

APPLICATION SUBMITTED BY:

Name of Organization: Douglas Miller

Address: [REDACTED]

Phone Number: [REDACTED]

Email: [REDACTED]

Chief Executive Officer: Douglas Miller

Signature: *Doug Miller* dotloop verified
09/27/20 11:19 AM EDT
WHP-IS1C-DQ5N-D45Q

Name: (if more than one) _____

Signature: _____

To: Dennis Community Preservation Committee

From: Douglas Miller

Date: September 27, 2020

Douglas Miller's Application for Dennis Community Preservation Funds related to the construction of two affordable housing units in Dennis Port

Synopsis

1. **Project Title** – Residences of Upper County
2. **Organization Name** – Douglas Miller (or Upper County Residences LLC)
3. **Amount Requested from CPA Funds** – \$80,000 for the building of two affordable housing units
4. **Purpose** – Two affordable housing rental unit
5. **Project Site** – 232 Upper County Road Dennis Port, MA 02639 (see Exhibit 1 for a map)
6. **Synopsis of Project** –
 - a. Residences of Upper County are designed to add eight additional year-round rental properties to Dennis Port. Two of the eight rental properties will be affordable housing. The plan is to build four duplexes with each unit having a little over eight hundred square feet, two floors, two bedrooms, two bathrooms and a private outdoor patio.

Applicant Information

7. **Project Title** – Residences of Upper County
8. **Organization Name** – Douglas Miller (or Upper County Residences LLC)
9. **Address** - [REDACTED], Phone [REDACTED], Email – [REDACTED]
10. **Federal TIN** – Douglas Miller [REDACTED] Property to be held by Upper County Residences LLC with an [REDACTED]
11. **Primary and Secondary Contact Person** Douglas Miller [REDACTED] Ela Miller [REDACTED]
12. **Primary and Second Contact Person who can approve and receive the funds** Douglas Miller [REDACTED] [REDACTED] and Ela Miller [REDACTED]

Applicant Background Information

13. **Brief Applicant History** – Douglas Miller and his wife Ela Miller are avid fans of Cape Cod and have vacationed on the Cape since they were kids (both grew up in New England). They believe strongly in the future of the Cape and want to invest in Dennis Port. Doug is a partner at [REDACTED] in their International Tax and Transaction Advisory group with a focus on Mergers and Acquisitions. Doug has a passion for real estate and has invested in several residential rental properties in Boston and Dennis Port. Ela is a [REDACTED] and serves in the [REDACTED].
14. **Names of governing board, trustees or directors** – Not Applicable NA
15. **Summary of Comparable Projects** –
 - a. In 2019, Douglas purchased a single-family home at 72 Glendon Road, Dennis Port, MA 02639 and completed renovations to improve the property. The property is currently rented to a year-long tenant.

- b. In 2017, Douglas purchased with his brother-in-law 183 and 187 Captain Chase Road, Dennis Port, MA 02639. The property underwent renovations to improve it significantly. The property is now rented to long-term and short-term tenants and does business as Near Beach Rentals.

Project Information

16. **Project Concept** - To build 4 duplexes / 8 units and 2 of the units would be affordable housing. The units would all be for long term rent.
17. **Project Goals / Objectives** – To build 4 duplexes / 8 units and 2 of the units would be affordable housing. The units would all be for long term rent.
18. **Describe any legal issues** – Not Applicable NA
19. **Describe how this project accomplishes the goals of the CPA** – The project will allow two more affordable housing units in the town of Dennis.
20. **Describe how this project is relevant to current and future needs of the Dennis** – Adding eight total rental units and two of which are affordable housing will help increase the amount of available housing in Dennis. This will help grow the town and become and/or stay in compliance with minimum affordable housing regulations.
21. **Describe how this project relates to Dennis Local Comprehensive Plan** – See above

Project Implementation and Budget

22. **Total CPA Funding Request** – 80,000
23. **A financial plan which must include a line item project budget** – see attached Exhibit 2 for financial budget
24. **Evidence of interest from potential lenders** - Cape Cod Five is planning to provide lending support. Attached is evidence for a portion of the loan to purchase the land (see attached Exhibit 3).
25. **List of funding source(s)** – Douglas and Ela Miller (25%) and Cape Cod Five (75%).
26. **For community housing projects, a “sources and uses of funds” exhibit.** The sources are from Douglas and Ela Miller and Cape Cod Five. The uses are included the attached budget. 25% of the estimated \$1,644,800 costs relate to the affordable housing units (i.e., \$411,200).

Support Documents

27. **Letters of support from community organizations or other such sources** – None requested or received to date.
28. **References** – Joshua Mason
29. **Other relevant materials specific to the Project** – Not Applicable NA
30. **Copy of the most recent US Income Tax Form 990, where appropriate** – Not Applicable NA
31. **Certificate of Collusion** – see attached (Exhibit 4)

Plan Book 652 Page 11

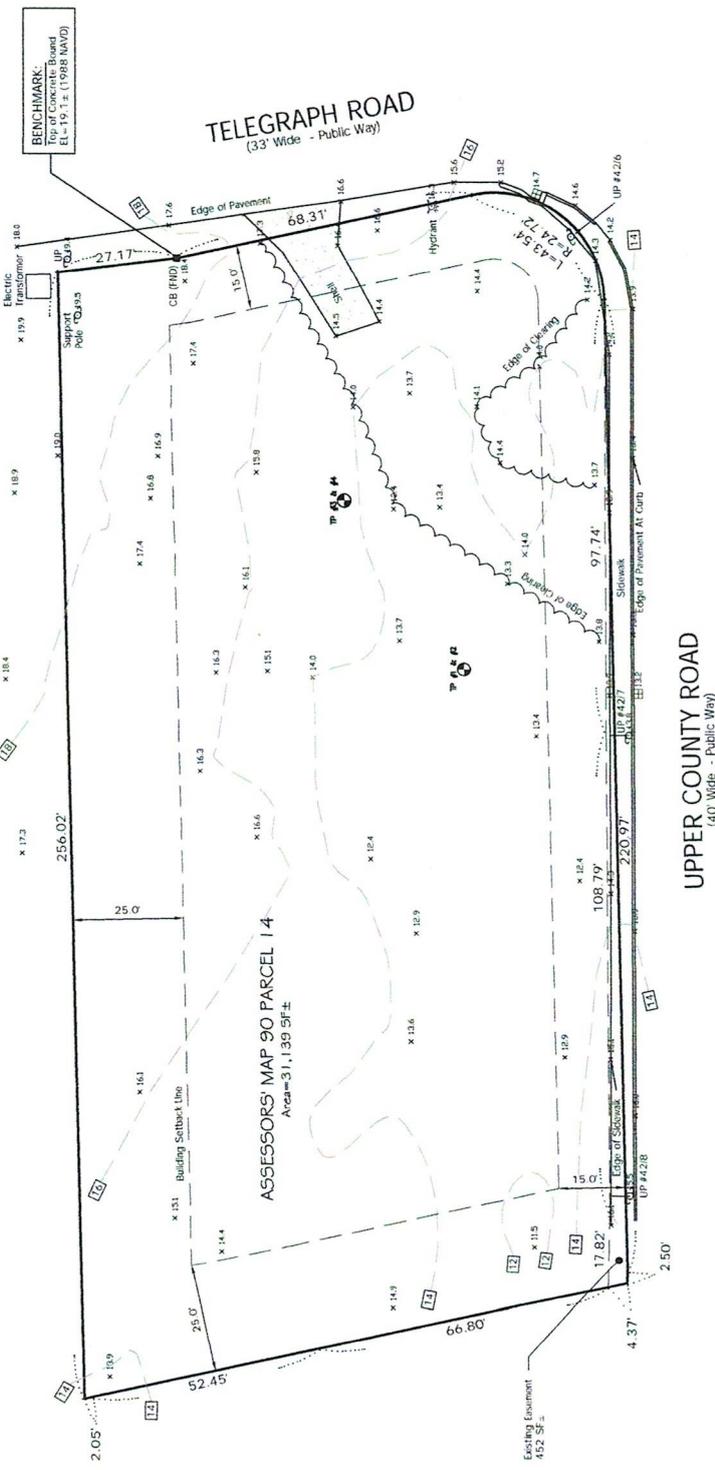


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ASSESSOR'S MAP 90
PARCEL 14

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

****PORTION OF LOT IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FLOOD MAP'S PANEL 250001C0592I & 250001C0611I.**



HIGH GROUNDWATER LEVEL CALCULATIONS:

Depth to Water Table (7-21-15):	EL=4.2±
Appropriate Index Well:	ISW-89
Current Depth to Water:	4.1±
Water Level Adjustment:	0.1±
Estimated Depth to High Water:	1.5'
	EL=5.7

CURRENT DEPTH TO GROUNDWATER PER USGS WEBSITE DATA FOR ISW-89

ZONING TABLE:

ZONE:	DENNISPORT VILLAGE CENTER AREA B
MINIMUM AREA:	40,000 SF
MINIMUM WIDTH:	100 FEET
REAR YARD SETBACK:	15 FEET
REAR YARD SETBACK:	15 FEET
TOTAL SITE COVERAGE, % OF LOT:	25%
MAXIMUM BUILDING HEIGHT:	35 FEET OR 2 STOREYS
*INFO FROM DENNIS ZONING BY LAW SECTION 8 (DPVC-DENNISPORT VILLAGE CENTER ZONE INFO TO BE CONFIRMED WITH DENNIS ZONING AGENT).	

PLAN
SCALE 1"=20'



EXISTING CONDITIONS PLAN
232 Upper County Road, Dennis Port, Ma

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

1975 Main Street - Route 6A
Dennis Port, MA 02631 (609) 698-6002 Fax

DATE: 7/15/15
SCALE: AS NOTED
BY: JFM
CHECKED: JFM
JOB NUMBER: JMO-8019



September 15, 2020

Douglas S Miller & Elizabeth H Miller

Re: 232 Upper County Road, Dennis Port, MA (the "Property")

Dear Doug and Ela:

We are pleased to inform you that The Cape Cod Five Cents Savings Bank (the "Bank") has approved your application for a \$127,500 commercial mortgage ("Loan"). The Loan will be subject to the following terms and conditions:

- 1. **BORROWER(S)**: The Borrower will be Douglas S. Miller and Elizabeth H. Miller and any other individuals or entities with an ownership interest in the Property.
- 2. **USE of LOAN**: The proceeds of the Loan will be used solely for the purchase of land at 232 Upper County Rd, Dennis Port, MA.
- 3. **AMOUNT**: The amount of the Loan will be \$127,500.00.
- 4. **INTEREST RATE**: The principal amount of the Loan outstanding from time to time will bear interest at an annual rate of 3.99% fixed for the first five (5) years (the "fixed rate period") and adjusted every five years thereafter in the Bank's sole discretion on the anniversary date of the Loan to the prevailing market rate generally charged by the Bank on commercial loans of similar nature, risk and duration.

The floor rate will be 3.99% for the life of the Loan.

If an event of default (as will be defined in the Loan documents) shall occur, the rate of interest will be increased by an additional 5%.

- 5. **REPAYMENT**: This is an Adjustable Rate Mortgage. The Borrower will make level payments of principal and interest monthly in arrears. Based on a 3.99% initial interest rate on a principal balance of \$127,500.00, the principal and interest payment would be approximately \$775.80. However, the payment amounts are subject to change, up or down, depending upon the outstanding principal balance and any changes in the Interest Rate as outlined above.

Payments shall be calculated based on an amortization schedule of 240 months from the date of the loan and the actual number of days elapsed each month and a 360-day calendar year.

Payments will be applied first to accrued interest, then to principal, then to outstanding expenses and fees owed to the Bank. At the Bank's option, payments received more than fifteen days following the due date will be subject to a late fee of 5% of the amount of the payment.

- 6. **MATURITY DATE**: All amounts outstanding under the Loan will be due and payable no later than 240 months from the date of the note.
- 7. **CLOSING DATE**: The closing of the Loan must occur no later than September 30, 2020, unless further extended by all parties. If the Loan does not close on or before then, the Bank may withdraw this commitment without any further obligation on its part or change the terms and interest rate of the Loan upon application by the Borrower for an extension of this commitment.



232 Upper County Road, Dennisport

COST SHEET	VALUE
SUPERVISION	\$96,000
GRUB& CLEAR EXCAVATION	\$25,000
OVERLOT GRADING/BACKFIL	\$25,000
SANITARY SEWER	\$30,000
STORM SEWER	\$30,000
WATER	\$25,000
ASPHALT PAVING	\$60,000
FENCING	\$24,000
LANDSCAPING-SEED-PLANTS	\$20,000
IRRIGATION	\$10,000
FOOTINGS/FOUNDATIONS	\$40,000
MUD SLAB	\$10,000
STEPS	\$14,000
SIDEWALKS	\$14,000
FRAMING MATERIALS	\$90,000
FRAMING LABOR	\$100,000
ROOFING - MATERIAL	\$15,000
ROOFING LABOR	\$15,000
PLUMBING ROUGH	\$70,000
PLUMBING FINISH	\$40,000
HVAC ROUGH	\$70,000
HVAC FINISH	\$40,000
ELECTRICAL ROUGH	\$70,000
ELECTRICAL FINISH	\$40,000
SIDING MATERIAL	\$25,000
SIDING LABOR	\$25,000
INSULATION PRE- DRYWALL	\$32,000
INSULATION ATTIC- BLOWN	\$6,000
DRYWALL	\$70,000
PAINTING EXTERIOR	\$30,000
PAINTING INTERIOR	\$24,000
INTERIOR TRIM - MATERIALS	\$85,000
INTERIOR TRIM - LABOR	\$48,000
FLOOR COVERINGS- VINYL	\$10,000
FLOOR COVERINGS- CARPET	\$20,000
APPLIANCES	\$28,000
DOOR BLOWER TESTS	\$4,800
GUTTERS/DOWNSPOUTS	\$4,000
CLEAN UP	\$6,000
TRASH REMOVAL	\$8,000
PORTABLE TOILETS	\$4,000
SUB TOTAL	\$1,402,800
LAND	\$170,000
ENGINEERING FEES	\$12,000
OTHER SOFT COSTS*	\$60,000
TOTAL	\$1,644,800

*OTHER SOFT COSTS INCLUDE PERMITS, EVERSOURCE, NATIONAL GRID, COMCAST, BANK, LEGAL, WATER DEPT, ETC., FEES

8. **APPRAISAL & APPRAISAL FEE**: Commitment and subsequent closure of this Loan are subject to an appraisal valuation of the Property satisfactory to the Bank and a Loan to value ratio of 75% or less.

The Bank is in receipt of a tax assessment evaluation in the amount of \$186,800.00 which has been accepted by the Bank. Loan to value based on this appraisal is 68.2%.

The Bank has prepared the evaluation and there will be no charge to Borrower for this.

9. **PREPAYMENT**: If the Loan is prepaid due to a refinance with another Lender (or, without limitation, a prepayment made due to an acceleration upon a default by the Borrowers) during the initial Fixed Rate Period, Borrowers shall pay to Lender simultaneously with such prepayment, as a prepayment fee, an amount to be calculated as follows: one percent (1%) of the prepayment amount of principal prepaid, divided by 360 and multiplied by the number of days remaining until the end of the fixed rate period of the Note as of the date of such prepayment.
10. **COLLATERAL**: As collateral for the Loan, the Borrower will grant the Bank a valid first Mortgage on the land located at the Property, together with an assignment of all leases and rents of the Property. Other than those in favor of the Bank, the Borrower will not permit any other liens or encumbrances on any collateral for the Loan or sell, assign or otherwise transfer any of the collateral for the Loan without the prior written consent of the Bank.
11. **LEASES**: If applicable, any leases in effect pertaining to the property must be furnished prior to closing and must be acceptable to the Bank.
12. **CASUALTY and OTHER INSURANCE**: The Borrower will maintain liability insurance on the Property covering such risks as is satisfactory to the Bank in an amount which is not less than lesser of the amount of the Loan or the full replacement cost of the collateral. Prior to closing, the Borrower must provide the Bank with certificates evidencing such insurance coverages, naming the Bank and its successors and assigns as their interests may appear as Lenders Loss Payable.

Evidence of Liability insurance binder should reference Cape Cod Five as Lenders Loss Payable, with the following language to appear:

The Cape Cod Five Cents Savings Bank, ISAOA, ATIMA
ATTN: Commercial Loan Operations
P.O. Box 10
Orleans, MA 02653

13. **RESERVE FUND for TAXES and OTHER CHARGES**: The Borrower will pay to the Bank, at the closing and thereafter monthly, such amounts as the Bank estimates to be necessary to create and maintain a reserve fund from which to pay before they become due, all taxes, assessments, liens and charges on or against or pertaining to the Property, which reserve funds will not bear interest.
14. **TITLE and TITLE INSURANCE**: An ALTA form mortgagee's title insurance policy or policies issued by a national title insurance company satisfactory to the Bank in an amount not less than the Loan insuring that the Bank's mortgage constitutes a good and valid first lien upon the Property subject only to such customary exceptions as the Bank deems acceptable and containing such additional coverages and endorsements as the Bank may require, without exception. So-called standard exceptions in Schedule B will not be acceptable. In particular, exceptions as to the matters of survey, mechanic's liens and parties in possession (other than tenants leasing from the Borrowers upon terms and conditions acceptable to the Bank) are not acceptable.
15. **FLOOD INSURANCE**: If the Property is or becomes located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, the Borrower must maintain, and at the closing provide the Bank evidence that the Property is covered by, Flood Insurance in an amount equal to the lesser of the amount of the Loan or the maximum amount of coverage available under the Flood Disaster Protection Act of 1973.

Property is not located in a special flood hazard zone and will not require flood insurance at this time.

16. **SURVEY OR PLOT PLAN**: Prior to closing, the Bank will require a current instrument survey or plot plan of the Property, acceptable to the Bank and to the title insurance company insuring the Loan.
17. **ANNUAL FINANCIAL STATEMENTS**: The Borrower will furnish the Bank, within ONE HUNDRED TWENTY (120) days after the end of each fiscal year, federal business and/or personal income tax returns and an updated personal financial statement. The Borrower will also provide promptly such other information concerning the Borrower as the Bank may reasonably request from time to time, including, but not limited to, rent rolls and leases.
18. **ORGANIZATIONAL DOCUMENTATION**: If the Borrower is other than an individual, the Borrower must provide the Bank not less than 10 days prior to the closing full and complete copies of the Borrower's organizational documents and evidence satisfactory to the Bank of the authority of any person acting on behalf of the Borrower.
19. **DEPOSIT ACCOUNTS**: The Borrower must maintain its principal deposit and operating accounts with the Bank for the life of the Loan.
20. **CROSS DEFAULT AGREEMENT**: It is further understood and agreed that any default in the terms and conditions in connection with any now or hereafter outstanding loans of the Borrower(s) or Guarantor(s) with Cape Cod Five shall constitute a default hereunder. Breach of any covenant in the Loan documents pertaining to this Loan or the occurrence of any event of default in the Loan documents shall constitute a default on such other loans.
21. **COMPLIANCE with ZONING, BUILDING LAWS, WETLANDS and OTHER LAWS, REGULATIONS etc.**: On or before the closing, the Bank may require evidence satisfactory in form and substance to the Bank, in the form of either affirmative title insurance or an opinion of counsel acceptable to the Bank, that the Property and the use thereof comply with all applicable zoning, building, subdivision, wetlands and other laws, ordinances, rules, regulations and other covenants and restrictions and that there is no action or proceeding pending before any court, quasi-judicial body or administrative agency relating thereto, together with permanent and unconditional certificates of occupancy and other certificates, permits, licenses and other items relating to such compliance which are required by or are to be obtained from any board, agency or department, whether governmental or otherwise.
22. **ENVIRONMENTAL REPORTS**: Closure of this Loan is subject to the Borrowers' completion of and the Bank's satisfactory review of an environmental questionnaire and an environmental data base report to be obtained by the Bank on the subject Property.

The Bank is in receipt of a completed environmental questionnaire and the Bank will order an environmental data base report which must be accepted prior to closing.

23. **COMPLIANCE with ENVIRONMENTAL LAWS**: On or before the closing, the Borrower must provide the Bank with evidence as it may require, satisfactory in form and substance to the Bank and its counsel, that Borrower's properties are in compliance with all applicable environmental laws, ordinances, rules and regulations, including but not limited to "Title 5" of the state Environmental Code, together with all certificates, permits, licenses and other items relating to such compliance which are required by or are to be obtained from any board, agency or department, whether governmental or otherwise, including, if the Bank deems the same necessary, without limitation, an assessment, in form and substance satisfactory to the Bank and its counsel, by one or more qualified registered professional engineers, hydrologists, or other professionals approved by the Bank whose report or reports shall be certified to the Bank and shall state:

(i) there exists no evidence of the past or ongoing release at, upon, under, or within, or of the past or ongoing migration from neighboring lands to, the Property, of hazardous materials, which shall include hazardous waste, as that term is defined by the Resource Conservation and Recovery Act, 42 U.S.C. section 6903 (5), hazardous substances, as that term is defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. section 6901 (14), hazardous materials as defined in the Massachusetts Oil and Hazardous Material Release Prevention and Response Act, M.G.L.C. 21E, Pollutants or

contaminants, as those terms are defined in CERCLA 42 U.S.C. section 9601 (33), and volatile organic compounds, including oil and Petroleum products and

(ii) there exists no evidence that asbestos or asbestos-containing materials, polychlorinated biphenyls (PCB's), radon gas, or urea formaldehyde foam insulation is present at the Property.

(iii) there exists no evidence that the on-site sewage disposal system fails to adequately protect public health or the environment as defined in the Massachusetts Environmental Code.

24. **DISCLOSURE:** You represent that you have fully disclosed to the Bank all facts material to the Property, the Borrower and Borrower's business operations and any guarantor.

25. **OPINION of COUNSEL:** Closure of the Loan may be subject to a satisfactory opinion from the Bank's attorney or an attorney acceptable to the Bank, that, among other things:

- (a) any Borrower, if other than an individual, is duly formed and in good standing,
- (b) any Borrower and any entity executing loan documents on behalf of any Borrower or in addition to any Borrower (e.g. owners of subordinated debt and guarantors), if any, are duly authorized to execute the loan documents,
- (c) any Borrower's execution of the loan documents are valid, binding and enforceable in accordance with their terms,
- (d) any Borrower's execution of the loan documents does not violate any law, regulation or ordinance, and
- (e) the loan documents do not conflict with any Borrower's by-laws or any other documents creating or giving any Borrower authority, and are not in violation with any other agreement of any Borrower.
- (f) no material litigation is, to such counsel's knowledge, pending or threatened against any Borrower or the collateral.

26. **SATISFACTION and SURVIVAL of TERMS and CONDITIONS:** The terms and conditions of this commitment must be satisfied on or before the closing or if an earlier date is specified, such earlier date. **THE TERMS AND CONDITIONS OF THIS COMMITMENT WILL ALSO SURVIVE ANY CLOSING OF THE LOAN AND ANY FAILURE BY THE BORROWER TO ABIDE BY THE TERMS AND CONDITIONS OF THIS COMMITMENT AFTER THE CLOSING WILL PERMIT THE BANK TO DECLARE THE LOAN AND ALL AMOUNTS OTHERWISE DUE FROM THE BORROWER TO THE BANK (INCLUDING WITHOUT LIMITATION UNDER ANY OTHER LOAN) TO BE IMMEDIATELY DUE AND PAYABLE.** However, to the extent a document executed by the Borrower and the Bank after the date of your acceptance of this commitment contains any terms which are expressly inconsistent with the terms of this commitment, the terms of the later document shall control with respect to those terms.

27. **COSTS and EXPENSES:** Whether or not the Loan is closed, you will pay all costs and expenses incurred by the Bank in connection with the making of the Loan and its administration and enforcement, including but not limited to, reasonable attorney's fees, title insurance, appraisal fees, engineering studies, environmental site assessments, plot plan or survey, documentation and recording fees, tax service fee, any taxes, and all other necessary costs.

28. **ATTORNEY for the BANK:** The following attorney will prepare all necessary and appropriate papers and instruments for the closing of the Loan:

John W. Kenney, Esquire
 1550 Falmouth Road, Suite 12, Centerville, MA 02632
john@jwkesq.com
 508-771-9300

29. **ADDITIONAL REQUIREMENTS:** In addition to the terms and conditions set forth in this commitment, the Bank will require that you execute documents necessary to evidence the terms of this commitment and otherwise to comply with the Bank's requirements for documenting transactions of this nature.

30. **NO MATERIAL ADVERSE CHANGE:** The occurrence of any material adverse change in the Borrower, Guarantor, Property or condition, financial or otherwise, which occurs prior to the closing date shall permit Bank to determine not to close the loan, all without liability to Bank.

31. **PRE-CLOSING CONDITIONS:**

- If an entity will be formed to hold title to the property, please forward the details as soon as possible.
- Evidence of general liability insurance listing Cape Cod Five as Lenders Loss Payable

This letter supersedes all prior oral or written agreements or discussions between Borrower and Bank concerning the Loan. No officer of the Bank or other person is authorized to make any oral commitments in respect to a loan from the Bank. This letter represents the maximum scope of the commitment offered to you by the Bank. If at any time you seek any extension or modification of this commitment, you must submit a written application. If your application for an extension or modification is accepted, you will receive a written commitment reflecting any extension or modifications agreed to signed by a duly authorized officer of the Bank. No other procedure for an extension or modification of this commitment is authorized by the Bank.

This letter may not be assigned by you and may not be relied upon by any third party. It may not be disclosed to any third party other than your counsel, your accountants, and persons employed by you.

Please acknowledge your acceptance of this commitment and its requirements by countersigning the original of this letter where indicated below and returning it to the Bank together with any amounts due upon your acceptance of this commitment. The Bank reserves the right to withdraw this commitment, if the signed copy of this commitment together with any amounts due on your acceptance of this commitment is not received by the Bank on or before September 21, 2020.

Very truly yours,

Shari L. Hayes
Vice President - Commercial Lending

The undersigned hereby accept this commitment and agree to the terms and conditions thereof this ___ day of _____, 2020:

BORROWER(S):

By: dotloop verified
09/17/20 6:14 PM EDT
DD2H-NZIE-1U1E-J1ZN

Douglas S. Miller

By: dotloop verified
09/17/20 6:18 PM EDT
CXOM-ANYI-YG7E-B4WO

Elizabeth H. Miller

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Chief Executive Officer(s):

Douglas Miller

Name (print)

Name (print)

Doug Miller dotloop verified
09/27/20 11:18 AM EDT
ANJI-FSAL-VMXB-WYSD

Owner

9/27/2020

Signature

Title

Date

Signature

Title

Date

Community Preservation Committee,

As it relates to my \$80k CPC grant application for the Affordable Housing project at 232 Upper County Road, I drafted the below summary of the project benefit and three detailed reasons for my funding request. For me personally, I often find that writing everything down is a way for me to clearer articulate all my considerations including ones that may not clearly come up in a live Q&A session. Ultimately, my goal is to be transparent and provide you the most up to date and detailed financial information. An Affordable Housing project like this one evolves over time which has a corresponding impact on my grant application. I will be happy to discuss any aspect of this outline.

Project Benefit

- The housing project provides 2 deed restricted Affordable units and 6 lower case a affordable units. All units should be able to serve as workforce housing without resulting in individuals being rent burdened (i.e., even the 6 market units).
 - An analysis comparing expected market rent rates for the 6 market units and income levels in Dennis has been completed to validate the ability to serve as workforce housing.
- All 8 units should go on the Dennis subsidized housing inventory ("SHI") list since my plan is to own and rent out all 8 units to long term tenants (opposed to if I sold units after construction only 2 units could go on the SHI list).

Primary Reason for Funding - Incremental Community Benefit

- The primary reason for the grant funding described below is an area that has grown since I started this process due to unforeseen expenditures and after listening to and learning from the community over the past year.
- **Existing Improvements-** My current budget for the project is \$~1.86m. When I started a little less than a year ago my budget was \$~1.65m (i.e., cost of project went up \$210k).
 - \$49k for requested changes by the town planning board including sidewalk on Telegraph Rd, additional fencing, additional privacy trees, and irrigation.
 - \$90k relates to refinement of the sewage and storm water system.
 - \$60k relates to lumber costs which continue to fluctuate but as of today still accurate
 - \$7.5k for the lottery to obtain affordable renters and \$4k for misc.
 - These changes have improved the project but have also stretched me thin financially.
 - Please see separate file labelled "232 UC Budget" for further details. The current budget was not finalized until February/March timeframe.
- **Proposed Improvements** - In the past year, I've received feedback from the public, neighbors, town planning board and CPC about additional ways to improve the project. Many of these comments centered around improvements to the architecture and landscaping. In my opinion improvements in this area would benefit the town, community, and tenants as it would result in a more appealing housing project that everyone can be proud of. Below are 5 suggested improvements based on explicit and implicit comments received in public forums from community and town officials. For months, I have wanted to be responsive to the public and proceed with

improvements in this area; however, based on my current budget and because stretched thin financially I will NOT be able to complete these incremental items.

1. Cape shingles for siding instead of clapboard siding
2. Portico with porch at each of the front doors
3. Incremental trees for privacy for the neighbors and appearance benefit (e.g., Oak or Maple Tree)
4. Incremental shrubs and flower beds throughout the property
5. Additional spend for ongoing maintenance of the landscaping and irrigation

The increase in budget for these 5 items is ~\$65k.

As mentioned above, without the \$80k grant my financials for this project are stretched thin for the Existing Improvements and my current budget will NOT allow for the Proposed Improvements. By having my financials stretched thin it means there could be delays in the project, cost cutting required which would take away from the project, require a sale after construction which could have a detrimental impact to the project benefit, or worst case I walk away from the project (I personally do not want any of these items to happen and trying hard to avoid e.g., I pushed the bank for a higher loan). I am a practicing Massachusetts certified public accountant and professionally it is my job to assess financials. On this basis, I am requesting an \$80k grant to help (1) cover the cost of these Proposed Improvements and (2) because I've been stretched thin financially for the Existing Improvements which could result in a detriment to the project. In addition, I volunteer adding an additional condition to the grant that the funds will not be disbursed until a walk-through is completed confirming the completion of the Proposed Improvements.

*Please note any litigation expenses for this project are NOT included in any of the above figures. The above is also contingent on a favorable resolution of the appeal of the special permit for the project, now pending in Superior Court.

Second Reason for Funding - Consistency with Dennis HPP

- The Dennis Housing Production Plan (“HPP”) recently approved by the Select Board and sent to the State references over 10 times that financial or tax incentives are necessary to draw private developers to build Affordable housing. Direct quotes from the HPP are below.
 - *Funding: affordable housing projects require subsidies or incentives for private developers to undertake them. Dennis will need to secure funding sources for the initiatives in the proposed plan.*
 - *One participant in Dennis Port pointed out that there are not many developers on Cape Cod who specialize in multifamily development, additional incentives may be needed to attract proposals.*
- **When I chose to consider this investment in late 2020, the potential for a grant was part of the reason that drove me to make the financial investment. A real estate investor like myself reads the Dennis HPP and interprets it to mean that the town will support and help private developers through financial or tax incentives. A financial grant for this project appears consistent with the recommendation and plan described in the HPP.**

- **If I do not receive the grant, it is NOT a foregone conclusion that I will still proceed with this project as planned. There are multiple variables and motivating factors to when, how, and if to develop. This grant would motivate me in the direction to complete and get the place rented as soon as possible. In addition, as mentioned above, this grant is critical to ensure completion of the project as currently proposed or else there is risk the project could change which would result in a detriment to the expected project benefits.**

Third Reason for Funding - Benefit Because Long Term Hold and Not Short-Term Profit

- As mentioned, my plan is to construct 8 long term rental units and hold as a long-term investment. This means that all 8 units can be added to the towns SHI list; whereas, only 2 units could be added to the SHI list if I were to build and sell the units.
- These grant funds would primarily cover the Proposed Improvement expenses. I do not expect to recognize a profit or get back my investment capital in the short term. The monthly rental income will primarily cover all the ongoing expenses with only a modest margin left over after expenses.
- **It should be considered in your analysis that the town of Dennis has a material benefit because I expect to treat this as a long-term rental investment vs. a short-term sale investment. In addition, there is assurance that I am not personally receiving the grant funds rather they are being invested into the property to better it for the community AND ensure completion as proposed. I have said it at public meetings my goal is to partner with the town of Dennis long term to help solve the housing crisis.**

Respectfully,

Doug Miller

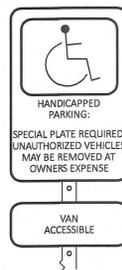
232 Upper County Road, Dennisport

	Current 2021 Budget	Initial 2020 Budget	Budget Increase
SUPERVISION	96,000	96,000	-
GRUB& CLEAR EXCAVATION	25,000	25,000	-
OVERLOT GRADING/BACKFIL*	30,000	25,000	5,000
SANITARY SEWER*	100,000	30,000	70,000
STORM SEWER*	50,000	30,000	20,000
WATER	25,000	25,000	-
ASPHALT PAVING	60,000	60,000	-
FENCING*	32,000	24,000	8,000
LANDSCAPING-SEED-PLANTS*	40,000	20,000	20,000
IRRIGATION*	20,000	10,000	10,000
FOOTINGS/FOUNDATIONS	40,000	40,000	-
MUD SLAB	10,000	10,000	-
STEPS	14,000	14,000	-
SIDEWALKS *	20,000	14,000	6,000
FRAMING MATERIALS	90,000	90,000	-
FRAMING LABOR	100,000	100,000	-
ROOFING - MATERIAL	15,000	15,000	-
ROOFING LABOR	15,000	15,000	-
PLUMBING ROUGH	70,000	70,000	-
PLUMBING FINISH	40,000	40,000	-
HVAC ROUGH	70,000	70,000	-
HVAC FINISH	40,000	40,000	-
ELECTRICAL ROUGH	70,000	70,000	-
ELECTRICAL FINISH	40,000	40,000	-
SIDING MATERIAL	25,000	25,000	-
SIDING LABOR	25,000	25,000	-
INSULATION PRE- DRYWALL	32,000	32,000	-
INSULATION ATTIC- BLOWN	6,000	6,000	-
DRYWALL	70,000	70,000	-
PAINTING EXTERIOR	30,000	30,000	-
PAINTING INTERIOR	24,000	24,000	-
INTERIOR TRIM - MATERIALS	85,000	85,000	-
INTERIOR TRIM - LABOR	48,000	48,000	-
FLOOR COVERINGS- VINYL	10,000	10,000	-
FLOOR COVERINGS- CARPET	20,000	20,000	-
APPLIANCES	28,000	28,000	-
DOOR BLOWER TESTS	8,800	4,800	4,000
GUTTERS/DOWNSPOUTS	4,000	4,000	-
CLEAN UP	6,000	6,000	-
TRASH REMOVAL	8,000	8,000	-
PORTABLE TOILETS	4,000	4,000	-
	<hr/>	<hr/>	
	1,545,800	1,402,800	143,000
LUMBER INCREASE	60,000	-	60,000
LAND ACQUISITION COST	174,000	174,000	-
LOTTERY FOR AFFORDABLE RENTERS	7,500		7,500
SOFT COSTS	75,000	75,000	
	<hr/>	<hr/>	
	1,862,300	1,651,800	210,500

*CHANGES FROM PLANNING BOARD

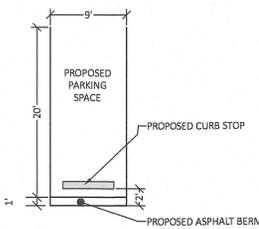
HANDICAP PARKING SIGN DETAIL

NOT TO SCALE



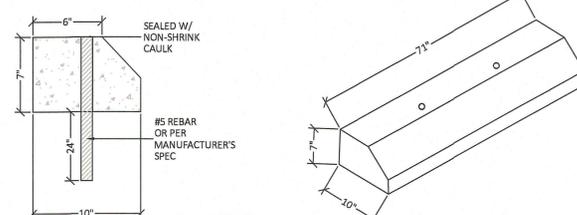
TYPICAL PARKING SPACE DETAIL:

NOT TO SCALE



CONCRETE PARKING STOP DETAIL:

NOT TO SCALE

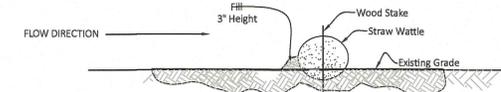


NOTES:

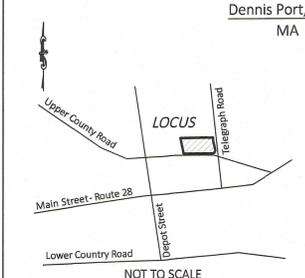
1.) CURB STOPS WILL BE INSTALLED AT ALL PARKING SPOTS.

STRAW WATTLE/EROSION CONTROL DETAIL:

TYPICAL SECTION



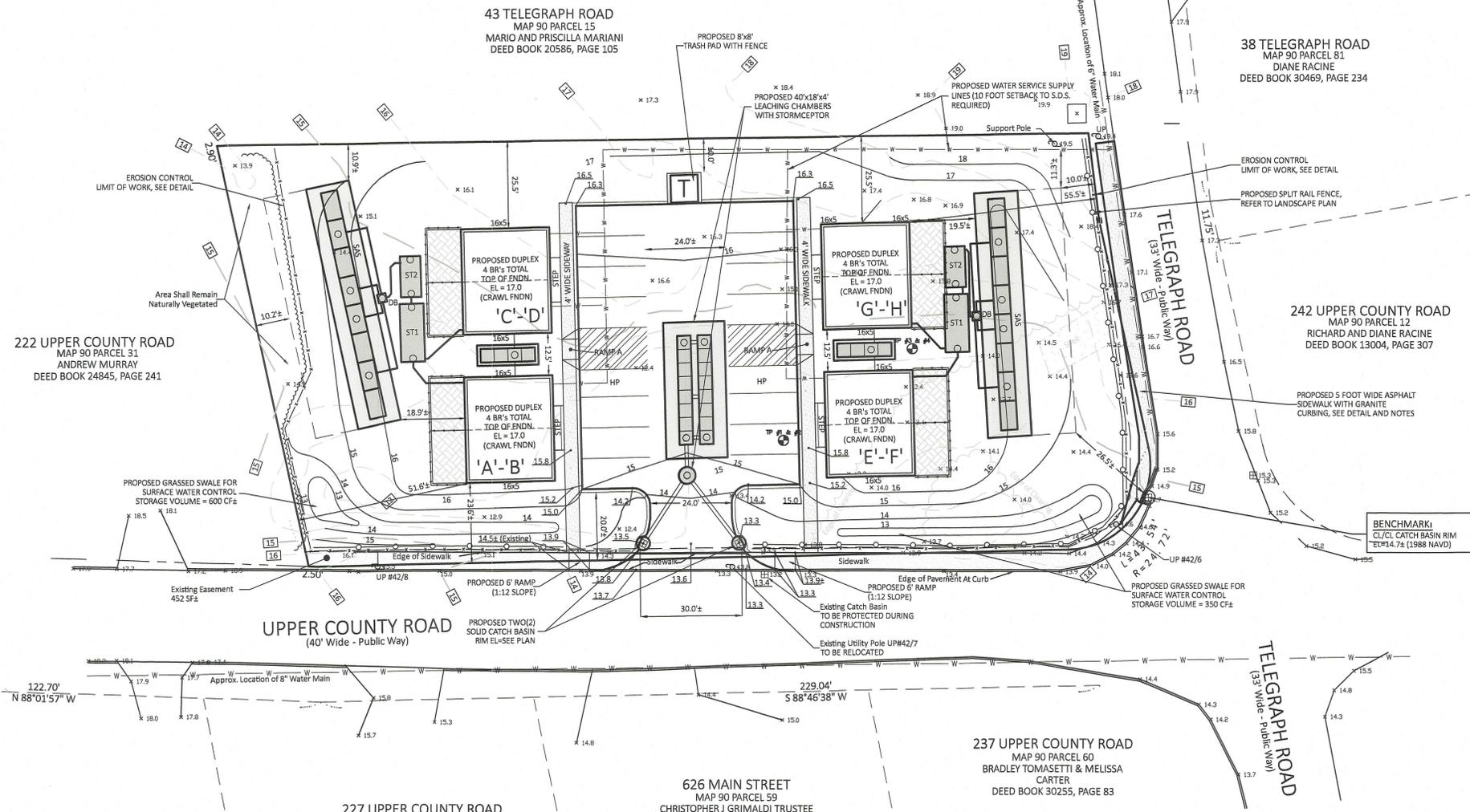
- 1.) LIMIT OF WORK SHALL BE MADE UP OF A 9" DIA. STRAW WATTLE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
- 2.) CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT EROSION/ RUNOFF DURING CONSTRUCTION.
- 3.) LIMIT OF WORK SHALL BE INSTALLED PRIOR TO ANY WORK BEING STARTED.



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
- DISTRIBUTION BOX
- RESERVED FOR FUTURE UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- WELL
- SEWER MANHOLE
- LAWN DRAIN
- CONCRETE BOUND, FOUND
- TOP OF BANK
- EROSION CONTROL
- FENCE
- EDGE OF CLEARING

**PORTION OF LOT IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FLOOD MAPS PANEL 25001C0592J & 25001C0611J.



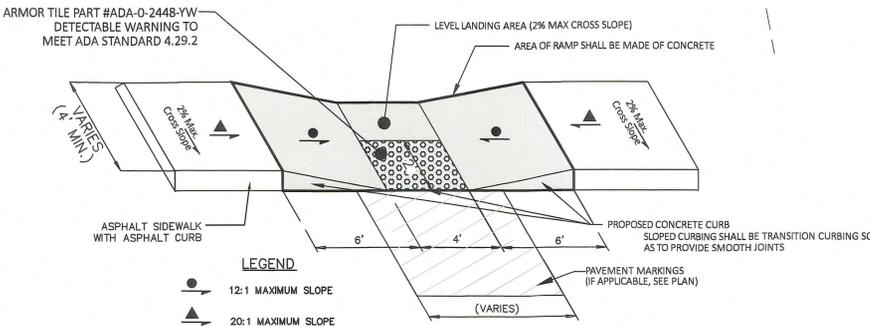
ZONING TABLE

ZONE:		DENNISPORT VILLAGE CENTER AREA B		
SUBJECT	EXISTING	REQUIRED	PROPOSED	
FRONTAGE	220.91'	100'	220.91'	
LOT SIZE	31,139	40,000	31,139	
FRONT YARD SETBACK	VACANT	15 FEET	23.6% ±	
SIDE YARD SETBACK	VACANT	15 FEET	51.6% ±	
REAR YARD SETBACK	VACANT	25 FEET	25.5% ±	
BUILDING COVERAGE	VACANT	N/A	10.4% ±	
SITE COVERAGE	VACANT	N/A	37.7% ±	
BUILDING HEIGHT	VACANT	35 FEET	28.3 FEET ±	
PROPOSED BUILDING COVERAGE:				
ROOF AREA	X 100			
LOT AREA	3,224 S.F.			
	31,067 S.F. X 100 = 10.4% ±			
PROPOSED SITE COVERAGE COVERAGE:				
IMPERVIOUS SURFACES + HARDSCAPE	X 100			
LOT AREA	11,724 S.F.			
	31,067 S.F. X 100 = 37.7% ±			
PARKING SPACE REQUIREMENTS:				
MULTI- FAMILY	2 SPACES PER UNIT			
8 UNITS X 2 SPACES PER UNIT = 16 SPACES REQUIRED	16 SPACES PROVIDED			

NOTE: REFER TO LANDSCAPE PLAN FOR LOCATION OF THE TWO POST LIGHTS AT THE ENTRANCE INTO THE PARKING AREA.

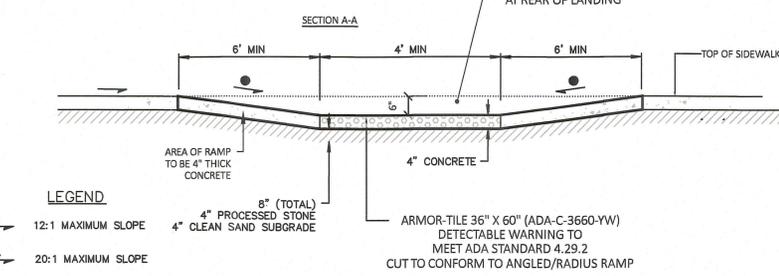
CONCRETE RAMP DETAIL 'A':

NOT TO SCALE



CURB CUT - SIDE VIEW DETAILS:

NOT TO SCALE



NOTE: The proposed concrete ramps shall be constructed using concrete. The concrete shall extend to the end of the ramps and level areas as shown in the details on the Site Plan. Concrete shall be Class 8, 4000 psi at 28 days and shall contain 6x6 wire grid, 5 gauge. Concrete walk shall be 6 inches thick.

NOTE: The proposed curb cuts shall be constructed using concrete. The concrete shall extend to the end of the ramps and level areas as shown in the details on the Site Plan. Concrete shall be 4000 psi at 30 days and shall contain 6x6 wire grid, 5 gauge. Concrete walk shall be 4 inches thick.

C2 - PAGE 2 OF 4

REVISED 1-14-2021: ADDED TRENCH DRAIN AND SIDEWALK DETAIL AT ENTRANCE. EXTENDED THE SIDEWALK ALONG TELEGRAPH ROAD; ADJUSTED DRAINAGE AS PER THE ENGINEERING COMMENTS.
 REVISED 11-5-2020: CORRECTED THE UNIT LETTERING.

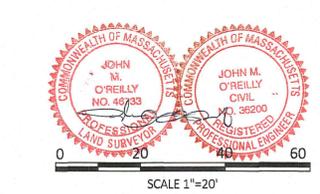
The Residences On Upper County
 Douglas Miller 70 Saddleback Lane, Canton, MA 02021

PROPOSED SITE PLAN
 232 Upper County Road, Dennis Port, Ma

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

1573 Main Street - Route 6A
 P.O. Box 1773
 (508)898-6601 Office Brewster, MA 02631 (508)898-6602 Fax

DATE: 11-3-2020 SCALE: As Noted BY: jmo CHECK: JMO JOB NUMBER: JMO-8019A



SEPTIC GENERAL NOTES:

- A) NEITHER DRIVEWAYS NOR PARKING AREAS ARE ALLOWED OVER SEPTIC SYSTEM UNLESS H-20 COMPONENTS ARE USED.
- B) THE DESIGNER WILL NOT BE RESPONSIBLE FOR THE SYSTEM AS DESIGNED UNLESS CONSTRUCTED AS SHOWN. ANY CHANGES SHALL BE APPROVED IN WRITING.
- C) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.

SEPTIC CONSTRUCTION NOTES:

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE STATE ENVIRONMENTAL CODE, TITLE 5, AND THE REQUIREMENTS OF THE LOCAL BOARD OF HEALTH.
- 2) SEPTIC TANK(S), GREASE TRAP(S), DOSING CHAMBER(S) AND DISTRIBUTION BOX(ES) SHALL BE SET ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED, OR ON A 6 INCH CRUSHED STONE BASE.
- 3) SEPTIC TANK(S) SHALL MEET ASTM STANDARD C1127-99 AND SHALL HAVE AT LEAST THREE 20" DIAMETER MANHOLES. THE MINIMUM DEPTH FROM THE BOTTOM OF THE SEPTIC TANK TO THE FLOW LINE SHALL BE 48".
- 4) SCHEDULE 40 PVC INLET AND OUTLET TEES SHALL EXTEND A MINIMUM OF 6" ABOVE THE FLOW LINE OF THE SEPTIC TANK AND SHALL BE INSTALLED ON THE CENTERLINE OF THE TANK DIRECTLY UNDER THE CLEANOUT MANHOLE.
- 5) RAISE COVERS OF THE SEPTIC TANK AND DISTRIBUTION BOX WITH PRECAST CONCRETE WATER TIGHT RISERS OVER INLET AND OUTLET TEES TO WITHIN 6" OF FINISH GRADE, OR AS APPROVED BY THE LOCAL BOARD OF HEALTH AGENT.
- 6) PIPING SHALL CONSIST OF 4" SCHEDULE 40 PVC OR EQUIVALENT. PIPE SHALL BE LAID ON A MINIMUM CONTINUOUS GRADE OF NOT LESS THAN 1%.
- 7) DISTRIBUTION LINES FOR SOIL ABSORPTION SYSTEM (AS REQUIRED) SHALL BE 4" DIAMETER SCHEDULE 40 PVC LAID AT 0.005 FT/FT. LINE SHALL BE CAPPED AT END OR AS NOTED.
- 8) OUTLET PIPES FROM DISTRIBUTION BOX SHALL REMAIN LEVEL FOR AT LEAST 2' BEFORE PITCHING TO SOIL ABSORPTION SYSTEM. WATER TEST DISTRIBUTION BOX TO ASSURE EVEN DISTRIBUTION.
- 9) DISTRIBUTION BOX SHALL HAVE A MINIMUM SUMP OF 6" MEASURED BELOW THE OUTLET INVERT.
- 10) BASE AGGREGATE FOR THE LEACHING FACILITY SHALL CONSIST OF 3/4" TO 1-1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST AND SHALL BE INSTALLED BELOW THE CROWN OF THE DISTRIBUTION LINE TO THE BOTTOM OF THE SOIL ABSORPTION SYSTEM. BASE AGGREGATE SHALL BE COVERED WITH A 2" LAYER OF 1/8" TO 1/2" DOUBLE WASHED STONE FREE OF IRON, FINES AND DUST.
- 11) VENT SOIL ABSORPTION SYSTEM WHEN DISTRIBUTION LINES EXCEED 50 FEET; WHEN LOCATED EITHER IN WHOLE OR IN PART UNDER DRIVEWAYS, PARKING AREAS, TURNING AREAS OR OTHER IMPERVIOUS MATERIAL; OR WHEN PRESSURE DOSED.
- 12) SOIL ABSORPTION SYSTEM SHALL BE COVERED WITH A MINIMUM OF 9" OF CLEAN MEDIUM SAND (EXCLUDING TOPSOIL).
- 13) FINISH GRADE SHALL BE A MAXIMUM OF 36" OVER THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM. SEPTIC TANKS SHALL HAVE A MINIMUM COVER OF 9".
- 14) FROM THE DATE OF INSTALLATION OF THE SOIL ABSORPTION SYSTEM UNTIL RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE PERIMETER OF THE SOIL ABSORPTION SYSTEM SHALL BE STAKED AND FLAGGED TO PREVENT THE USE OF SUCH AREA FOR ALL ACTIVITIES THAT MIGHT DAMAGE THE SYSTEM.
- 15) THE BOARD OF HEALTH SHALL REQUIRE INSPECTION OF ALL CONSTRUCTION BY AN AGENT OF THE BOARD OF HEALTH (OR THE DESIGNER IF THIS SYSTEM REQUIRES A VARIANCE) AND MAY REQUIRE SUCH PERSON TO CERTIFY IN WRITING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE TERMS OF THE PERMIT AND APPROVED PLANS. 48 HOURS ADVANCE NOTICE IS REQUESTED.
- 16) ENGINEER SHALL VERIFY SOILS TO ELEVATION 7.0± PRIOR TO INSTALLATION OF ANY SEPTIC SYSTEM COMPONENTS.

SOIL TEST LOGS:

TEST HOLE 1: EL=13.8±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-16"	A	LOAMY SAND	10YR 3/4	NONE	
16-42"	B	LOAMY SAND	10YR 5/8	NONE	PERC @ 35"
42-127"	C1	MEDIUM/COARSE SAND	10YR 8/6	NONE	GW STANDING @ 115"

TEST HOLE 2: EL=13.8±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-15"	A	LOAMY SAND	10YR 3/4	NONE	
15-41"	B	LOAMY SAND	10YR 5/8	NONE	
41-128"	C1	MEDIUM/COARSE SAND	10YR 8/6	NONE	GW STANDING @ 115"

TEST HOLE 3: EL=14.4±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10"	A	LOAMY SAND	10YR 3/4	NONE	
10-27"	B	LOAMY SAND	10YR 5/8	NONE	
27-120"	C1	MEDIUM/COARSE SAND	10YR 8/6	NONE	

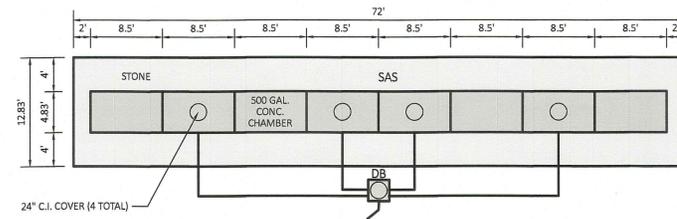
TEST HOLE 4: EL=14.4±					
DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10"	A	LOAMY SAND	10YR 3/4	NONE	
10-25"	B	LOAMY SAND	10YR 5/8	NONE	
25-121"	C1	MEDIUM/COARSE SAND	10YR 8/6	NONE	PERC @ 48"

DATE OF TESTING: 7/22/15
 PERCOLATION RATE: LESS THAN 2 MIN/INCH IN "B & C1" LAYERS.
 WITNESSED BY: KEITH E. FERNANDES, PE, J.M. O'REILLY & ASSOCIATES, INC.
 CARRIE SCHOENER, AGENT, DENNIS HEALTH DEPARTMENT

HIGH GROUNDWATER LEVEL CALCULATIONS:

Depth To Water Table (7-21-15):	EL=4.2±
Appropriate Index Well:	TSW-89
Water Level Range Zone:	A (1-2)
Current Depth To Water Level For Index Well (07/21/15):	11.7
Water Level Adjustment:	1.5
Estimated Depth To High Water:	EL=5.7

CURRENT DEPTH TO GROUNDWATER PER USGS WEBSITE DATA FOR TSW-89



SAS DETAIL:
SCALE 1" = 10'

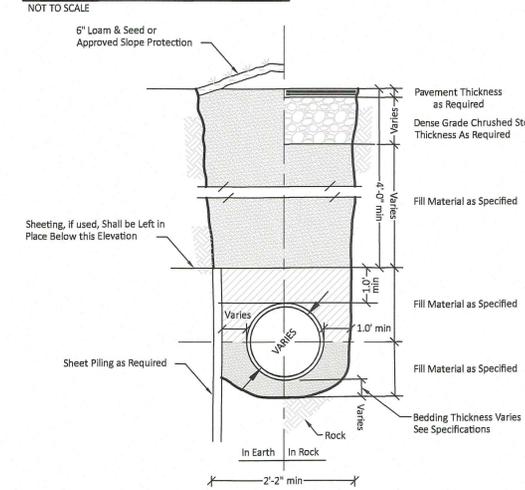
- THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:
- 1) INSPECTION OF UNSUITABLE MATERIAL REMOVAL (IF ANY).
 - 2) VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY).
 - 3) VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY).
 - 4) INSPECTION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

SEPTIC SYSTEM DESIGN CALCULATIONS:

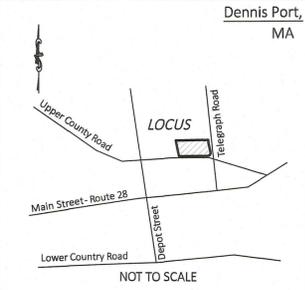
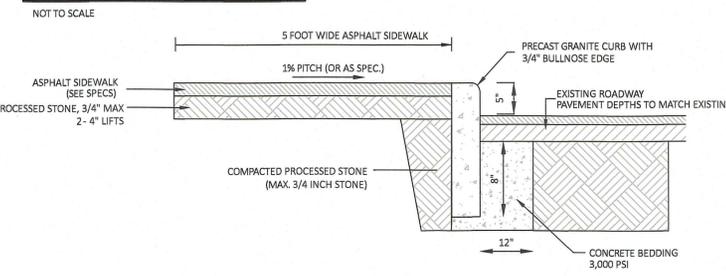
SEWAGE DESIGN FLOW:
 2" DUPLEXES- 2 BEDROOMS PER DUPLEX- 8 BEDROOMS TOTAL @ 110 GPD PER BEDROOM = 8 BEDROOMS X 110 GPD = 880 GPD
 LEACHING CAPACITY REQUIRED:
 8 BEDROOMS (MAX) @ 110 GPD = 880 GPD REQUIRED
 PRIMARY SEPTIC TANK CAPACITY REQUIRED:
 DAILY FLOW = 880 GPD @ 450% = 3,960 GAL. REQUIRED
 PRIMARY SEPTIC TANK CAPACITY PROVIDED:
 4000 GALLON SEPTIC TANK
 SECONDARY SEPTIC TANK CAPACITY REQUIRED:
 DAILY FLOW = 880 GPD @ 100% = 880 GAL. REQUIRED
 SECONDARY SEPTIC TANK CAPACITY PROVIDED:
 1500 GALLON SEPTIC TANK
 LEACHING CAPACITY PROVIDED:
 ONE (1)- 72" X 12.83' X 2.0' LEACHING CHAMBER CAN LEACH:
 $V = (72 \times 12.83) \times (12.83 \times 2.2 + (72 \times 2.2) \times 0.74 \text{ GPD/SF}) = 935.6 \text{ GPD}$
 935 GPD > 880 GPD REQUIRED
 NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.
 INSTALL:
 ONE (1)- 4000 GALLON SEPTIC TANK (H-20)
 ONE (1)- 1500 GALLON SEPTIC TANK (H-20)
 ONE (1)- DB-6 DISTRIBUTION BOX (H-20)
 ONE (1)- 72" X 12.83' X 2.0' LEACHING CHAMBER
 NINE (9)- CAST IRON COVERS WITH RISERS (SEE FLOW PROFILE FOR DETAILS)

CALCULATIONS FOR EACH SYSTEM SERVING 2 DUPLEXES

TYPICAL TRENCH DETAIL:



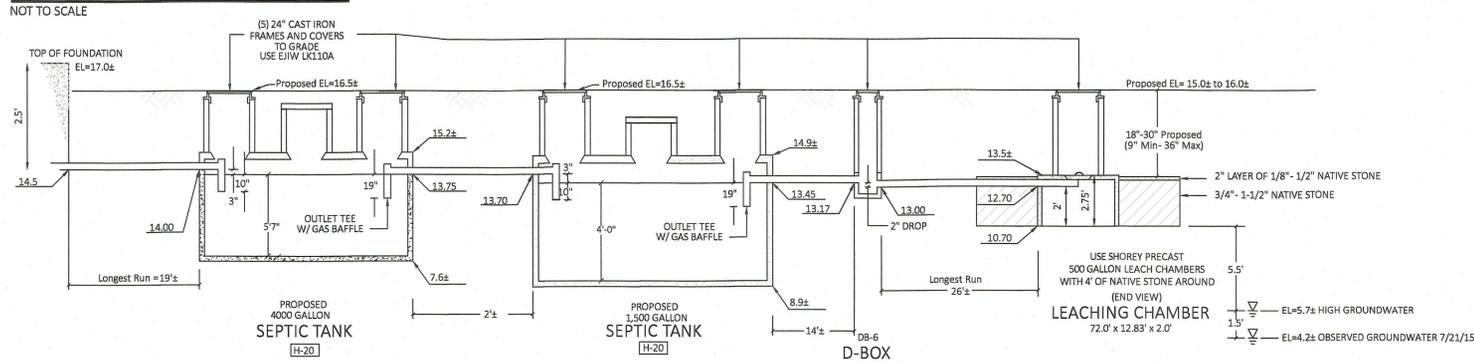
CURB & SIDEWALK DETAIL



- 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
 - DB
 - SAS
 - RESERVE
 - UTILITY POLE
 - CATCH BASIN
 - FIRE HYDRANT
 - WELL
 - LAWN DRAIN
 - CONCRETE BOUND, FOUND
 - TOP OF BANK
 - EROSION CONTROL
 - FENCE
 - EDGE OF CLEARING

**PORTION OF LOT IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FLOOD MAPS PANEL 25001C052J1 & 25001C061J1.

FLOW PROFILE - EACH SYSTEM:



REVISED 1-14-2021: ADDED TRENCH DRAIN AND SIDEWALK DETAIL AT ENTRANCE. EXTENDED THE SIDEWALK ALONG TELEGRAPH ROAD; ADJUSTED DRAINAGE AS PER THE ENGINEERING COMMENTS.
 REVISED 11-5-2020: CORRECTED THE UNIT LETTERING.

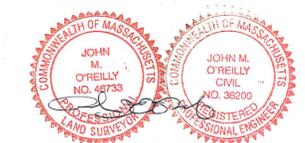
The Residences On Upper County
 Douglas Miller 70 Saddleback Lane, Canton, MA 02021

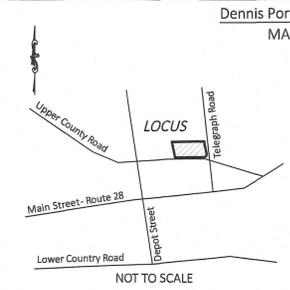
DETAILS & NOTES:
 232 Upper County Road, Dennis Port, MA

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

1573 Main Street - Route 6A
 P.O. Box 1773
 (508)896-6601 Office Brewster, MA 02631 (508)896-8802 Fax

DATE: 11-3-2020 SCALE: As Noted BY: jmo CHECK: JMO JOB NUMBER: JMO-8019A





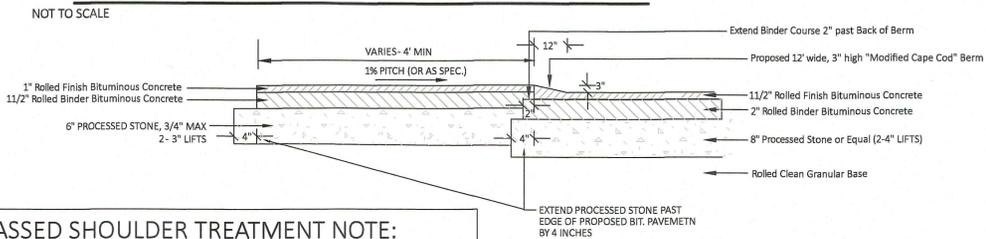
NOT TO SCALE

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 USE
	UTILITY POLE
	CATCH BASIN
	FIRE HYDRANT
	WELL
	LAWN DRAIN
	CONCRETE BOUND, FOUND
	TOP OF BANK
	EROSION CONTROL
	FENCE
	EDGE OF CLEARING

**PORTION OF LOT IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FLOOD MAPS PANEL 25001C0592J & 25001C0611J.

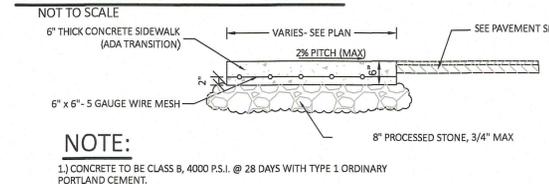
PAVEMENT SECTION FOR MODIFIED CAPE COD BERM



GRASSSED SHOULDER TREATMENT NOTE:
 IN AREAS OF WITH NO SIDEWALK, THE SHOULDER SHALL BE LOAMED AND SEEDED.
 1. THE BACKSIDE OF THE BIT, CONCRETE PAVING (AGAINST THE SHOULDER) SHALL BE TAMPED SMOOTH PRIOR TO THE PLACEMENT OF LOAM AND SEED.
 2. LOAM SHALL BE A MINIMUM OF 4 INCHES DEEP, RAKED SMOOTH AND HAND ROLLED.
 3. GRASS SEED SHALL BE SPREAD OVER LOAMED AREA AND SURFACE SCARIFIED SO AS TO ENSURE GOOD CONTACT WITH THE LOAM AND SEED.
 4. ALL PORTIONS OF DISTURBED LAWN AREAS WITHIN THE PROJECT AREA, SHALL BE LOAMED AND SEEDED ACCORDING TO 2 & 3 ABOVE.

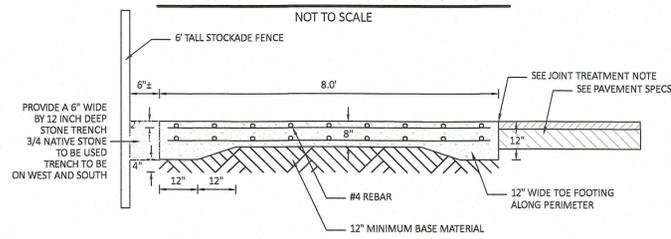
JOINT TREATMENT AGAINST BUILDING:
 WHERE A NEW SIDEWALK ABUTS A CONCRETE STEP OR FOUNDATION WALL:
 CONTRACTOR SHALL PROVIDE A BEAD OF SEALANT ALONG JOINT BETWEEN FOUNDATION WALL AND PROPOSED BIT. CONCRETE. SEALANT SHALL BE POLYMER MODIFIED, ASPHALT EMULSION OR APPROVED EQUAL.

CONCRETE ADA RAMP DETAIL:



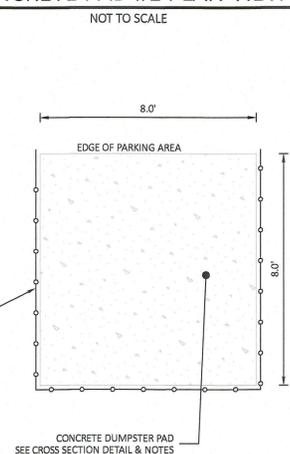
NOTE:
 1.) CONCRETE TO BE CLASS B, 4000 P.S.I. @ 28 DAYS WITH TYPE 1 ORDINARY PORTLAND CEMENT.

CONCRETE PAD CROSS-SECTION:

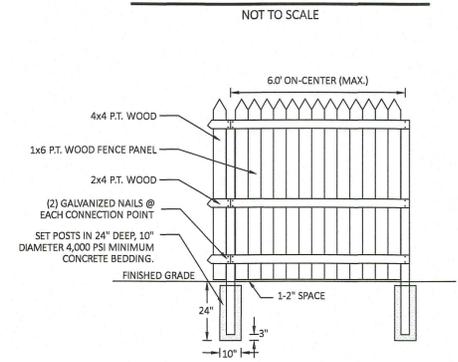


NOTES:
 - CONTRACTOR SHALL USE 4,000 PSI CONCRETE, 8\"/>

CONCRETE PAD #1 PLAN VIEW:



STOCKADE FENCE SECTION:

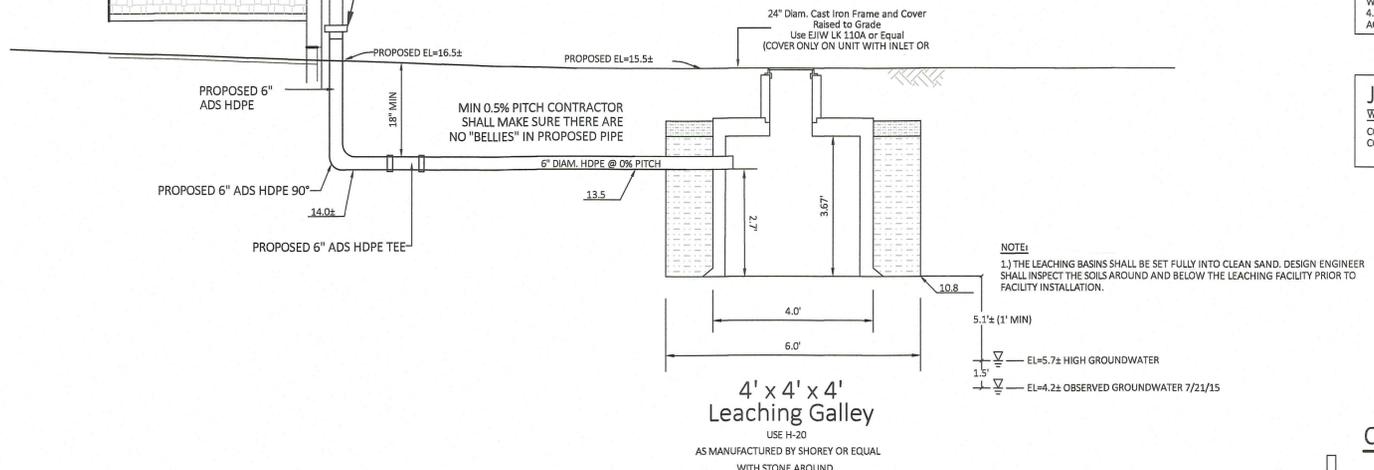


ROOF/LAWN DRYWELL DETAIL:



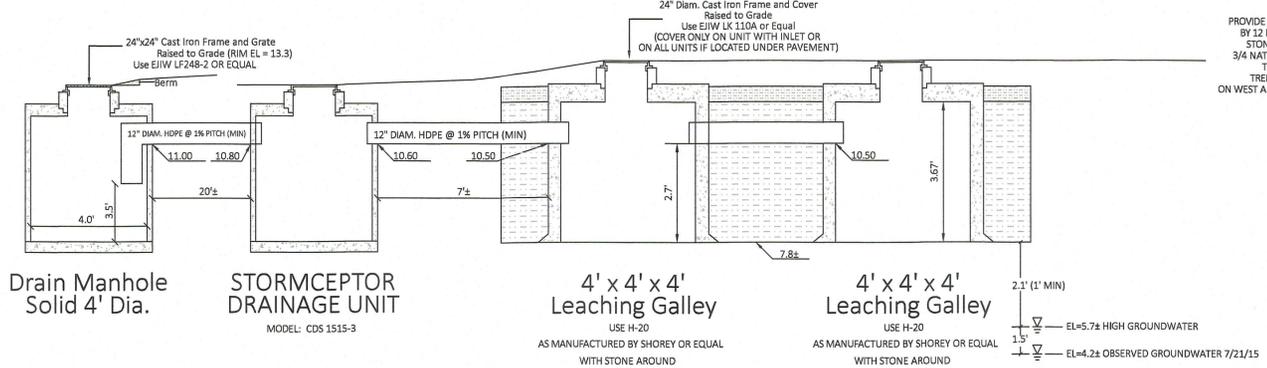
ROOF GALLEY PLAN VIEW:

SCALE: 1" = 5'



DRAINAGE FACILITY SECTION:

NOT TO SCALE



DRAINAGE CONSTRUCTION NOTES:

- 1.) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, LOCATING AND PROTECTING ALL ABOVE GROUND UTILITIES PRIOR TO AND DURING CONSTRUCTION. CONTRACTOR SHALL CONTACT DIG-SAFE, ON TARGET LOCATING AND DENNIS WATER DEPARTMENT, AS APPLICABLE, FOR MARKING OF ALL PUBLIC AND PRIVATE UTILITIES.
- 2.) ALL COMPONENTS, SUBJECT TO WHEEL LOADS, SHALL BE RATED H-20.
- 3.) ALL WORKMANSHIP PROVIDED SHALL BE IN CONFORMANCE WITH THE TOWN OF DENNIS PLANNING BOARD & ENGINEERING SPECIFICATIONS.
- 4.) ANY MODIFICATIONS AND/OR DEVIATIONS FROM THE PLANS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER.

CATCH BASIN AND LEACHING NOTES:

- 1.) ALL PROPOSED CATCH BASINS, LEACHING GALLERIES, AND TRENCHING ACROSS PARKING AREAS AND SIDEWALKS SHALL BE BACKFILLED, AND COMPACTED IN 6-INCH LIFTS. COMPACTION SHALL MEET 95% STANDARD PROCTOR REQUIREMENTS. ALL BACKFILL MATERIAL SHALL BE DENSE GRADED GRAVEL, WITH A MAX SIZE OF 3/4\"/>
- 2.) THE LEACHING CHAMBERS SHALL BE SET FULLY INTO CLEAN SAND. DESIGN ENGINEER SHALL INSPECT THE SOILS AROUND AND BELOW THE LEACHING FACILITY PRIOR TO FACILITY INSTALLATION.
- 3.) ALL CAST IRON FRAMES AND SEALS FOR DRAINAGE COMPONENTS SHALL BE FINISHED WITH MORTAR CEMENT.
- 4.) CATCH BASINS GRATES SHALL BE PLACED OVER FILTER FABRIC UNTIL SITE IS PAVED WITH BINDER COARSE. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE FILTER FABRIC SO SEDIMENT DOES NOT GET INTO CATCH BASIN.
- 5.) EXISTING CATCH BASINSON UPPER COUNTY RD & TELEGRAPH ROAD SHOULD BE FITTED WITH SILT SOCK SO AS TO PROTECT DRAINAGE DURING CONSTRUCTION.

ROOF RUN-OFF:

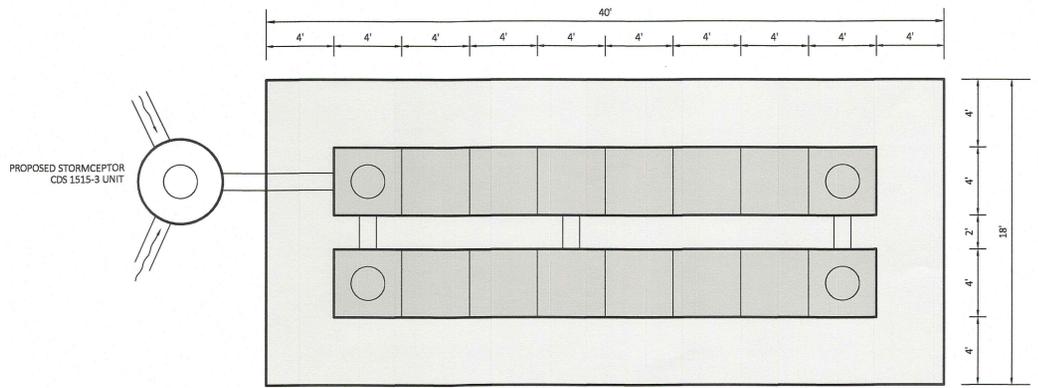
- 1.) ALL ROOF GUTTERS SHOULD BE DIRECTLY CONNECTED TO LEACH GALLEY USING 6\"/>
- 2.) DRYWELLS SHALL BE SET FULLY INTO CLEAN SAND. DESIGN ENGINEER SHALL INSPECT THE SOILS AROUND AND BELOW THE LEACHING FACILITY PRIOR TO FACILITY INSTALLATION.

ACCESS ROAD:

- 1.) DURING CONSTRUCTION, A 20\"/>
- 2.) STONE APRON SHALL BE PITCHED AWAY FROM UPPER COUNTY ROAD SO AS TO CONTROL RUNOFF.

DRAINAGE FACILITY PLAN VIEW:

SCALE: 1" = 5'



REVISED 1-14-2021: ADDED TRENCH DRAIN AND SIDEWALK DETAIL AT ENTRANCE. EXTENDED THE SIDEWALK ALONG TELEGRAPH ROAD; ADJUSTED DRAINAGE AS PER THE ENGINEERING COMMENTS.
 REVISED 11-5-2020: CORRECTED THE UNIT LETTERING.

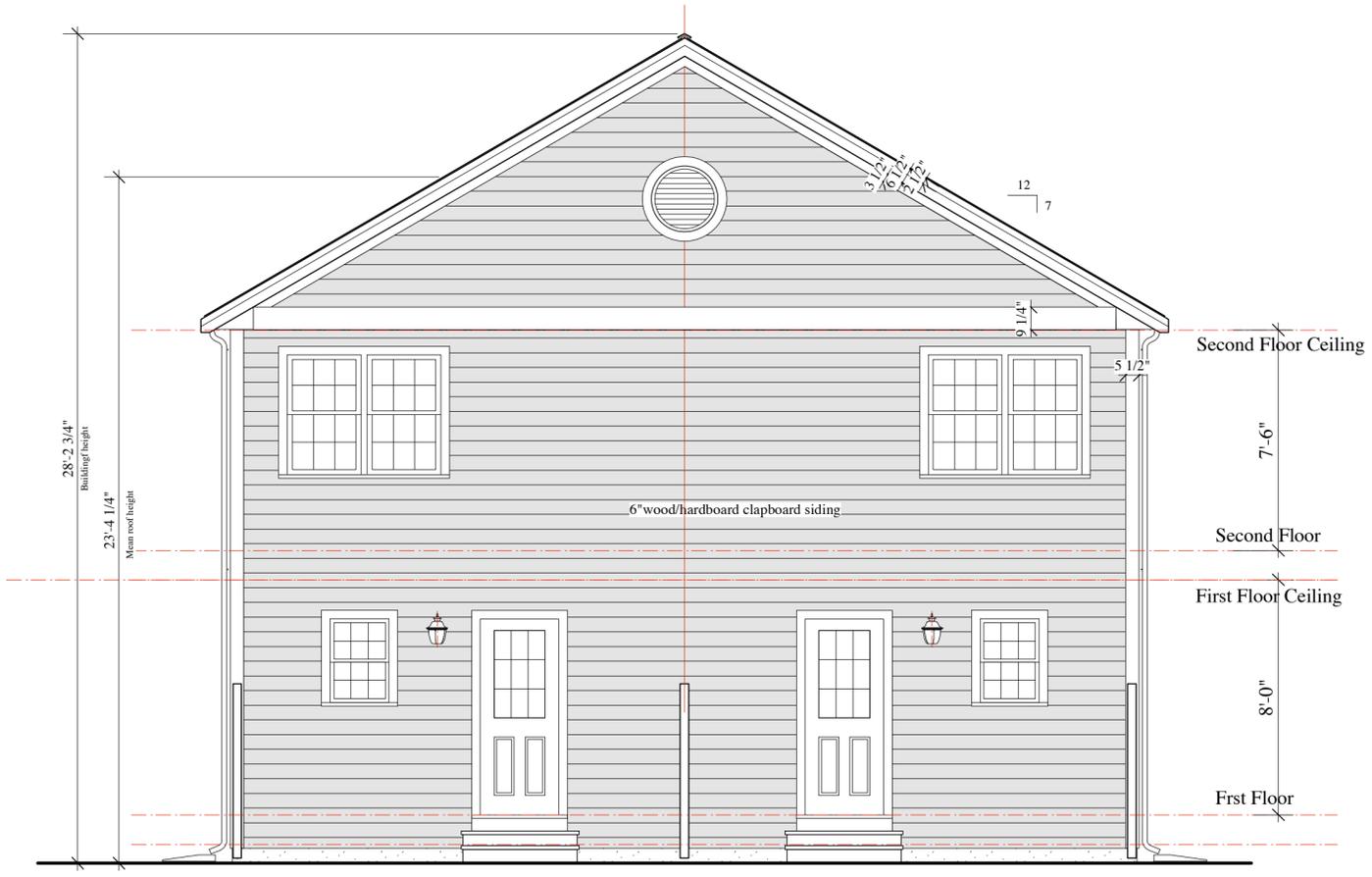
The Residences On Upper County
 Douglas Miller 70 Saddleback Lane, Canton, MA 02021

DETAILS & NOTES:
 232 Upper County Road, Dennis Port, Ma

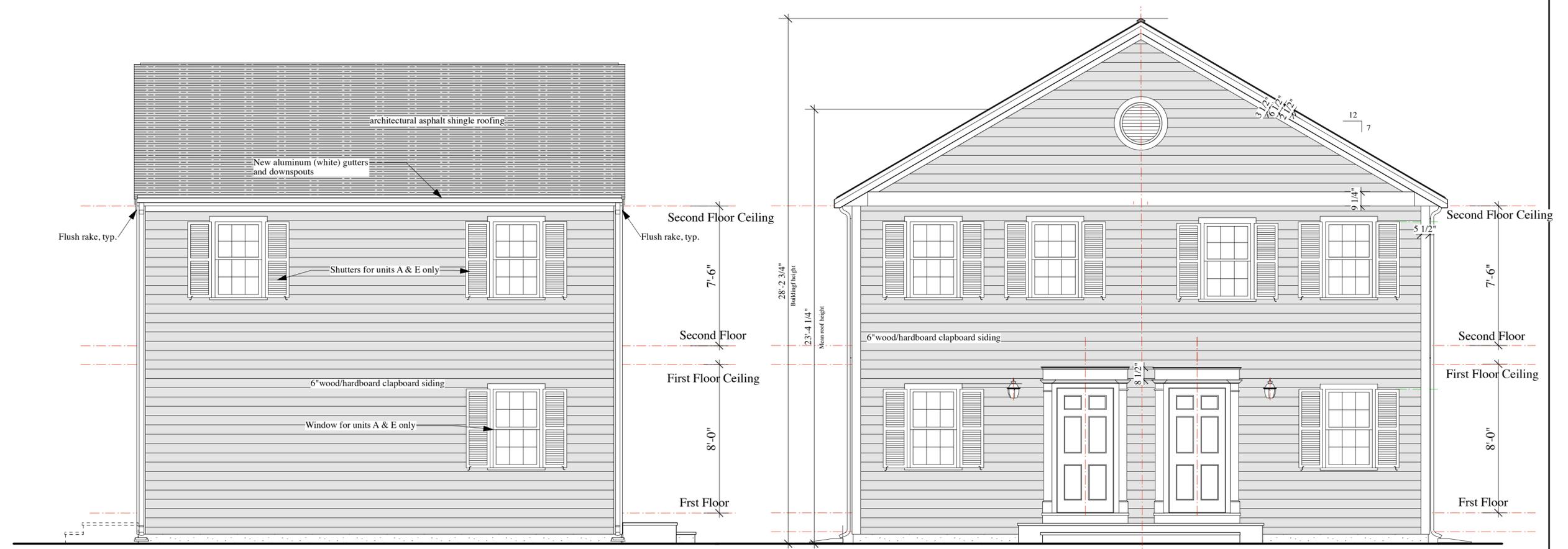
J.M. O'REILLY & ASSOCIATES, INC.
 Professional Engineering & Land Surveying Services

1573 Main Street - Route 8A
 P.O. Box 1773
 (508)896-6801 Office Brewster, MA 02631 (508)896-6802 Fax
 DATE: 11-3-2020 SCALE: As Noted BY: jmo CHECK: JMO JOB NUMBER: JMO-8019A





Rear Elevation



Left Side Elevation
Right Side Elevation opposite hand

Front Elevation

Lights and Shutters 28 December 2020