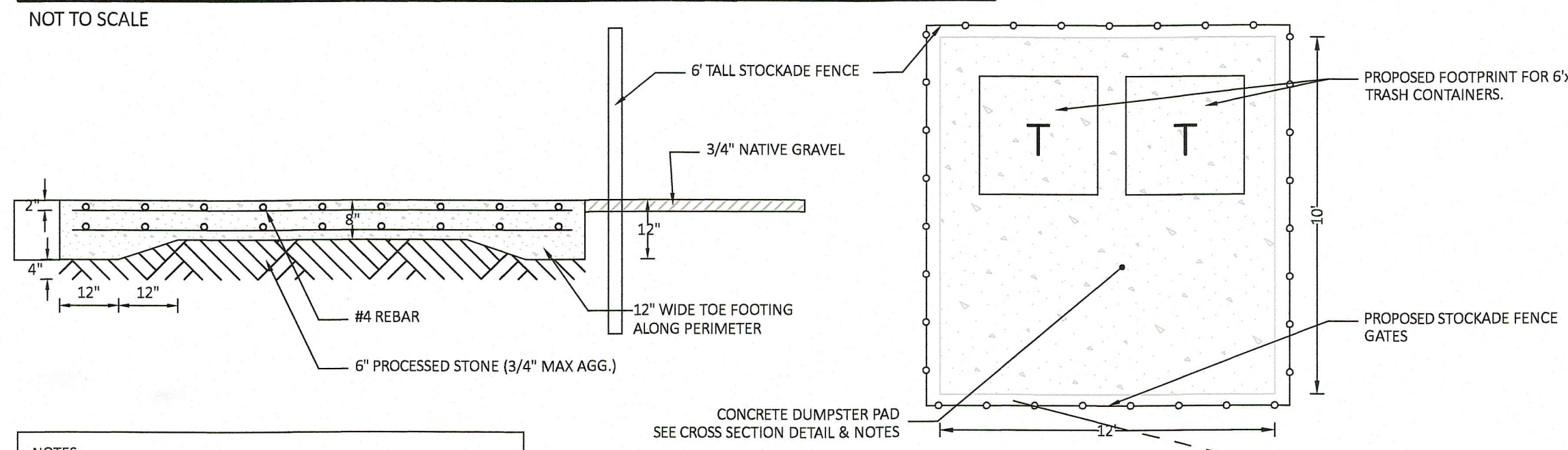
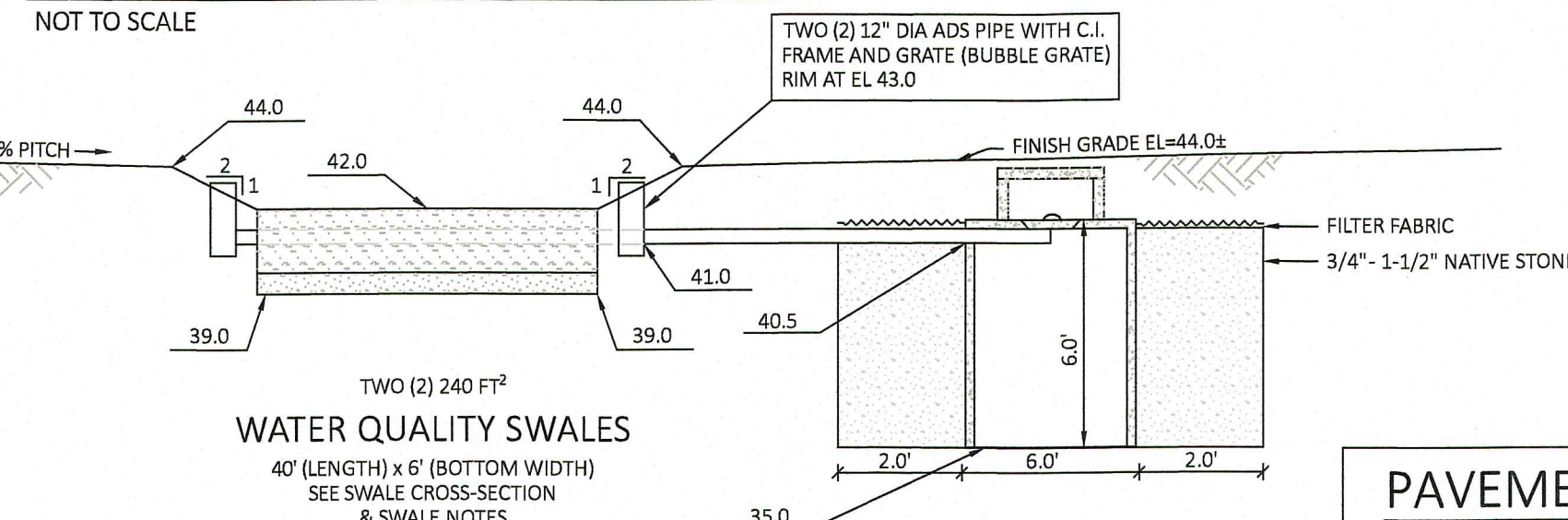


CONCRETE DUMPSTER PAD PLAN VIEW & CROSS-SECTION:

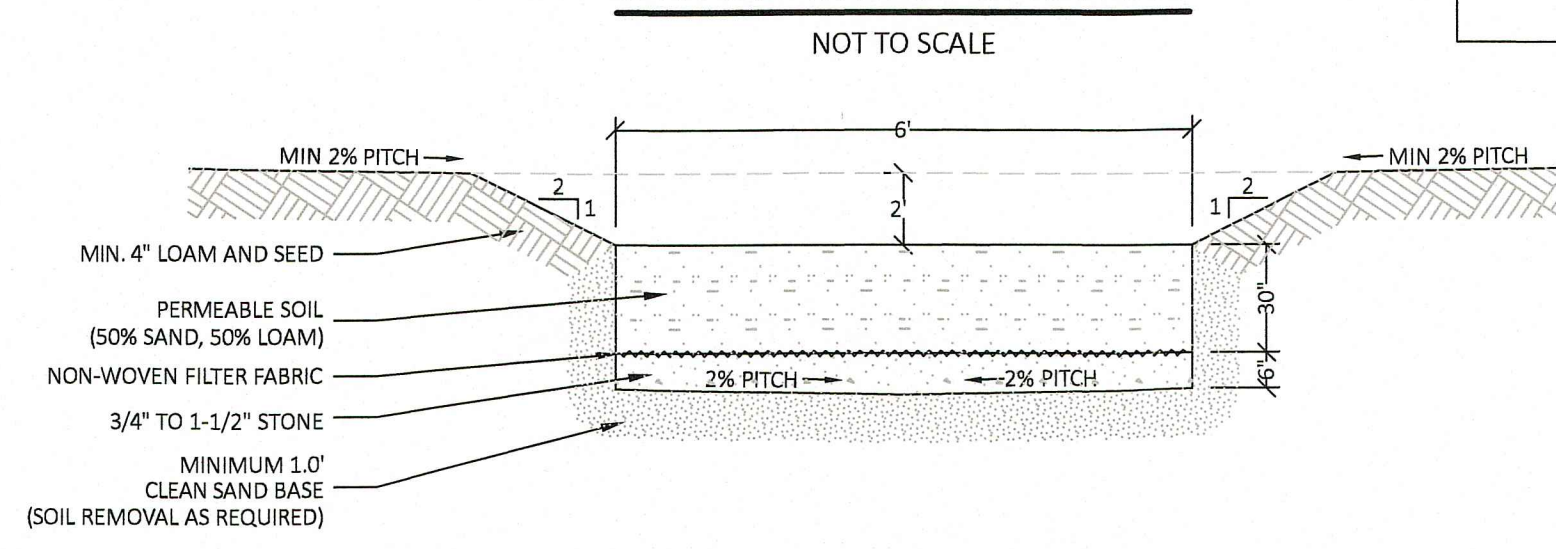


NOTES:
 - CONTRACTOR SHALL USE 5,000 PSI CONCRETE, 8" THICK
 - CONCRETE PAD SHALL HAVE A 12" THICK, 12" WIDE TOE FOOTING ALONG THE ENTIRE PERIMETER
 - INSTALL TWO ROWS OF #4 REBAR SPACED 12" ON-CENTER IN BOTH DIRECTIONS. REBAR SHALL MAINTAIN 2" MINIMUM CLEARANCE FROM TOP AND BOTTOM OF CONCRETE POUR
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

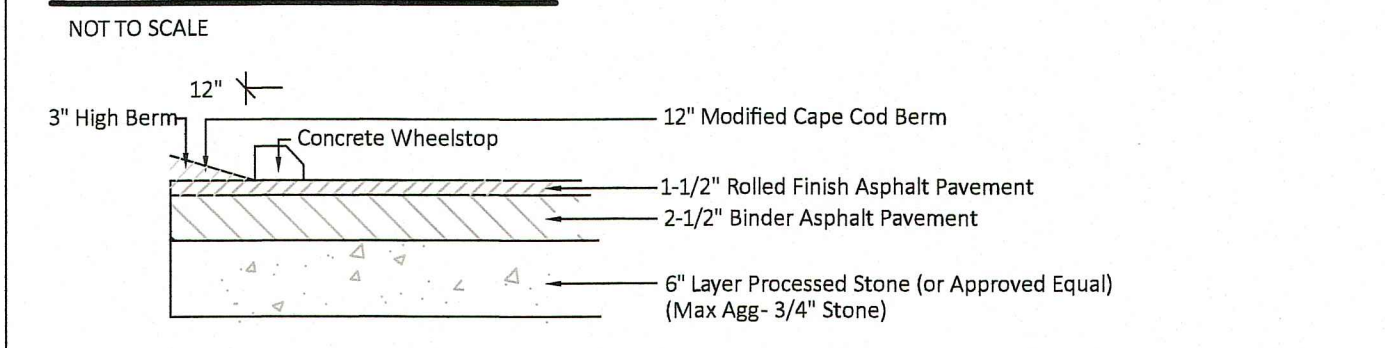
WATER QUALITY SWALE PROFILE:



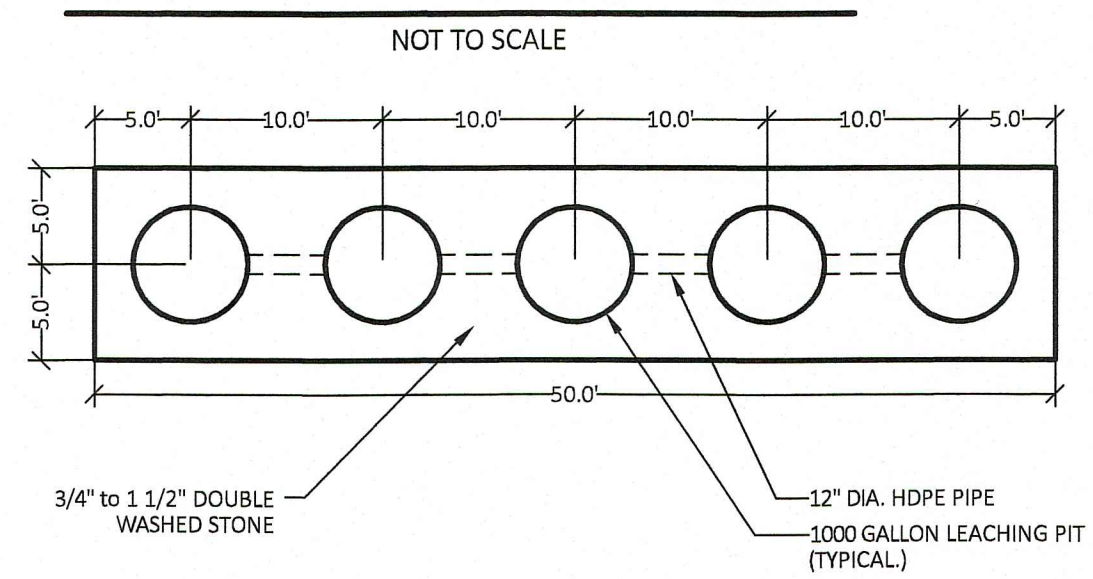
SWALE CROSS-SECTION



PAVEMENT SECTION



PLAN VIEW: LEACHING FACILITY



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 SHOWN ON THE PLAN VIEW, A ROW OF EMERALD GREEN ARBORVITAE SHALL BE PLANTED.
 3) THE ARBORVITAE 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.

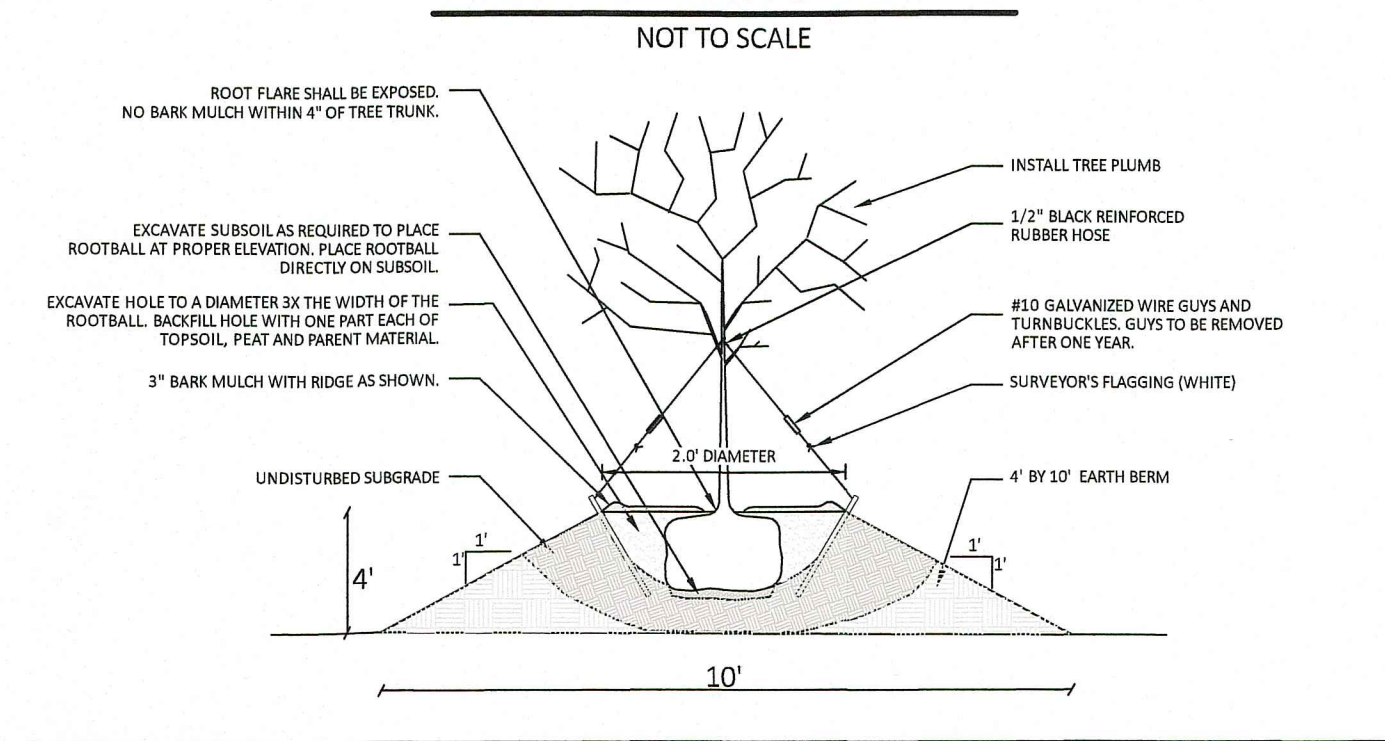
CHAIN LINK FENCE

- 7) THE PROPOSED CHAIN LINK FENCING AROUND THE PROJECT SITE SHALL BE GALVANIZED (AFTER WEAVING-GBW) FENCING.
 8) FENCE POLES SHALL BE GALV. TUBING, 1-3/8" 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:



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
INTERIOR LANDSCAPING	SEE PROJECT NARRATIVE	SEE PROJECT NARRATIVE	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 = 5,310 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	113.9
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
INTERIOR LANDSCAPING	SEE PROJECT NARRATIVE	SEE PROJECT NARRATIVE	SEE PROJECT NARRATIVE
NUMBER OF PARKING SPACES	2	2 (RESIDENCE)	1 (OFFICE SPACES)
DRIVEWAY WIDTH (FT)	N/A	24	24

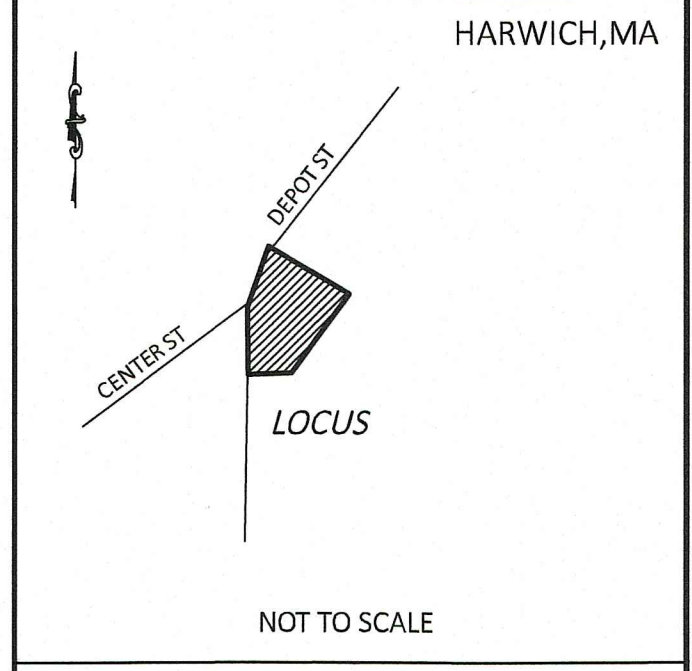
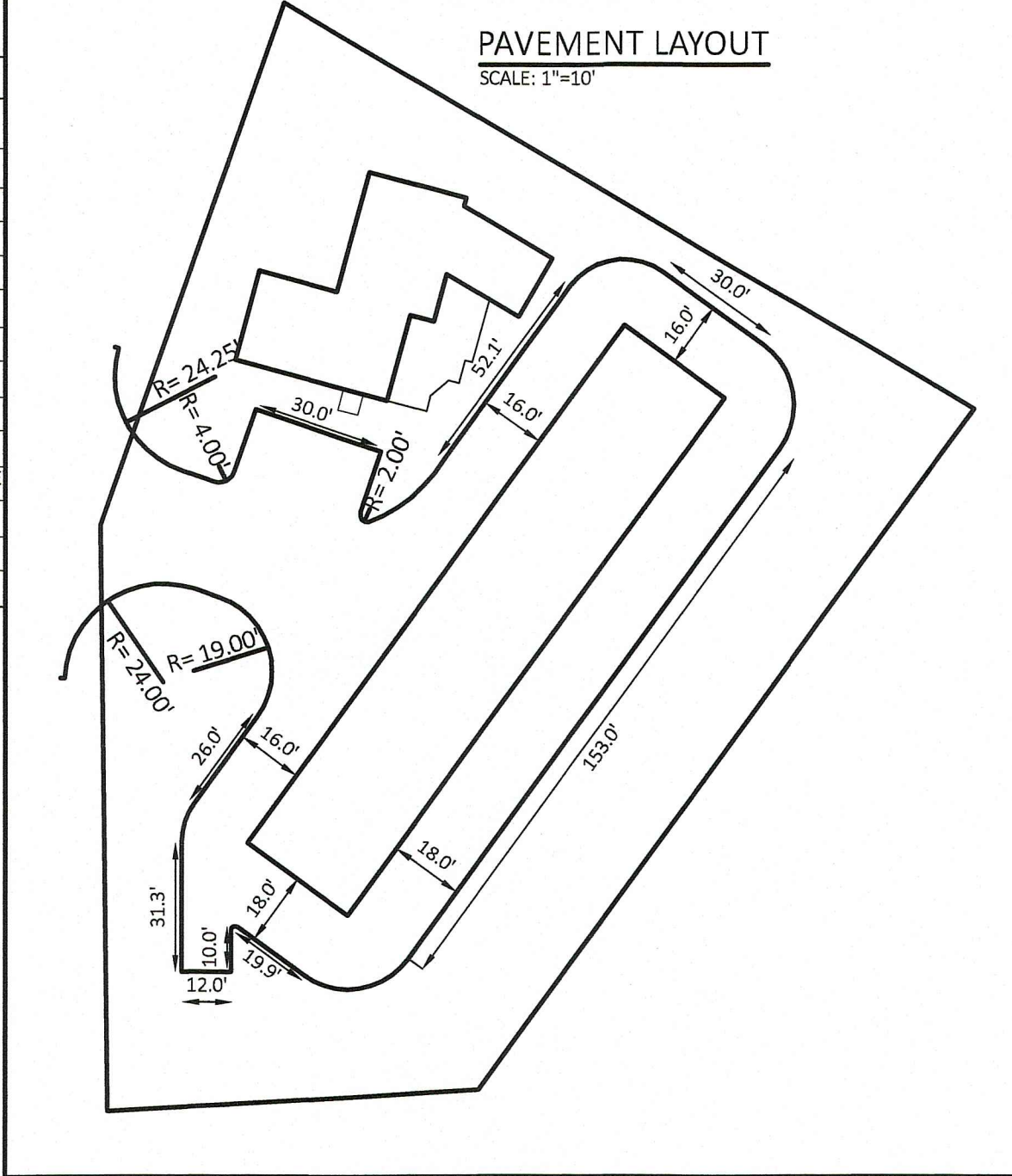
EXISTING SITE COVERAGE: GRAVEL DRIVEWAY = 267 SF, BUILDING = 2,122 SF

ZONING COMPLIANCE TABLE - ENTIRE LOT

SUBJECT	EXISTING	REQUIRED (RR DISTRICT)	REQUIRED (IL DISTRICT)	PROPOSED
LOT AREA (SF)	34,890	40,000	20,000	34,890
FRONTAGE (FT)	276	150	100	276

LAND AREA WITHIN EACH DISTRICT

IL DISTRICT = 6,900 SF±
RR DISTRICT = 27,990 SF±

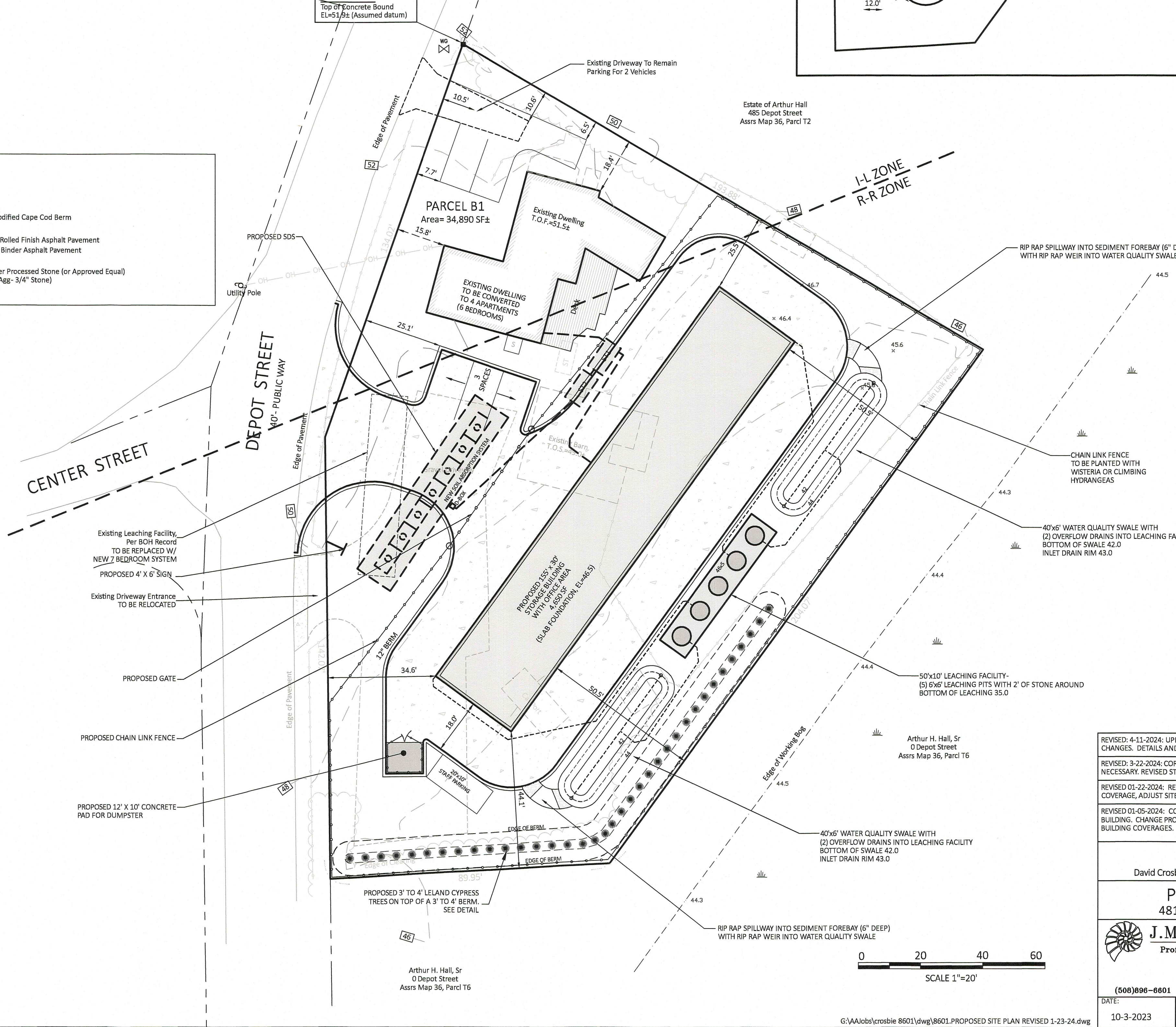


L.C. PLAN DEED BOOK 22853 ASSESSORS' MAP 36 #42160b PAGE 311 PARCEL B1

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

SYSTEM DESIGN CALCULATIONS:

SEWAGE DESIGN FLOW:
 PROPOSED 7 BEDROOM DWELLING @ 110 GPD = 770 GPD
 PROPOSED 1 EMPLOYEE (100% C) @ 20 GPD = 20 GPD
 TOTAL FLOW = 790 GPD
INSTALL:
 ONE - 2000 GAL ST
 ONE - 1000 GAL ST
 ONE - 63.2' X 12.83' X 2', Vt = 878 GPD



JOHN M. O'REILLY
 REGISTERED PROFESSIONAL ENGINEER
 JOHN M. O'REILLY
 REGISTERED PROFESSIONAL LAND SURVEYOR

REVISED: 4-11-2024: UPDATED STORMWATER CONTROLS DUE TO CHANGES TO REQUESTED SITE CHANGES. DETAILS AND NOTES UPDATED AS NECESSARY.
 REVISED: 3-22-2024: CORRECTED THE ZONING LINE AND UPDATED THE ZONING TABLE AS NECESSARY. REVISED STORMWATER SYSTEMS.
 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.

Rowliver 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

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 Brewster, MA 02631 (508)896-8802 Fax

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