

RECORD SEPTIC FLOW

- SYSTEM 1: 5 BEDROOMS
40 SEAT RESTAURANT
- SYSTEM 2: 3 BEDROOMS
- SYSTEM 3: 3 BEDROOMS
LAUNDRY
- SYSTEM 4: 11 BEDROOMS
- SYSTEM 5: 8 BEDROOMS

LOCUS INFORMATION

CURRENT OWNER: PELHAM ON EARLE, LLC
C/O JOHN MCCARTHY

TITLE REFERENCE: DEED BOOK 34724, PAGE 281

PLAN REFERENCE: PLAN BOOK 118, PAGE 17

ASSESSORS MAP: 5
PARCEL: P3-9-0

ZONING DISTRICT: R-H-1
SETBACKS: FRONT 25'
SIDE 20'
REAR 20'

MINIMUM LOT SIZE: 40,000 S.F.

EXISTING UPLAND LOT AREA: 107,720± S.F. (2.47± ACRES)

NITROGEN SENSITIVE ZONE: NOT A STATE ZONE II

FEMA FLOOD ZONE DISTRICT: "X" DATED 7-16-2014
PANEL #25001C0611J

MAXIMUM BUILDING COVERAGE: 30%

EXISTING BUILDING COVERAGE: 15,205± S.F. (14.1%)

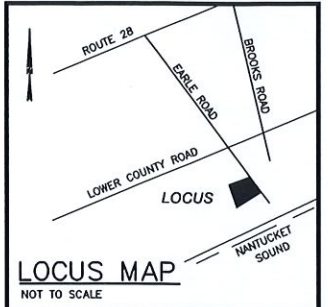
PROPOSED BUILDING COVERAGE: 15,305± S.F. (14.2%)

MAXIMUM LOT COVERAGE: 35%

EXISTING LOT COVERAGE: 40,336± S.F. (37.5%)

PROPOSED LOT COVERAGE: 40,332± S.F. (37.5%)

VERTICAL DATUM: NAVD - 1988



LOCUS MAP
NOT TO SCALE



1/9/23

BRIAN G. YERGATIAN
PROFESSIONAL ENGINEER DATE

**PELHAM ON EARLE
SITE IMPROVEMENTS**

#30 EARLE ROAD
IN
HARWICH
MASSACHUSETTS
(BARNSTABLE COUNTY)

SITE PLAN

JANUARY 9, 2023



Kieran J. Healy
1/9/2023

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
PELHAM ON EARLE OP CO
C/O JOHN MCCARTHY
14 SEA STREET
DENNISPORT, MA 02639

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

© 2023 The BSC Group, Inc.
SCALE: 1" = 20'
FILE: YAR\5065000\C\5064000-SP.dwg
DWG. NO: 9822-01
JOB. NO: 5-0640.00 SHEET 1 OF 1

File Name: \\busbos\yarc\Projects\YAR\5064000\C\Drawings\5064000-SP.dwg - Tab: Site Plan - Plotted On: January 9, 2023 - 2:53 PM by: YERGATIAN, BRIAN Saved on 1/9/2023 2:51 PM by: YERGATIAN

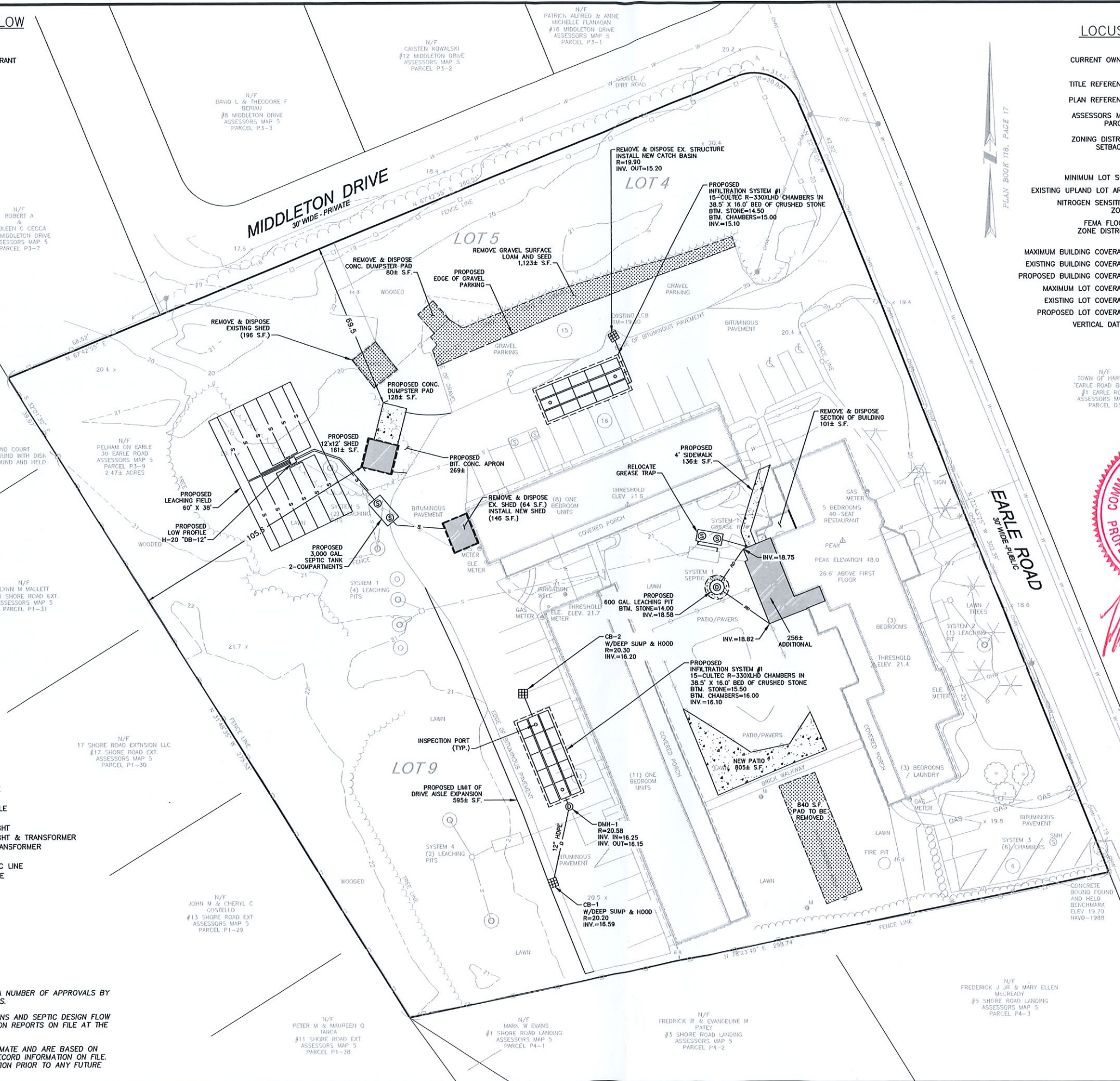
LEGEND

- 50.9 X SPOT ELEVATION
- C.B. CATCH BASIN
- DMH DRAINAGE MANHOLE
- SMH SEWER MANHOLE
- TMH TELEPHONE MANHOLE
- LP LIGHT POLE
- UPL UTILITY POLE / LIGHT
- UPLT UTILITY POLE / LIGHT & TRANSFORMER
- UPT UTILITY POLE / TRANSFORMER
- UP UTILITY POLE
- OHW OVERHEAD ELECTRIC LINE
- EHH ELECTRIC HANDHOLE
- GMET GAS METER
- G GAS LINE
- ev GAS GATE
- WG WATER GATE
- W WATER LINE

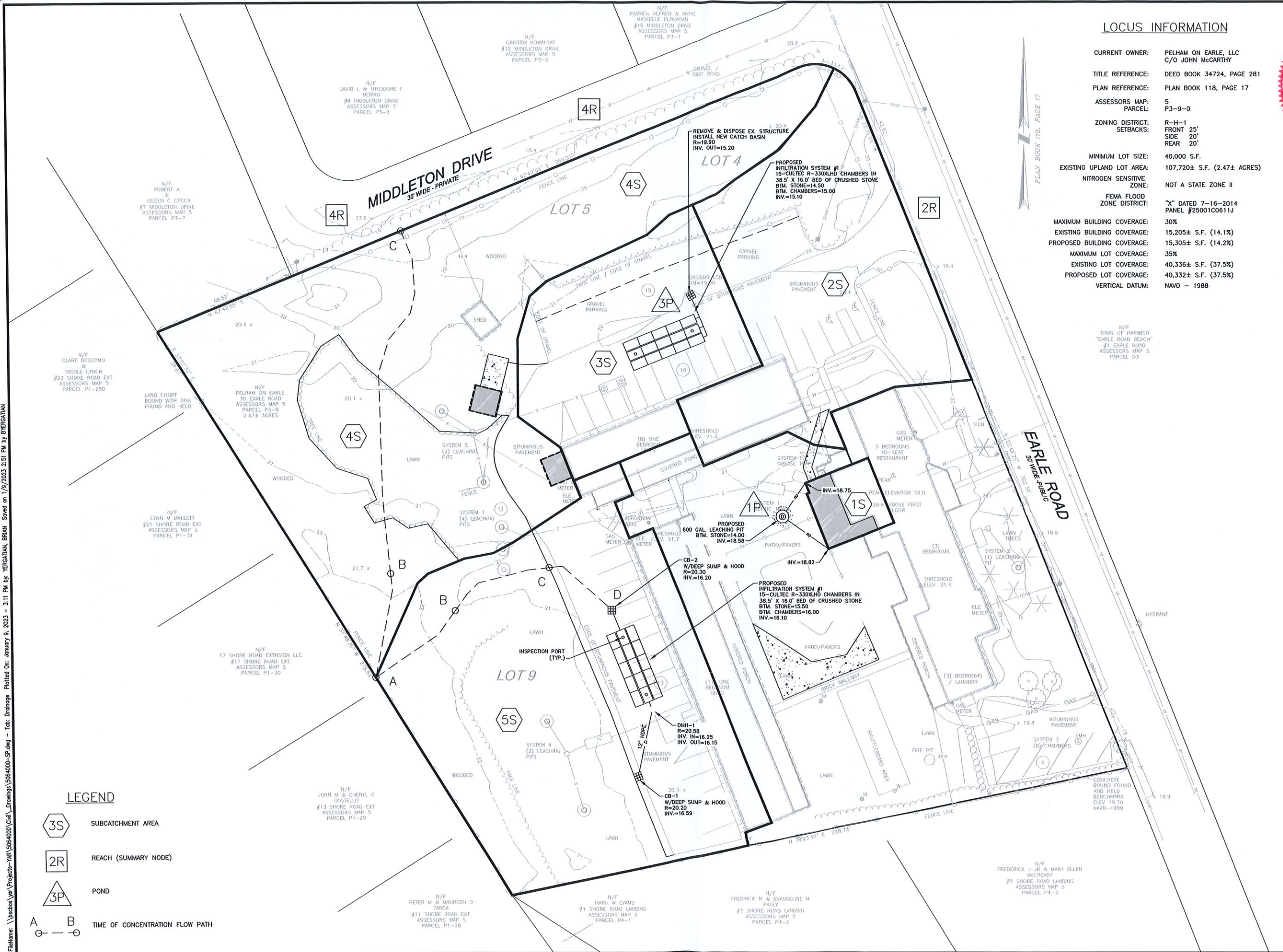
NOTE:
THIS PROPERTY IS SUBJECT TO A NUMBER OF APPROVALS BY THE HARWICH BOARD OF APPEALS.

THE SEPTIC COMPONENT LOCATIONS AND SEPTIC DESIGN FLOW ARE BASED ON SEPTIC INSPECTION REPORTS ON FILE AT THE HARWICH BOARD OF HEALTH.

UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON VISIBLE FIELD LOCATIONS AND RECORD INFORMATION ON FILE. CONTRACTOR TO CONFIRM LOCATION PRIOR TO ANY FUTURE SITE WORK.



File Name: \\bascos\proj\Projects\YAR\5064000\Civil_Drawings\5064000-SP.dwg - Tab: Drainage Plotted On: January 9, 2023 - 3:11 PM by: YERGATIAN, BRIAN Saved on: 1/9/2023 2:51 PM by: YERGATIAN



LOCUS INFORMATION

CURRENT OWNER: PELHAM ON EARLE, LLC
C/O JOHN MCCARTHY

TITLE REFERENCE: DEED BOOK 34724, PAGE 281

PLAN REFERENCE: PLAN BOOK 118, PAGE 17

ASSESSORS MAP: 5
PARCEL: P3-9-0

ZONING DISTRICT: R-H-1
SETBACKS: FRONT 25'
SIDE 20'
REAR 20'

MINIMUM LOT SIZE: 40,000 S.F.

EXISTING UPLAND LOT AREA: 107,720± S.F. (2.47± ACRES)

NITROGEN SENSITIVE ZONE: NOT A STATE ZONE II

FEMA FLOOD ZONE DISTRICT: "X" DATED 7-16-2014
PANEL #25001C0611J

MAXIMUM BUILDING COVERAGE: 30%

EXISTING BUILDING COVERAGE: 15,205± S.F. (14.1%)

PROPOSED BUILDING COVERAGE: 15,305± S.F. (14.2%)

MAXIMUM LOT COVERAGE: 35%

EXISTING LOT COVERAGE: 40,336± S.F. (37.5%)

PROPOSED LOT COVERAGE: 40,332± S.F. (37.5%)

VERTICAL DATUM: NAVD - 1988



1/9/23

BRIAN G. YERGATIAN DATE
PROFESSIONAL ENGINEER

**PELHAM ON EARLE
SITE IMPROVEMENTS**

#30 EARLE ROAD
IN
HARWICH
MASSACHUSETTS
(BARNSTABLE COUNTY)

DRAINAGE PLAN

JANUARY 9, 2023

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
PELHAM ON EARLE OP CO
C/O JOHN MCCARTHY
14 SEA STREET
DENNISPORT, MA 02639

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

© 2023 The BSC Group, Inc.
SCALE: 1" = 20'
0 10 20 40 feet
FILE: YAR\5064000\C\5064000-SP.dwg
DWG. NO: 9822-01 SHEET 1 OF 1
JOB. NO: 5-0640.00

- LEGEND**
- SUBCATCHMENT AREA
 - REACH (SUMMARY NODE)
 - POND
 - TIME OF CONCENTRATION FLOW PATH