

**LEGEND**

- 99 - EXISTING CONTOUR
- X 99.1 EXIST. SPOT ELEV.
- [99] PROPOSED CONTOUR
- [98.4] PROPOSED SPOT EL.
- TH TEST HOLE
- CONCRETE BOUND UTILITY POLE
- FIRE HYDRANT
- LIGHT POST
- WATER SHUT OFF
- FENCE
- W WATER LINE
- G GAS LINE
- OVERHEAD ELECTRIC
- SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

**TEST HOLE LOGS**

ENGINEER: CRAIG J. FERRARI, SE #13871  
 WITNESS: DAVID COAKLEY  
 DATE: 4/8/2025  
 PERC. RATE = < 2 MIN/INCH  
 CLASS I SOILS

UNSUITABLE SOIL

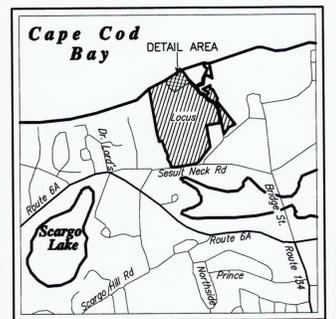
DEPTH	SOIL TYPE	ELEV.
0" - 9"	A LS 10YR 3/2	38' - 36'
9" - 24"	B SL 10YR 6/4	36' - 33.5'
24" - 120"	C1 SIL 10YR 6/6	33.5' - 28'
120" - 180"	C2 M/CS 2.5Y 7/4	28' - 21'

NO GROUNDWATER ENCOUNTERED

\*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM

**NOTES**

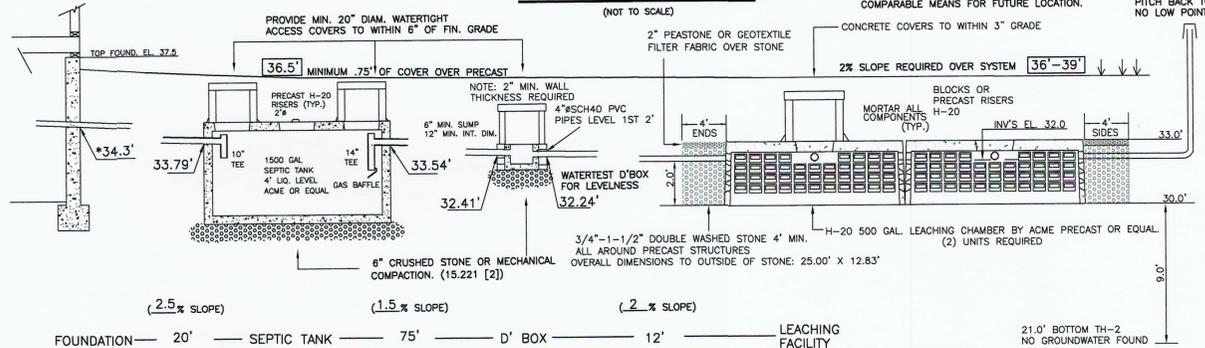
- DATUM IS NAVD 88
- MUNICIPAL WATER IS EXISTING
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-20
- PIPE JOINTS TO BE MADE WATERTIGHT.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5).
- THIS PLAN IS FOR PROPOSED WORK ONLY 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 (1-888-344-7233) 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 LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
- WETLAND FLAGGED BY PAUL SHEA OF INDEPENDANT ENVIRONMENTAL CONSULTANTS ON 8/15/24.
- ROOF DRIP LINES TO BE DIRECTED TO STONE TRENCHES.



**LOCUS MAP**

SCALE 1"=2000'±  
 ASSESSORS MAP 406 PARCEL 2  
 LOCUS IS WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD), ZONE AE (EL. 13) & ZONE VE (EL. 15) AS SHOWN ON COMMUNITY PANEL #25001C0393J DATED 7/16/2014

**SYSTEM PROFILE**



**ZONING SUMMARY**

ZONING DISTRICT: R-60 RESIDENTIAL DISTRICT	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	60,000 S.F.	165,454 SF±	165,454 SF±
MIN. LOT FRONTAGE	50'	100'	100'
MIN. LOT WIDTH	200'	219'	219'
MIN. FRONT SETBACK	75'	61.2'	61.2'
MIN. SIDE SETBACK	30'	53.1'	56.1'
MIN. REAR SETBACK	30'	-	-
MAX. BUILDING COVERAGE	15%	1%	1.3%
NON-CONFORMING FLOOR AREA	-	540 SF	610 SF (13% INC.)
FLOOR AREA RATIO	0.7%	0.7%	1.8%
MAX. BUILDING HEIGHT	35'	12.3'	27.6'

**VARIANCES REQUESTED UNDER TITLE 5 15.21(1):**

-VARIANCE OF 3' REQUESTED FROM REQUIRED NO MORE THAN 36" BELOW FINISH GRADE TO THE TOP OF ALL SOIL ABSORPTION SYSTEM COMPONENTS.

**VARIANCES REQUESTED UNDER DENNIS REG. 9:**

-VARIANCE OF 3' REQUESTED FROM REQUIRED NO MORE THAN 36" BELOW FINISH GRADE TO THE TOP OF ALL SOIL ABSORPTION SYSTEM COMPONENTS.

**VARIANCES REQUESTED UNDER DENNIS REG. 18.B:**

VARIANCE REQUESTED TO ALLOW THE ADDITION/ALTERATION NEW CONSTRUCTION OF HABITABLE SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

**SYSTEM DESIGN:**

GARBAGE DISPOSER IS NOT ALLOWED  
 EXISTING 3 BEDROOM DWELLING  
 PROPOSED 3 BEDROOM DWELLING  
 DESIGN FLOW: 3 BEDROOMS @ 110 GPD = 330 GPD  
 USE A 330 GPD DESIGN FLOW

SEPTIC TANK: 330 GPD (4.5) = 1485  
 USE A 1500 GAL. SEPTIC TANK

LEACHING:  
 SIDES: 2 (25 + 12.83) 2 (.74) = 112 GPD  
 BOTTOM: 25 x 12.83 (.74) = 237 GPD  
 TOTAL: 472 S.F. 349 GPD

USE (2) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL) WITH 4" STONE ALL AROUND

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BOARD OF HEALTH \_\_\_\_\_ MA

**SITE PLAN**

**#71 CROCKERS PATH EAST DENNIS, MA**

PREPARED FOR  
**NORM SCHNEEBERGER**

DATE: APRIL 10, 2025

Scale: 1"=20'  
 0 10 20 30 40 50 FEET

off 508-362-4541  
 fax 508-362-9880  
 downcape.com  
**down cape engineering, inc.**  
 civil engineers  
 land surveyors  
 939 Main Street (Rte 6A)  
 YARMOUTHPORT MA 02675



DATE: 4-10-25  
 DANIEL A. OJALA, P.E., P.L.S.

**THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:**

- INSPECTION OF UNSUITABLE MATERIAL (IF ANY).
- VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
- VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
- INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
- INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
- FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
- FINAL GRADING INSPECTION
- INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

**HARDSCAPE CALCULATIONS:**

HARDSCAPE	0-50'	50-100'
EXISTING:		
DRIVEWAY	1251 SF	1457 SF
HOUSE	0 SF	704 SF
PROPOSED:		
DRIVEWAY	1251 SF	1457 SF
HOUSE	0 SF	766 SF
PATIO/WALK	0 SF	335 SF
INCREASE:	0 SF	397 SF

LOT AREA  
 165,454± S.F.  
 3.80± AC.