

LOCUS MAP

SCALE 1"=2000'

ASSESSORS MAP 10 PARCEL W5 & W3-B
LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL 11) & X AS SHOWN ON COMMUNITY PANEL
#25001C0611J DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICT: CH1 / RH1 DISTRICT

MIN. LOT SIZE 40,000 S.F.
MIN. LOT FRONTAGE 150'
MIN. FRONT SETBACK 25'
MIN. SIDE SETBACK 20'
MIN. REAR SETBACK 20'
MAX. BUILDING HEIGHT 30'
(ZONING RELIEF UNDER COMPREHENSIVE PERMIT REQUESTED AS REQUIRED)

OWNER OF RECORD

HARWICH ECUMENICAL COUNCIL
FOR THE HOMELESS INC.
PO BOX 638
WEST HARWICH, MA 02671

REFERENCES

DEED BOOK 21083 PAGE 20
DEED BOOK 21083 PAGE 22

LAND USE PERCENTAGES:

ROAD LAYOUT: 17,478 SF 0.400 AC 16.3%
LOTS: 89,936 SF 2.065 AC 83.7%

TOTAL TRACT: 107,414 SF 2.466 AC 100%

BUILDINGS: 10,676 SF 0.245 AC 9.94%
PAVEMENT: 19,783 SF 0.454 AC 18.42%
OPEN AREAS: 76,955 SF 1.766 AC 71.64%

TOTAL: 107,414 SF 2.466 AC 100%

LEGEND

- EXISTING CONTOUR
- EXIST. SPOT ELEV.
- PROPOSED CONTOUR
- PROPOSED SPOT EL.
- TEST HOLE
- SLOPE OF GROUND
- UTILITY POLE
- FIRE HYDRANT
- WATER LINE
- GAS LINE
- U.G. ELEC.
- OVERHEAD ELEC.
- EXIST. CATCH BASIN
- PROP. CATCH BASIN
- PROP. MANHOLE
- CEMENT BOUND

MAP 10 PCL W3
VIRGINIA CHAMBERLAIN
87 ROUTE 28
WEST HARWICH, MA 02671

MAP 10 PCL W6-1
RALPH A DIAMOND TR
PO BOX 326
W.HARWICH, MA 02671

MAP 10 PCL W6-2
JOSEPH W FLAHERTY JR
34 CHESTER AVE
WINTHROP, MA 02152

MAP 10 PCL X3
TOWN OF HARWICH - SELECTMAN
732 MAIN ST
HARWICH, MA 02645

MAP 10 PCL X5-5
MCDONNELL FAMILY TRUST
105 BRAYTON RD
BRIGHTON, MA 02135

NOTES:

- 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 (1-888-344-7233) AND ANY OTHER UTILITIES WHICH MAY HAVE CABLE, PIPE OR EQUIPMENT IN THE CONSTRUCTION AREA FOR VERIFICATION OF LOCATIONS.
- ALL CONSTRUCTION MATERIALS, COMPONENTS, AND METHODS EMPLOYED ON THIS PROJECT WORK SHALL CONFORM TO THE TOWN OF HARWICH SUBDIVISION REGS. AND/OR THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR BRIDGES AND HIGHWAYS AS AMENDED TO PRESENT. ALL SEPTIC WORK AND MATERIALS TO CONFORM TO 310 CMR 15.00 TITLE 5. AND HARWICH HEALTH REGULATIONS.
- VERTICAL DATUM IS NAVD83 HORIZONTAL NAD83. MUNICIPAL WATER IS AVAILABLE.
- DESIGN LOADING FOR ALL PRECAST UNITS TO BE AASHTO-H20 UNLESS NOTED.
- THIS PLAN IS FOR PROPOSED WORK ONLY AND IS NOT TO BE USED FOR PROPERTY LINE STAKING, FENCING, ETC.
- 4" LOAM AND SEED ALL DISTURBED AREAS NOT PAVED, M6.03.0 SEED, OR STABILIZE WITH WOOD CHIPS, BARK MULCH, OR SIMILAR.
- ALL SEPTIC PIPING 4" SCH-40 PVC AT 1% MIN. UNLESS NOTED.
- SEPTIC COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
- SEPTIC PIPE TO FRONT OF EACH BUILDING STUBBED THROUGH FOUNDATION FOR POTENTIAL FUTURE SEWER HOOKUP REQUIRED. CAP BOTH ENDS.
- NO IRRIGATION WELLS OR POTABLE WELLS ARE ALLOWED IN THIS SUBDIVISION.
- ELECTRIC HEAT PUMPS PROPOSED FOR NEW DWELLINGS. NO GAS SERVICE REQUIRED. HOMES TO BE ALIGNED WITH SOUTH FACING ROOFS FOR SOLAR.
- NEW HOMES DESIGNED TO AVOID FLOOD ZONE. ANY DECKS CONSTRUCTED IN FLOOD ZONE TO BE FREESTANDING DETACHED DECKS TO CODE.

SITE PLAN

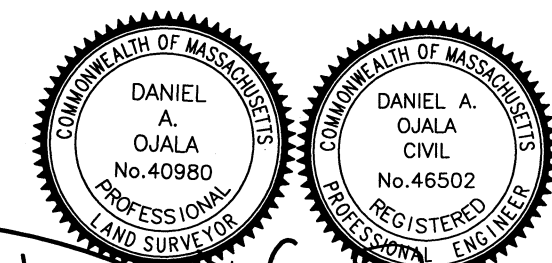
#93 & #97 MAIN STREET
WEST HARWICH, MA

PREPARED FOR

HABITAT FOR HUMANITY INC.

DATE: 1-31-2017
REV.: 5-9-2017 (ADJUST ENTRANCE, HOMES)
REV.: 6-9-2017 (ENTRANCE, DRIVES, BERMS)

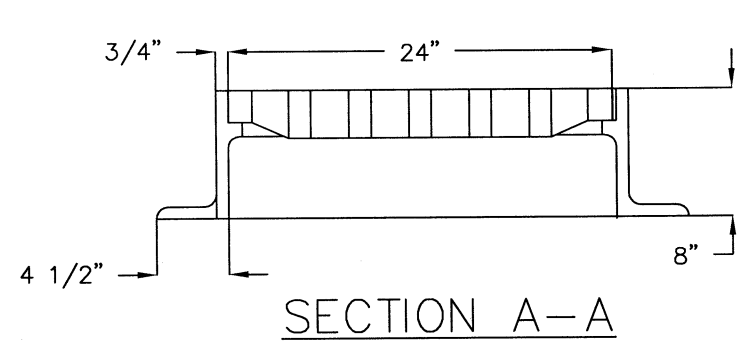
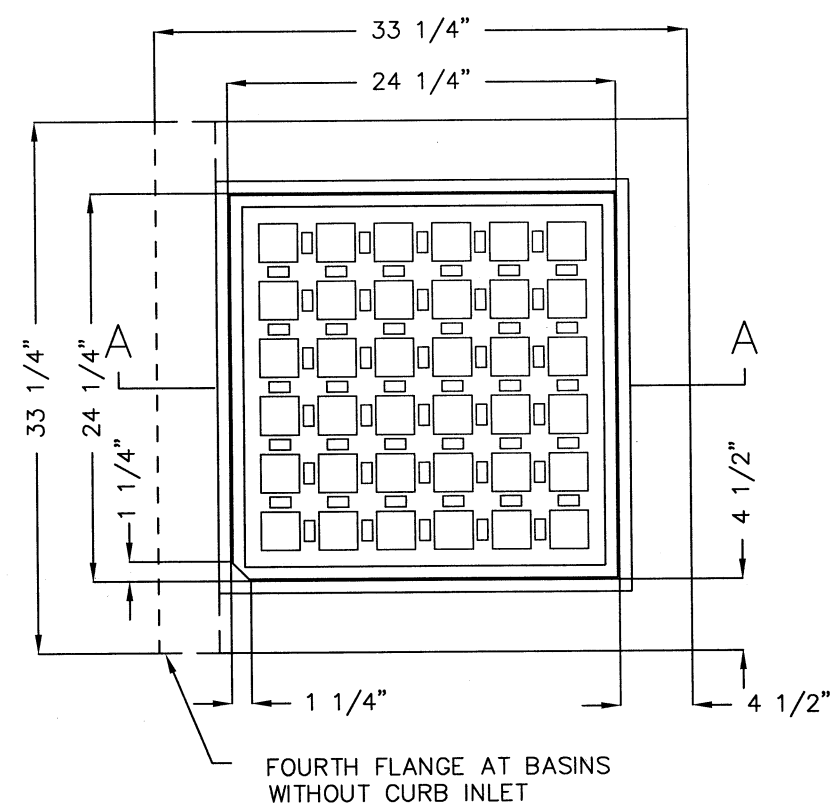
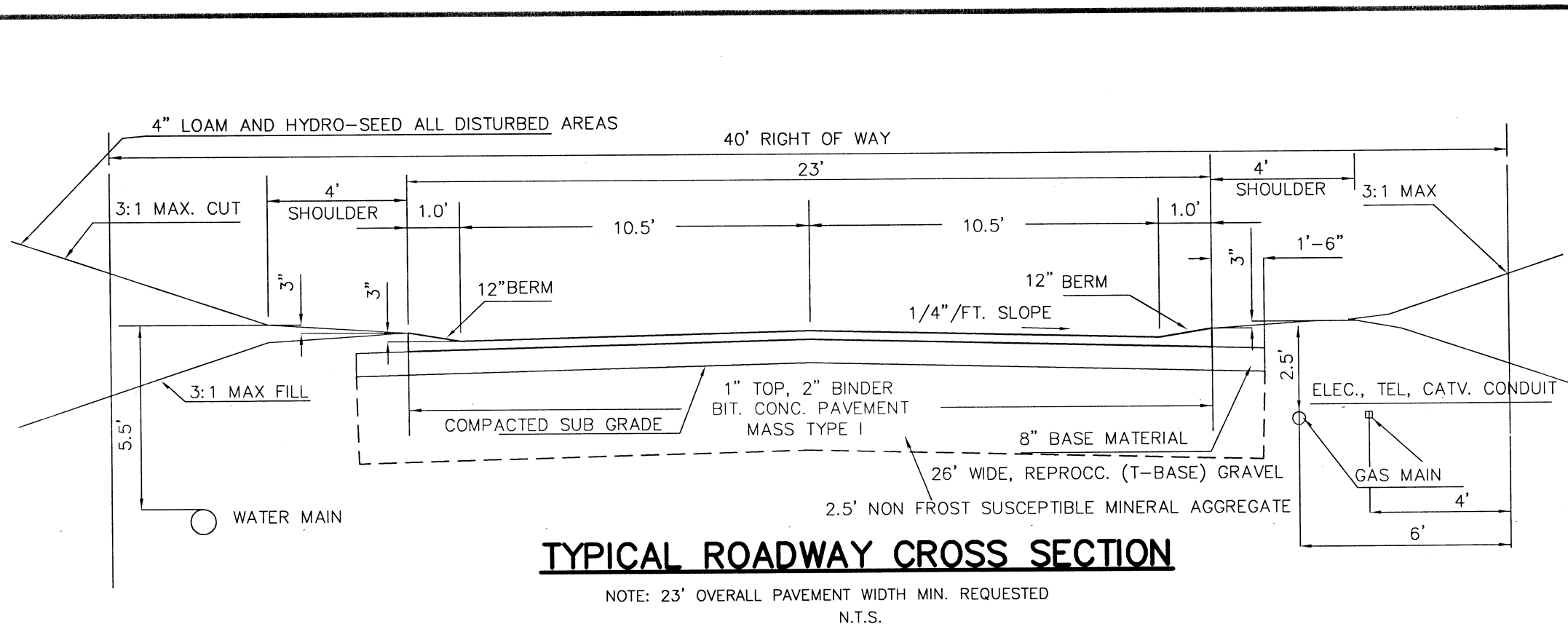
Scale: 1" = 20'
0 10 20 30 40 50 FEET



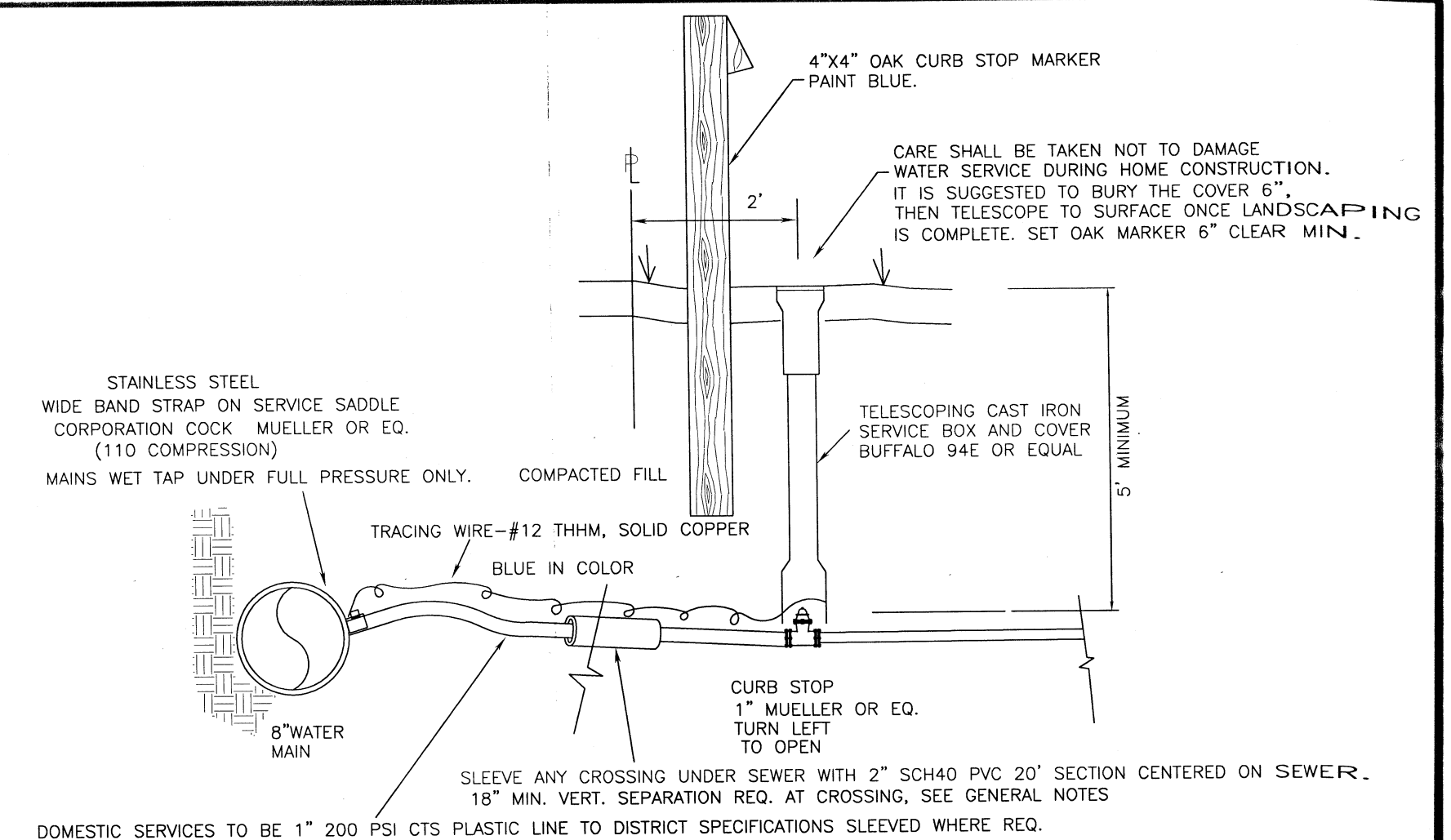
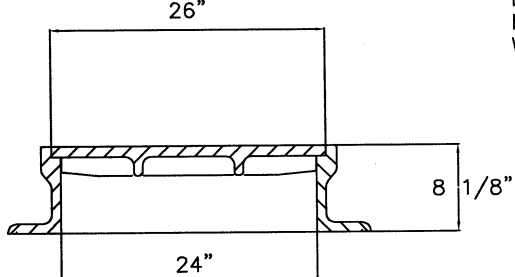
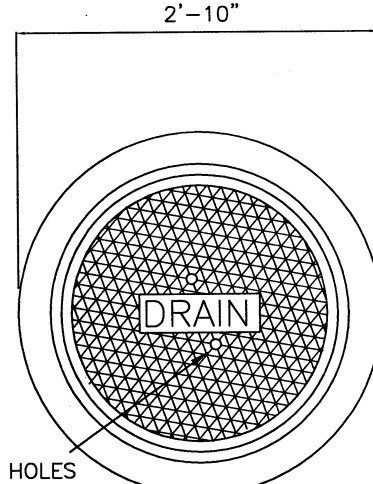
DANIEL A. OJALA, P.E., P.L.S. DATE 6-9-2017

PERMIT SET, NOT FOR CONSTRUCTION

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



MINIMUM FRAME WEIGHT: 3-FLANGE - 265 LBS.
4-FLANGE - 295 LBS.
MINIMUM GRATE WEIGHT: 215 LBS.
PASS AREA: 255 SQ. IN.



CONTRACTOR TO PROVIDE A WATER SERVICE TO EVERY LOT IN SUBDIVISION:
DOMESTIC SERVICES ON SAME SIDE OF STREET AS WATER MAIN SHALL CONSIST OF 8" OF PLASTIC, OR AS NECESSARY TO HAVE THE CURB STOP INSIDE THE PROPERTY LINE BY 2 FEET, A CORPORATION, CURB STOP, BOX, AND MARKER.
DOMESTIC SERVICES ON OPPOSITE SIDE OF STREET AS WATER MAIN SHALL CONSIST OF 33' OF PLASTIC, OR AS NECESSARY TO HAVE THE CURB STOP INSIDE THE PROPERTY LINE BY 2 FEET, A CORPORATION, CURB STOP, BOX, AND MARKER.

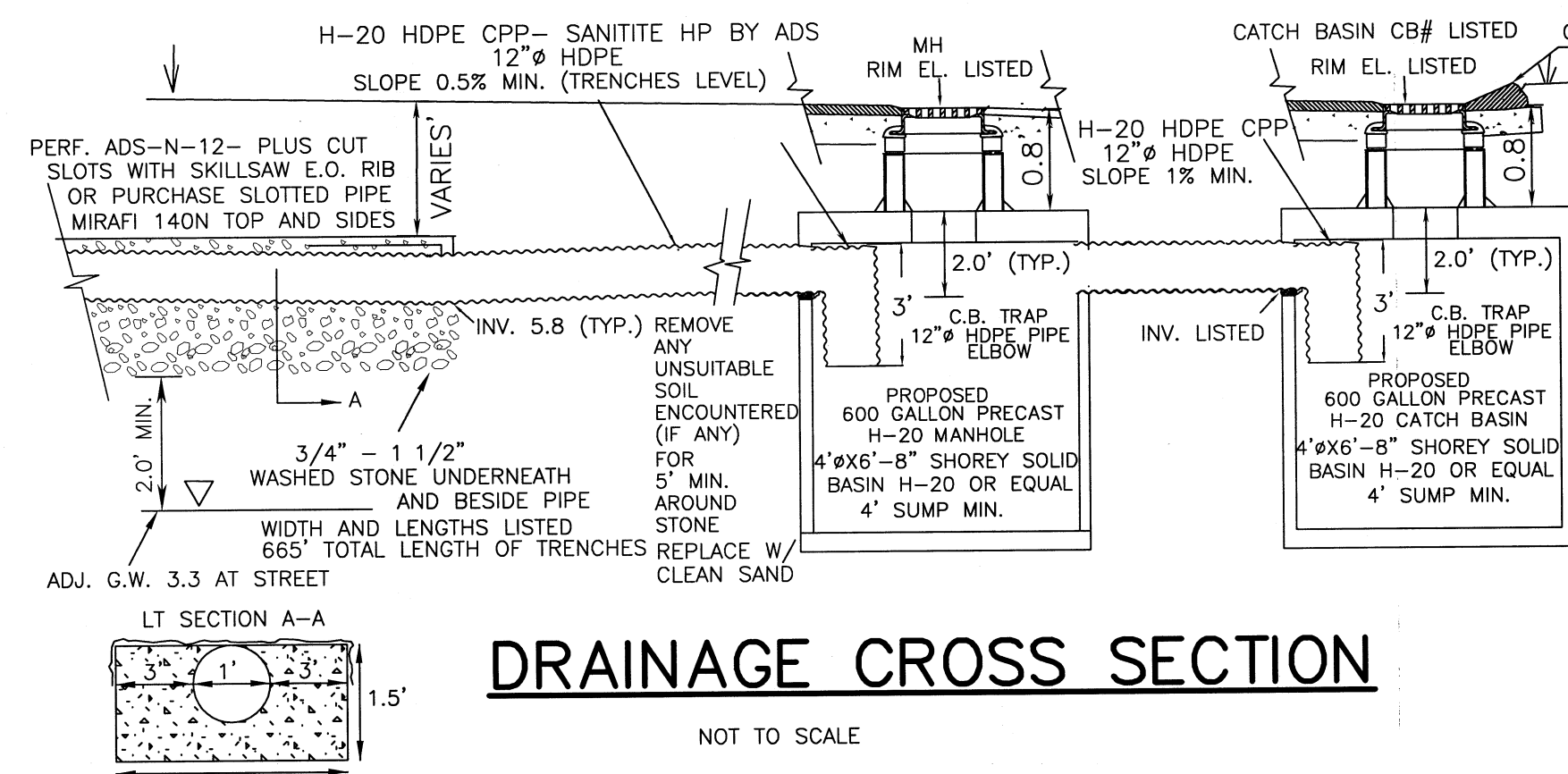
TRACING WIRE SHALL BE INSTALLED AND SPACED 12 INCHES ABOVE AND DIRECTLY ON TOP OF THE PLASTIC TUBING. CARE SHALL BE TAKEN SO THAT THE WIRE DOES NOT COME IN CONTACT WITH THE PLASTIC TUBING. WIRE SHALL BE STRIPPED AND WRAPPED AROUND THE C.C. THREADS OF THE CORPORATION AT THE WATER MAIN WITH ONE ADDITIONAL FOOT OF WIRE LOOSELY TIED TO THE CURB STOP.

TEST HOLE LOGS

ENGINEER: CRAIG J. FERRARI, SE #13871
WITNESS: JOHN CHATHAM
DATE: 6/29/2016
PERC. RATE = < 2 MIN/INCH
CLASS I SOILS

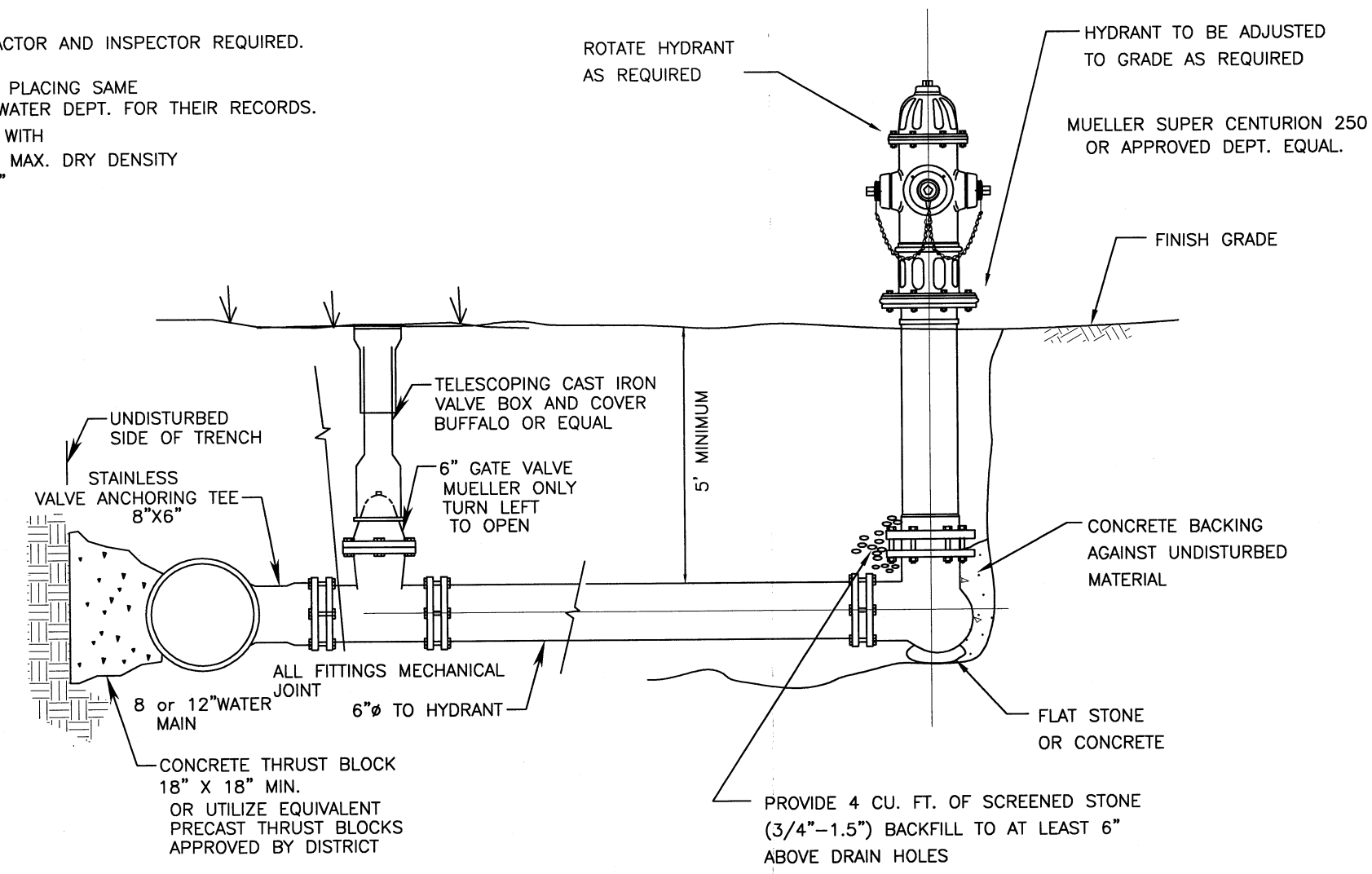
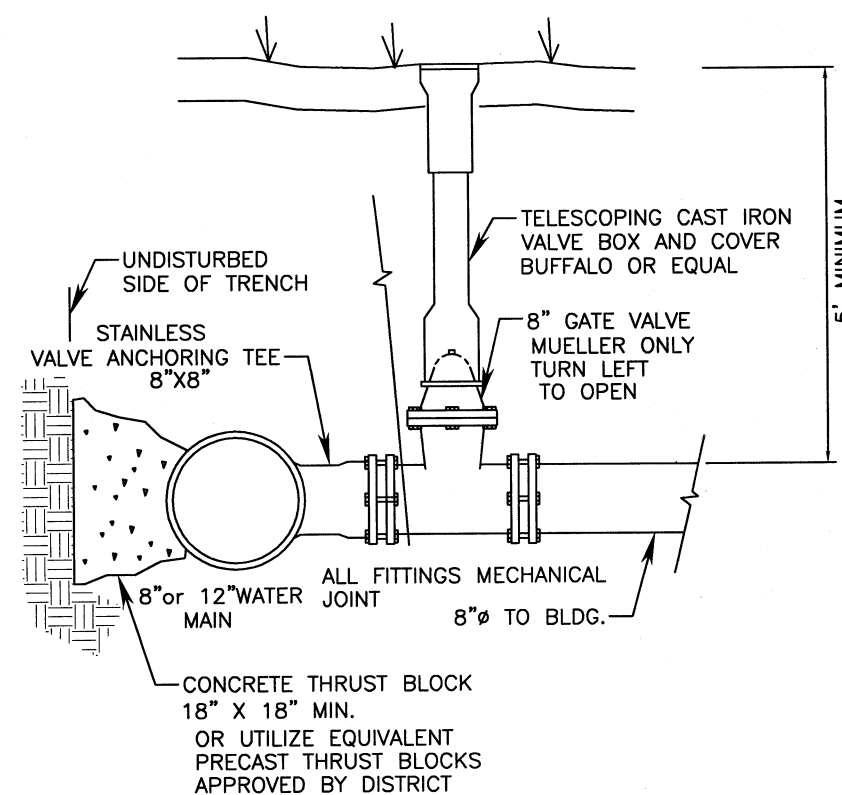
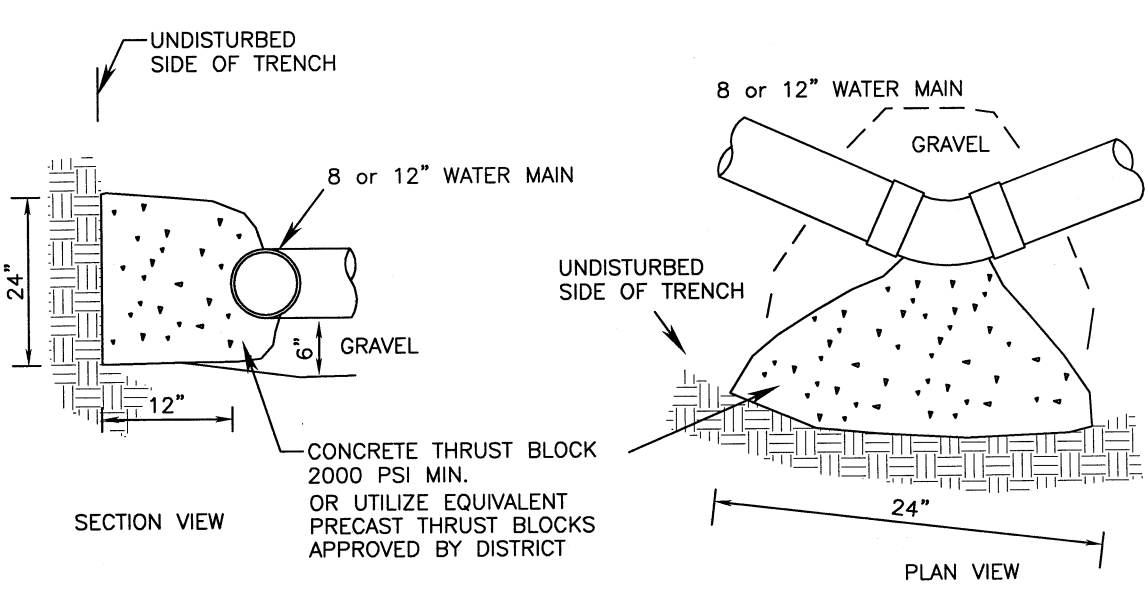
G-W ADJ. DATA:
WELL: TSW 89
ZONE: A
ADJ: 1.3'
JUNE 2016

ELEV.	0'	10'	ELEV.	0'	11'	ELEV.	0'	11'	ELEV.	0'	11.5'
12"	A LS 10YR 3/2	12"	A LS 10YR 3/2	15"	A LS 10YR 3/2	12"	A LS 10YR 3/2	12"	A LS 10YR 3/2	12"	A LS 10YR 3/2
18"	B LS 10YR 4/6	8.5'	21"	B LS 10YR 4/6	9.25'	24"	B LS 10YR 4/4	9'	27"	B LS 10YR 4/4	9.25'
PERC	C MS 10YR 7/6		C MS 10YR 7/6	PERC	C MS 10YR 7/6		C MS 10YR 7/6		C MS 10YR 7/6		ADJ. GW EL. 2.8
120"		0'	120"		1'	120"		1'	120"		1.5'
132"		-1'	132"		0'	132"		0'	126"		0.5'
GROUNDWATER ENCOUNTERED											
ELEV.	0'	9'	ELEV.	0'	10.5'	ELEV.	0'	10.5'	ELEV.	0'	11'
12"	A LS 7.5YR 3/3	9'	A LS 7.5YR 3/3	10"	A LS 10YR 5/1	12"	A LS 10YR 5/1	12"	A LS 10YR 5/1	12"	A LS 10YR 5/1
18"	B LS 7.5YR 4/6	7.5'	24"	B LS 7.5YR 4/6	8.7'	22"	B LS 10YR 4/6	8.7'	36"	B LS 10YR 4/6	8'
PERC	C MS 10YR 7/6		C MS 10YR 7/6	PERC	C MS 10YR 7/6		C MS 10YR 7/6		C MS 10YR 7/6		ADJ. GW EL. 4.2
120"		1'	96"		2.5'	96"		2.5'	97"		2.9'
120"		-1'	126"		-0.0'	120"		0'	114"		1.5'
GROUNDWATER ENCOUNTERED											



WATER LINE NOTES:

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE RULES, REGULATIONS AND SPECIFICATIONS OF THE HARWICH WATER DEPARTMENT AS AMENDED TO PRESENT. DISTRICT HAS AUTHORITY TO AMEND PLANS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- HARWICH WATER DEPARTMENT APPROVED CONTRACTOR AND INSPECTOR REQUIRED.
- CONTRACTOR RESPONSIBLE FOR AS-BUILTS AND PLACING SAME ON ENGINEERED DRAWING AND SUBMITTING TO WATER DEPT. FOR THEIR RECORDS.
- 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"



DETAIL SHEET

TO ACCOMPANY

SITE PLAN

OF

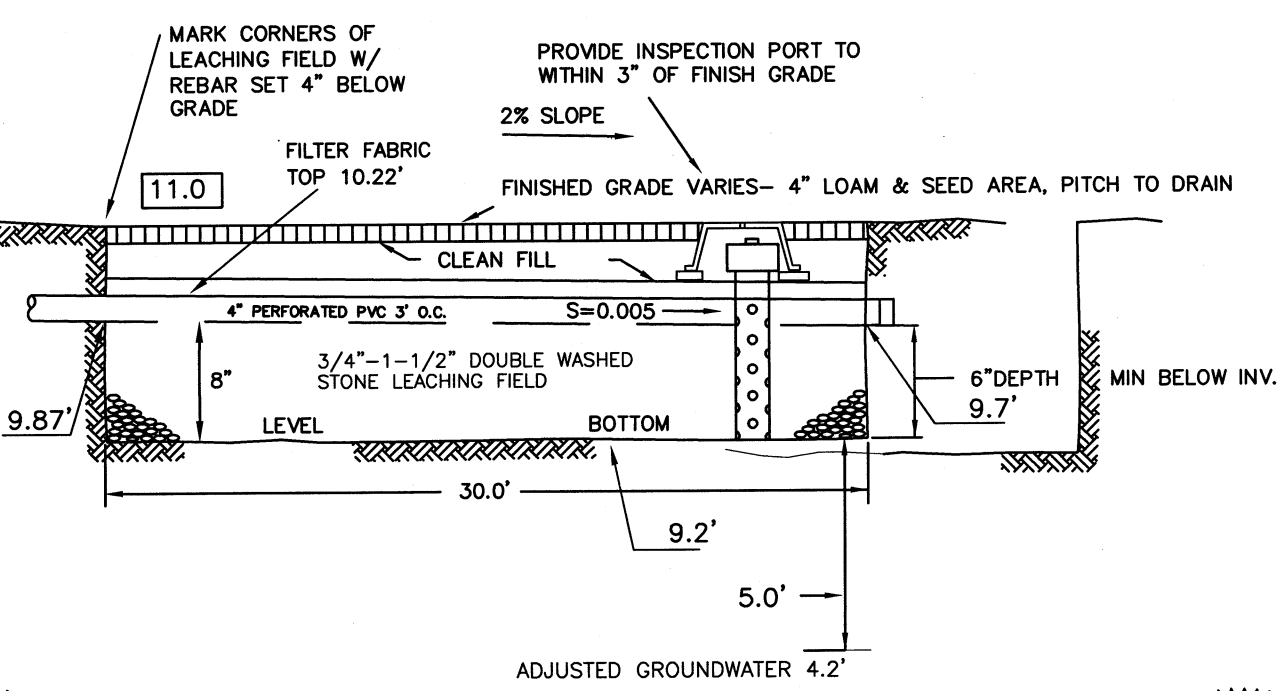
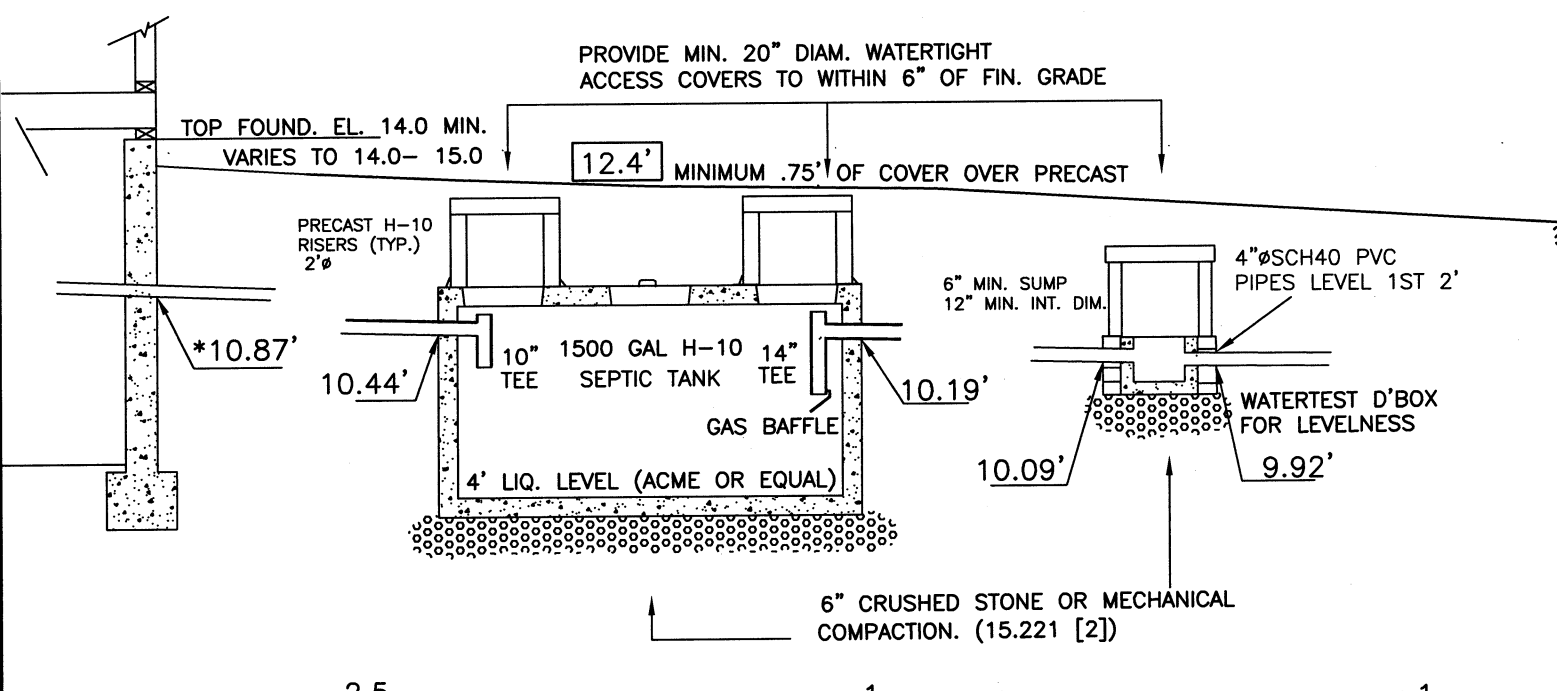
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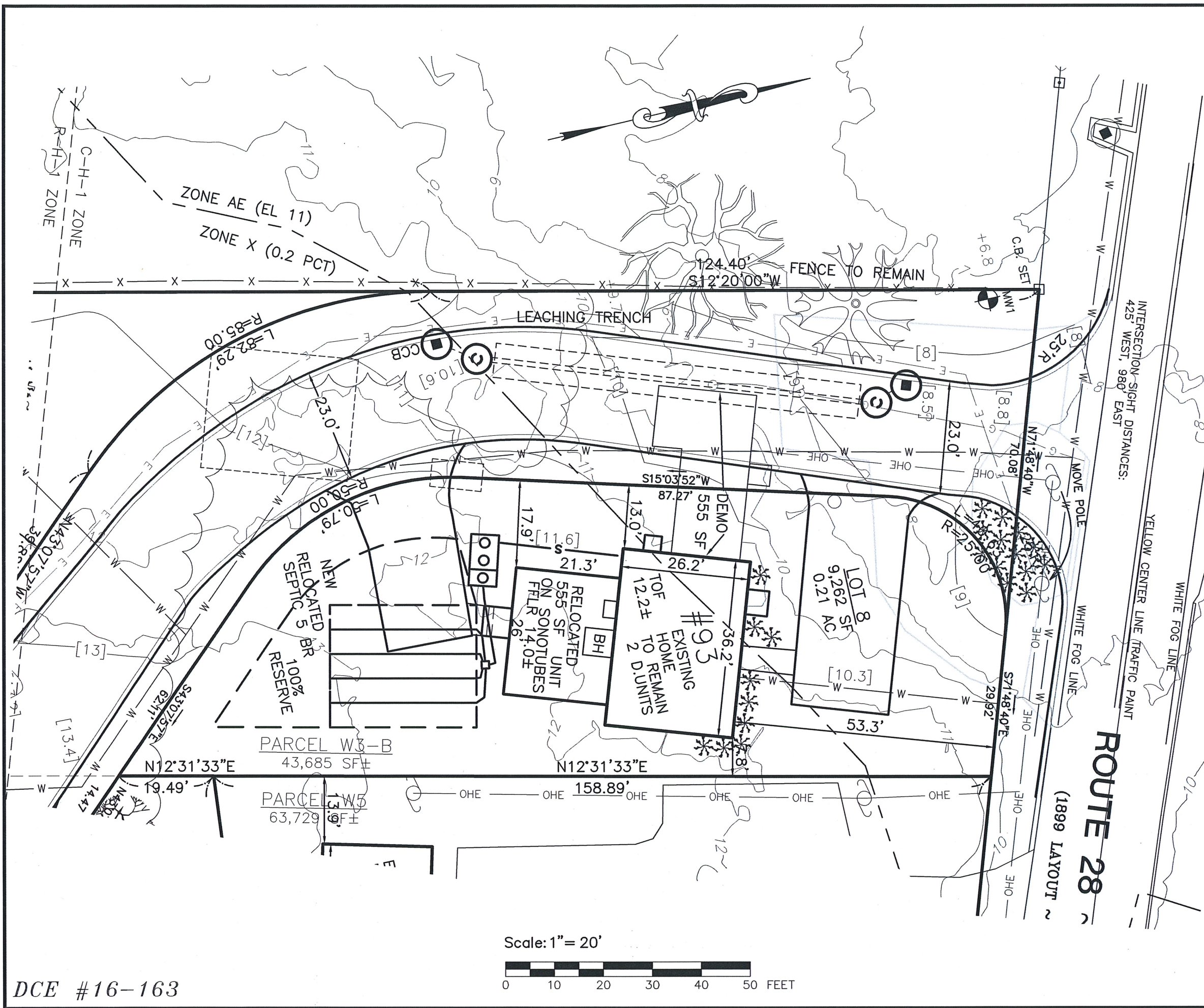
DATE: 1-31-2017
REV. 5-9-2017 (ADJ. ENT. & HOMES)
REV.: 6-9-2017 (ENT, DRIVE, BERMS)

Scale: 1" = 20'



DANIEL A. QJALA, P.E., P.L.S. DATE
PERMIT SET, NOT FOR CONSTRUCTION

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



6-14-17

BUILDING COVERAGE
1572 SF / 9262 SF = 17.0%

SITE PLAN

#93 MAIN STREET
WEST HARWICH, MA

PREPARED FOR

HABITAT FOR HUMANITY INC.

6-14-2017

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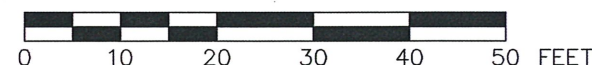
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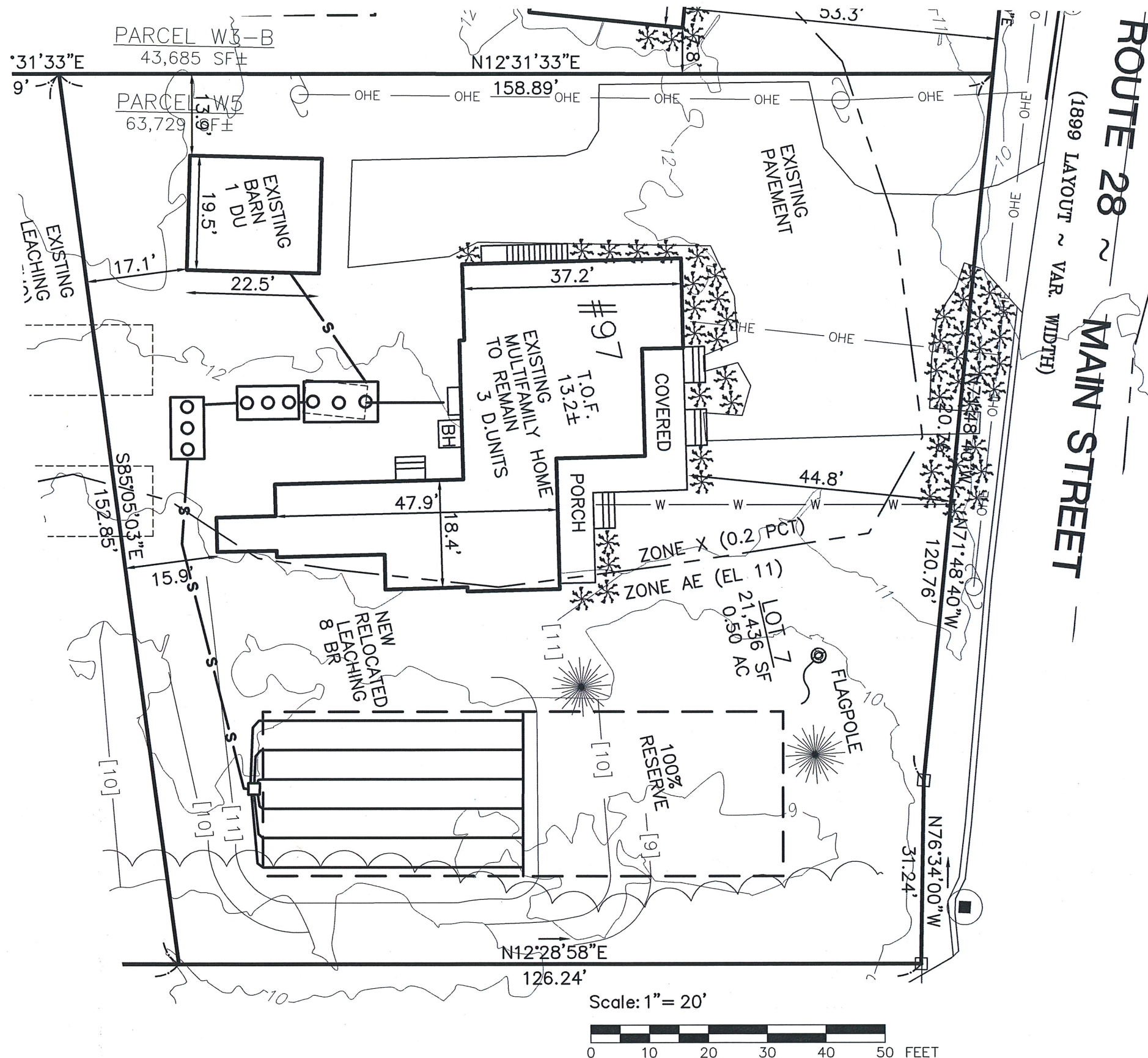
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

16-163

DCE #16-163

Scale: 1" = 20'





BUILDING COVERAGE
2816 SF / 21436 SF = 13.1%

SITE PLAN

#97 MAIN STREET
WEST HARWICH, MA

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HABITAT FOR HUMANITY INC.

6-14-2017

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