



MEMORANDUM

TO: Town of Dennis Planning Board

FROM: Chris Wickson – Civil Engineer

DATE: January 28, 2026

SUBJECT: Jack Delaney Lane Subdivision Construction

The Dennis Engineering Department has reviewed the attached As-Built Plan and Certifications related to the construction of the Jack Delaney Lane Subdivision off Setucket Road:

- Site As-Built Plan, Jack Delaney Lane, Dennis, MA, prepared for Habitat for Humanity of Cape Cod, Inc., dated January 28, 2026, by J.M. O'Reilly & Associates, Inc.
- (7) Inspection Certifications per Section 5A2 of the Subdivision Rules and Regulations prepared by J.M. O'Reilly & Associates, Inc.
- (1) Inspection Certification issued by the Dennis Water District

Please note that the permanent street sign required under Section 5C of the Subdivision Rules and Regulations has not been installed. In August of 2024, the applicant filed a request with the Department of Public Works to prepare and install the permanent sign, however during subsequent discussion between the applicant and town staff, it was determined that the sign installation should be delayed until construction was completed. As of the date of this memorandum, the applicant has notified the Department of Public Works that construction is complete, and to proceed with the sign installation. The Department of Public Works has acknowledged the request, and will prepare and install the sign as soon as schedule and weather permits. At this time, a temporary street sign provided by the applicant is in place, and will remain as an adequate substitute until the permanent sign is installed.

Based on review of the As-Built Plan and Certifications referenced above, as well as routine inspections performed by Engineering Department staff during construction, the Dennis Engineering Department is satisfied that construction has been completed in substantial compliance with the approved Definitive Subdivision Plan dated January 9, 2023 and Construction Plans dated November 16, 2022, as prepared by J.M. O'Reilly and Associates, Inc.

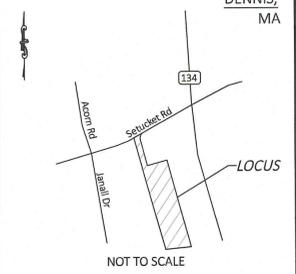
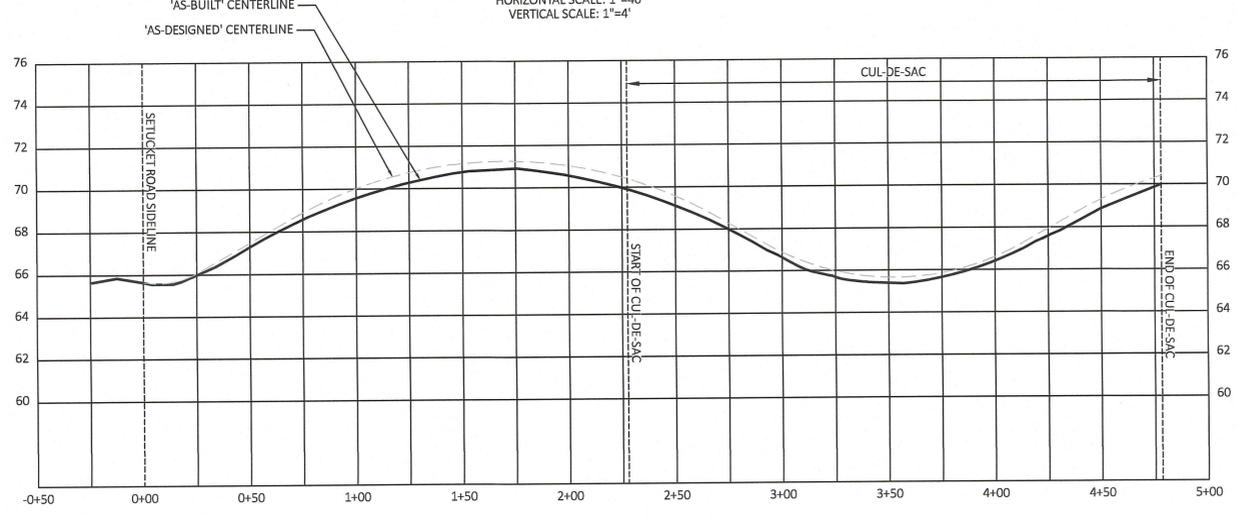
As part of any final review and approval by the Planning Board, the Dennis Building Commissioner and Town Planner should be consulted for any additional comments related to completion of this subdivision.

Respectfully

Chris Wickson
Civil Engineer

ROAD PROFILE

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



PLAN BOOK 699
DEED BOOK 35754
ASSESSORS' MAP 263

PAGE 89
PAGE 265
PARCEL 16

LEGEND

| | |
|-----|------------------------------|
| —W— | WATER SERVICE |
| —E— | UNDERGROUND ELECTRIC SERVICE |
| ST | SEPTIC TANK |
| DB | DISTRIBUTION BOX |
| SAS | SOIL ABSORPTION SYSTEM |
| S | STEP |
| L | LANDING |
| BH | BULKHEAD |
| HP | HEAT PUMP |
| WW | WALKWAY |
| U | UTILITY POLE |
| CB | CATCH BASIN |
| FH | FIRE HYDRANT |
| ■ | CONCRETE BOUND, FOUND |
| —○— | 6' STOCKADE FENCE |
| —○— | WOODEN GUARDRAIL |
| --- | EDGE OF SWALE |

- STORMWATER SYSTEM #1:**
- (2) 4' DIAM. SOLID CATCH BASINS
 - (1) 4' DIAM. SOLID MANHOLE
 - (1) 1500 GALLON OIL & GRIT SEPARATOR TANK
 - (2) 1000 GALLON LEACH PITS, 10' O.C. WITH 2' OF STONE AROUND (10'x20')
 - 12" HDPE PIPE FOR ALL CONNECTIONS

BENCHMARK
STONE BOUND
N: 2726964.22
E: 1022121.84
EL: 72.34
(NAD83 & NAVD88 DATUMS)

- STORMWATER SYSTEM #2:**
- (3) 4' DIAM. SOLID CATCH BASINS
 - (2) 4' DIAM. SOLID MANHOLES
 - (1) 1500 GALLON OIL & GRIT SEPARATOR TANK
 - (3) 1000 GALLON LEACH PITS, 10' O.C. WITH 3' OF STONE AROUND (22'x32')
 - 12" HDPE PIPE FOR ALL CONNECTIONS

ROOF RUNOFF LEACHING FACILITY (TYPICAL):
(2) 4'x4' LEACH CHAMBERS WITH 1' OF STONE AROUND.

EASEMENT LINE FOR ABUTTER SHED
SEE PLAN BOOK 699 PAGE 89 FOR REFERENCE

ABUTTER SHED AND RETAINING WALL
UNDER LICENSE AGREEMENTS
SEE DEED BOOK 37075 PAGES 165 AND 169

I CERTIFY THE STREETS, SIDEWALKS, SEWERS, STORM DRAINS, WATER MAINS, HYDRANTS, VALVES, BOUNDS AND OTHER IMPROVEMENTS SHOWN HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE LINES AND GRADES OF THE APPROVED PLAN OR THE APPROVED REVISED PLAN AND ARE ACCURATELY LOCATED AS SHOWN HEREON.

DATE: 1-28-2022
P.L.S.



Revised 1/28/2026: Added drainage pipe type and size, cert. statement.
Revised 1/16/2026: Added road profile, drainage elevations. Layout adjusted.

Habitat for Humanity of Cape Cod, Inc.
411 Main Street, Suite 6, Yarmouthport, MA 02675

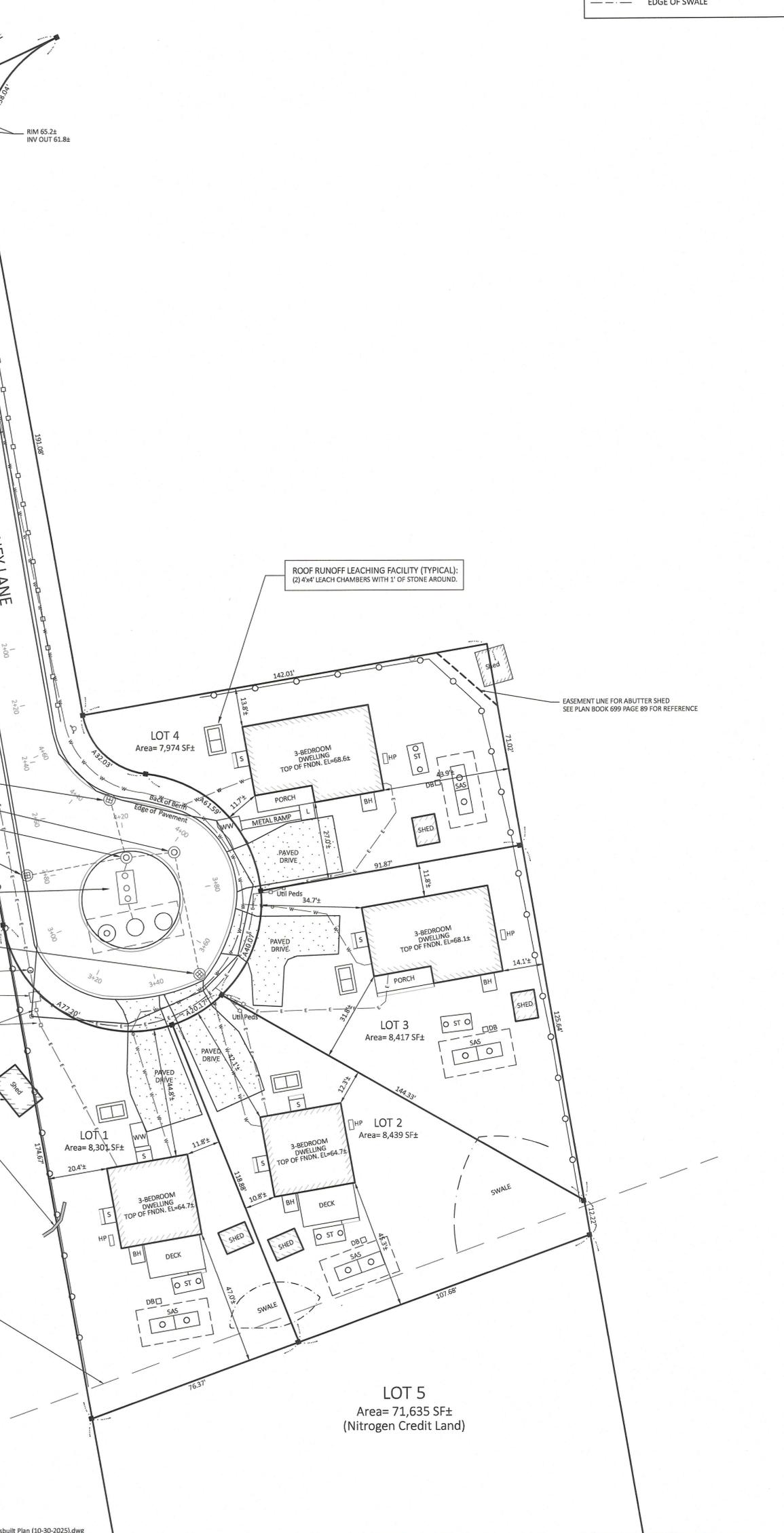
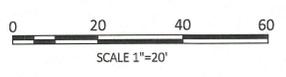
SITE AS-BUILT PLAN
JACK DELANEY LANE, DENNIS, MA

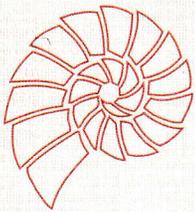
J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1673 Main Street - Route 6A
P.O. Box 1779
Brewster, MA 02631 (508)896-0602 Fax

| | | | | |
|------------|----------|-----|--------|-------------|
| DATE: | SCALE: | BY: | CHECK: | JOB NUMBER: |
| 12/19/2025 | As Noted | RFR | JMO | JMO-9122 |

G:\A\Jobs\Habitat\9122-401 Setucket Rd Dennis\dwg\9122.Site Asbuilt Plan (10-30-2025).dwg





J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

December 20, 2023

Job# 9122

Chris Wickson
Dennis Engineering Department
685 Route 134
Dennis, MA 02660

Re: Certification Letter - 4-Lot Subdivision Development, Phase 1
Jack Delaney Lane, Dennis, MA
Assessor's Map 263, Parcel 16
Habitat for Humanity of Cape Cod, Inc. - Owner

Mr. Wickson,

On behalf of our client, Habitat for Humanity of Cape Cod, Inc., J.M. O'REILLY & ASSOCIATES, INC. has conducted an on-site inspection of Phase 1 construction tasks for the 4-Lot Subdivision development at the above referenced address. (Note: Phase 1 is described in Section 5.A.2.b.1 of the Dennis Subdivision Rules & Regulations).

At the time of our inspection on 12/19/2023:

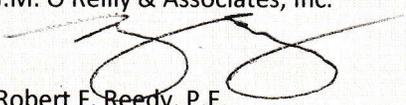
- The subdivision had been cleared and removed of all vegetation and topsoil within the work limit.
- No unsuitable subsoils had been found, which is consistent with the results of recent test holes conducted for each individual lot's septic system and witnessed by the Dennis Health department.
- The limit of work had been installed surrounding the entire project area.

Based on our observations, all Phase 1 construction tasks were completed within substantial compliance with the approved plans dated 11/16/2022, as filed in your office.

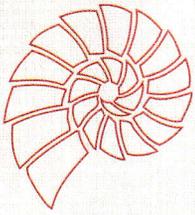
This letter represents J.M. O'REILLY & ASSOCIATES, INC.'s inspection of construction activities as of the above date of inspection. No warranties or guarantees are expressed or implied for the future operation of this system.

Please contact my office directly with any questions, comments or for any additional information you may need.

Very Truly Yours,
J.M. O'Reilly & Associates, Inc.


Robert F. Reedy, P.E.
Civil Engineer

CC: Client; John M. O'Reilly, P.E., P.L.S.



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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January 12, 2024

Job# 9122

Chris Wickson
Dennis Engineering Department
685 Route 134
Dennis, MA 02660

Re: Certification Letter - 4-Lot Subdivision Development, Phase 2
Jack Delaney Lane, Dennis, MA
Assessor's Map 263, Parcel 16
Habitat for Humanity of Cape Cod, Inc. - Owner

Mr. Wickson,

On behalf of our client, Habitat for Humanity of Cape Cod, Inc., J.M. O'REILLY & ASSOCIATES, INC. has conducted an on-site inspection of Phase 2 construction tasks for the 4-Lot Subdivision development at the above referenced address. (Note: Phase 2 is described in Section 5.A.2.b.1 of the Dennis Subdivision Rules & Regulations).

At the time of our inspection on 1/5/2024:

- The subdivision roadway had been cleared of all unsuitable topsoil materials, down to the clean sand layer. No unsuitable subsoils had been found, which is consistent with the results of recent test holes conducted for each individual lot's septic system and witnessed by the Dennis Health department.
- Subbase sand layer was properly compacted and graded prior to dense-graded stone installation, per Town and plan requirements.

Based on our observations, all Phase 2 construction tasks were completed within substantial compliance with the approved plans dated 11/16/2022, as filed in your office.

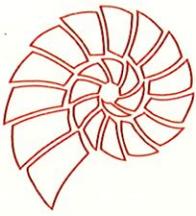
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Very Truly Yours,
J.M. O'Reilly & Associates, Inc.

Robert F. Reedy, P.E.
Civil Engineer

CC: Client; John M. O'Reilly, P.E., P.L.S.



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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November 6, 2025

Job# 9122

Chris Wickson
Dennis Engineering Department
685 Route 134
Dennis, MA 02660

Re: Certification Letter - 4-Lot Subdivision Development, Phase 3
Jack Delaney Lane, Dennis, MA
Assessor's Map 263, Parcel 16
Habitat for Humanity of Cape Cod, Inc. - Owner

Mr. Wickson,

On behalf of our client, Habitat for Humanity of Cape Cod, Inc., J.M. O'REILLY & ASSOCIATES, INC. has conducted an on-site inspection of Phase 3 construction tasks for the 4-Lot Subdivision development at the above referenced address. (Note: Phase 3 is described in Section 5.A.2.b.1 of the Dennis Subdivision Rules & Regulations).

At the time of our inspection on 10/21/2025:

- All stormwater BMP structures, including catch basin frames and grates, had been installed per the specifications of the approved plans.

Based on our observations, all Phase 3 construction tasks were completed within substantial compliance with the approved plans dated 11/16/2022, as filed in your office.

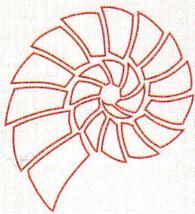
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Please contact my office directly with any questions, comments or for any additional information you may need.

Very Truly Yours,
J.M. O'Reilly & Associates, Inc.

Robert F. Reedy, P.E.
Civil Engineer

CC: Client; John M. O'Reilly, P.E., P.L.S.



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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January 18, 2024

Job# 9122

Chris Wickson
Dennis Engineering Department
685 Route 134
Dennis, MA 02660

Re: Certification Letter - 4-Lot Subdivision Development, Phase 4
Jack Delaney Lane, Dennis, MA
Assessor's Map 263, Parcel 16
Habitat for Humanity of Cape Cod, Inc. - Owner

Mr. Wickson,

On behalf of our client, Habitat for Humanity of Cape Cod, Inc., J.M. O'REILLY & ASSOCIATES, INC. has conducted an on-site inspection of Phase 4 construction tasks for the 4-Lot Subdivision development at the above referenced address. (Note: Phase 4 is described in Section 5.A.2.b.1 of the Dennis Subdivision Rules & Regulations).

At the time of our inspection on 1/5/2024:

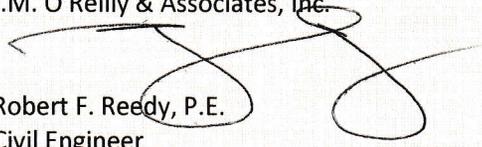
- The initial dense-graded crushed stone base layer was installed per the approved plans. Note: final dense-graded layer to be installed and compacted immediately prior to paving.
- Dense-graded stone layer was properly compacted and graded per Town and plan requirements.

Based on our observations, all Phase 4 construction tasks were completed within substantial compliance with the approved plans dated 11/16/2022, as filed in your office.

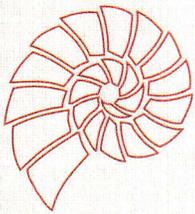
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Please contact my office directly with any questions, comments or for any additional information you may need.

Very Truly Yours,
J.M. O'Reilly & Associates, Inc.


Robert F. Reedy, P.E.
Civil Engineer

CC: Client; John M. O'Reilly, P.E., P.L.S.



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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February 8, 2024

Job# 9122

Chris Wickson
Dennis Engineering Department
685 Route 134
Dennis, MA 02660

Re: Certification Letter - 4-Lot Subdivision Development, Phase 5
Jack Delaney Lane, Dennis, MA
Assessor's Map 263, Parcel 16
Habitat for Humanity of Cape Cod, Inc. - Owner

Mr. Wickson,

On behalf of our client, Habitat for Humanity of Cape Cod, Inc., J.M. O'REILLY & ASSOCIATES, INC. has conducted an on-site inspection of Phase 5 construction tasks for the 4-Lot Subdivision development at the above referenced address. (Note: Phase 5 is described in Section 5.A.2.b.1 of the Dennis Subdivision Rules & Regulations).

At the time of our inspection on 2/8/2024:

- The final dense-graded crushed stone base layer was installed per the approved plans.
- Dense-graded stone layer was properly compacted and graded per Town and plan requirements.

Based on our observations, all Phase 5 construction tasks were completed within substantial compliance with the approved plans dated 11/16/2022, as filed in your office.

This letter represents J.M. O'REILLY & ASSOCIATES, INC.'s inspection of construction activities as of the above date of inspection. No warranties or guarantees are expressed or implied for the future operation of this system.

Please contact my office directly with any questions, comments or for any additional information you may need.

Very Truly Yours,
J.M. O'Reilly & Associates, Inc.

Robert F. Reedy, P.E.
Civil Engineer

CC: Client; John M. O'Reilly, P.E., P.L.S.



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

November 6, 2025

Job# 9122

Chris Wickson
Dennis Engineering Department
685 Route 134
Dennis, MA 02660

Re: Certification Letter - 4-Lot Subdivision Development, Phase 6
Jack Delaney Lane, Dennis, MA
Assessor's Map 263, Parcel 16
Habitat for Humanity of Cape Cod, Inc. - Owner

Mr. Wickson,

On behalf of our client, Habitat for Humanity of Cape Cod, Inc., J.M. O'REILLY & ASSOCIATES, INC. has conducted an on-site inspection of Phase 6 construction tasks for the 4-Lot Subdivision development at the above referenced address. (Note: Phase 6 is described in Section 5.A.2.b.1 of the Dennis Subdivision Rules & Regulations).

At the time of our inspection on 10/21/2025:

- All bituminous concrete pavement and berms had been installed per the specifications of the approved plans.

Based on our observations, all Phase 6 construction tasks were completed within substantial compliance with the approved plans dated 11/16/2022, as filed in your office.

This letter represents J.M. O'REILLY & ASSOCIATES, INC.'s inspection of construction activities as of the above date of inspection. No warranties or guarantees are expressed or implied for the future operation of this system.

Please contact my office directly with any questions, comments or for any additional information you may need.

Very Truly Yours,
J.M. O'Reilly & Associates, Inc.

Robert F. Reedy, P.E.
Civil Engineer

CC: Client; John M. O'Reilly, P.E., P.L.S.



J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

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December 19, 2025

Job# 9122

Chris Wickson
Dennis Engineering Department
685 Route 134
Dennis, MA 02660

Re: Certification Letter - 4-Lot Subdivision Development, Phase 7
Jack Delaney Lane, Dennis, MA
Assessor's Map 263, Parcel 16
Habitat for Humanity of Cape Cod, Inc. - Owner

Mr. Wickson,

On behalf of our client, Habitat for Humanity of Cape Cod, Inc., J.M. O'REILLY & ASSOCIATES, INC. has conducted an on-site inspection of Phase 7 construction tasks for the 4-Lot Subdivision development at the above referenced address. (Note: Phase 7 is described in Section 5.A.2.b.1 of the Dennis Subdivision Rules & Regulations).

At the time of our inspection on 12/18/2025:

- All required on-site work had been completed per the specifications of the approved plans, including the installation of all required concrete monumentation.

Based on our observations, all Phase 7 construction tasks were completed within substantial compliance with the approved plans dated 11/16/2022, as filed in your office.

This letter represents J.M. O'REILLY & ASSOCIATES, INC.'s inspection of construction activities as of the above date of inspection. No warranties or guarantees are expressed or implied for the future operation of this system.

Please contact my office directly with any questions, comments or for any additional information you may need.

Very Truly Yours,
J.M. O'Reilly & Associates, Inc.

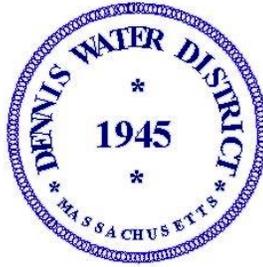
Robert F. Reedy, P.E.
Civil Engineer

CC: Client; John M. O'Reilly, P.E., P.L.S.

WATER COMMISSIONERS

*Robert M Perry, Chairman
Paul R. McCormick, Sr., Vice Chair
Joe Walker*

508-398-3351 Fax: 508-398-6799



www.denniswater.org

Sheryl A McMahon
Clerk & Treasurer

David Larkowski
Superintendent

James Ritchie
Assistant Superintendent

January 14, 2026

Noreen Browne
Habitat for Humanity of Cape Cod
411 Main St, Suite 6
Yarmouth Port, MA 02675

RE: Completion of Jack Delaney Lane Subdivision

Dear Noreen:

Please share this letter from the Dennis Water District with respect to satisfactory completion of the subdivision requirements. The Dennis Water District is satisfied with all the requirements necessary for the successful completion of the Jack Delaney Lane project. This letter shall serve as the District's sign off on the project. All requirements have been met.

Sincerely,

David Larkowski
Superintendent