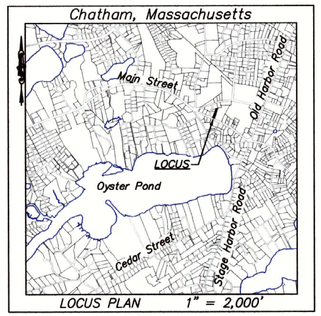
DEFINITIVE PLAN

1. Existing Conditions
2. Site Plan
3. Post Conditions



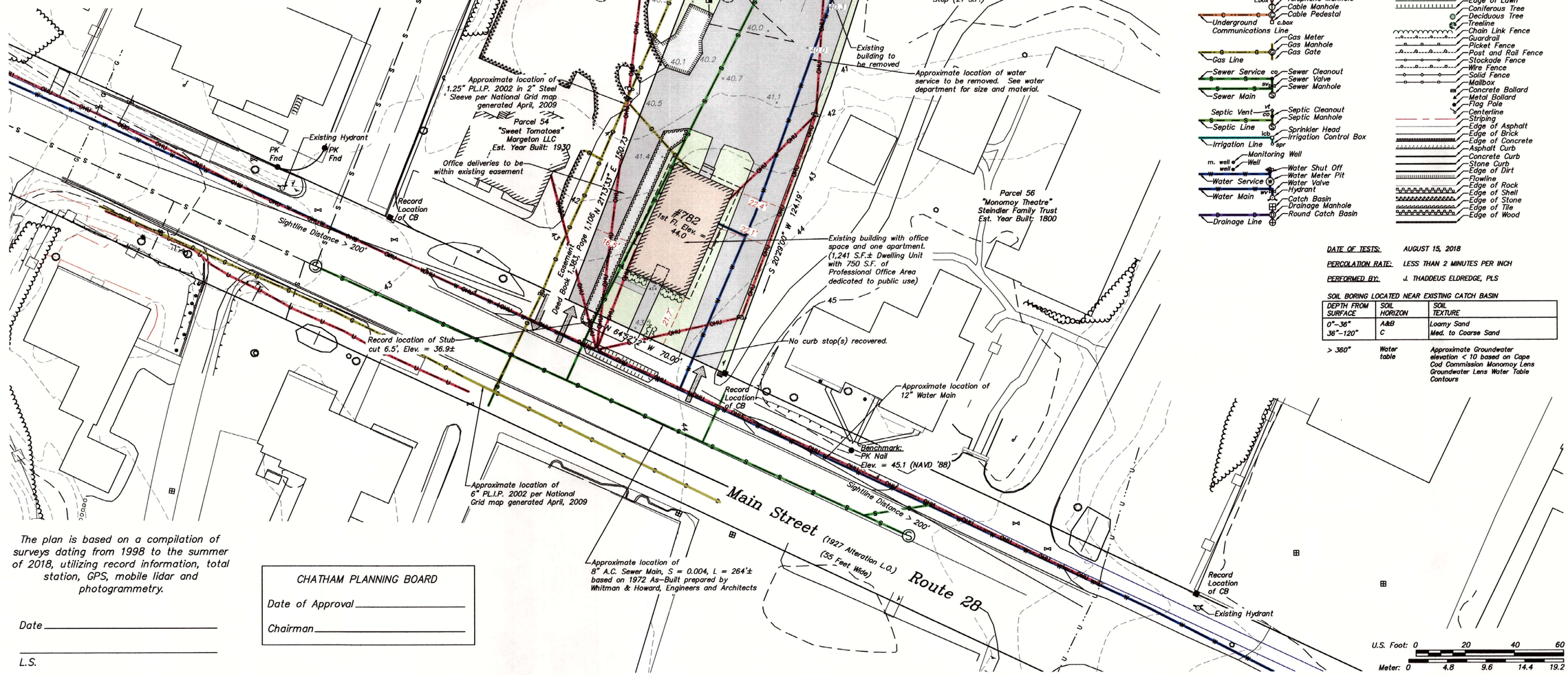
Assessors' ID: 14E–36–55

OWNER OF RECORD:

782 Main Chatham, LLC
Deed Book 28,933, Page 141

ZONING REQUIREMENTS

Zone	GB–2, General Business
Minimum Area	7,000 S.F.
Minimum Frontage	50 Ft.
Front Yard Setback	25 Ft.
Side and Rear Yard Setback	15 Ft.
Maximum Lot Coverage	70%
Maximum Building Coverage	N/A
Required Green Area	30%
Front Parking Setback	10 Ft.
Side Parking Setback	10 Ft.



The plan is based on a compilation of surveys dating from 1998 to the summer of 2018, utilizing record information, total station, GPS, mobile lidar and photogrammetry.

CHATHAM PLANNING BOARD

Date of Approval _____

Chairman _____

Date _____

_____

L.S.

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LEGEND

Lamp
Wooden Lamp
Metal Lamp
Concrete Lamp
Utility Manhole
Underground Utility Line
Electric Meter
Electric Manhole
Electric Box
Underground hh Electric Line
Electric Transformer
Guy Pole
Utility Pole
Guy Wire
Overhead Utilities
Anchor
Telephone Pedestal
Telephone Manhole
Cable Manhole
Cable Pedestal
Underground Communications Line
Gas Meter
Gas Manhole
Gas Gate
Gas Line
Sewer Service
Sewer Cleanout
Sewer Valve
Sewer Manhole
Sewer Main
Septic Vent
Septic Cleanout
Septic Manhole
Septic Line
Sprinkler Head
Irrigation Control Box
Irrigation Line
Monitoring Well
Water Shut Off
Water Meter Pit
Water Service
Water Valve
Hydrant
Water Main
Catch Basin
Drainage Manhole
Round Catch Basin
Drainage Line

Step
Outdoor Shower
Chimney
Bay Window
Window Well
Foundation
Deck
Air Conditioning Unit
Generator
Interval Contour
Index Contour
Top of Slope
Bottom of Slope
Contour Label
Brick Wall
Brick Wall
Concrete Wall
Stone Wall
Stone Wall
Edge of Brush
Coniferous Bush
Deciduous Bush
Edge of Garden
Edge of Landscaping
Edge of Lawn
Coniferous Tree
Deciduous Tree
Treeline
Chain Link Fence
Guardrail
Picket Fence
Post and Rail Fence
Stockade Fence
Wire Fence
Solid Fence
Mailbox
Concrete Bollard
Metal Bollard
Flag Pole
Centerline
Striping
Edge of Asphalt
Edge of Brick
Edge of Concrete
Asphalt Curb
Concrete Curb
Stone Curb
Edge of Dirt
Flowline
Edge of Rock
Edge of Shell
Edge of Stone
Edge of Tile
Edge of Wood

DATE OF TESTS: AUGUST 15, 2018

PERCOLATION RATE: LESS THAN 2 MINUTES PER INCH

PERFORMED BY: J. THADDEUS ELDREDGE, PLS

SOIL BORING LOCATED NEAR EXISTING CATCH BASIN

DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE
0"–36"	A&B	Loamy Sand
36"–120"	C	Med. to Coarse Sand
> 360"	Water table	Approximate Groundwater elevation < 10 based on Cape Cod Commission Monomoy Lens Groundwater Lens Water Table Contours

U.S. Foot: 0 20 40 60

Meter: 0 4.8 9.6 14.4 19.2

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EXISTING CONDITIONS
782 – 784 Main Street, Chatham, Massachusetts

Rev. #	Description of Revision	Date
4	Increased page size to 24 x 36 for more information, addressed revisions per DPW memo	09–07–18
5	addressed revisions per DPW memo	09–17–18

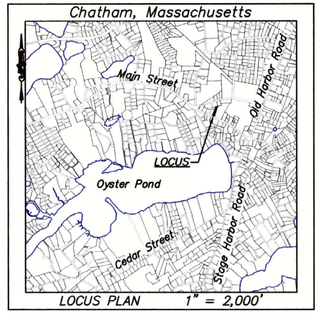
CAPE ASSOCIATES
EAST–SOUTHEAST, LLC
1038 Main Street, Chatham, MA; (508) 945–3965; Fax: (508) 945–5885

COMMONWEALTH OF MASSACHUSETTS J. THADDEUS ELDREDGE No. 49071 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS DANIEL J. CROTEAU CIVIL No. 46253 REGISTERED PROFESSIONAL ENGINEER

Date: 07–19–2018
Scale: 1" = 20'
Project No.: C–0108–06.0

Sheet No.: 1 of 3



Assessors' ID: 14E–36–55

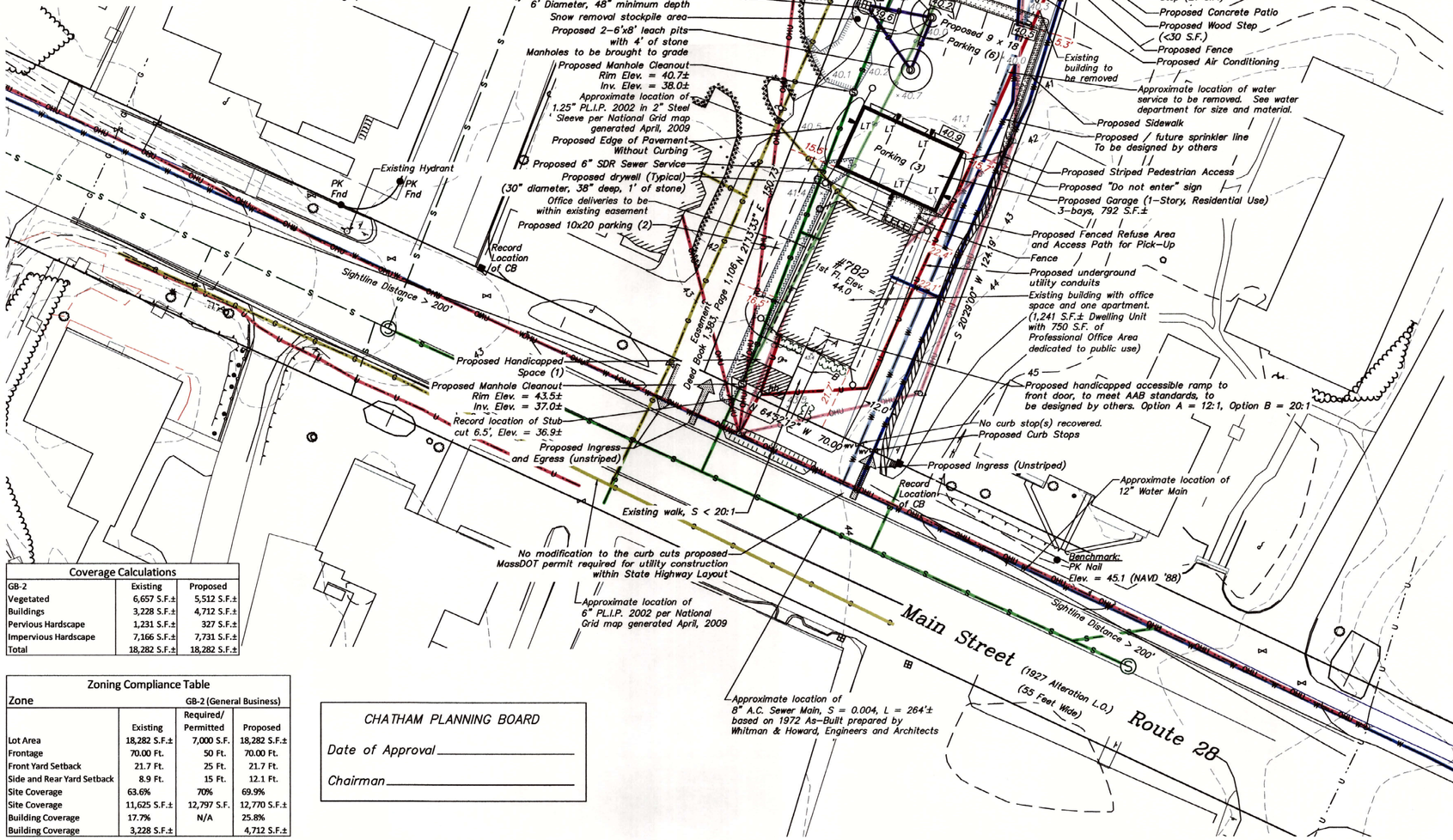
OWNER OF RECORD:

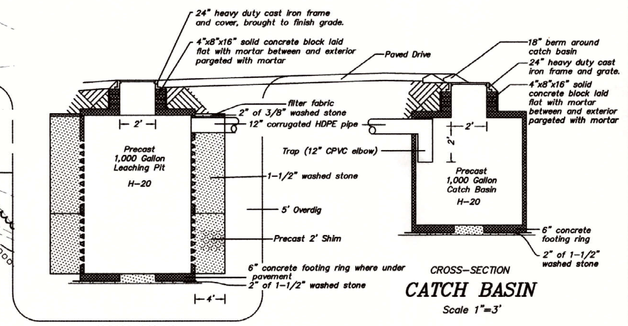
782 Main Chatham, LLC
Deed Book 28,933, Page 141

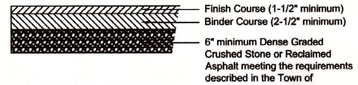
Proposed Site Parking Calculations

		Proposed Dwelling Units or Floor Area	Required Spaces	Proposed Spaces
Residential Units (2 Spaces for Every Residential Dwelling Unit whether single Family of Multiple-Family)	2 Per Unit	4 Units	8	8
Professional Office (1 space for every 150sf of Floor Area Devoted to Customer use)	1 per 150 sf	750 sf of Floor Area	5	4
		Total	13	12

Notes:
– All proposed signage and pavement markings shall be in accordance with MUTCD Standards.
– The underground utilities located within the State Highway Layout shall conform to MassDOT Requirements.
– All handicapped parking, ramps and access shall conform to AAB Requirements. The wheelchair ramp is to be designed for the building permit.
– All utility work to completed by Licensed Utility Installers.
– The asphalt shall be resurfaced over the entire site.
– An approved sewer connection plan is required prior to issuance of building permit.







PAVING DETAIL

Soil Erosion and Sediment Control Notes:

The site will be properly fenced prior to the start of work with chain link construction fencing and/or bright orange construction fencing.

Stockpile areas with loose materials greater than 10' in height will be secured within fenced areas.

Catch basins on the site will be fitted with a Siltsack by Terrafix Geosythetics or equivalent until the soils are stabilized.

A haybale / siltation barrier shall be installed in locations where sediments could be transported from the site. It is the contractor's responsibility to ensure no stormwater runoff enters the nearby property without permission.

At all times site traffic shall be directed over an anti–track area. The location of this area can vary during the phases of the construction. At no time shall loose materials be allowed into the State Highway Layout or the abutting property.

DATE OF TESTS: AUGUST 15, 2018
PERCOLATION RATE: LESS THAN 2 MINUTES PER INCH
PERFORMED BY: J. THADDEUS ELDREDGE, PLS

SOIL BORING LOCATED NEAR EXISTING CATCH BASIN

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> 360"	Water table	Approximate Groundwater elevation < 10 based on Cape Cod Commission Monomoy Lens Groundwater Lens Water Table Contours

ALLOWABLE BUILDING HEIGHT COMPUTATIONS

Building	Elevation							Average
NE	43.8	+ 43.5			=	87.3 /	2 =	43.7
SE	44.0	+ 40.7	+ 40.2		=	124.9 /	3 =	41.6
SW	40.3	+ 40.2			=	80.5 /	2 =	40.3
NW	41.0	+ 41.8	+ 43.5		=	126.3 /	3 =	42.1
						TOTAL		167.6
GRADE PLANE				167.6	Divided by	4	=	41.9
MAXIMUM ELEVATION				41.9	Plus	30	=	71.9
71.9 - Lower First Floor			44.0					27.9
27.9	MAXIMUM HEIGHT ABOVE LOWER FIRST FLOOR							

U.S. Foot: 0 20 40 60
Meter: 0 4.8 9.6 14.4 19.2

Coverage Calculations		
GB-2	Existing	Proposed
Vegetated	6,657 S.F.±	5,512 S.F.±
Buildings	3,228 S.F.±	4,712 S.F.±
Pervious Hardscape	1,231 S.F.±	327 S.F.±
Impervious Hardscape	7,166 S.F.±	7,731 S.F.±
Total	18,282 S.F.±	18,282 S.F.±

Zoning Compliance Table			
Zone		GB-2 (General Business)	
	Existing	Required/ Permitted	Proposed
Lot Area	18,282 S.F.±	7,000 S.F.	18,282 S.F.±
Frontage	70.00 Ft.	50 Ft.	70.00 Ft.
Front Yard Setback	21.7 Ft.	25 Ft.	21.7 Ft.
Side and Rear Yard Setback	8.9 Ft.	15 Ft.	12.1 Ft.
Site Coverage	63.6%	70%	69.9%
Site Coverage	11,625 S.F.±	12,797 S.F.	12,770 S.F.±
Building Coverage	17.7%	N/A	25.8%
Building Coverage	3,228 S.F.±		4,712 S.F.±

CHATHAM PLANNING BOARD

Date of Approval _____

Chairman _____

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SITE PLAN
782 – 784 Main Street, Chatham, Massachusetts

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Date: 07–19–2018
Scale: 1" = 20'
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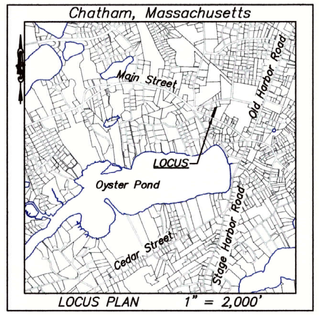
Sheet No.: 2 of 3



Assessors' ID: 14E-36-55

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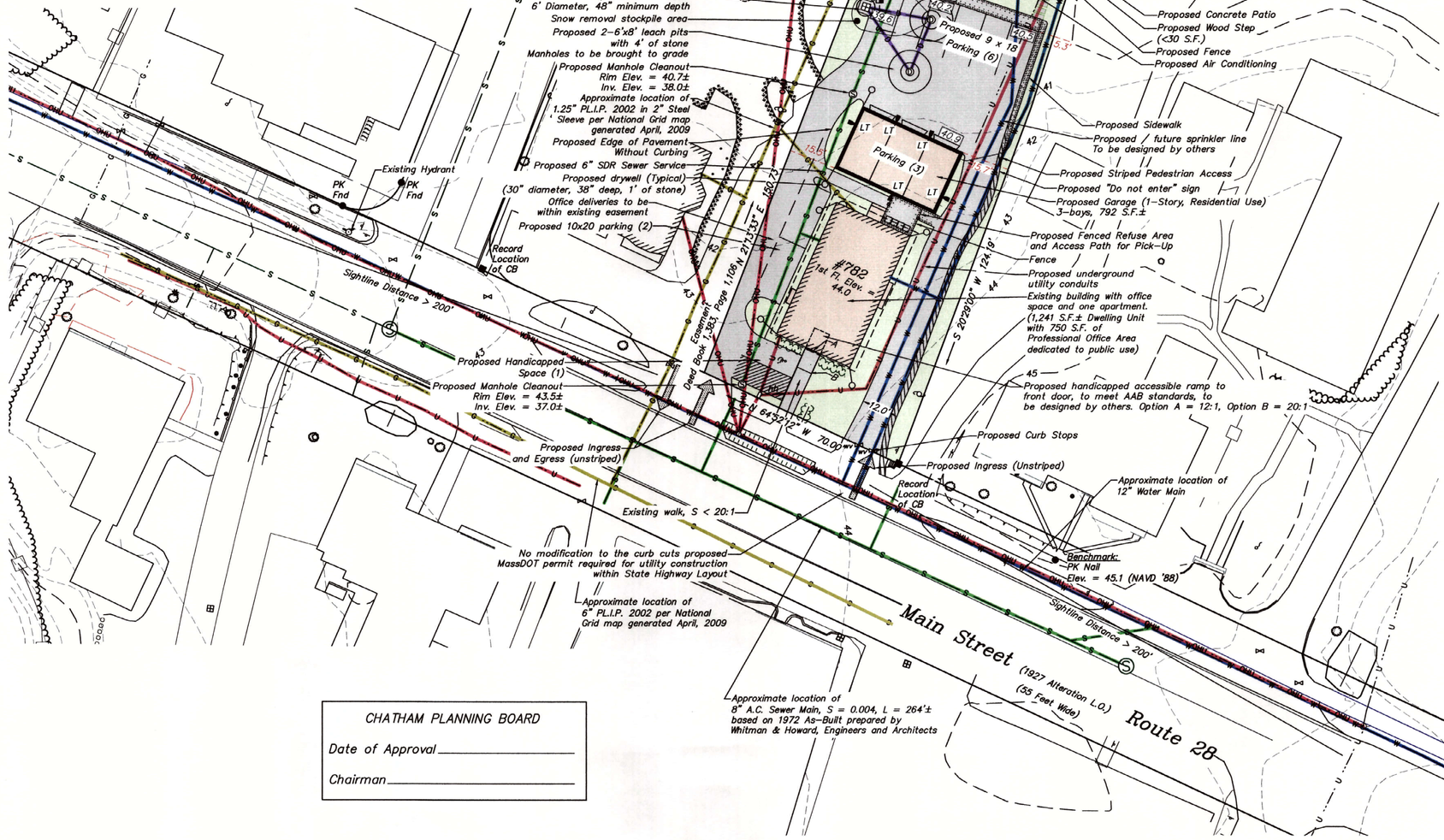

CHATHAM PLANNING BOARD

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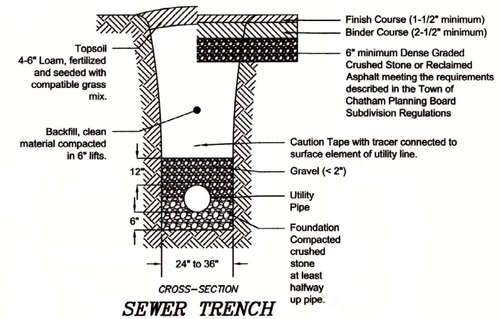
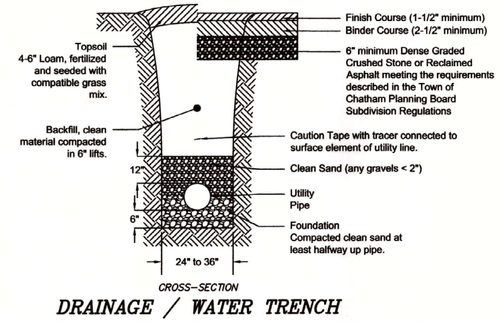
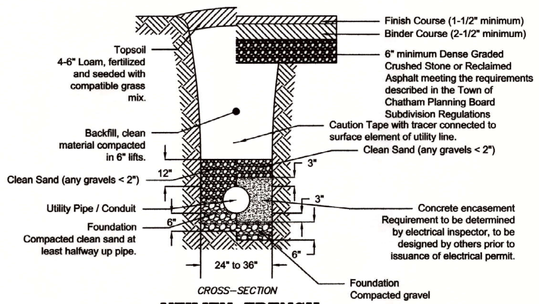
Chairman _____



SEWER TRENCH



DRAINAGE / WATER TRENCH



UTILITY TRENCH

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POST CONDITIONS
782 - 784 Main Street, Chatham, Massachusetts

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1038 Main Street, Chatham, MA; (508) 945-3965; Fax: (508) 945-5885

THADDEUS ELDREDGE CROTEAU No. 47171 REGISTERED PROFESSIONAL ENGINEER

DANIEL P CROTEAU CIVIL No. 46253 REGISTERED PROFESSIONAL ENGINEER

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Sheet No.: 3 of 3

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