

Assessors' ID: MAP 102, E1-2-0-R

OWNER OF RECORD:

Mark J. Toomey and Andrea Toomey
 1500 Worcester Road, Apt. 619
 Framingham, MA 01702
 Deed Book 31910, Page 110
 Plan Book 580, Page 92, Parcel 1

ZONING REQUIREMENTS

Zone R-R, Rural Residential
 Minimum Area 40,000 S.F.
 Minimum Frontage 150 Ft.
 Front Yard Setback 25 Ft.
 Side and Rear Yard Setback 20 Ft.
 Maximum Site Coverage 25%
 Maximum Building Coverage 15%

Quinapoxet Way

A Residential Subdivision



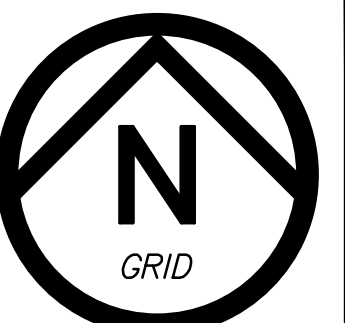
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7	Schematic Development

Legend

33
 Existing 1-1/2 Story Dwelling
 1st Fl. Elev. = XX.X
 TOF Elev. = XX.X
 Gar. Slab = XX.X

- Spot Lamp
- Wooden Lamp
- Metal Lamp
- Concrete Lamp
- Utility Manhole
- Underground Utility Line
- Underground Electric Line
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- Electric Manhole
- Electric Box
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- Edge of Tile
- Edge of Wood



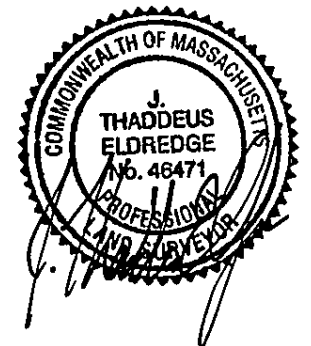
COVER SHEET

Rev. #	Description of Revision	Date
1	Added legend	08-18-18

MARK AND ANDREA TOOMEY

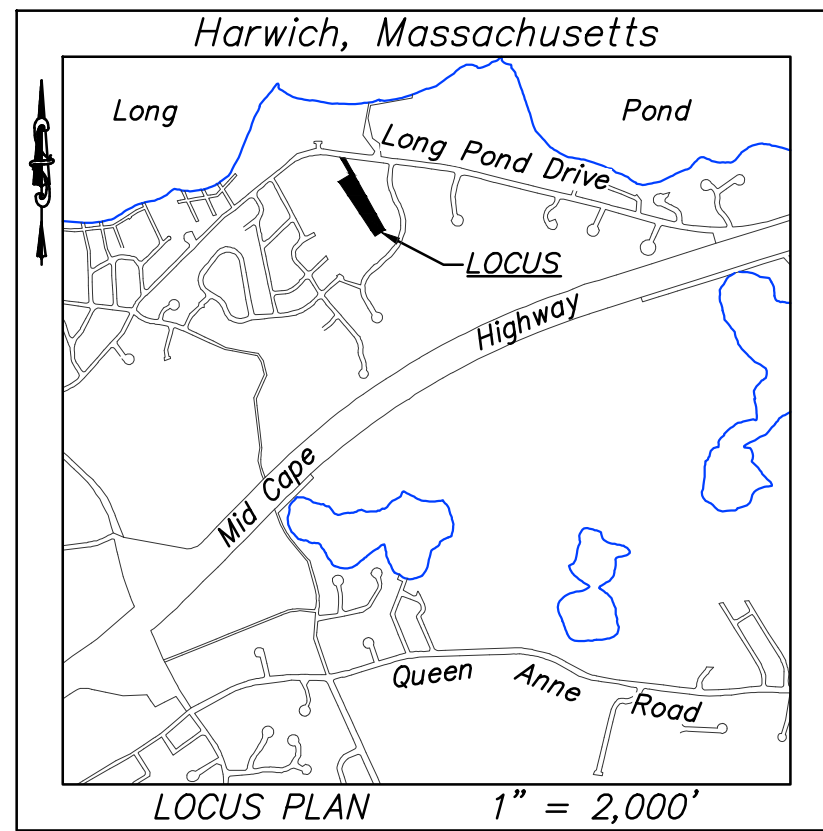
EAST-SOUTHEAST, LLC

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



Date: 04-08-2019
 Scale:
 Project No.: H-5085-01.0

Sheet No.: COVER



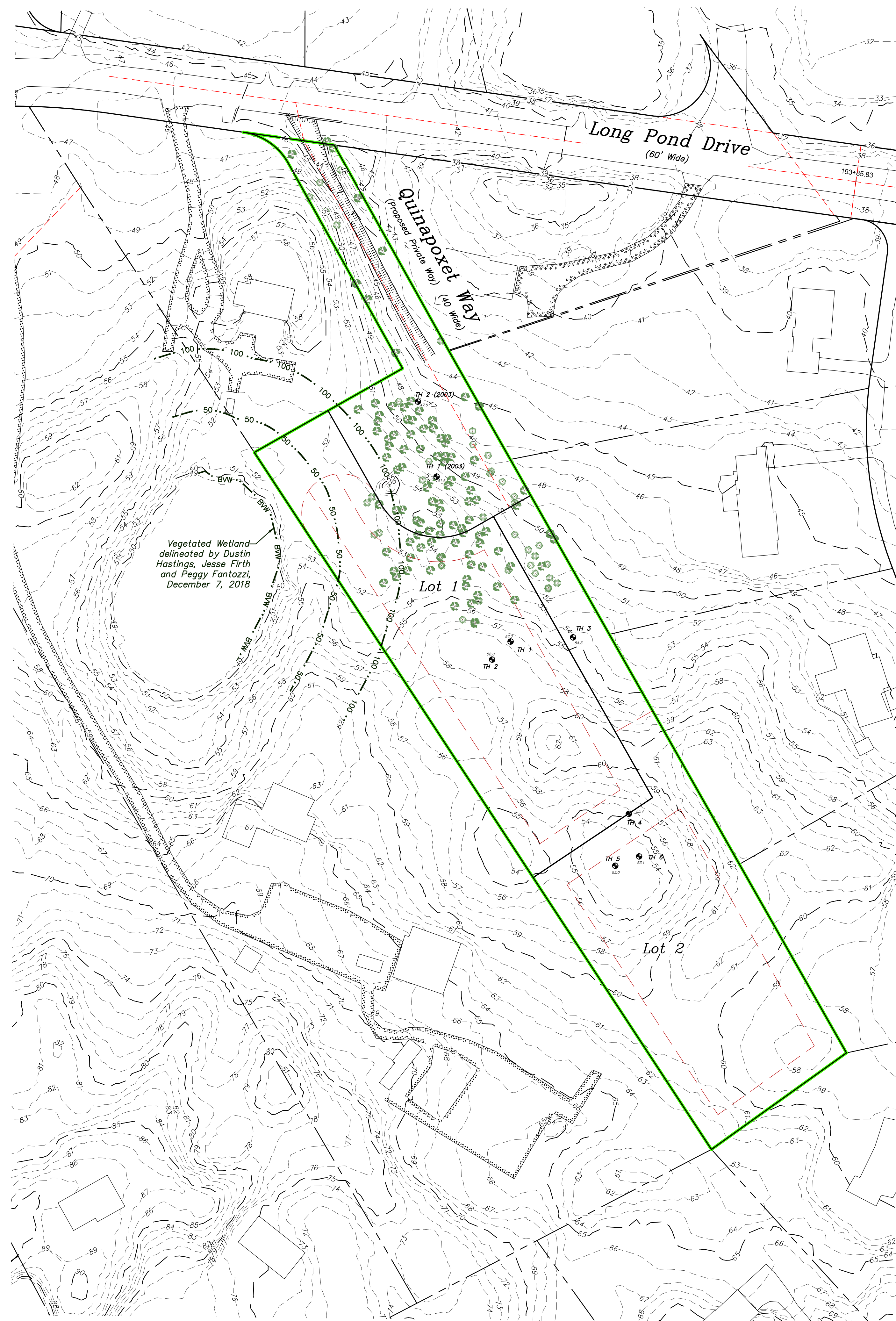
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LEGEND

- Coniferous Tree
- Deciduous Tree



Lot 1 Long Pond Drive, Harwich, MA
 1/9/2019 10:30 AM
 Soil evaluator Rick Judd, R.S.; witness K. Tenaglia, H.A., HD

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	57.7				
3	57.5	O	N/A	Organic	Organic Granular
9	57.0	A/E	10 YR 5/2	LS	
34	54.9	Bw	10 YR 4/6	LMS	Massive, Very Friable LSG, 10% Gravel
123	47.5	C	2.5 Y 6/4	F-M Sands	

Perc test: 69"; Time 8:52 min.

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	58.0				
4	57.7	O	N/A	Organic	Organic Granular
10	57.2	A/E	10 YR 5/2	LS	
34	55.2	Bw	7.5 YR 4/4	LMS	Massive, Very Friable LSG
92	50.3	C1	10 YR 6/6	MS	LSG
123	47.8	C2	2.5 Y 6/3	FS	LSG, 10% Gravel

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	54.3				
3	54.1	O	N/A	Organic	Organic Granular
8	53.6	A/E	7.5 YR 5/2	LS	
29	51.9	Bw	7.5 YR 5/4	LMS	Massive, Very Friable
109	45.2	C1	10 YR 6/4	MS	LSG
129	43.6	C2	2.5 Y 7/3	FS	Loose

0 Long Pond Drive, Harwich, MA
 4/30/2003 10:00 AM
 Soil evaluator Rick Judd, R.S.; witness D. Breen, Harwich Board of Health

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	51.5				
3	51.3	O	N/A	Organic	
6	51.0	E	2.5 YR 6/2	LS	
24	49.5	Bw	10 YR 4/6	LMS	Very Friable LSG
46		C1	2.5 Y 5/6	CS	LSG, Variegated Colors
124	41.2	C2	2.5 Y 6/3	MS	

Perc test: 62"; Time 14:55 min.
 24 Gallons perc. in less than 15 minutes-no water remaining

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	47.5				
3	47.3	O	N/A	Organic	
6	47.0	A/E	10 YR 4/2	LS	
26	45.3	Bw	10 YR 4/6	LS	Very Friable
44	43.8	C1	2.5 Y 6/6	Loamy CS	Loose
154	34.7	C2	2.5 Y 6/4	M-C Sand	Few, LSG, Variegated Colors

Perc test: 64"; Time 6:40 min.
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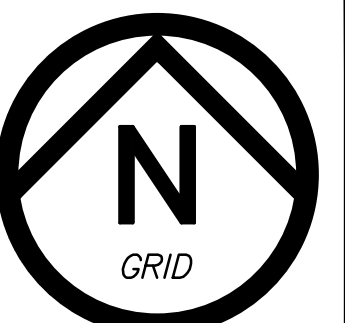
Lot 2 Long Pond Drive, Harwich, MA
 1/9/2019 10:30 AM
 Soil evaluator Rick Judd, R.S.; witness K. Tenaglia, H.A., HD

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	55.4				
2	55.2	O	N/A	Organic	Organic Granular
9	54.7	A/E	10 YR 4/2	LS	
54	50.9	Bw	7.5 YR 4/6	LMS	Massive, Very Friable LSG, 10% Gravel
132	44.4	C	10 YR 6/6	F-M Sands	Variegated Colors

Perc test: 72"; Time 4:33 min.

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	53.0				
3	52.8	O	N/A	Organic	Organic Granular
7	52.4	A/E	7.5 YR 5/2	LS	
45	49.3	Bw	7.5 YR 4/4	LMS	Massive, Very Friable LSG
58	48.2	C1	10 YR 6/6	M-C Sand	LSG
135	41.8	C2	10 YR 7/6	CS	LSG

Depth	Elev.	Hor.	Soil Matrix	Soil Texture	Soil Structure
0	53.1				
3	52.9	O	N/A	Organic	Organic Granular
6	52.6	A/E	7.5 YR 5/2	LS	
44	49.4	Bw	7.5 YR 5/6	LMS	Massive, Very Friable LSG, 10% Gravel
128	42.4	C	10 YR 5/4	M-C Sand	Variegated Colors

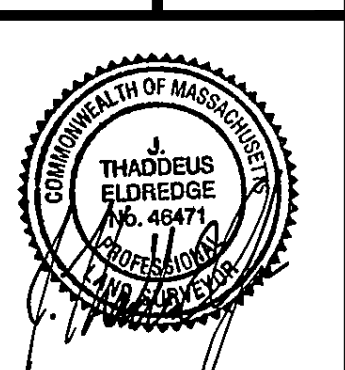


TOPOGRAPHICAL PLAN
 Harwich, Massachusetts

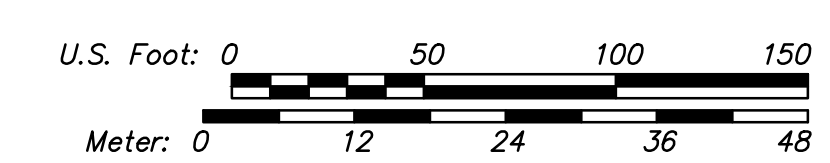
MARK AND ANDREA TOOMEY

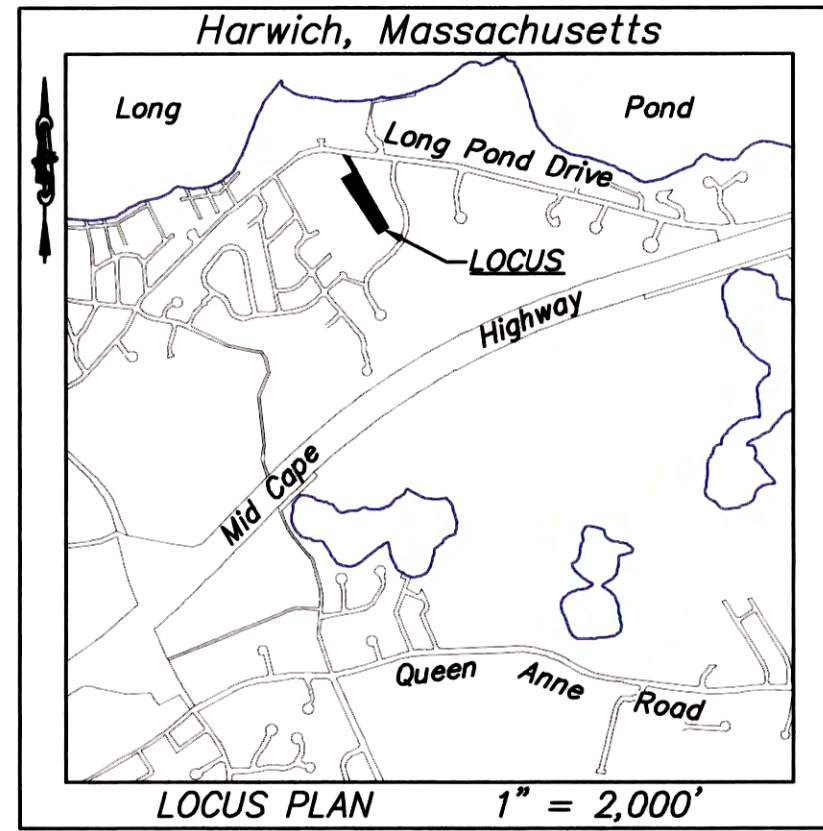
EAST-SOUTHEAST, LLC

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



Date: 04-08-2019
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 Project No.: H-5085-01.0





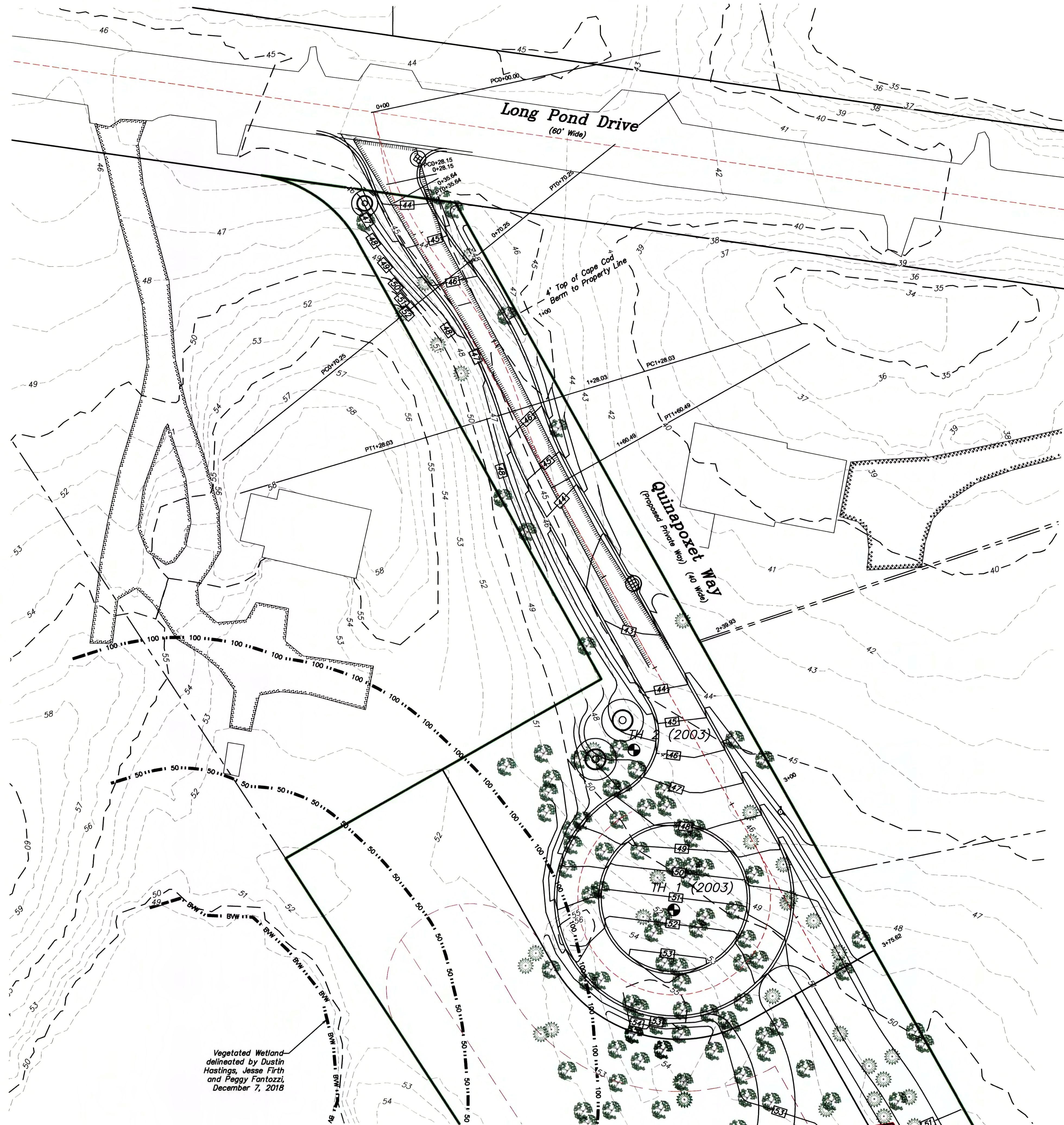
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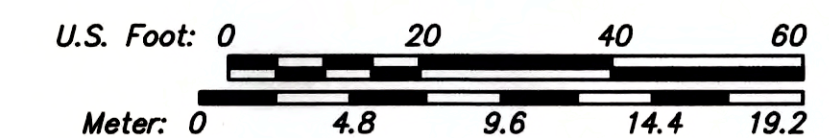
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 Front Yard Setback 25 Ft.
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 Maximum Building Coverage 15%



Vegetated Wetland delineated by Dustin Hastings, Jesse Firth and Peggy Fantozzi, December 7, 2018



ROAD CONSTRUCTION PLAN
 Harwich, Massachusetts

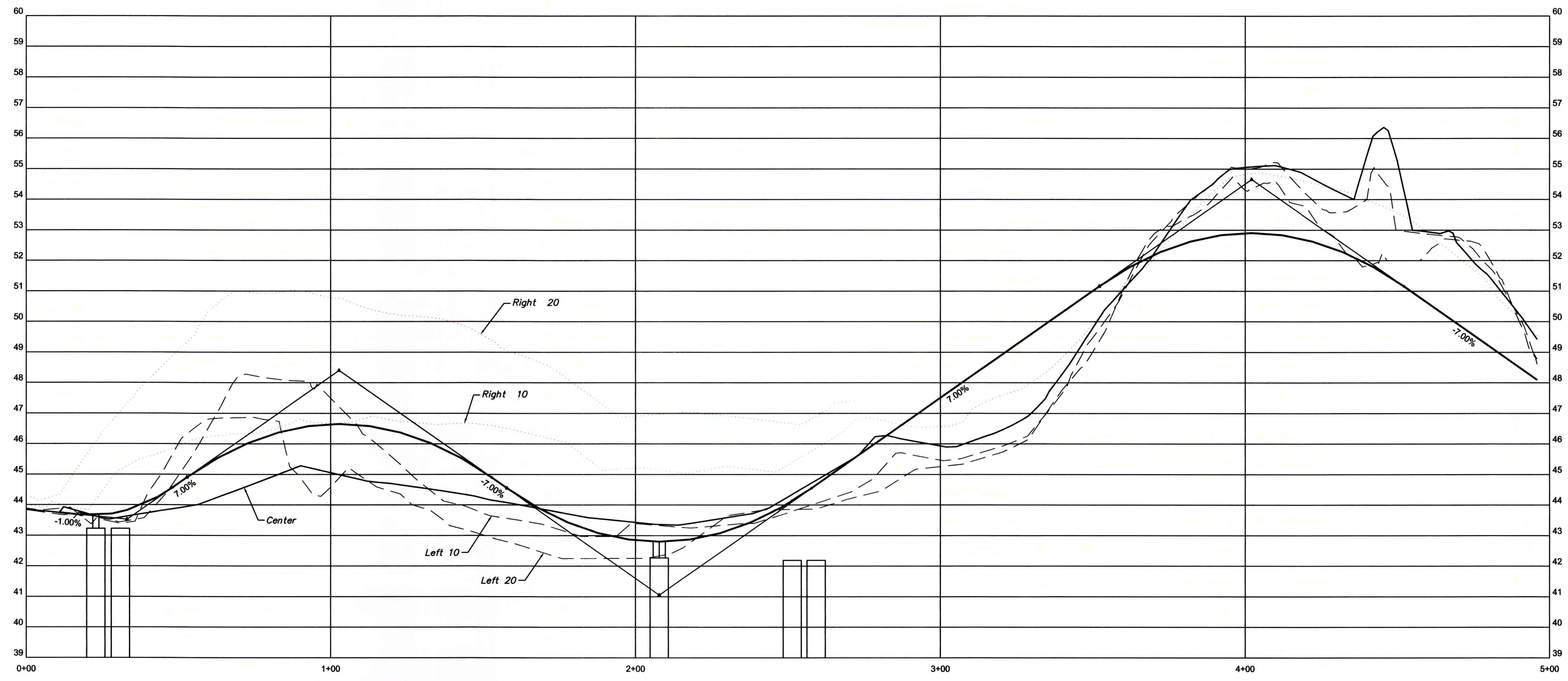
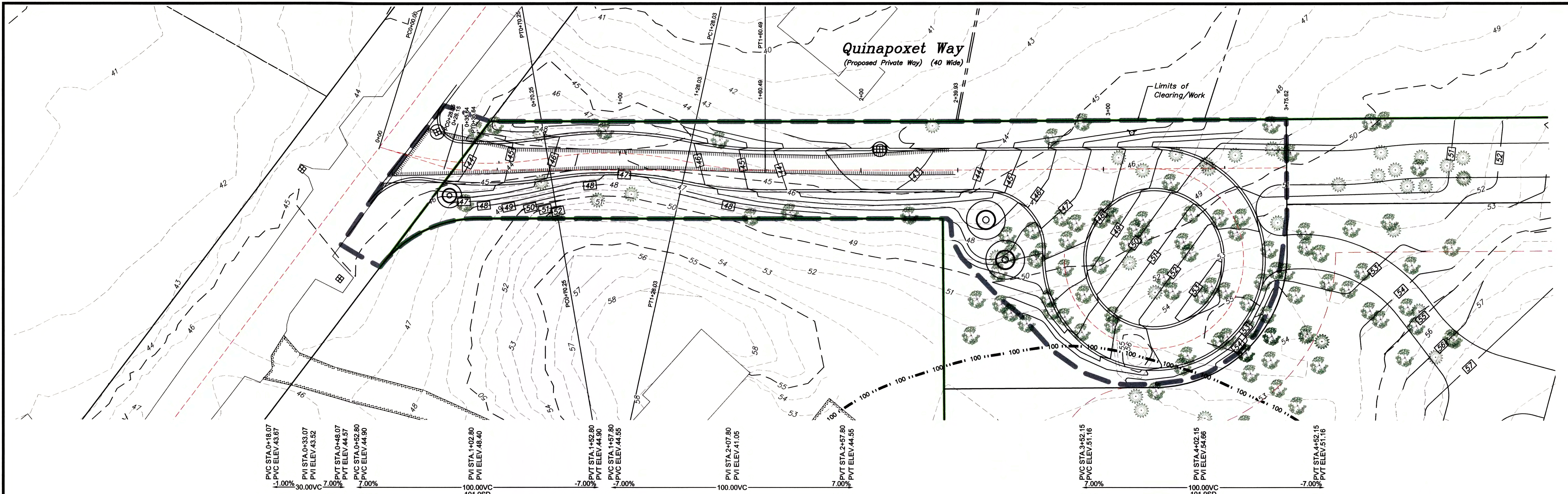
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EAST-SOUTHEAST, LLC
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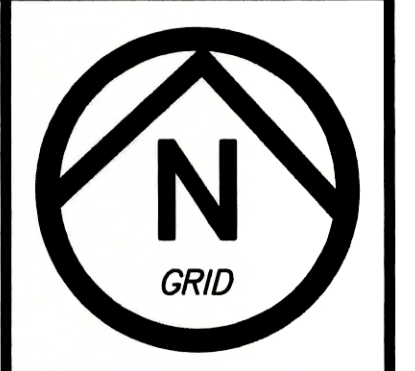


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 Scale: 1" = 20'
 Project No.: H-5085-01.0

Sheet No.: 3 7



PVC STA. 0+18.07
 PVI STA. 0+33.07
 PVT STA. 0+48.07
 PVC STA. 0+52.80
 PVI STA. 1+02.80
 PVT STA. 1+57.80
 PVC STA. 1+57.80
 PVI STA. 2+07.80
 PVT STA. 2+57.80
 PVC STA. 3+52.15
 PVI STA. 4+02.15
 PVT STA. 4+52.15



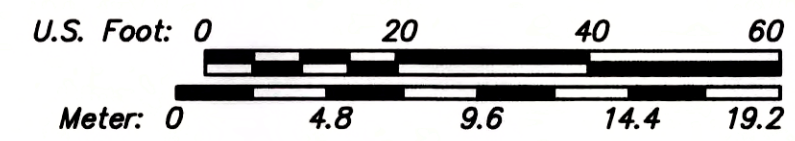
PLAN & PROFILE
Harwich, Massachusetts

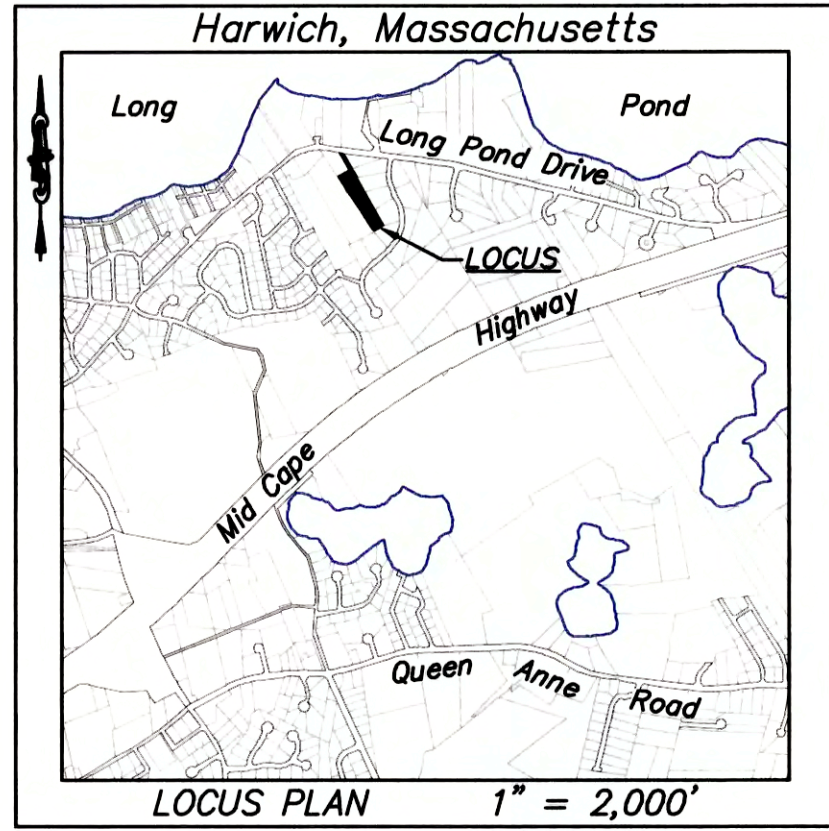
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MARK AND ANDREA TOOMEY
EAST-SOUTHEAST, LLC
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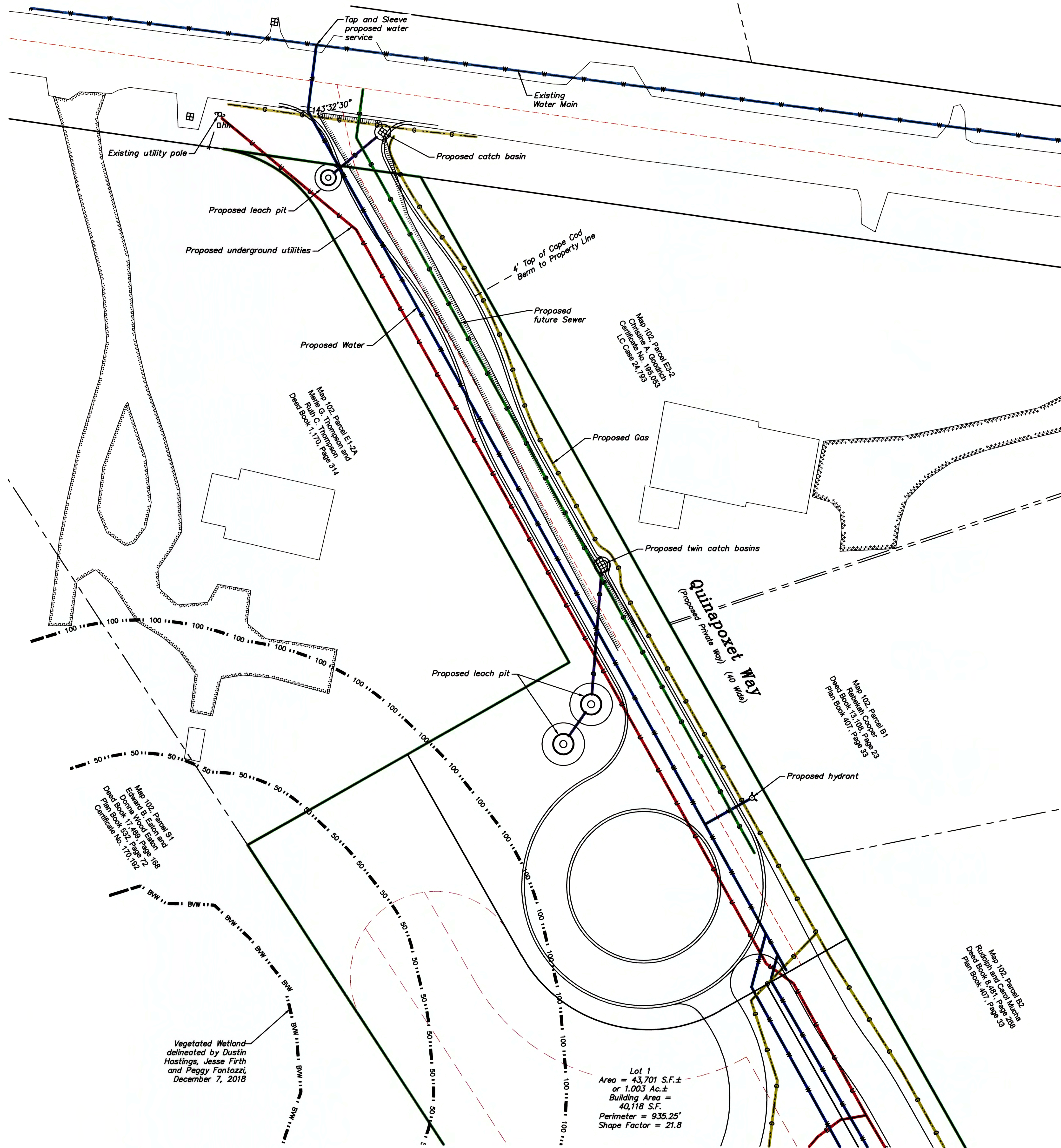
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ZONING REQUIREMENTS

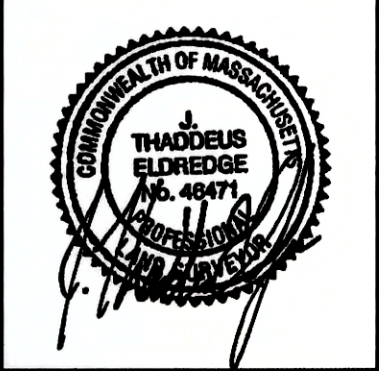
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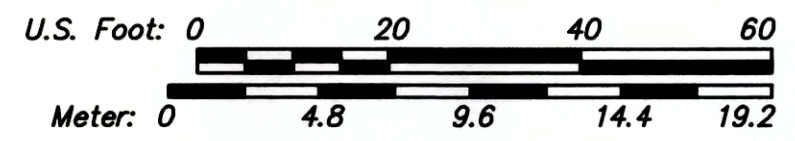
SCHEMATIC UTILITY LAYOUT
 Harwich, Massachusetts

Rev. #	Date	Description of Revision

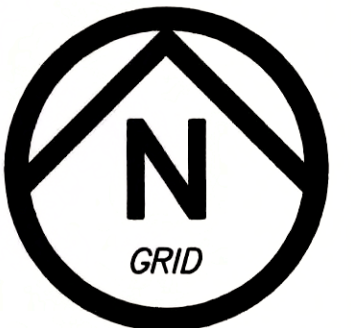
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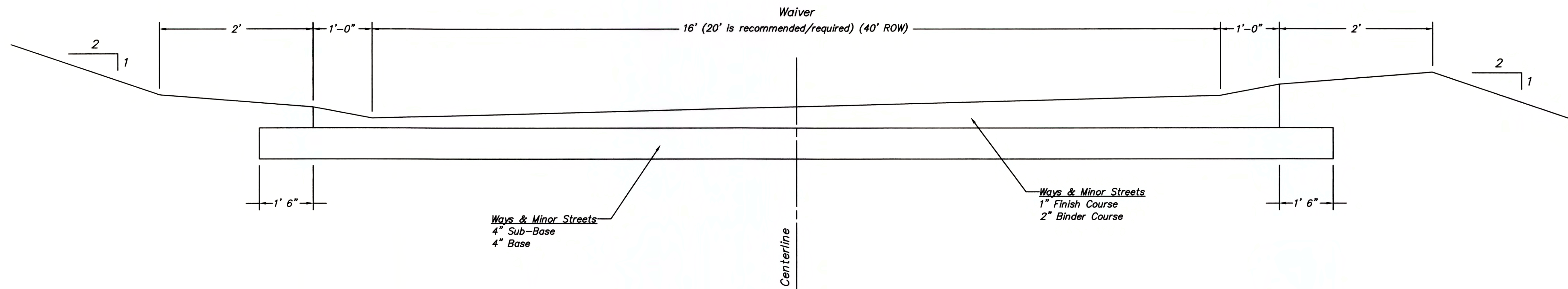


Sheet No.: 5 7



TYPICAL ROAD DETAILS

Date	08-18-18
Description of Revision	Added detail to drainage profile
Rev. #	1



TYPICAL ROAD SECTION

Not to Scale

AREA OF CONTRIBUTION FOR DRAINAGE

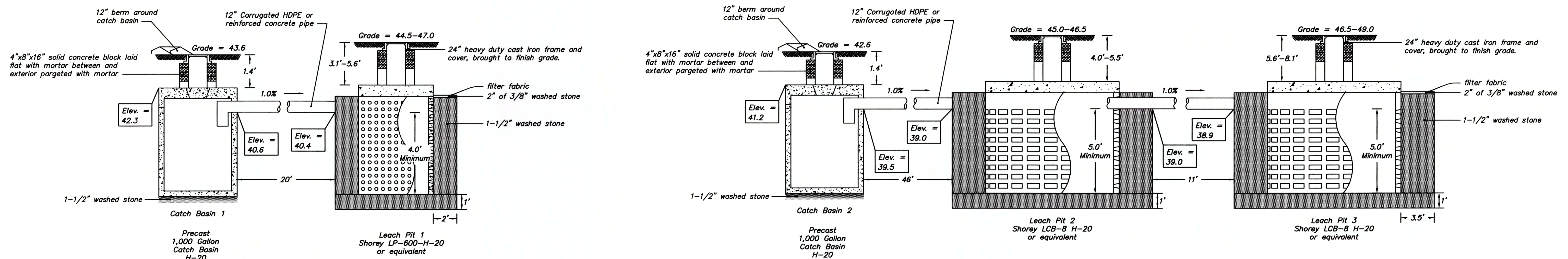
System 1

Total Area: 5,200 S.F.± or 0.119 Ac.±
 Impervious: 1,700 S.F.± or 0.039 Ac.±
 Pervious: 3,500 S.F.± or 0.080 Ac.±

System 2

Total Area: 23,900 S.F.± or 0.549 Ac.±
 Impervious: 7,900 S.F.± or 0.181 Ac.±
 Pervious: 16,000 S.F.± or 0.367 Ac.±

Note:
 This plan depicts a rough layout of the development of each lot. A more thorough plan is to be completed for the septic and building permits. The roof runoff for all homes is to be connected to drywells.



MARK AND ANDREA TOOMEY

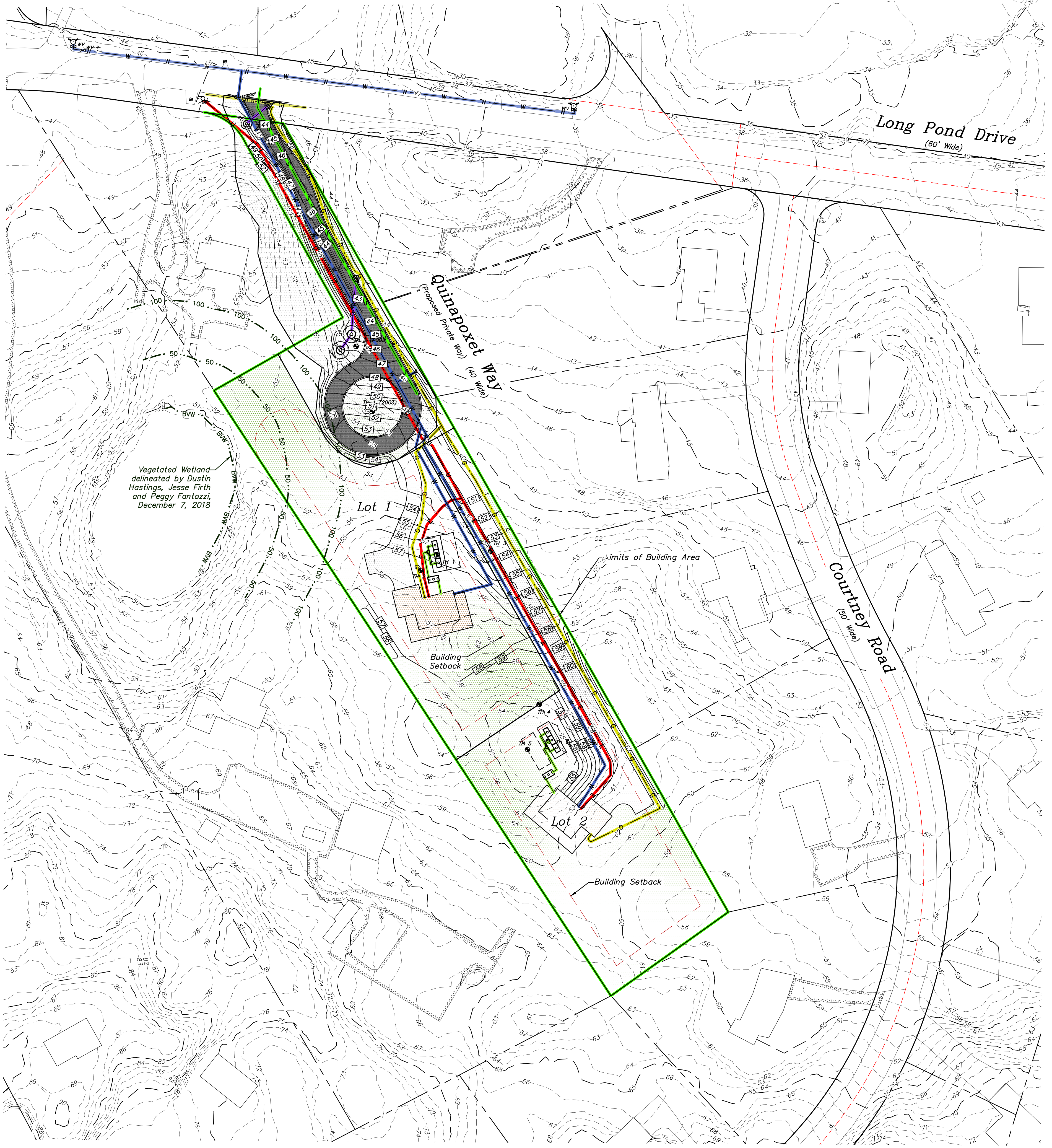
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Legend

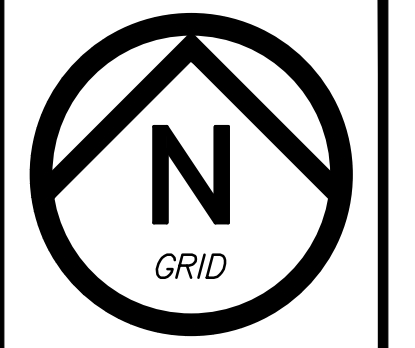
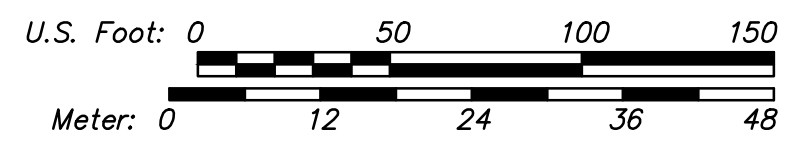
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- Edge of Wood

Zoning Compliance Table Lot 1

Zone	RR (Residential)		
	Existing	Required	Proposed
Lot area	43,701 S.F.± or 1.003 Ac.±	40,000 S.F. 0.918 Ac.	43,701 S.F.± 1.003 Ac.±
Building Area	40,118 S.F.±	150 Ft.	40,118 S.F.±
Frontage	193.36 Ft.	25 Ft.	193.36 Ft.
Front setback	Ft.	20 Ft.	>25 Ft.
Side 1 setback	Ft.	20 Ft.	>20 Ft.
Side 2 setback	Ft.	20 Ft.	>20 Ft.
Rear setback	Ft.	20 Ft.	>20 Ft.
Building coverage	S.F.±	6,555 S.F.	2,662 S.F.±
or		15%	6.09%
Site coverage	S.F.±	10,925 S.F.	5,208 S.F.±
or		25%	11.92%
Building height	Ft.	30 Ft.	Ft.

Zoning Compliance Table Lot 2

Zone	RR (Residential)		
	Existing	Required	Proposed
Lot area	47,154 S.F.± or 1.083 Ac.±	40,000 S.F. 0.918 Ac.	47,154 S.F.± 1.083 Ac.±
Building area	40,073 S.F.±	35.00 Ft.	40,073 S.F.±
Frontage	35.00 Ft.	25 Ft.	35.00 Ft.
Front setback	Ft.	20 Ft.	>25 Ft.
Side 1 setback	Ft.	20 Ft.	>20 Ft.
Side 2 setback	Ft.	20 Ft.	>20 Ft.
Rear setback	Ft.	20 Ft.	>20 Ft.
Building coverage	S.F.±	7,073 S.F.	2,662 S.F.±
or		15%	5.65%
Site coverage	S.F.±	11,789 S.F.	9,135 S.F.±
or		25%	19.37%
Building height	Ft.	30 Ft.	Ft.

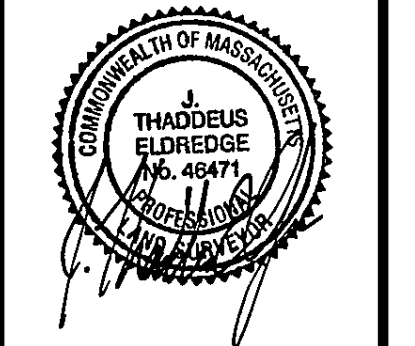


SCHEMATIC DEVELOPMENT
Harwich, Massachusetts

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