

GENERAL NOTES:

- LOCUS AREA IS COMPRISED OF: PER CURRENT ASSESSOR'S RECORDS:
OWNER: TOWN OF HARWICH - SELECTMEN
DEED BOOK 9297 PAGE 33
RECORD PLAN BOOK 619 PAGE 10
ASSESSOR'S MAP SHEET 10, PARCEL G1
- PROJECT BENCHMARK: AS SHOWN ON THIS PLAN
- ZONING INFORMATION:
ZONING DISTRICT: RM
CURRENT MINIMUM ZONING REQUIREMENTS:
MIN. LOT AREA = 40,000 SF
MIN. LOT FRONTAGE = 150'
MIN. YARD SETBACKS: FRONT = 25', SIDE = 25', REAR = 25'
MAXIMUM BUILDING HEIGHT = 3 1/2 STORIES OR 40'
MAXIMUM SITE COVERAGE (IMPERVIOUS) = 80%
OVERLAY DISTRICTS: N/A
- A TITLE SEARCH HAS NOT BEEN PERFORMED FOR THIS SITE. THERE MAY BE RIGHTS BY OTHERS, EASEMENTS, INTERESTS, RESTRICTIONS, ETC. NOT DEPICTED. IF DETERMINED TO BE NECESSARY, A TITLE SEARCH SHALL BE PERFORMED BY OTHERS AND SUPPLIED TO BAXTER NYE ENGINEERING & SURVEYING.
- THE PROPERTY LINE INFORMATION AND EXISTING CONDITIONS SHOWN ARE BASED ON A PLAN BY PAUL SWEETSER TITLED "CERTIFIED FLOT PLAN OF LAND IN WEST HARWICH, MASSACHUSETTS AS PREPARED FOR JOHN CAREY, 2022-08-08".
- BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN FLOOD ZONE X (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER 25001 0603 J EFFECTIVE DATE, JULY 16, 2014.
- ENVIRONMENTAL INFORMATION:
PER MASS GIS OLIVER AS OF 10/05/2022:
• SITE DOES NOT APPEAR TO BE WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
• SITE DOES NOT APPEAR TO BE WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE AS MAPPED ON MASS GIS OLIVER PER NHESP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
• SITE DOES NOT APPEAR TO BE WITHIN A PRIORITY HABITAT AS MAPPED ON MASS GIS OLIVER PER NHESP "PRIORITY HABITATS OF RARE SPECIES" FOR REGULATIONS UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR 10).
• SITE DOES NOT APPEAR TO CONTAIN A CERTIFIED VERNAL POOL AS MAPPED ON MASS GIS OLIVER PER NHESP "CERTIFIED VERNAL POOLS".
• SITE DOES NOT APPEAR TO BE WITHIN A WETLAND RESOURCE AREA AS MAPPED ON MASS GIS SYSTEM.
• SITE DOES NOT APPEAR TO BE WITHIN A RIVERFRONT AREA.
• SITE APPEARS TO BE WITHIN A STATE DESIGNATED I/WPA ZONE.
• SITE APPEARS TO BE ADJACENT TO STATE APPROVED ZONE 1 GROUNDWATER RECHARGE PROTECTION AREA.
- UTILITY INFORMATION SHOWN HEREIN:
• THE CONTRACTOR SHALL CONTACT DIG SAFE (AT 1-888-DIG-SAFE) AND UTILITY COMPANIES TO LOCATE THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION, EXISTING UNDERGROUND INFRASTRUCTURE, UTILITIES, CONDUITS AND LINES ARE SHOWN IN AN APPROXIMATE WAY ONLY. MAY NOT BE LIMITED TO THOSE SHOWN HEREON AND HAVE BEEN RESEARCHED BASED ON THE AVAILABLE UTILITY RECORDS NOTED HEREON. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE SAID INFRASTRUCTURE AND UTILITIES EXACTLY. IF FIELD CONDITIONS DIFFER FROM PLAN INFORMATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
• SOURCE INFORMATION FROM PLANS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. UTILITIES NOTED HEREON ARE SHOWN BASED ON SOURCE INFORMATION, WHEN AVAILABLE (RECORD PLANS), AS OBTAINED FROM UTILITY COMPANIES AND/OR MUNICIPALITIES. LOCATIONS OF COMPILED UTILITIES SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY.
• EXISTING SEPTIC SYSTEM INFORMATION UNAVAILABLE FROM HARWICH DEPARTMENT OF HEALTH.
• TOWN WATER MAIN ADJACENT SHOWN ON THIS PLAN FROM HARWICH WATER DEPARTMENT INQUIRY DATED 10/11/22. NO WATER SERVICE RECORDS EXISTING FROM HARWICH WATER DEPARTMENT.
• GAS SERVICE SHOWN ON PLAN PER NATIONAL GRID INQUIRY 10/11/2022
• ELECTRIC LINE SHOWN ON THIS PLAN WAS LOCATED VIA GOOGLE EARTH 10/13/2022

NOTES:

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MHDS, TOWN ORDINANCES, REQUIREMENTS, AND SPECIFICATIONS.
- ALL PROPOSED WALKWAYS WILL BE HANDICAPPED ACCESSIBLE WHERE REQUIRED. ALL PROPOSED RUNNING SLOPES ON WALKWAYS SHALL BE LESS THAN 5% AND ALL CROSS SLOPES <2%. THESE ARE MAXIMUM SLOPES WITH NO TOLERANCE. ALL WORK WILL BE IN ACCORDANCE WITH THE MOST CURRENT REQUIREMENTS OF THE U.S. ACCESS BOARD, AMERICANS WITH DISABILITIES ACT & COMMONWEALTH OF MASSACHUSETTS, ARCHITECTURAL ACCESS BOARD.
CONTRACTOR SHALL CONFIRM AND PROVIDE ALL LANDINGS OUTSIDE OF DOORWAYS, AT THE TOP AND BOTTOM OF STEPS, AND AT TOP AND BOTTOM OF RAMPS, TO BE CONSTRUCTED SO THE LANDING IS 5 FT X 5 FT MIN. (UON) AND IS LESS THAN A 2% SLOPE IN ALL DIRECTIONS ON THE LANDING.
PROPOSED WALKWAYS SHOWN AS: [Symbol]
- EXISTING PAVING EDGES SHALL BE SAWCUT TO CREATE A CLEAN EDGE WHERE IT IS TO BE TIED INTO NEW PAVING, OR WHERE ASPHALT IS REMOVED ADJACENT TO ASPHALT WHICH IS TO REMAIN. BROKEN OR UNSTABLE PAVEMENT SHALL BE REMOVED AND SUBBASE REPLACED WITH SUITABLE COMPACTED MATERIAL PER PAVEMENT SECTION DETAIL HEREIN. ANY SAWCUT LINES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE EXACT EDGE OF SAWCUT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO PROPERLY BLEND TO THE SURROUNDING GRADES. PROPOSED ASPHALT SHALL BE PROPERLY BUTTED AND BLENDED TO SURROUNDING ASPHALT WHICH IS TO REMAIN. THE BLENDED TRANSITION BETWEEN PROPOSED AND EXISTING ASPHALT SHALL BE WITH AN APPROXIMATE 1.5% GRADE UNLESS OTHERWISE IDENTIFIED. THE JOINT SHALL NOT BE ABRUPT.
- PROPERTY LINES SHOWN HEREIN/HEREON ARE PER THE PROPERTY LINE SET BY THE PROFESSIONAL LAND SURVEYOR (PLS) AS SHOWN AND SEALED WITHIN THIS PLAN SET. THE PROPERTY LINE AND SURVEY INFORMATION WAS COMMISSIONED AS PART OF THE PROJECT AND IS SHOWN AS BACKGROUND INFORMATION ON THE DESIGN PLANS. SETBACKS SHOWN ARE TO THE PROPERTY LINE SET BY THE PLS. DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FOUNDATION OR TO THE FACE OF CURB/BERM WHERE APPLICABLE.
- ALL CURBING SHALL BE INSTALLED SO THAT WHEN A TERMINAL END OF A CURB EXISTS IT SHALL HAVE A TAPERED END PER MDOT SPECIFICATIONS SO THAT THERE IS NOT A BLUNT SQUARE END PROJECTING.
- ALL PAVEMENT MARKINGS AND STRIPING SHALL FOLLOW MUTCD STANDARDS. TYPICAL LINE WIDTH FOR LANE AND PARKING STALL STRIPING SHALL BE 4 INCHES UNLESS OTHERWISE NOTED. PARKING STALL COLOR SHALL BE WHITE, TYPICAL, UNLESS OTHERWISE NOTED.
- BUILDING AND SITE SIGNAGE SHALL MEET REQUIREMENTS OF TOWN ZONING AND/OR SIGN ORDINANCES.
- ALL WORK WITHIN THESE PLANS SHALL BE PERFORMED AND PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONSTRUCTION DETAILS PROVIDED IN THIS PLAN SET WHETHER OR NOT THE DETAIL NUMBER IS SPECIFICALLY REFERENCED.

ZONING TABLE

| | | | |
|--|---|---|--|
| ZONING DISTRICT(S): RM | PROPOSED USE: PHASE 1: MULTI-FAMILY HOUSING (7 UNITS) (7 x 1-BEDROOM UNITS) | TOTAL FLOOR AREA = 4,640 SF | |
| OVERLAY DISTRICTS: N/A | | BASEMENT = 1,280 SF | |
| ALLOWED USE: SPECIAL PERMIT (MULTIFAMILY) | | PROP 1st FLOOR = 1,280 SF | |
| EXIST USE: RECREATIONAL | | PROP 2nd FLOOR = 800 SF | |
| EXIST TOTAL BUILDING AREA=3,508 SF | | PROP 3rd FLOOR = 800 SF | |
| EXIST IMPERIOUS AREA = 11,951 SF | | PROP. TOTAL SITE IMPERVIOUS FOOTPRINT=11,288 SF | |
| | PHASE 2: MULTI-FAMILY HOUSING (3 UNITS) (2 x 1-BEDROOM UNIT) (1 x 2-BEDROOM UNIT) | TOTAL FLOOR AREA = 1,920 SF | |
| | | PROP 1st FLOOR = 960 SF | |
| | | PROP 2nd FLOOR = 960 SF | |
| | | TOTAL BUILDING GROSS FLOOR AREA = 6,560 SF | |
| | | PROP. TOTAL SITE IMPERVIOUS FOOTPRINT=12,339 SF | |
| TOTAL PARCEL AREA: 29,600± SF (0.68± ACRES) | | | |
| LOT AREA: | REQUIRED/ALLOWED | EXISTING | PROPOSED (PHASE1/2) |
| FRONTAGE: | 40,000 SF | 29,600± SF** | 29,600± SF** |
| BUILDING SETBACKS | 150 FT | 153± FT | 153± FT |
| FRONT SETBACK | 25 FT | 66± FT | 66±/66± FT |
| SIDE SETBACK | 25 FT | 16± FT** | 16±/16± FT** |
| REAR SETBACK | 25 FT | 93± FT | 93±/30± FT |
| PARKING SETBACKS | | | |
| FRONT SETBACK | 20 FT | - | 76± FT |
| SIDE SETBACK | 10 FT | - | 10± FT |
| REAR SETBACK | 10 FT | - | 30± FT |
| FRONT LANDSCAPE SETBACK | 15 FT FROM STREET 2 FT FROM SIDE/REAR | - | 20 FT 10 FT |
| MAX. BLDG. HEIGHT (STORIES) | 3 1/2 STORIES OR 40 FT | 2 STORIES 42.5± FT** | 3 1/2 STORIES 42.5± FT** |
| MIN. NET FLOOR AREA | 1-BEDROOM = 550 SF | - | 560± SF |
| MIN. FLOOR AREA (HABITABLE ROOM) | 120 SF | - | 121± SF |
| MAX. SITE COVERAGE (IMPERVIOUS AREA): | 80% | 40.4% | PHASE 1: 38.1% (11,288 SF) PHASE 2: 41.7% (12,339 SF) |
| PARKING LOT LANDSCAPING | | | |
| SCREENING | 2 FT FROM LOT LINE 15 FT FROM STREET | | |
| TREES - PARKING AREA (1/5 PS) | 15 SPACES/5 = 3 TREES | | 3 TREES |
| PARKING TABLE | | | |
| MULTI FAMILY = 1.5 SPACE PER 1-BEDROOM UNIT; 2 SPACES PER 2-BEDROOM UNIT OR GREATER | | | |
| PHASE 1: 1.5 x 7 (1-BEDROOM) = 10.5 SPACES | PHASE 1: 10.5 SPACES | 0 SPACES | 16 SPACES |
| PHASE 2: 1.5 x 2 (1-BEDROOM) = 3 SPACES | PHASE 2: 5 SPACES | | |
| 2 x 1 (2-BEDROOM) = 2 SPACES | | | |
| TOTAL PARKING | 15.5 SPACES | | 16 SPACES |
| ACCESSIBLE PARKING * | 1* SPACE | | 1* SPACE |
| PARKING STALL SIZE | 20'x9' | | |
| DESIGN VEHICLE | | AASHTO XXX | |

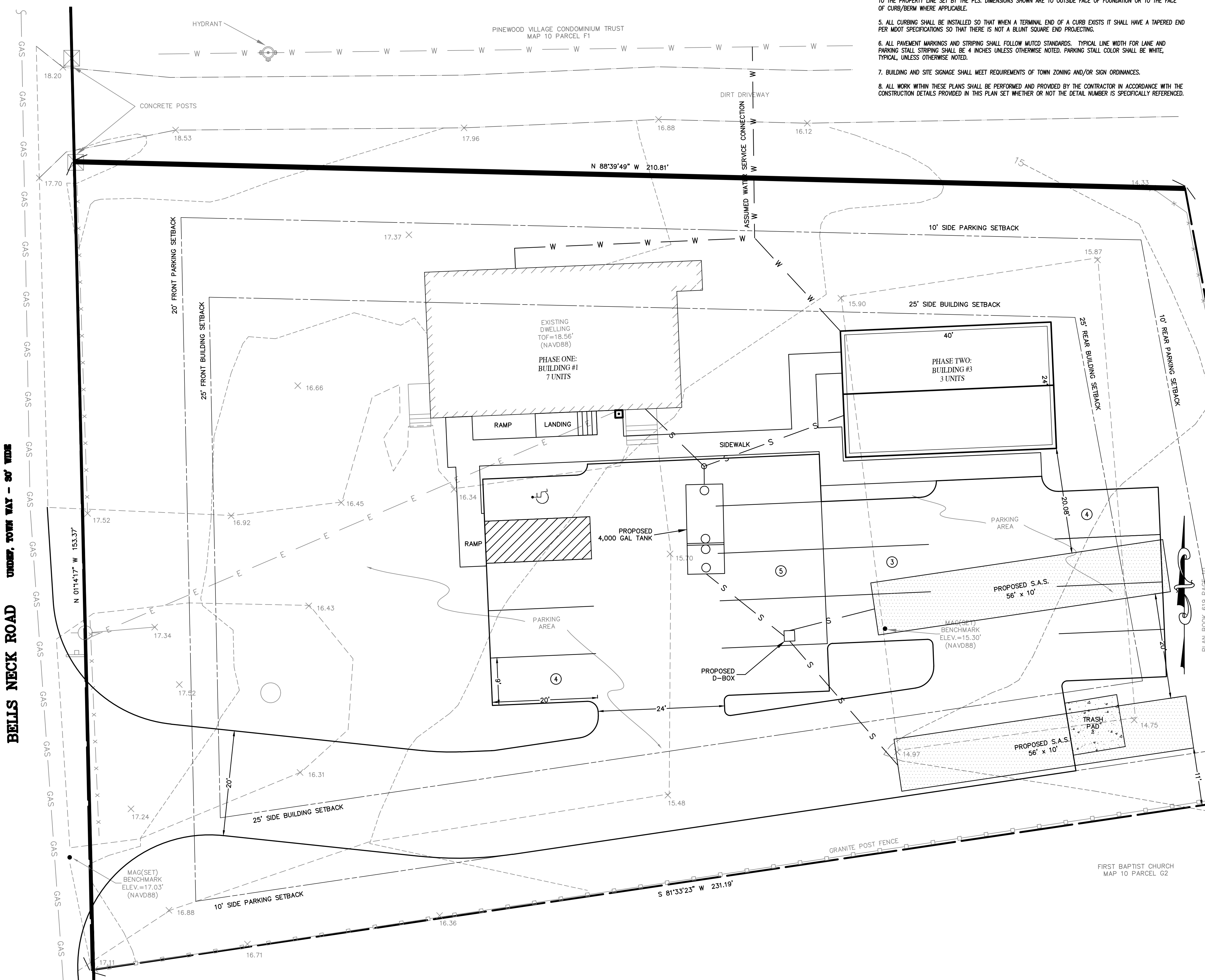
*ACCESSIBLE PARKING SPACES ARE INCLUDED AS PART OF THE TOTAL PARKING REQUIRED/PROVIDED COUNT.
** PRE-EXISTING NON-CONFORMING
*** WAIVER REQUESTED

CONCEPTUAL SEPTIC SYSTEM DESIGN REQUIREMENTS

NITROGEN LOADING LIMITATION : NONE
CARBAGE GRINDER (NOT INCLUDED) : N/A
(1) 7-BEDROOM TOWNHOUSE UNITS
(3) 1-BEDROOM TOWNHOUSE UNITS
TOTAL SITE DEVELOPMENT: 10 UNITS, 11 BEDROOMS
11 BEDROOMS x 110 GPD/BR = 1,210 GPD
TOTAL DESIGN FLOW ON LOT: 1,210 GPD
ASSUME PERC RATE = .53 MIN/INCH (CLASS 1)
LTAR = 0.74 GPD/SF
MIN. LEACHING AREA OF S.A.S. REQUIRED:
1,210 GPD / 0.74 GPD/SF = 1,635 SF, MIN.
PROPOSED SYSTEMS: (2) 56' x 10' SOIL ABSORPTION SYSTEM (S.A.S.)
BA = 56' x 10' x 2 SYSTEMS = 1,120 SF
SA = 2(56' + 10') x 2' x 2 SYSTEMS = 528 SF
TOTAL SF = 1,648 SF > 1,635 SF - OK
SEPTIC TANK SIZING: FIRST COMPARTMENT - 1,210 GALLONS PER DAY x 200% = 2,420 GALLONS
SECOND COMPARTMENT - 1,210 GALLONS PER DAY x 100% = 1,210 GALLONS
TOTAL = 3,630 GALLONS
USE 4,000 GALLON, TWO-COMPARTMENT SEPTIC TANK

UTILITY NOTES:

- WATER - ASSUMED WATER SERVICE CONNECTION WITH HARWICH MUNICIPAL WATER MAIN TO THE NORTH ON ADJACENT LOT
- SEPTIC - ASSUMED NO ADJACENT POTABLE WELLS



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Registered Professional Engineers and Land Surveyors

1597 Falmouth Road Street - Unit 1
Centerville, Massachusetts 02632

Phone - (508) 771-7502
Fax - (508) 771-7622
www.baxter-nye.com

STAMP STAMP

CONSULTANT

CONSULTANT

PREPARED FOR:
John Carey

PROJECT TITLE
**Multifamily Development
5 Bells Neck Road
West Harwich, MA 02671**

DATE DESCRIPTION

SHEET TITLE
**Preliminary
Site Plan**

SHEET NO
C1.0

DATE: NOVEMBER 4, 2022

SCALE IN FEET
1"=10'

DRAWN BY: ZDP CHECKED BY: MWE

JOB NO: 2022-011 FILE: 2022-011.dwg