

**BASS RIVER**

**RIVERFRONT MITIGATION CALCULATIONS:**

HARDSCAPE	0-100'	100-200'
EXISTING:		
DWELLING/DECKS:	3019 SF	0 SF
DRIVEWAY:	182 SF	1676 SF
WALKS/WALLS:	258 SF	0 SF
PROPOSED:		
DWELLING/DECKS:	4306 SF	630 SF
DRIVEWAY:	1704 SF	1357 SF
WALKS/WALLS:	234 SF	0 SF
NET INCREASE:	2785 SF	311 SF TOTAL = 3096 SF

REQUIRED MITIGATION : 6,192 SF (6,250 SF± PROVIDED)

**LOCAL BUFFER REGULATIONS COASTAL BANK CALCULATIONS:**

HARDSCAPE	0-50'	50-100'
EXISTING:		
DWELLING/DECKS:	1091 SF	1085 SF
DRIVEWAY:	0 SF	1179 SF
WALKS/WALLS:	15 SF	181 SF
PROPOSED:		
DWELLING/DECKS:	436 SF	3432 SF
DRIVEWAY:	935 SF	1860 SF
WALKS/WALLS:	132 SF	26 SF
NET INCREASE:	397 SF	2673 SF

**NOTES**

- DATUM IS MLW (NGVD29 + 0.77)
- MUNICIPAL WATER IS EXISTING
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20
- PIPE JOINTS TO BE MADE WATERTIGHT.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
- COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7333) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
- EXISTING SEPTIC SYSTEM SHALL BE PUMPED AND REMOVED
- DRYWELLS REQUIRED FOR ROOF RUN-OFF (OR DRIP LINES TO STONE TRENCHES)



**LOCUS MAP**

SCALE 1"=2000'  
ASSESSORS MAP 117 PARCEL 24  
LOCUS IS WITHIN FEMA FLOOD ZONE AE EL. 11 AND 12 AS SHOWN ON COMMUNITY PANEL #2500100591J DATED JULY 16, 2014  
ENTIRE SITE IS WITHIN THE RIVERFRONT RESOURCE AREA

**VERTICAL DATUM**

PLAN ON MLW DATUM (NGVD29 + 0.77)

**REFERENCES**

DEED BOOK 24335 PAGE 327  
PLAN BOOK 100 PAGE 151  
PLAN BOOK 144 PAGE 41

**ZONING SUMMARY**

ZONING DISTRICT: R-40  
MIN. LOT SIZE 40,000 S.F.  
MIN. LOT FRONTAGE 50'  
MIN. LOT WIDTH 100'  
MIN. FRONT SETBACK 25'  
MIN. SIDE SETBACK 15'  
MIN. REAR SETBACK 25'  
LOT COVERAGE: 15% MAX. ALLOWED  
10.0% EXISTING  
12.8% PROPOSED  
UPLAND AREA: 23,094± SF  
WETLAND AREA: 18,802± SF  
TTL LOT AREA: 41,896± SF

**MITIGATION PLANTING SCHEDULE**

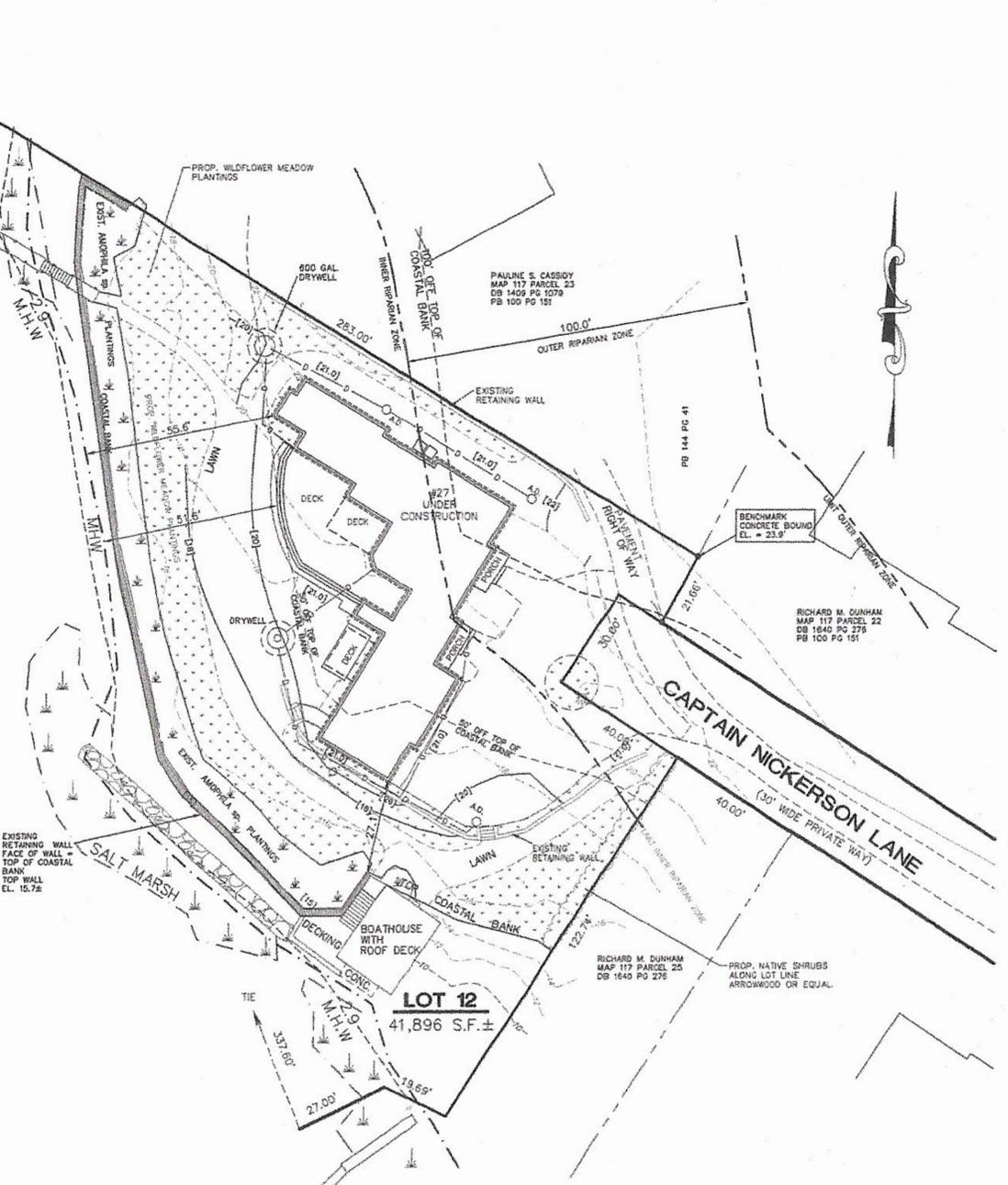
NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL (BRIGATE/MAINTAIN AREA)
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**MEADOW MIX**

New England Wildflower Mix  
NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL  
SPECIES:  
Little Bluestem, (Schizochyrium scoparium), Creeping Red Fescue, (Festuca rubra), Indian Grass, (Sorghastrum nutans), Partridge Pea, (Chamaecrista fasciculata), Canada Wild Rye, (Elymus canadensis), Virginia Wild Rye, (Elymus virginicus), Wild Blue Lupine, (Lupinus perennis), Golden Alexander, (Ciris aurea), On Eye Sunflower, (Helopsis scutellarioides), Black Eyed Susan, (Rusticella hirta), New England Aster, (Aster novae-angliae), Wild Bergamot, (Monarda spicata), Smooth Blue Aster, (Aster laevis), Evening Primrose, (Oenothera biennis), New York Ironweed, (Vernonia noveboracensis), Cross Leaved Goldenrod, (Euthamia graminifolia), Early Goldenrod, (Solidago juncea).  
MOW ONCE ANNUALLY, LATE FALL  
MAINTENANCE SEEDING AS REQ.  
IRRIGATION SYSTEM TO BE MAINTAINED FOR ESTABLISHING MEADOW AND MAINTENANCE DURING DROUGHT PERIODS.

**GENERAL PLANTING NOTES**

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.
- PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
- NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR.
- ALL PLANTING BEDS SHALL RECEIVE 2" OF SHREDDED PINE BARK.



**SITE PLAN**

OF  
**27 CAPTAIN NICKERSON LANE**  
**SOUTH DENNIS, MA**

PREPARED FOR  
**TIMOTHY SULLIVAN**

DATE: FEBRUARY 20, 2019



DANIEL A. OJALA, P.E., P.L.S.  
DATE: 2-20-19