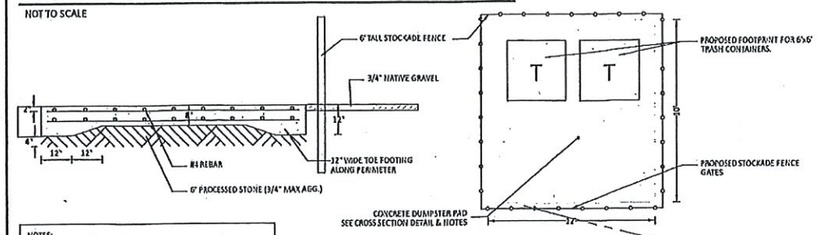
## CONCRETE DUMPSTER PAD PLAN VIEW & CROSS-SECTION:

NOT TO SCALE




NOTES:
- CONTRACTOR SHALL USE 5,000 PSI CONCRETE, 8" THICK.
- CONCRETE PAD SHALL HAVE A 12" THICK, 32" WIDE TOE FOOTING ALONG THE ENTIRE PERIMETER.
- INSTALL TWO BOWS OF #4 REBAR SPACED 32" ON CENTER IN BOTH DIRECTIONS. REBAR SHALL MAINTAIN 2" MINIMUM CLEARANCE FROM TOP AND BOTTOM OF CONCRETE POUR.
- CONCRETE SHALL BE UNDERLAID WITH A MINIMUM OF 6" BASE MATERIAL (3/4" MAX PROCESSED STONE OR APPROVED EQUAL).

## ZONING COMPLIANCE TABLE

ZONING DISTRICT: ZONE R-R

| SUBJECT | EXISTING | REQUIRED | PROPOSED |
|---|---|---|---|
| FRONT SETBACK (FT) | 44.5 | 25 | 34.6 |
| SIDE SETBACK (NORTH) (FT) | N/A | 20 | 25.5 |
| SIDE SETBACK (SOUTH) (FT) | 115.6 | 20 | 44.1 |
| REAR SETBACK (FT) | 65.9 | 20 | 26.0 |
| MIN. FRONT SETBACK PARKING | N/A | 15 | 17.5 |
| MIN. SIDE SETBACK PARKING | N/A | 5 | 8.5 (North) |
| MIN. REAR SETBACK PARKING | N/A | 5 | 32.5 |
| BUILDING COVERAGE | 6.5% | 15% | 17.6% |
| SITE COVERAGE | 25.6% | 25% | 52.8% |
| BUILDING HEIGHT | N/A | 30 | SEE PROJECT NARRATIVE |
| EXTERIOR LANDSCAPING | SEE PROJECT NARRATIVE | | |
| NUMBER OF PARKING SPACES | N/A | SEE PROJECT NARRATIVE | 8 |
| DRIVEWAY WIDTH (FT) | 21.3 | 24 | N/A |

EXISTING SITE COVERAGE: GRAVEL DRIVEWAY = 5,810 SF, BUILDING = 1,854 SF

## ZONING COMPLIANCE TABLE

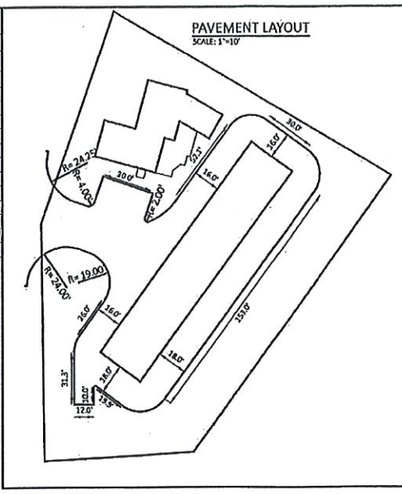
ZONING DISTRICT: I-L ZONE

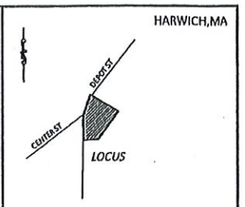
| SUBJECT | EXISTING | REQUIRED | PROPOSED |
|---|---|---|---|
| FRONT SETBACK (FT) | 15.8 | 25 | 15.8 |
| SIDE SETBACK (NORTH) (FT) | 18.4 | 25 | 25.5 |
| SIDE SETBACK (SOUTH) (FT) | N/A | 25 | 133.9 |
| REAR SETBACK (FT) | 102.2 | 50 | 50.5 |
| MIN. FRONT SETBACK PARKING | 10.5 | 15 | 27.1 |
| MIN. SIDE SETBACK PARKING | 10.6 | 5 | 9.1 |
| MIN. REAR SETBACK PARKING | N/A | 5 | 20.5 |
| BUILDING COVERAGE | 30.8% | 40% | 30.8% |
| SITE COVERAGE | 34.6% | 70% | 44.9% |
| BUILDING HEIGHT | SEE PROJECT NARRATIVE | 40 | SEE PROJECT NARRATIVE |
| EXTERIOR LANDSCAPING | SEE PROJECT NARRATIVE | | |
| NUMBER OF PARKING SPACES | 2 | 2 (RESIDENCE) | 1 (OFFICE SPACE) |
| DRIVEWAY WIDTH (FT) | N/A | 24 | 24 |

EXISTING SITE COVERAGE: GRAVEL DRIVEWAY = 267 SF, BUILDING = 2,122 SF

## PAVEMENT LAYOUT

SCALE: 1"=10'




L.C. PLAN #42160b
DEED BOOK 22853 PAGE 311
ASSESSORS' MAP 36 PARCEL B1

## 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
- ST SEPTIC TANK
- DB DISTRIBUTION BOX
- SAS SOIL ABSORPTION SYSTEM
- RESERVED FOR FUTURE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- TOP OF BANK
- UNIT OF WORK
- FENCE
- EDGE OF CLEARING

## SYSTEM DESIGN CALCULATIONS:

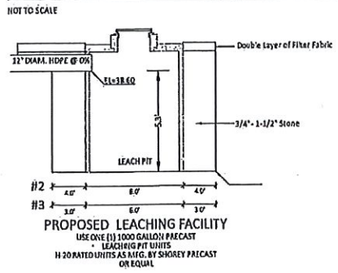
SEWAGE DESIGN FLOW:
PROPOSED 7 BEDROOM DWELLING @ 110 GPD = 770 GPD
PROPOSED 1 EMPLOYEE (OFFICE) @ 20 GPD = 20 GPD
TOTAL FLOW = 790 GPD
INSTALL:
ONE - 2000 GAL ST
ONE - 1000 GAL ST
ONE - 63.5' X 12.83' X 2', Vt = 878 GPD

## ZONING COMPLIANCE TABLE- ENTIRE LOT

| SUBJECT | EXISTING | REQUIRED (RR DISTRICT) | REQUIRED (IL DISTRICT) | PROPOSED |
|---|---|---|---|---|
| LOT AREA (SF) | 34,890 | 20,000 | 20,000 | 34,890 |
| FRONTAGE (FT) | 276 | 150 | 100 | 276 |

## FLOW PROFILE OF DRAINAGE FACILITY #2/#3

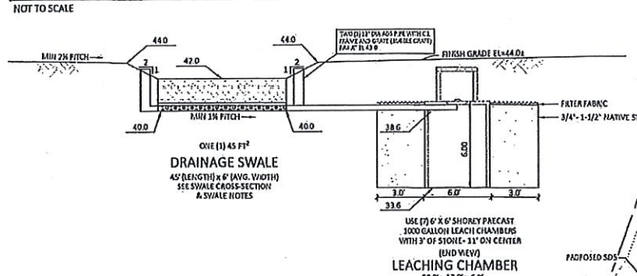
NOT TO SCALE




PROPOSED LEACHING FACILITY
USE ONE (1) 1000 GALLON PRECAST
- LEACHING PIT UNITS
H 20 RATED UNITS AS MFG. BY SHOREY PRECAST OR EQUAL

## DRAINAGE FACILITY #1 PROFILE:

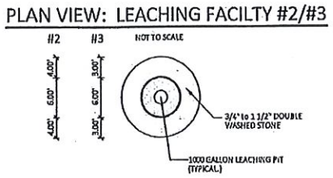
NOT TO SCALE




DRAINAGE SWALE
45' (LENGTH) x 6' (AVG. WIDTH)
SEE SWALE CROSS-SECTION & SWALE NOTES

USE (7) 6' X 6' SHOREY PRECAST 1000 GALLON LEACH CHAMBERS WITH 3' OF STONE - 11' ON CENTER
(END VIEW)
LEACHING CHAMBER
60.0' x 12.0' x 6.0'
H-10

## PLAN VIEW: LEACHING FACILTY #2/#3




## SWALE CROSS-SECTION

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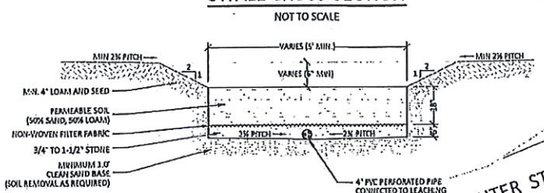
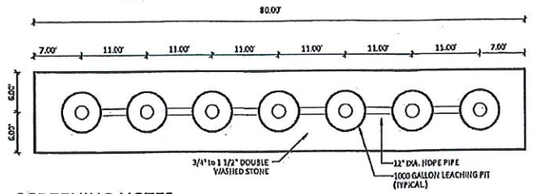
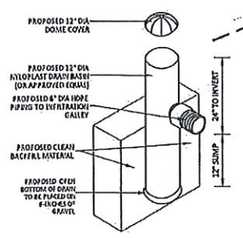



## PLAN VIEW: LEACHING FACILTY #1

NOT TO SCALE




TYPICAL INLET DRAIN TO INFILTRATION GALLEY
NOT TO SCALE

## SCREENING NOTES:

**PROPOSED STORAGE UNIT:**
1) THE ENTIRE PERIMETER SHALL BE DELINEATED WITH A 6 FOOT HIGH CHAIN LINK FENCE, AS SHOWN ON THE PLAN VIEW.
2) ALONG THE FENCE LINE, AS AS SHOWN ON THE PLAN VIEW, A ROW OF EVERGREEN GREEN ARBORVITAES SHALL BE PLANTED.
3) THE ARBORVITAES SHALL BE 3 TO 4 FEET HIGH AND PLANTED AT 5 FEET ON CENTER. APPROXIMATELY 37 PLANTS ARE PROPOSED.

**IRRIGATION:**
4) ALL PLANTINGS SHALL BE IRRIGATED ON A REGULAR BASIS SO AS TO ENSURE SURVIVAL.
5) IRRIGATION SYSTEM SHALL BE SOME SORT OF DRIP SYSTEM SO AS TO CONSERVE WATER.

**TREE REPLACEMENT:**
6) THE OWNER SHALL REPLACE ANY TREE WHICH DOES NOT SURVIVE FOR THE FIRST THREE YEARS AFTER PLANTING.

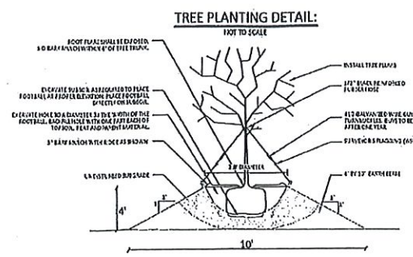
**CHAIN LINK FENCE**
7) THE PROPOSED CHAIN LINK FENCING AROUND THE PROJECT SITE SHALL BE GALVANIZED (AFTER WEAVING-GBW) FENCING.
8) FENCE POLES SHALL BE GALV. TUBING, 2-3/8" DIAMETER AND 0.065" (1.5mm) WALL THICKNESS.
9) FENCE SHALL BE 11-1/2" GAUGE GALV. WITH 2-1/2" MESH

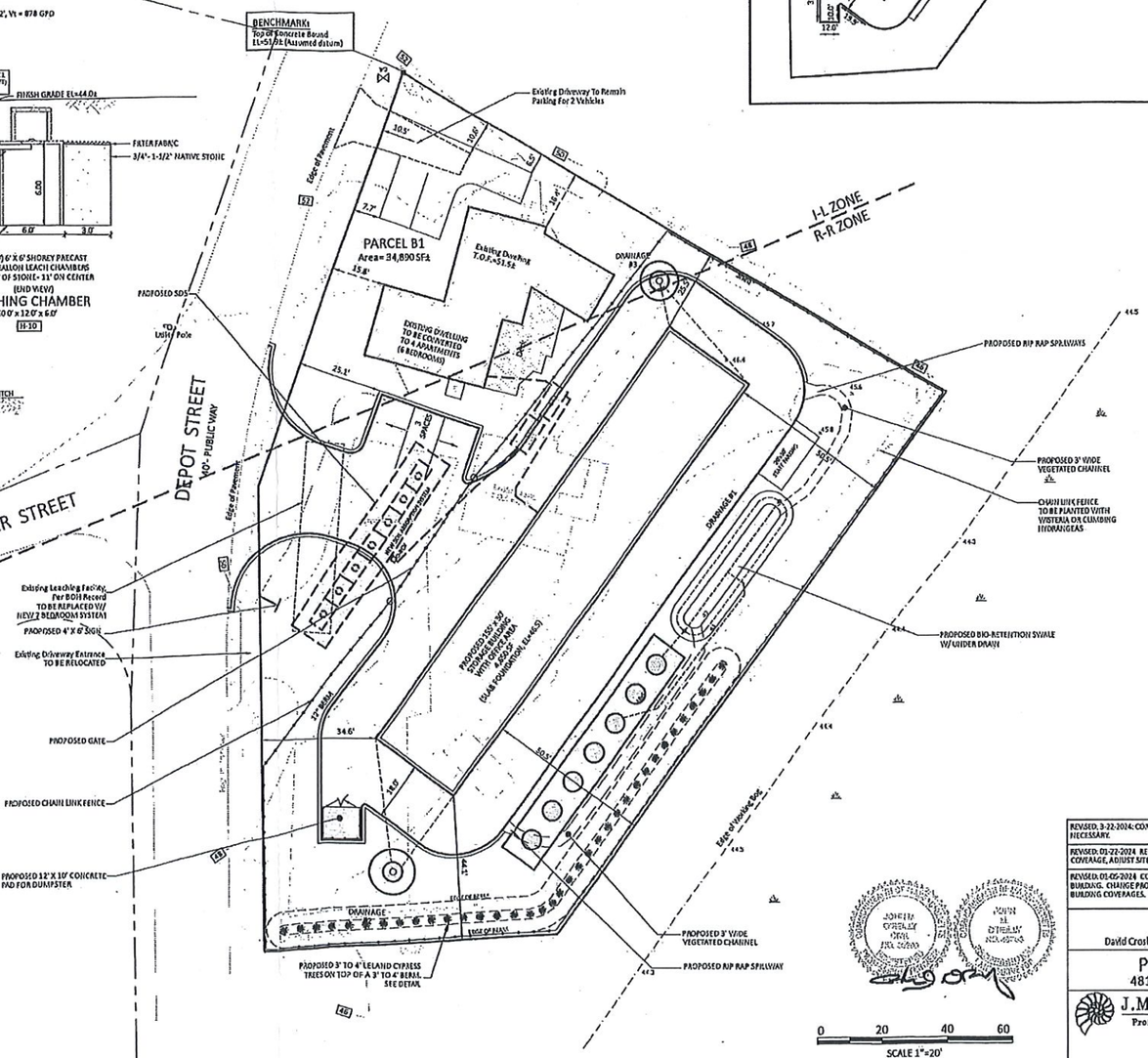
## LIGHTING INFORMATION:

1) PROPOSED WALL MOUNTED "SLIM LED WALLPACKS, 37W.
2) WALLPACKS SHALL BE MOUNTED 8 FEET ABOVE THE FINISH GRADE
3) PROPOSED WALL MOUNTED UNITS ARE CONSISTENT WITH DARK-SKY REQUIREMENTS.

## TREE PLANTING DETAIL:

NOT TO SCALE

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| REVISED, 3-22-2024: CORRECTED THE ZONING LINE AND UPDATED THE ZONING TABLE AS NECESSARY. |
|---|
| REVISED, 01-22-2024: REDUCED THE BUILDING FOOTPRINT TO MEET THE 15% BUILDING COVERAGE, ADJUST SITE COVERAGE AS NECESSARY. |
| REVISED, 01-05-2024: COMBINE STORAGE BUILDINGS INTO ONE. REMOVE 60'X12' STORAGE BUILDING. CHANGE PROPOSED DRIVEWAY SIZE AND SHOW 12" BERM. ADJUST SITE AND BUILDING COVERAGES. ADD RAISED BERM TO SCREENING TREES ALONG THE PROPERTY LINE. |

Rowoliver Nom. Trust
David Crosbie, Trustee, 481 DEPOT STREET, HARWICH, MA

# PROPOSED SITE PLAN
481 DEPOT STREET, HARWICH, MA


J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services
1573 Main Street – Route 6A
P.O. Box 1773
Brewster, MA 02631
(508)896-8601 Office (508)896-8602 Fax


| DATE: | SCALE: | BY: | CHECK: | JOB NUMBER: |
|---|---|---|---|---|
| 10-3-2023 | As Noted | Jmo | JMO | JMO-8601 |

G:\Active\8601\dwg\8601 PROPOSED SITE PLAN REVISED 1-23-24.dwg