARWICH WATER DEPARTMENT, AS APPLICABLE, FOR MARKING OF ALL PUBLIC AND PRIVATE UTILITIES.



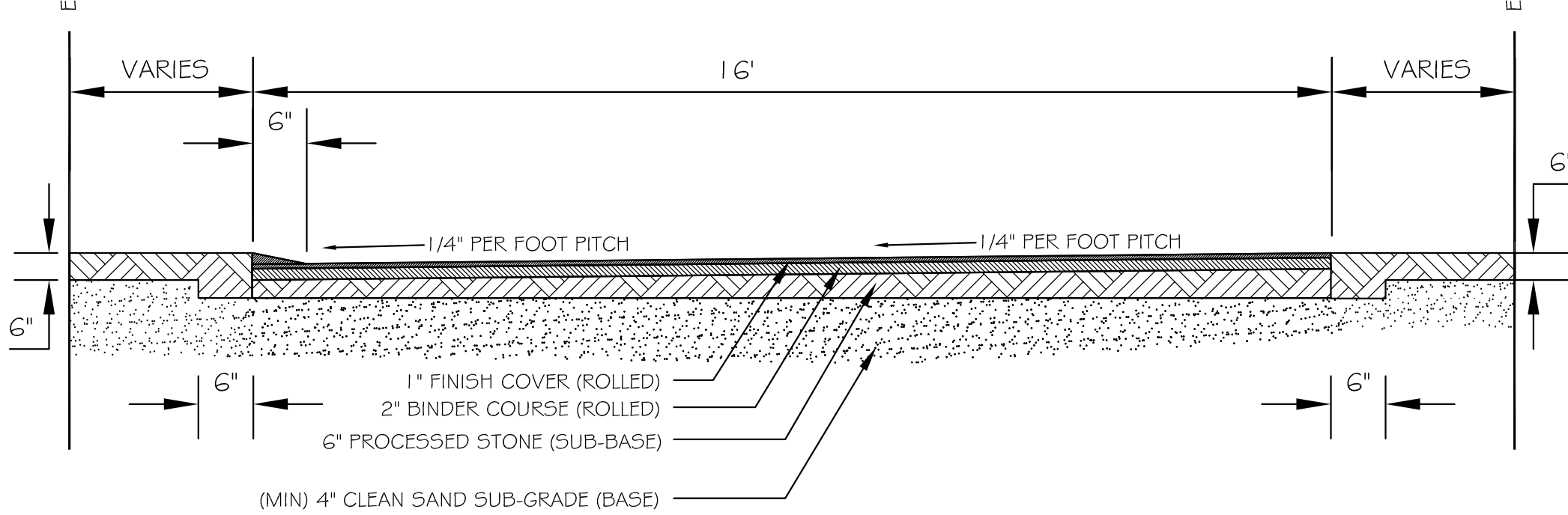
ROADWAY PAVEMENT SECTION (WITH CROWN):

NOT TO SCALE



TYPICAL ROADWAY PAVEMENT SECTION (SUPER-ELEVATED)

NOT TO SCALE



PAVEMENT NOTES:

- 1.) PROPOSED STONE SUB-BASE SHALL EXTEND 6' FURTHER THAN THE EDGE OF PAVEMENT/BERM IN ORDER TO SUPPORT THE PAVEMENT EDGES.
- 2.) 6" BERMS (3" HIGH) SHALL BE INSTALLED AS SHOWN ON THE PLAN VIEW.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, LOCATING AND PROTECTING ALL ABOVE GROUND UTILITIES PRIOR TO AND DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT DIG-SAFE, ON TARGET LOCATING AND HARWICH WATER DEPARTMENT, AS APPLICABLE, FOR MARKING OF ALL PUBLIC AND PRIVATE UTILITIES.
- 4.) ALL WORKMANSHIP PROVIDED SHALL BE IN CONFORMANCE WITH THE TOWN OF HARWICH'S D.F.W. # HIGHWAY DEPARTMENT SPECIFICATIONS.
- 5.) SUB-GRADE, SUB-BASE, AND PAVEMENT INSTALLATION SHALL BE INSPECTED AS REQUIRED BY TOWN OF HARWICH HIGHWAY DEPARTMENT.

HABITAT TO PLANT VEGETATED BUFFER IF EXISTING TREES CANNOT BE SAVED

GRADING CRITICAL TO CONTAIN STORMWATER ON-SITE

GRADING CRITICAL TO PREVENT BREAK-OUT

GRADING CRITICAL TO PREVENT BREAK-OUT

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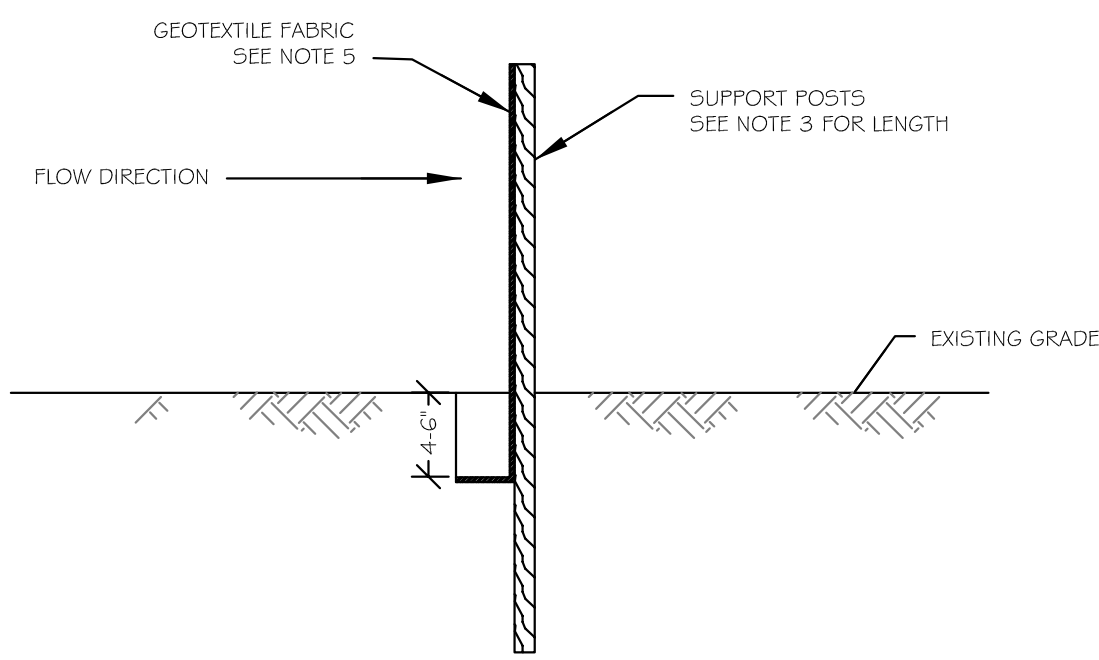
GRADING CRITICAL TO PREVENT BREAK-OUT

PLAN

SCALE 1"=30'  
THIS AREA IS SERVED BY TOWN WATER.

PERIMETER CONTROL SILT FENCE/EROSION CONTROL DETAIL:

TYPICAL SECTION



- 1.) LIMIT OF WORK SHALL BE A SILT FENCE ENTRENCHED INTO THE GROUND A MIN. OF 4'-6". THE INSTALLATION SHALL BE DONE SO THAT VEGETATION DISTURBANCE IS MINIMIZED.
- 2.) CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT EROSION/RUNOFF DURING CONSTRUCTION.
- 3.) WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 6 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
- 4.) THE SILT FENCE SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
- 5.) THE SILT FENCE SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
- 6.) PRIOR TO THE OCCUPATION OF EITHER DWELLING THE SILT FENCE LIMIT OF WORK SHALL BE REMOVED AND REPLACED WITH A SPLIT RAIL FENCE.

PARKING AREAS

NOT TO SCALE

1" FINISH COVER (ROLLED)  
2" BINDER COURSE (ROLLED)  
6" PROCESSED STONE (SUB-BASE)  
(MIN) 4" CLEAN SAND BASE

CONSTRUCTION NOTES:

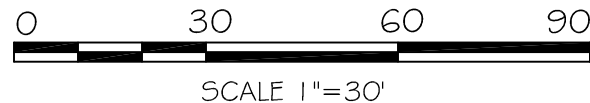
1.) OWNER / CONTRACTOR SHALL REVIEW HOUSE LOCATION, TOP OF FOUNDATION, AND GRADING PRIOR TO EXCAVATION.

"T" TURNAROUND DETAIL:

SCALE 1"=20'

LEGEND

PROPERTY LINE  
EDGE OF ROAD/PARKING AREA  
EDGE OF "T" TURNAROUND



REVISED 5/2/2014: DECKS ADDED, EROSION CONTROL ADDED, BULKHEAD LOCATION REVISIONS AND REVISION TO WATER LINE.  
REVISED 3/7/2014: ADDITIONAL CAST IRON COVERS ADDED TO LEACHING GALLERY #2

Habitat for Humanity of Cape Cod  
411 Main Street, Suite G, Yarmouthport, MA 02675

CONSTRUCTION PLANS  
1092 OAK STREET, HARWICH, MA 02645

J.M. O'REILLY & ASSOCIATES, INC.  
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A  
P.O. Box 1773  
Brewster, MA 02631 (508)896-6601  
DATE: 2/7/14 SCALE: As Noted BY: KEF CHECK: JMO JOB NUMBER: JMO-6738



Habitat for Humanity of Cape Cod, Neighborhoods



*Oak Street, Harwich; Cape Front*



*Oak Street, Harwich; Cape Back*



Habitat for Humanity of Cape Cod, Neighborhoods

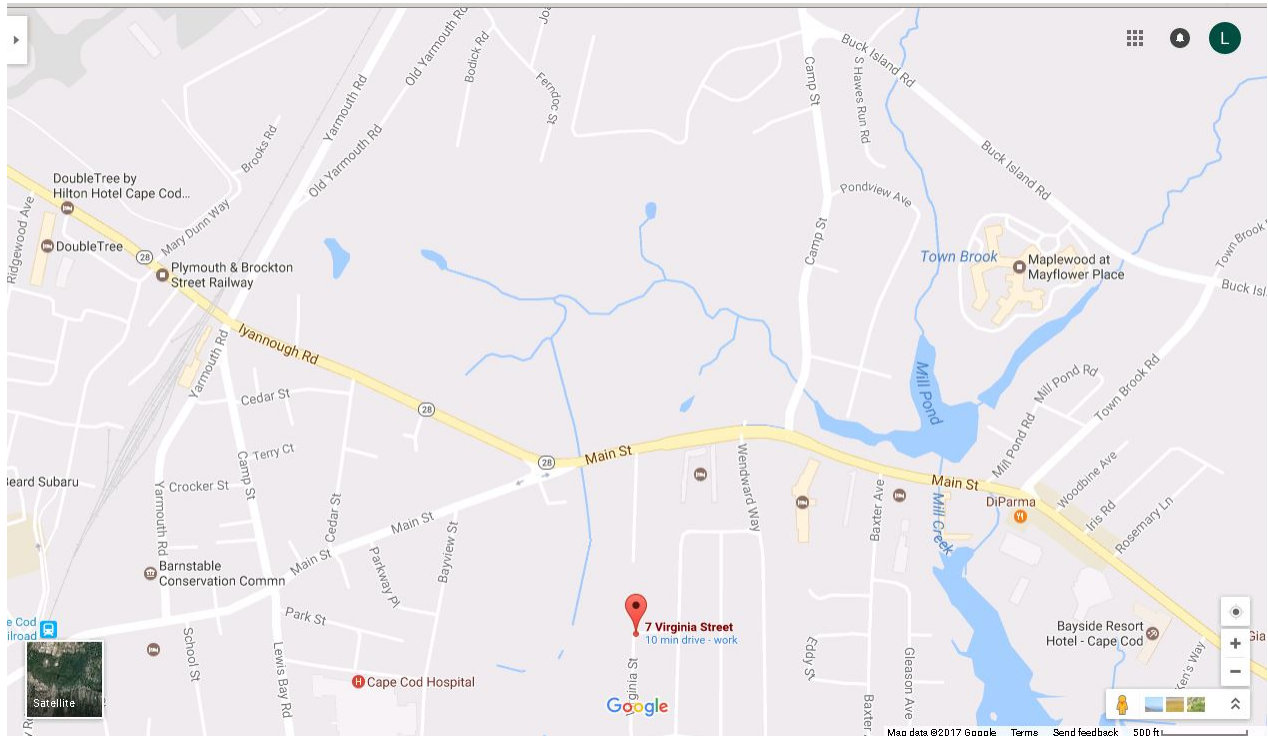


*Yellow Brick Road, Truro; Ranch Front*

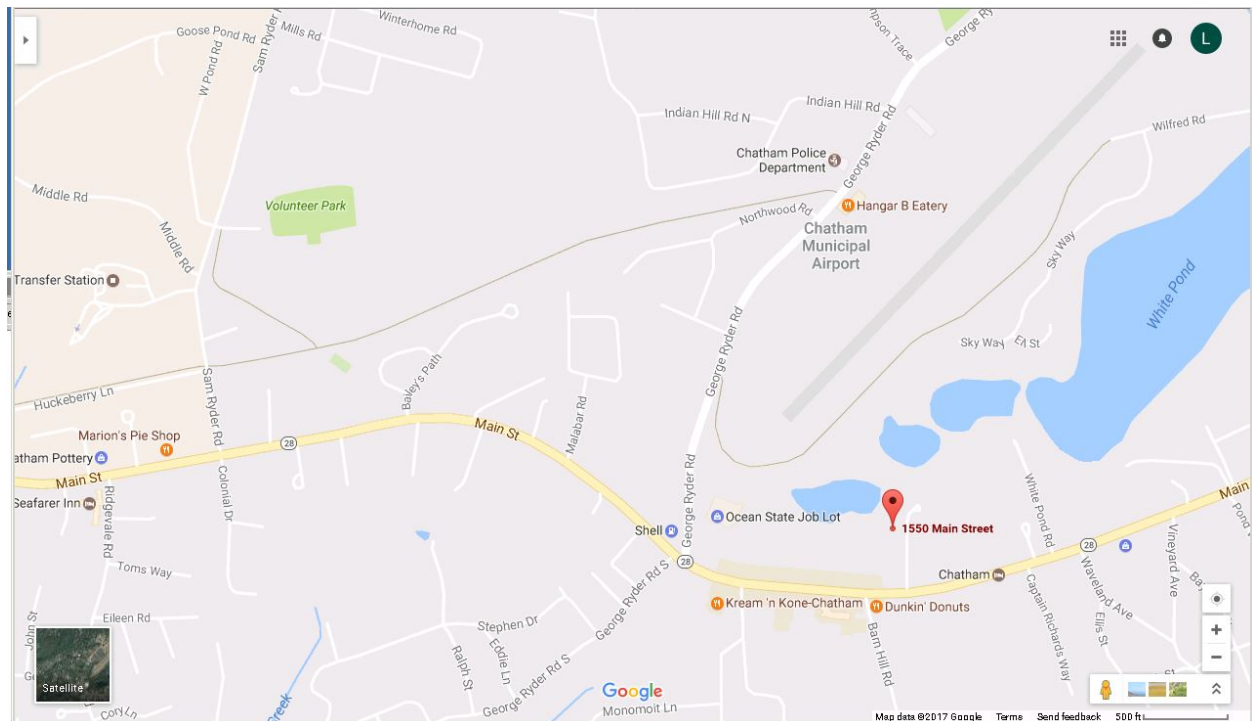


*Yarmouth, Virginia Street (under construction, before landscaping)*

## Habitat for Humanity of Cape Cod, Maps

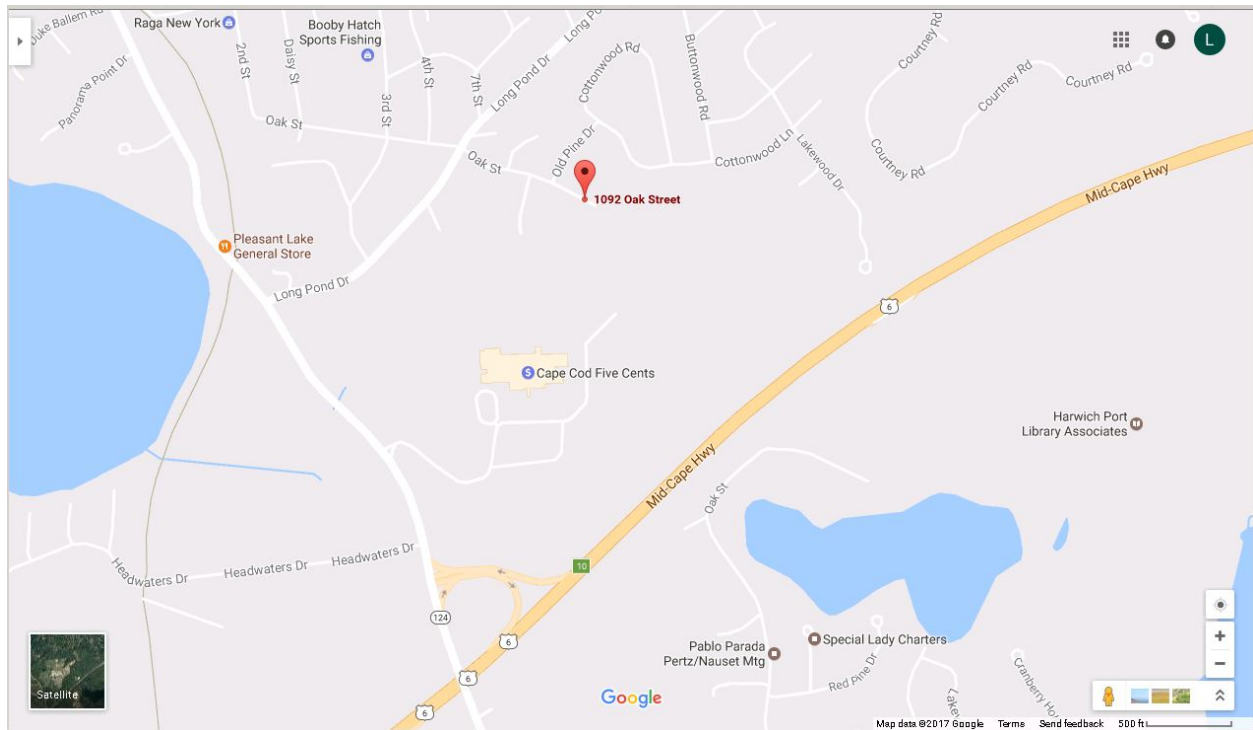


*Yarmouth: Virginia Street is on the Yarmouth/Hyannis border, off of Rt 28, just south*



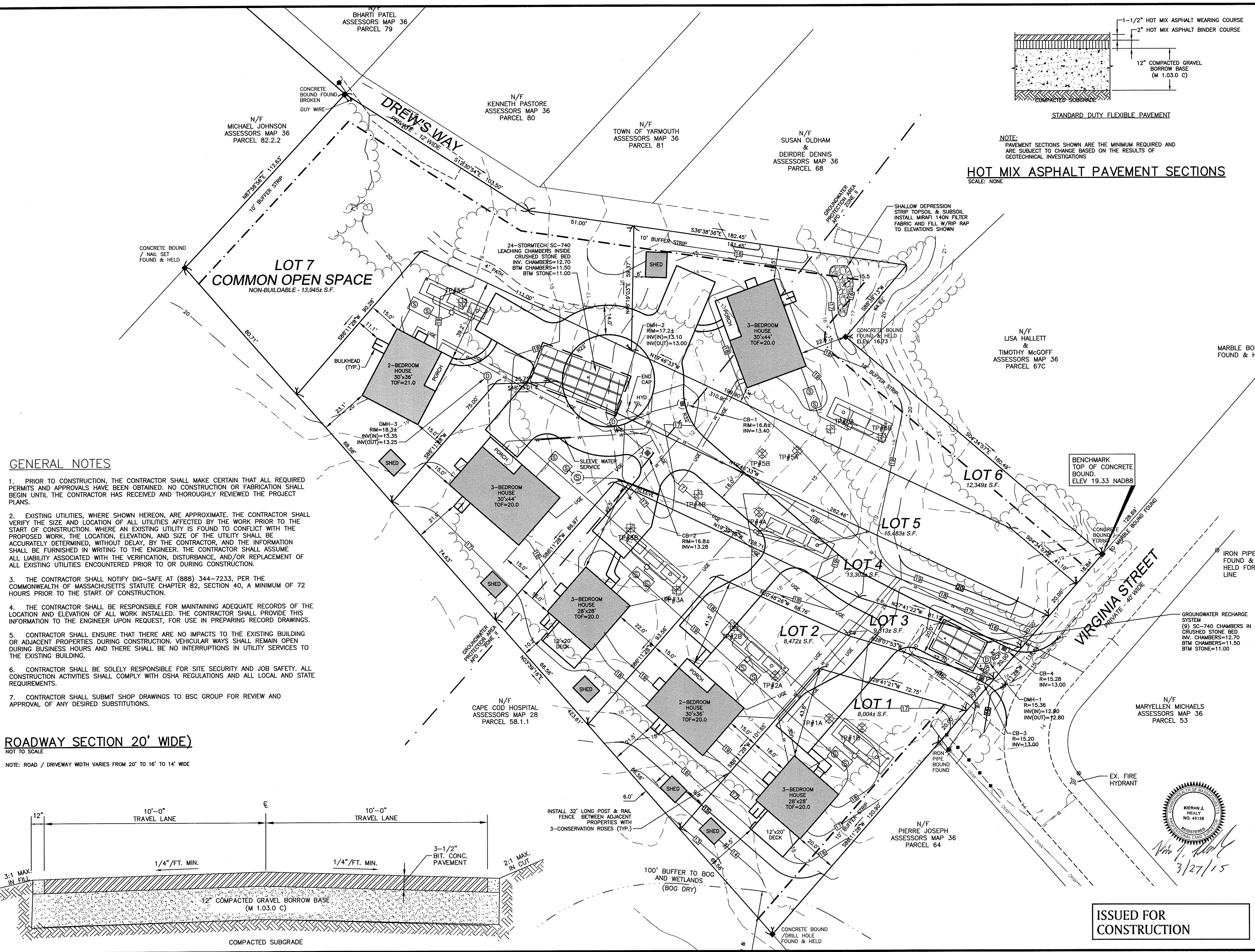
*Chatham: 1550 Main is off of 28/Main Street, just before Wheldon Way*

## Habitat for Humanity of Cape Cod, Neighborhoods



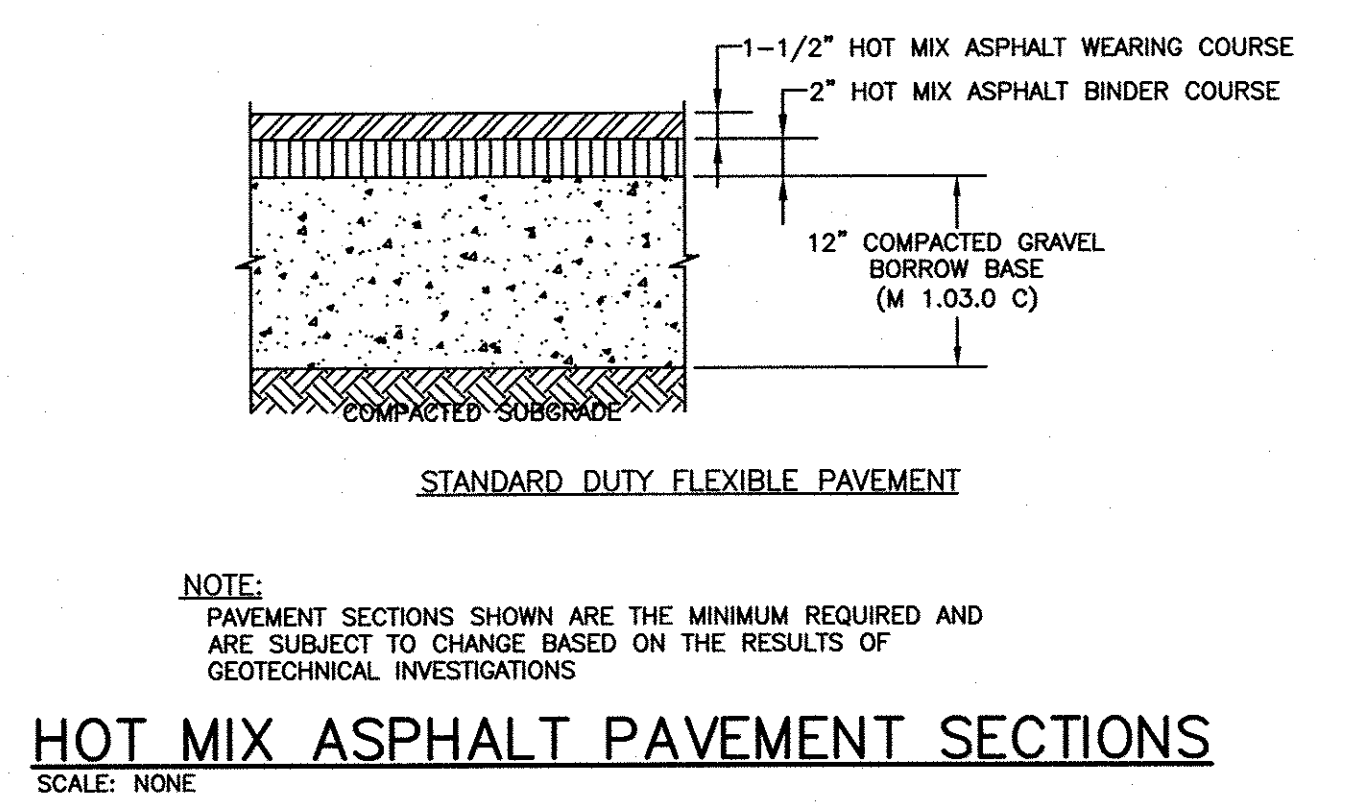
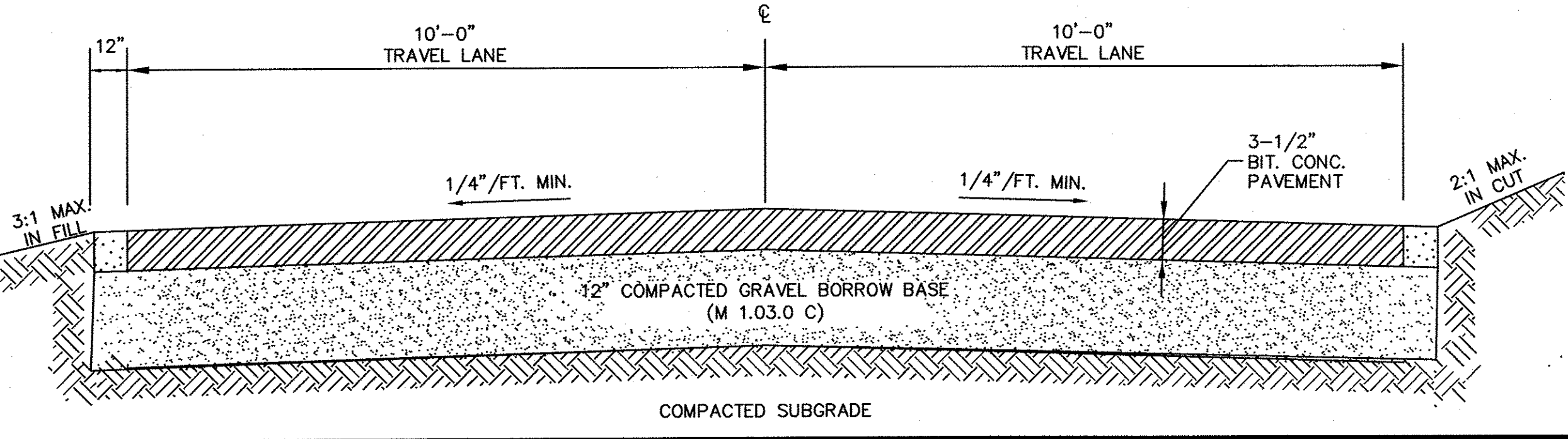
*Harwich: Oak Street is north of Rt 6, the road that leads to the water tower*



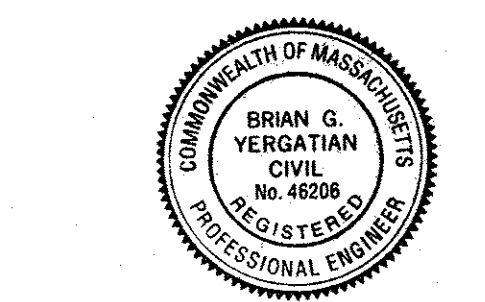


- GENERAL NOTES**
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE PROJECT PLANS.
  2. EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE WORK PRIOR TO THE START OF CONSTRUCTION. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED, WITHOUT DELAY, BY THE CONTRACTOR, AND THE INFORMATION SHALL BE FURNISHED IN WRITING TO THE ENGINEER. THE CONTRACTOR SHALL ASSUME ALL LIABILITY ASSOCIATED WITH THE VERIFICATION, DISTURBANCE, AND/OR REPLACEMENT OF ALL EXISTING UTILITIES ENCOUNTERED PRIOR TO OR DURING CONSTRUCTION.
  3. THE CONTRACTOR SHALL NOTIFY DIG-SAFE AT (888) 344-7233, PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40, A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE RECORDS OF THE LOCATION AND ELEVATION OF ALL WORK INSTALLED. THE CONTRACTOR SHALL PROVIDE THIS INFORMATION TO THE ENGINEER UPON REQUEST, FOR USE IN PREPARING RECORD DRAWINGS.
  5. CONTRACTOR SHALL ENSURE THAT THERE ARE NO IMPACTS TO THE EXISTING BUILDING OR ADJACENT PROPERTIES DURING CONSTRUCTION. VEHICULAR WAYS SHALL REMAIN OPEN DURING BUSINESS HOURS AND THERE SHALL BE NO INTERRUPTIONS IN UTILITY SERVICES TO THE EXISTING BUILDING.
  6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH OSHA REGULATIONS AND ALL LOCAL AND STATE REQUIREMENTS.
  7. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO BSC GROUP FOR REVIEW AND APPROVAL OF ANY DESIRED SUBSTITUTIONS.

**ROADWAY SECTION 20' WIDE)**  
NOT TO SCALE  
NOTE: ROAD / DRIVEWAY WIDTH VARIES FROM 20' TO 16' TO 14' WIDE



**HOT MIX ASPHALT PAVEMENT SECTIONS**  
SCALE: NONE  
NOTE: PAVEMENT SECTIONS SHOWN ARE THE MINIMUM REQUIRED AND ARE SUBJECT TO CHANGE BASED ON THE RESULTS OF GEOTECHNICAL INVESTIGATIONS



Brian Yergatian  
PROFESSIONAL ENGINEER  
DATE 3/27/15

**COMPREHENSIVE PERMIT APPLICATION**  
5 & 9 VIRGINIA STREET  
IN  
WEST YARMOUTH  
MASSACHUSETTS  
(BARNSTABLE COUNTY)

**GRADING PLAN**

SEPTEMBER 5, 2013

REVISIONS:		
NO.	DATE	DESC.
1	10/22/13	CUL-DE-SAC INNER RADIUS
2	12/3/13	ADD VEGETATIVE STRIP
3	1-2-14	EXCLUSIVE USE AREAS
		PLANT PALETTE
4	1/8/14	ADD GRASS INFORMATION
5	12-9-14	UPDATED TOPOGRAPHY
		LOT 4 / LOT 5 PROP. LINE
6	3-27-15	ROAD/DRIVEWAY-DETAIL

PREPARED FOR:  
**HABITAT FOR HUMANITY OF CAPE COD, INC.**  
411 MAIN STREET, SUITE 6  
YARMOUTH PORT, MA 02675

**BSC GROUP**  
349 Route 28, Unit D  
W. Yarmouth, Massachusetts  
02673  
508 778 8919

**ISSUED FOR CONSTRUCTION**