

LAW OFFICES OF
WILLIAM C. HENCHY LLC

165 CRANBERRY HIGHWAY
ROUTE 6A
ORLEANS, MA 02653

TELEPHONE: (508) 255-1636
FACSIMILE: (508) 255-1325
INTERNET: whenchy@alumni.tufts.edu
www.henchylaw.com

By Hand Delivery

March 29, 2023

Town of Truro
Kaci Fullerton
Town Clerk
Truro Town Hall
P.O. Box 2030
Truro, MA 02666

RE: Susan Hanway, 59 South Pamet Road (Assessor's Map 51, lot 51)

Dear Ms. Fullerton:

Please find enclosed for filing 10 sets of the following:

1. Application for Residential Site Plan Review;
2. Certified Abutters' List
3. Neighborhood Context photographs;
4. WAC Lighting Dark Sky SODOR Model WS-W157 LED Outdoor cut sheet;
5. Plan set by Ambrose Homes, Inc,(4 of 4) consisting of the following:
 - (a) Hanway Residence 59 South Pamet Road, East & South Elevations;
 - (b) Hanway Residence 59 South Pamet Road, West & North Elevations;
 - (c) Hanway Residence 59 South Pamet Road, Proposed First Floor;
 - (d) Hanway Residence 59 South Pamet Road, Proposed Second Floor;
6. Plan set by Ambrose Homes, Inc, (1 of 1) Hanway Residence 59 South Pamet Road, Existing Dwelling Proposed Conversion to Habitable Studio;

7. Septic Plan (previously approved) by William N. Rogers II, P.E. dated November, 2022;
8. Existing Conditions plan by William N. Rogers II ,P.E. dated October, 2021;
9. Proposed Site Plan by William N. Rogers, II, P.E. dated November, 2022 with Zoning Table
10. Proposed Landscaping, Stormwater, Grading and Limit of work plan by William N. Rogers II, P.E. dated October, 2021.
11. Filing fee of \$250.00

Thank you for your courtesy and attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'WCH' followed by a large, sweeping flourish that extends downwards and to the right.

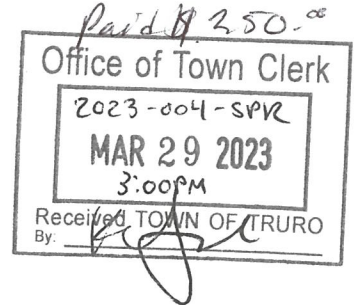
William C. Henchy

Wch/
Enc.

Cc, Susan Hanway
William N. Rogers II P.E.
Ezra Ambrose
esturdy@truro-ma.gov



Town of Truro Planning Board
P.O. Box 2030, Truro, MA 02666



APPLICATION FOR RESIDENTIAL
SIT EPLAN REVIEW

To the Town Clerk and the Planning Board of the Town of Truro, MA Date March 29 2023
The undersigned hereby files an application with the Truro Planning Board for the following:

- X Site Plan Review pursuant to §70 of the Truro Zoning Bylaw
Waiver of Site Plan Review pursuant to §70.9 of the Truro Zoning Bylaw
(Note: Site Plan Review shall not be waived in the Seashore District)

1. General Information

Description of Property and Proposed Project:

Conversion of existing 2 BR home into a Habitable Studio, and construction of new 5 BR home

Property Address 59 South Pamet Rd Truro MA 02666 Map(s) and Parcel(s) 51 Parcel 51

Registry of Deeds title reference: Book 31325 Page 107

Applicant's Name Susan Hanway

Applicant's Legal Mailing Address 59 South Pamet Road, Truro MA 02666

Applicant's Phone(s), Fax and Email c/o William C. Henchy Esq.

Applicant is one of the following: (please check appropriate box)

*Written Permission of the owner is required for submittal of this application.

- X Owner Prospective Buyer* Other*

Owner's Name and Address Susan Hanway 59 South Pamet Road Truro, MA 02666

Representative's Name and Address William C. Henchy 165 Cranberry Highway Orleans MA 02653

Representative's Phone(s), Fax and Email (508) 255-1636 (w) (508) 246-6776 (cell) whenchy@henchylaw.com

2. Waiver(s) Request -The Planning Board may, upon the request of the applicant, pursuant to §70.4.F, waive requirements of § 70.4.C, provided that in the opinion of the Planning Board such a waiver would not be detrimental to the public interest, cause the Town any expense, or be inconsistent with the intent and purpose of this Bylaw. A request for a waiver by the applicant shall be accompanied by a reasonable explanation as to why the waiver is being requested. If multiple waivers are requested, the applicant shall explain why each waiver is requested.

- The applicant is advised to consult with the Building Commissioner, Planning Department, Conservation Department, and/or Health Department prior to submitting this application.

Signature(s)

William C. Henchy

Susan Hanway

Applicant(s)/Representative Printed Name(s)

Owner(s) Printed Name(s) or written permission

Applicant(s)/Representative Signature(s)

Owner(s) Signature(s) or written permission

Your signature on this application authorizes the Members of the Planning Board and town staff to visit and enter upon the subject property.

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: 59 South Barnet Rd Applicant Name: Susan Hanway Date: 7/27/23

No.	Requirement	Included	Not Included	Explanation, if needed
C. Procedures and Plan Requirements				
1a.	An original and 9 copies of the Application for Site Plan Review	X		
1b.	10 copies of the required plans and other required information including this Checklist	X		
1c.	Completed Criteria Review	X		
1d.	Certified copy of the abutters list obtained from the Truro Assessors Office	X		
1e.	Applicable filing fee	X		
Site Plans				
2a.	Site Plans shall be prepared, stamped and signed by a Registered Land Surveyor and Professional Engineer	X		
2b.	Site Plans shall be prepared at a scale of one inch equals forty feet (1"=40') or larger	X		
3	Site Plan shall include the following: North Arrow and a locus plan containing sufficient information to locate the subject property, such as streets bounding or providing access to the property.	X		
3a. 1	Zoning Information: All applicable Zoning Bylaw information regarding the site's development, both existing and proposed conditions. This information shall be placed in a table format which must list all setbacks; percent of lot coverage, broken out between building, pavement, landscape coverage, etc.; number of buildings; total amount of square feet; and any other applicable zoning information necessary for the proper review of the site plan.	X		
	<u>Existing:</u>			
	All setbacks	X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;	X		
	Number of buildings	X		
	Total number of square feet	X		
	Any other applicable zoning information necessary for the proper review of the site plan	X		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>59 South Parid Rd</u> Applicant Name: <u>Susan Hanway</u> Date: <u>3/21/23</u>		No.	Requirement	Included	Not Included	Explanation, if needed
	<u>Proposed:</u>					
	All setbacks			X		
	Percent (%) of lot coverage broken out between building, pavement, landscape coverage, etc.;			X		
	Number of buildings			X		
	Total number of square feet			X		
	Any other applicable zoning information necessary for the proper review of the site plan			X		
3a. 3	Assessor and Deed Information: The Truro Assessors Atlas Map(s) and Parcel(s) numbers and all plan and deed references.			X		
3a. 4	Graphic Scale			X		
3a. 5	Title Block - Including:			X		
	name and description of the project;			X		
	address of the property;			X		
	names of the record owner(s) and the applicant(s); and			X		
	date of the preparation of the plan(s) and subsequent revision dates			X		
3a. 6	Legend of All Symbols			X		
3a. 7	Property boundaries, dimensions and lot area			X		
3a. 8	Topography and grading plan			X		
3a. 9	Location, including setbacks of all existing and proposed buildings and additions			X		
3a. 10	Septic system location			X		
3a. 11	Location of (as applicable):			X		
	wetlands			N/A		
	the National Flood Insurance Program flood hazard elevation, and			N/A		
	Massachusetts Natural Heritage Endangered Species Act jurisdiction			N/A		
3a. 12	Driveway(s) and driveway opening(s)			X		
3a. 13	Existing and proposed lighting			X		
3a. 14	Existing landscape features both vegetative and structural			X		
3a. 15	Limit of work area (area to be disturbed during construction, including parking and storage of vehicles and equipment) and work staging area(s)			X		

70.4 - RESIDENTIAL SITE PLAN REVIEW CHECKLIST - Applicant

Address: <u>59 South Barnett Rd</u>		Applicant Name: <u>Susan Hanway</u>		Date: <u>3/29/23</u>	
No.	Requirement	Included	Not Included	Explanation, if needed	
	Architectural Plans				
3b.	Architectural plans with all dimensions at a scale of no less than 1/8" = 1'-0", including: elevations floor plans	✓ ✓ ✓			
3c.	Lighting specification, including style and wattage(s)	✓			
	Neighborhood Context: Photographs or other readily available data concerning the location and size of buildings on lots adjacent to or visible from the lot under consideration in order to provide a neighborhood context for the property under consideration	✓			
3e.	Re-vegetation/Landscaping plan , including both vegetative and structural features	✓			

ADDRESSING THE REVIEW CRITERIA

§ 70.1 PURPOSE

The purpose of Site Plan Review for Commercial Development and for Residential Development is to protect the health, safety, convenience and general welfare of the inhabitants of the Town. It provides for a review of plans for uses and structures which may have significant impacts, both within the site and in relation to adjacent properties and streets; including the potential impact on public services and infrastructure; pedestrian and vehicular traffic; significant environmental and historic resources; abutting properties; and community character and ambiance.

Instructions: Please provide the Planning Board with a short explanation of how your application meets each of the review criteria of §70.4D of the Truro Zoning Bylaw. If you require extra space for your answers, please attach the additional information to your application in no more than two pages. This is to provide the Planning Board with an overview of your rationale prior to the meeting.

§70.4D - REVIEW CRITERIA

The Planning Board shall review Residential Site Plans and their supporting information. It is the intent of Residential Site Plan Review that all new construction shall be sited and implemented in a manner that is in keeping with the scale of other buildings and structures in its immediate vicinity in order to preserve the characteristics of existing neighborhoods. Such an evaluation shall be based on the following standards and criteria:

1. Relation of Buildings and Structures to the Environment. Proposed development relates to the existing terrain and lot and provides for solar and wind orientation which encourages energy conservation because:

The lot is sloping sharply upward from South Pamet Road. The proposed new home is situated where the slope becomes more gradual towards the rear of the lot. The orientation of the proposed home is NW-SW to reduce exposure to the coldest winter winds, with rooflines and windows exposed to the East-West orientation to maximize solar heating in the winter months, and to maximize the amount of roof space that is available for solar panels, if the owner wishes to install them.

2. Building Design and Landscaping. Proposed development is consistent with the prevailing character and scale of the buildings and structures in the neighborhood through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques because:

Great care has been taken to preserve the existing, small residential structure on the site, and to utilize the existing driveway to minimize disruption of the existing site. The proposed structure will

be naturally landscaped, and well within the scale and architectural style of the area. But for the preservation of the existing structure on-site, the proposed work would qualify as a by-right building of less than 3,600 sq. ft. on this 3 acre site within the Seashore District.

3. Preservation of Landscape. The landscape will be preserved in its natural state insofar as practicable by minimizing any grade changes and removal of vegetation and soil because:

Access to the proposed structure will be an extension of the existing driveway, and care has been taken to avoid excavation and cut / fill land alteration within the existing slopes. Land clearing for the proposed house is minimal, as the owners prefer the land remain in its natural state as much as possible. The limit of work proposed is minimal and is designed to preserve the lot in its natural state as much as possible.

4. Circulation. Curb cuts and driveways will be safe and convenient and will be consistent with Chapter I, Section 9 of the General Bylaws of the Town of Truro because:

No new curb cuts are proposed, and the existing driveway will continue to be utilized as access to the site. Stormwater control structures are proposed in order to prevent runoff from the site and existing driveway from entering onto South Pamet Road.

5. Lighting. Lighting will be consistent with Chapter IV, Section 6 of the General Bylaws of the Town of Truro. There will be protection of adjacent properties and the night sky from intrusive lighting because:

Please see cut sheets for proposed lighting. All lighting will be dark sky compliant. Night-time views of the sky in Truro are priceless and the applicant wishes to preserve these astonishing views.

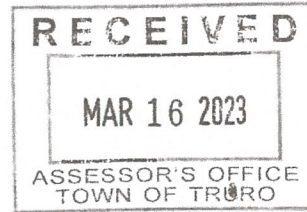


TOWN OF TRURO

Assessors Office

Certified Abutters List

Request Form



DATE: 3/16/23

NAME OF APPLICANT: Susan Hanway

NAME OF AGENT (if any): William C. Henchy

MAILING ADDRESS: 165 Cranberry Highway Orleans MA 02653

CONTACT: HOME/CELL 508-255-1636 EMAIL whenchy@henchylaw.com

PROPERTY LOCATION: 59 South Ramot Rd Truro MA
(street address)

PROPERTY IDENTIFICATION NUMBER: MAP 051 PARCEL 051 EXT. _____
(if condominium)

ABUTTERS LIST NEEDED FOR: (please check all applicable) **FEE: \$15.00 per checked item**
(Fee must accompany the application unless other arrangements are made)

<input type="checkbox"/> Board of Health ⁵	<input type="checkbox"/> Planning Board (PB)	<input type="checkbox"/> Zoning Board of Appeals (ZBA)
<input type="checkbox"/> Cape Cod Commission	<input type="checkbox"/> Special Permit ¹	<input checked="" type="checkbox"/> Special Permit ¹
<input type="checkbox"/> Conservation Commission ⁴	<input checked="" type="checkbox"/> Site Plan ²	<input type="checkbox"/> Variance ¹
<input type="checkbox"/> Licensing	<input type="checkbox"/> Preliminary Subdivision ³	
Type: _____	<input type="checkbox"/> Definitive Subdivision ³	
	<input type="checkbox"/> Accessory Dwelling Unit (ADU) ²	
<input type="checkbox"/> Other _____		

(Please Specify) (Fee: Inquire with Assessors)

Note: Per M.G.L., processing may take up to 10 calendar days. Please plan accordingly.

THIS SECTION FOR ASSESSORS OFFICE USE ONLY

Date request received by Assessors: 3/16/2023 Date completed: 3/17/2023
 List completed by: [Signature] Date paid: 3/16/2023 Cash/Check #1785

¹Abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within 300 feet of the property line.
²Abutters to the subject property, abutters to the abutters, and owners of properties across the street from the subject property.
³Landowners immediately bordering the proposed subdivision, landowners immediately bordering the immediate abutters, and landowners located across the streets and ways bordering the proposed subdivision. **Note:** For Definitive Subdivision only, responsibility of applicant to notify abutters and produce evidence as required.
⁴All abutters within 300 feet of parcel, except Beach Point between Knowles Heights Road and Provincetown border, in which case it is all abutters within 100 feet. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.
⁵Abutters sharing any boundary or corner in any direction – including land across a street, river or stream. **Note:** Responsibility of applicant to notify abutters and produce evidence as required.



TRURO ASSESSORS OFFICE
PO Box 2012 Truro, MA 02666
Telephone: (508) 214-0921
Fax: (508) 349-5506

Date: March 17, 2023

To: William C. Henchy, Agent for Susan Hanway

From: Assessors Department

Certified Abutters List: 59 South Pamet Road (Map 51, Parcel 51)

Planning Board/ Site Plan

Attached is a combined list of abutters for the property located at 59 South Pamet Road.

The current owner is Susan Hanway.

The names and addresses of the abutters are as of March 10, 2023 according to the most recent documents received from the Barnstable County Registry of Deeds.

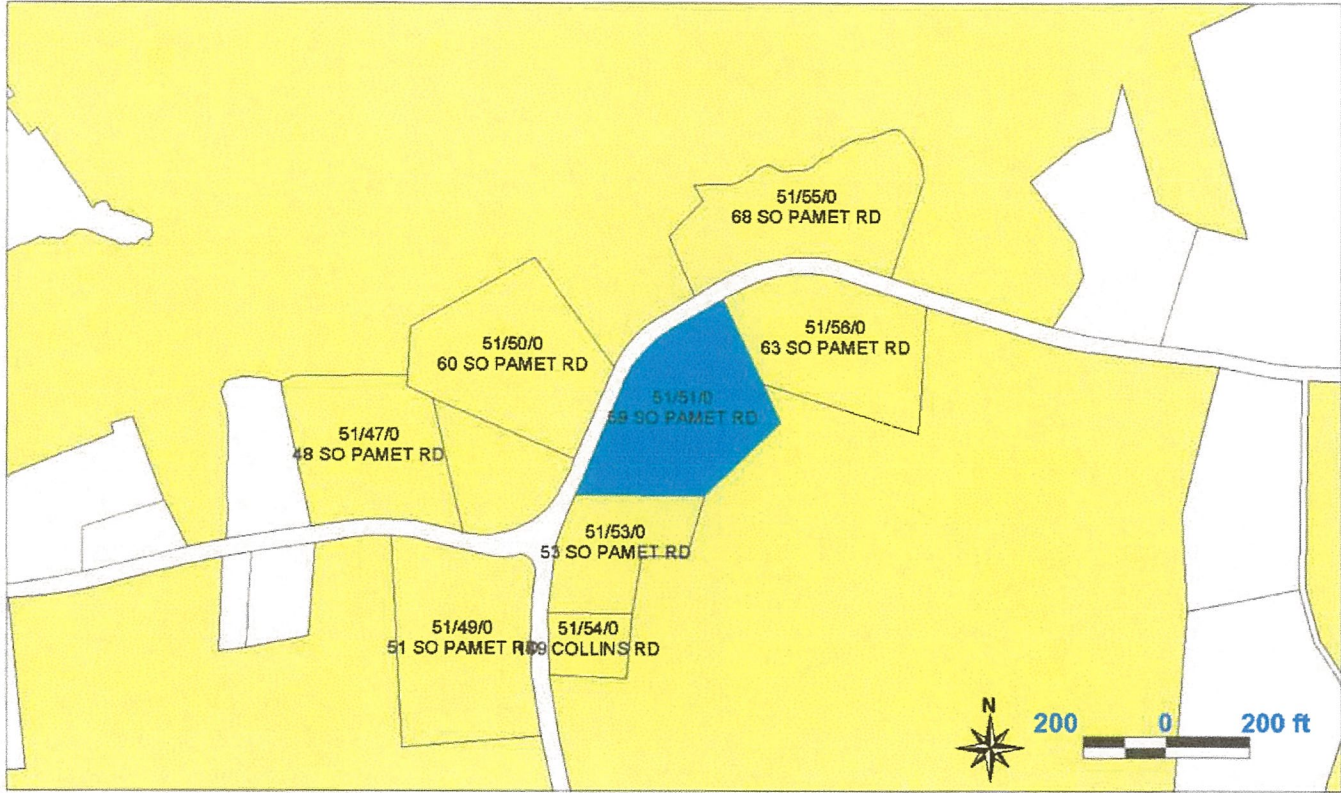
Certified by:

Olga Farrell
Assessing Clerk

59 South Pamet Road
 Map 51, Parcel 51
 PB/ Site Plan

TOWN OF TRURO, MA
 BOARD OF ASSESSORS
 P.O. BOX 2012, TRURO MA 02666

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
7292	40-999-0-E	USA-DEPT OF INTERIOR Cape Cod National Seashore	0 CAPE COD NATIONAL SEASHORE	99 Marconi Site Rd	Wellfleet	MA	02667
3093	51-47-0-R	ANTHONY ELLEN ROE & PETER DEAN	48 SO PAMET RD	PO BOX 712	TRURO	MA	02666
3095	51-49-0-R	DENTON FAMILY REVOC TRUST TRS: DENTON JEFFREY B &	51 SO PAMET RD	DENTON APRIL A 8018 MOUNT HURON TRAIL	COLORADO SPRINGS	CO	80924
3096	51-50-0-R	KAHN ELY JACQUES III & SILVESTER LESLEY	60 SO PAMET RD	243 WEST 60TH ST APT 7D	NEW YORK	NY	10023
3097	51-51-0-R	HANWAY SUSAN	59 SO PAMET RD	42239 LAKE TIMBER DR	BABCOCK RANCH	FL	33982-5019
3099	51-53-0-R	KOCH JOHN & SHARON	53 SO PAMET RD	PO BOX 1192	TRURO	MA	02666
3100	51-54-0-R	PAISNER DANIEL & MEDOFF NANCY	149 COLLINS RD	16 WARWICK RD, UNIT 1	BROOKLINE	MA	02445
3101	51-55-0-R	MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL	68 SO PAMET RD	PO BOX 787	TRURO	MA	02666-0787
3102	51-56-0-R	MOONEY GEORGE M & JANET E (LE) RMNDR: MOONEY ELIZABETH A ETAL	63 SO PAMET RD	PO BOX 787	TRURO	MA	02666-0787

HW 3/17/2023

40-999-0-E

USA-DEPT OF INTERIOR
Cape Cod National Seashore
99 Marconi Site Rd
Wellfleet, MA 02667

51-47-0-R

ANTHONY ELLEN ROE & PETER DEAN
PO BOX 712
TRURO, MA 02666

51-49-0-R

DENTON FAMILY REVOC TRUST
TRS: DENTON JEFFREY B &
DENTON APRIL A
8018 MOUNT HURON TRAIL
COLORADO SPRINGS, CO 80924

51-50-0-R

KAHN ELY JACQUES III &
SILVESTER LESLEY
243 WEST 60TH ST APT 7D
NEW YORK, NY 10023

51-51-0-R

HANWAY SUSAN
42239 LAKE TIMBER DR
BABCOCK RANCH, FL 33982-5019

51-53-0-R

KOCH JOHN & SHARON
PO BOX 1192
TRURO, MA 02666

51-54-0-R

PAISNER DANIEL & MEDOFF NANCY
16 WARWICK RD, UNIT 1
BROOKLINE, MA 02445

51-55-0-R

MOONEY GEORGE M & JANET E (LE)
RMNDR: MOONEY ELIZABETH A ETAL
PO BOX 787
TRURO, MA 02666-0787

51-56-0-R

MOONEY GEORGE M & JANET E (LE)
RMNDR: MOONEY ELIZABETH A ETAL
PO BOX 787
TRURO, MA 02666-0787

Neighborhood Context—59 South Pamet Road (Map 51, Lot 51)

Subject Property—Hanway, 59 South Pamet Road



63 South Pamet Road—Adjacent to the East





53 South Pamet Road—Adjacent to the West





60 South Pamet Road—Across the Street to the Northwest



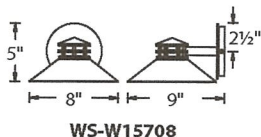


68 South Pamet Road—Across the Street to the Northeast

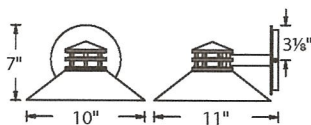
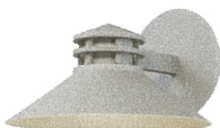


SODOR – model: WS-W157
 dwelLED™ LED Outdoor

WAC LIGHTING
 Responsible Lighting®



WS-W15708



WS-W15710

Fixture Type:

Catalog Number:

Project: _____

Location: _____

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS



Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish
8"	WS-W15708	9W	750	315	BZ Bronze 
10"	WS-W15710	11.5W	1200	560	GH Graphite 

Example: **WS-W15708-GH**

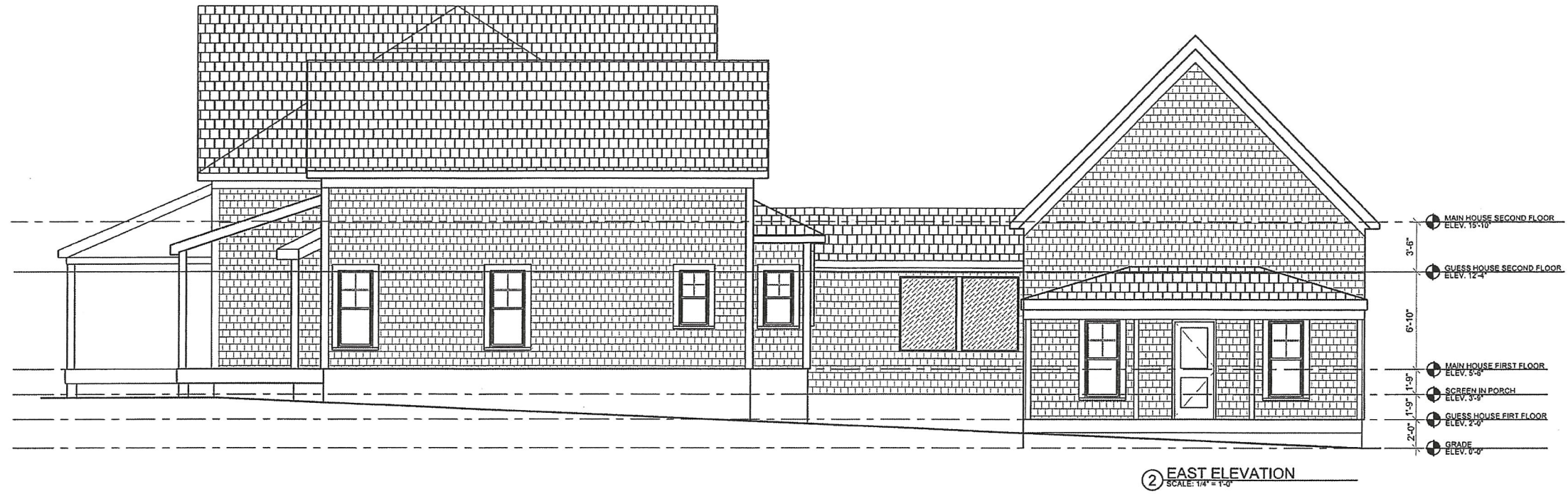
wacighting.com
 Phone (800) 526.2588
 Fax (800) 526.2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

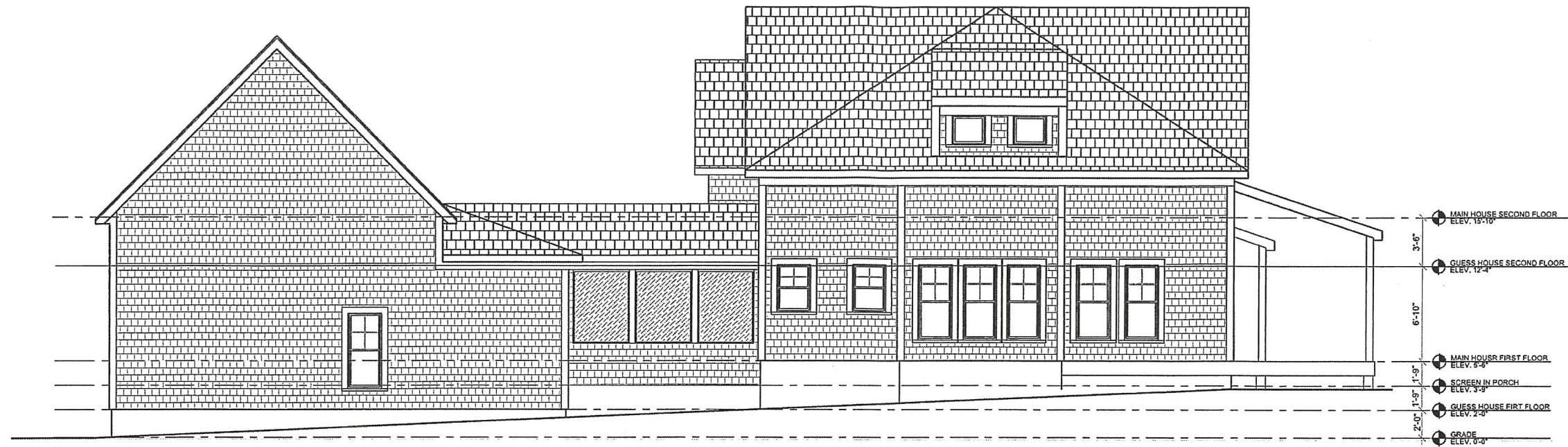
Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

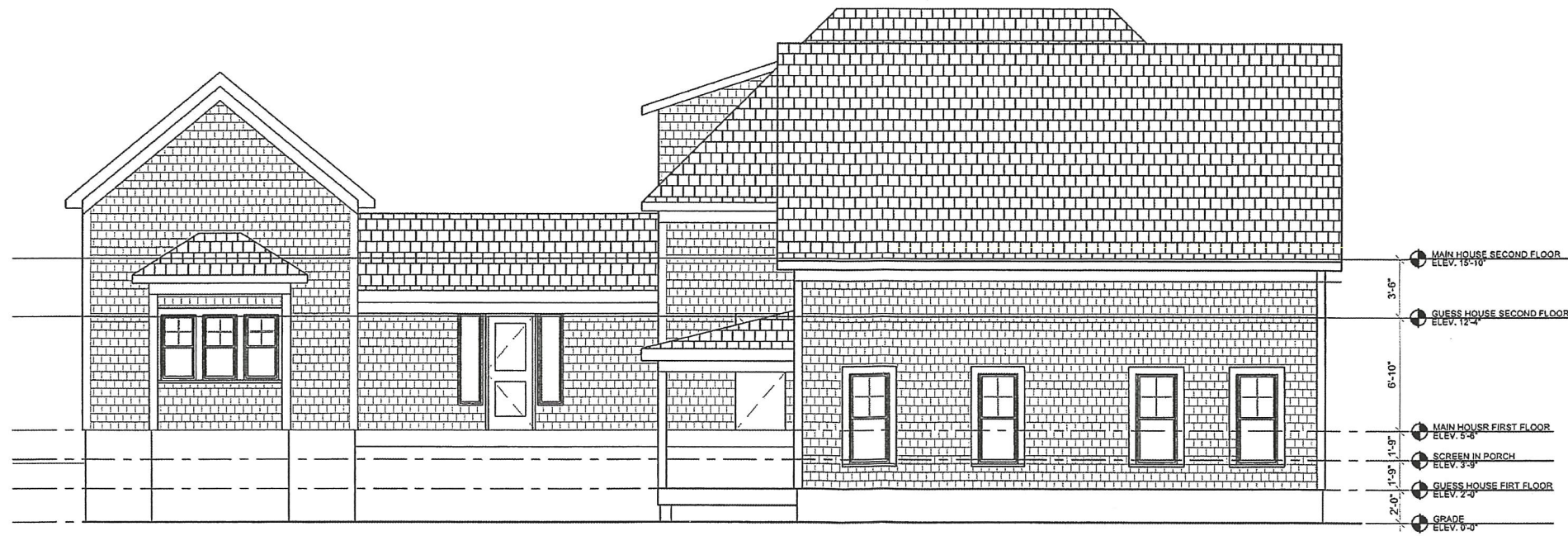
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.



AMBROSE HOMES INC. 2766 RTE 6, WELLFLEET, MA 508-349-8252 www.AMBROSEHOMES.com		Date: 8/13/2021 Revision: 7/21/2022 Project ID: K10989 Drawing Code: CAD File Name: Plot Date: 00/00/00	Issue Notes
Designed By: AMBROSE HOMES, INC. Drawn By: ASA Checked By: Reviewed By: Submitted By: Project Manager: EFA/ASA	No.	Date	Issue Notes
Project Title: HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA	Drawing Title: EAST & SOUTH ELEVATIONS	Scale: Sheet Scale	Drawing No. 1 of 4



② WEST ELEVATION
SCALE: 1/4" = 1'-0"



① NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Design Firm
AMBROSE HOMES INC.
2766 RTE 6, WELFLEET, MA
508-349-8252
www.AMBROSEHOMES.com

Project Title
HANWAY RESIDENCE
59 SOUTH PAMET ROAD
TRURO, MA

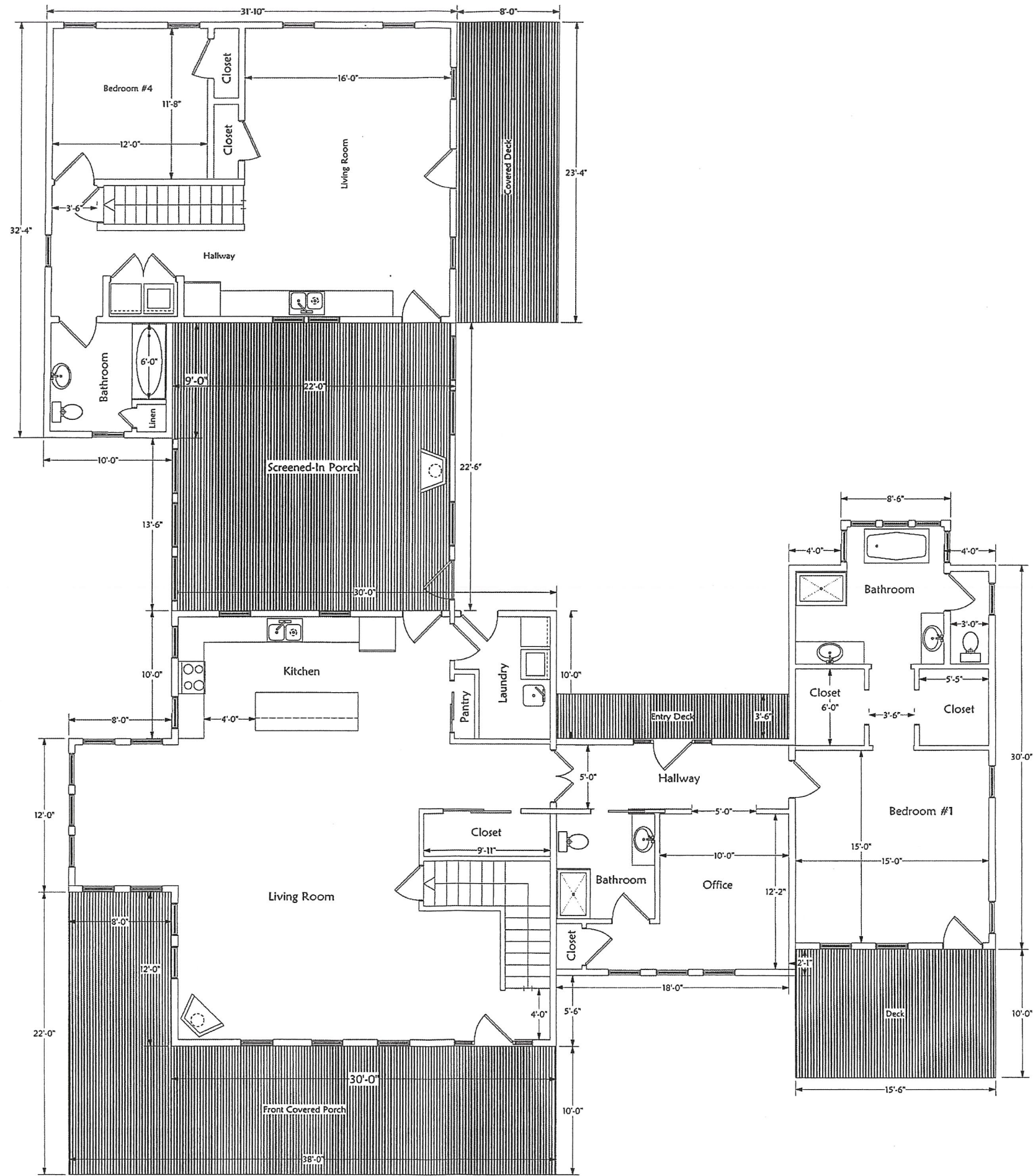
Drawing Title
WEST & NORTH ELEVATIONS

Scale
Sheet Scale

Drawing No.
2
of
4

Designed By AMBROSE HOMES, INC.	Date 8/13/2021
Drawn By ASA	Revision 7/21/2022
Checked By	Project ID K10989
Reviewed By	Drawing Code
Submitted By	CAD File Name
Project Manager EFA/ASA	Plot Date 00/00/00

No.	Date	Issue Notes



Design Firm
 Consultant
 2766 RTE 6, WELLFLEET, MA
 508-349-8252
 www.AMBROSEHOMES.com

Project Title
 HANWAY RESIDENCE
 59 SOUTH PAMET ROAD
 TRURO, MA

Drawing Title
 PROPOSED FIRST FLOOR

Scale: 1/4" = 1'

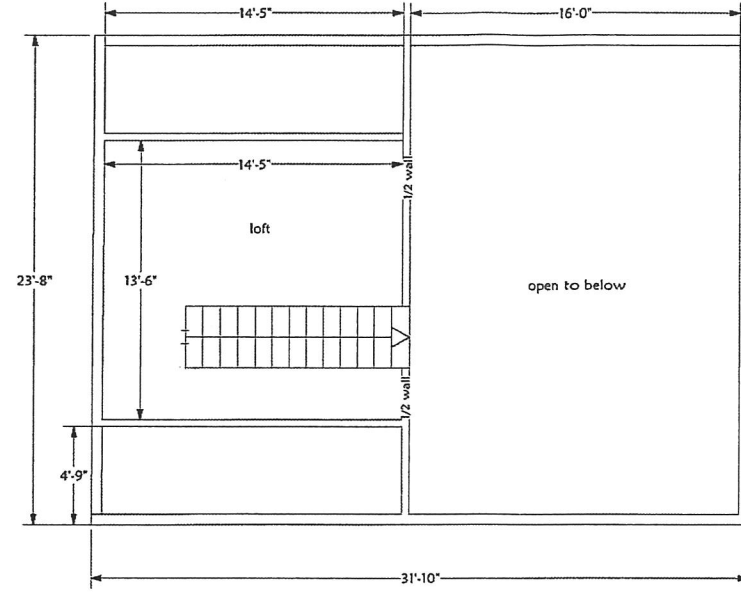
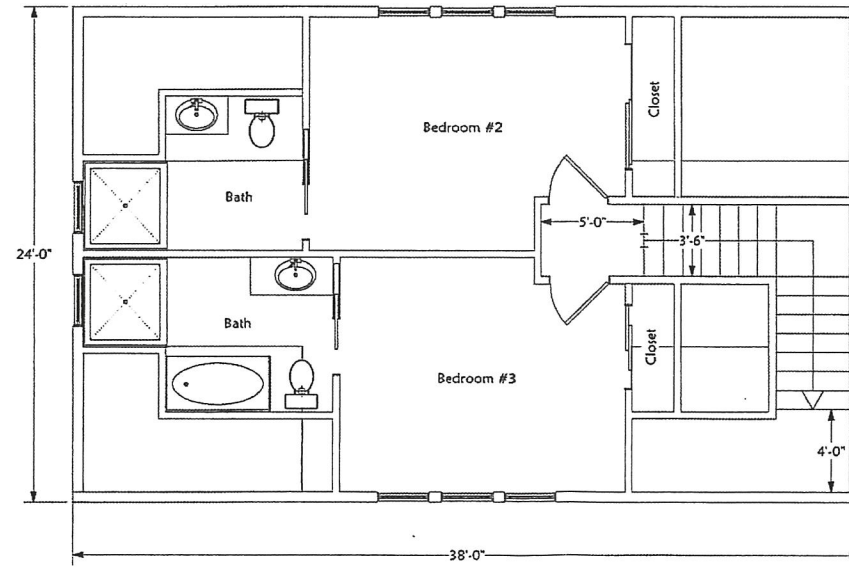
Drawing No.

3
 of
 4

Designed By
 AMBROSE HOMES, INC.
 Drawn By
 ASA
 Checked By
 K10989
 Reviewed By
 Submitted By
 EFA/ASA
 Project Manager

Date
 8/13/2021
 Revision
 9/15/2022
 Project ID
 K10989
 Drawing Code
 CAD File Name
 Plot Date
 00/00/00

No. Date Issue Notes



Project Title
**HANWAY RESIDENCE
 59 SOUTH PAMET ROAD
 TRURO, MA**

Design Firm
**AMBROSE
 HOMES INC.**

Developed By
AMBROSE HOMES, INC.

Date
8/13/2021

Scale
Scale: 1/4" = 1'

Drawing Title
PROPOSED SECOND FLOOR

Consultant
**2766 RTE 6, WELLFLEET, MA
 508-349-8252
 www.AMBROSEHOMES.com**

Drawn By
ASA

Revision
9/15/2022

Checked By
K10989

Reviewed By
EFA/ASA

Project ID
K10989

Drawing Code
00/00/00

Submitted By
EFA/ASA

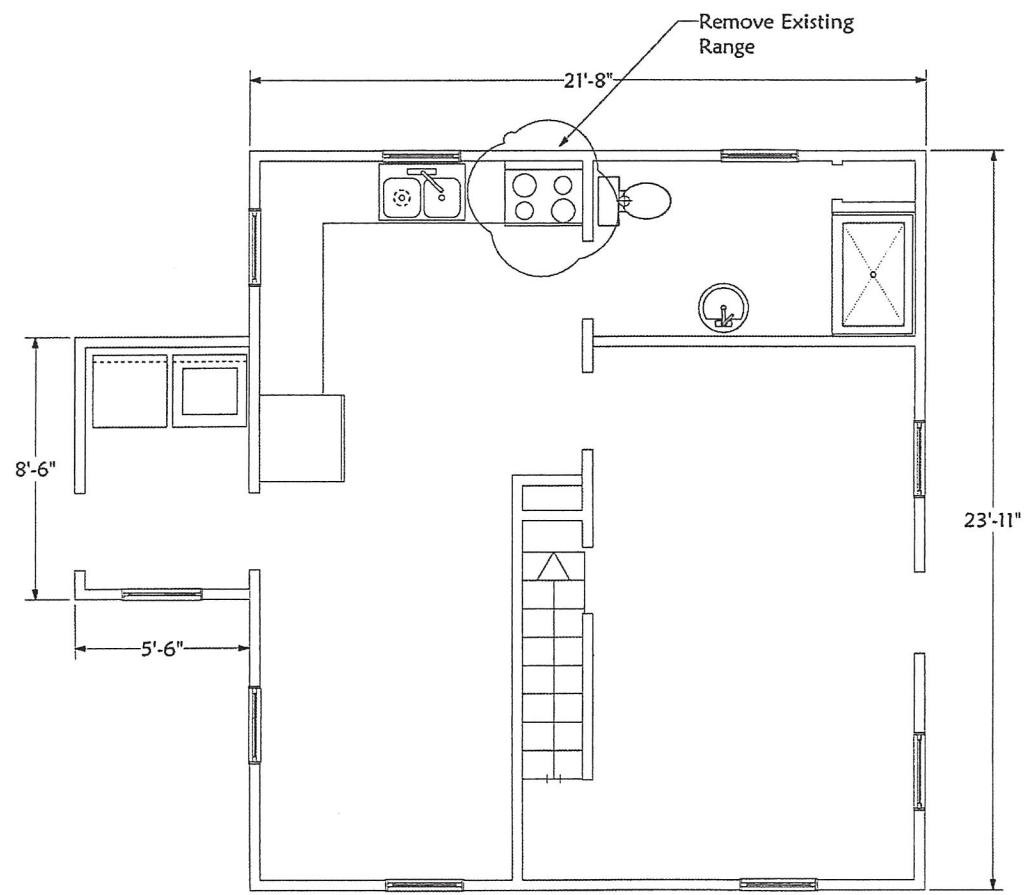
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Plot Date
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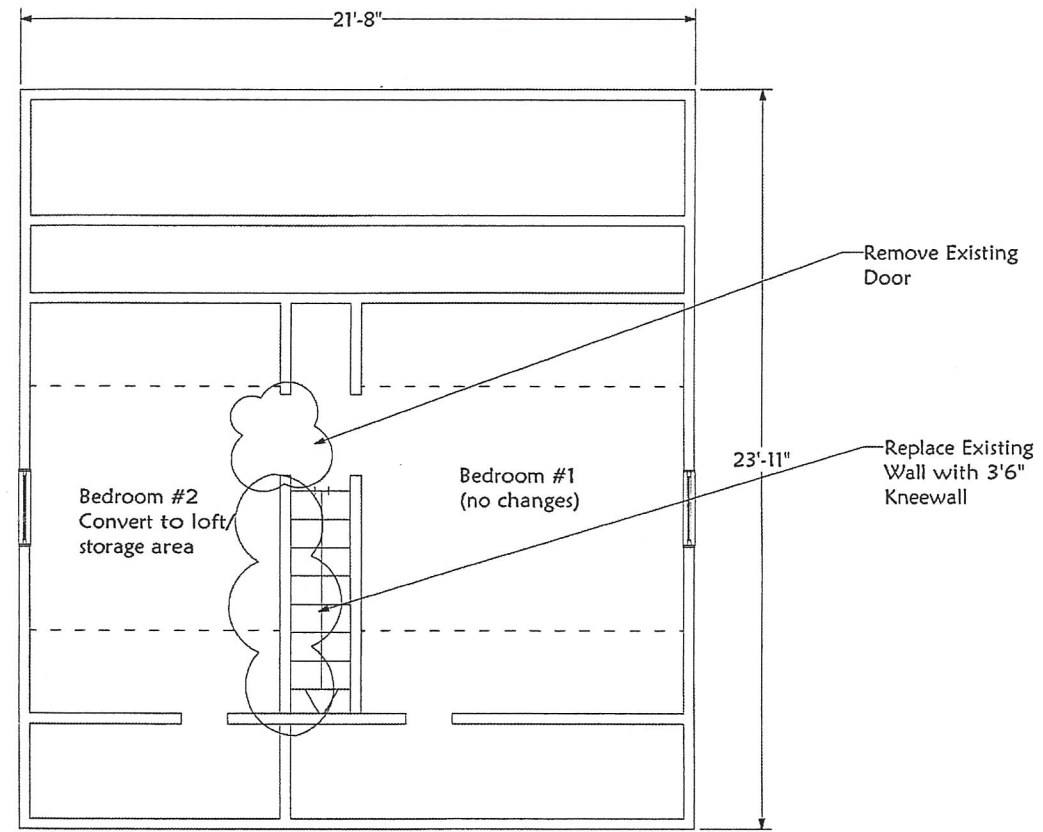
No.
00/00/00

Date

Issue Notes

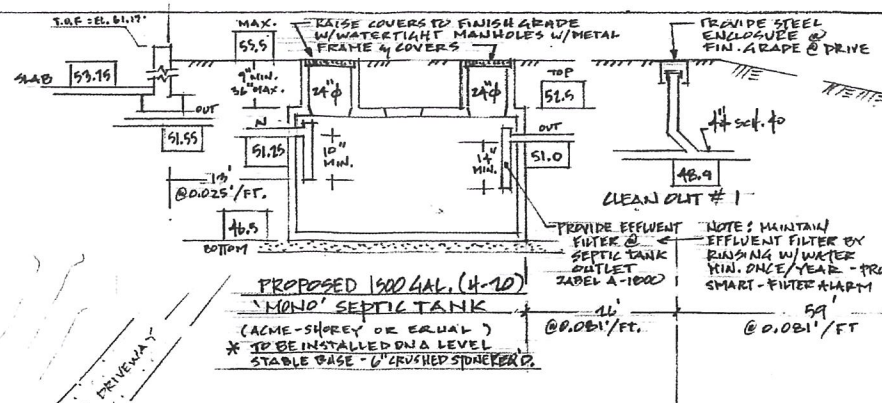
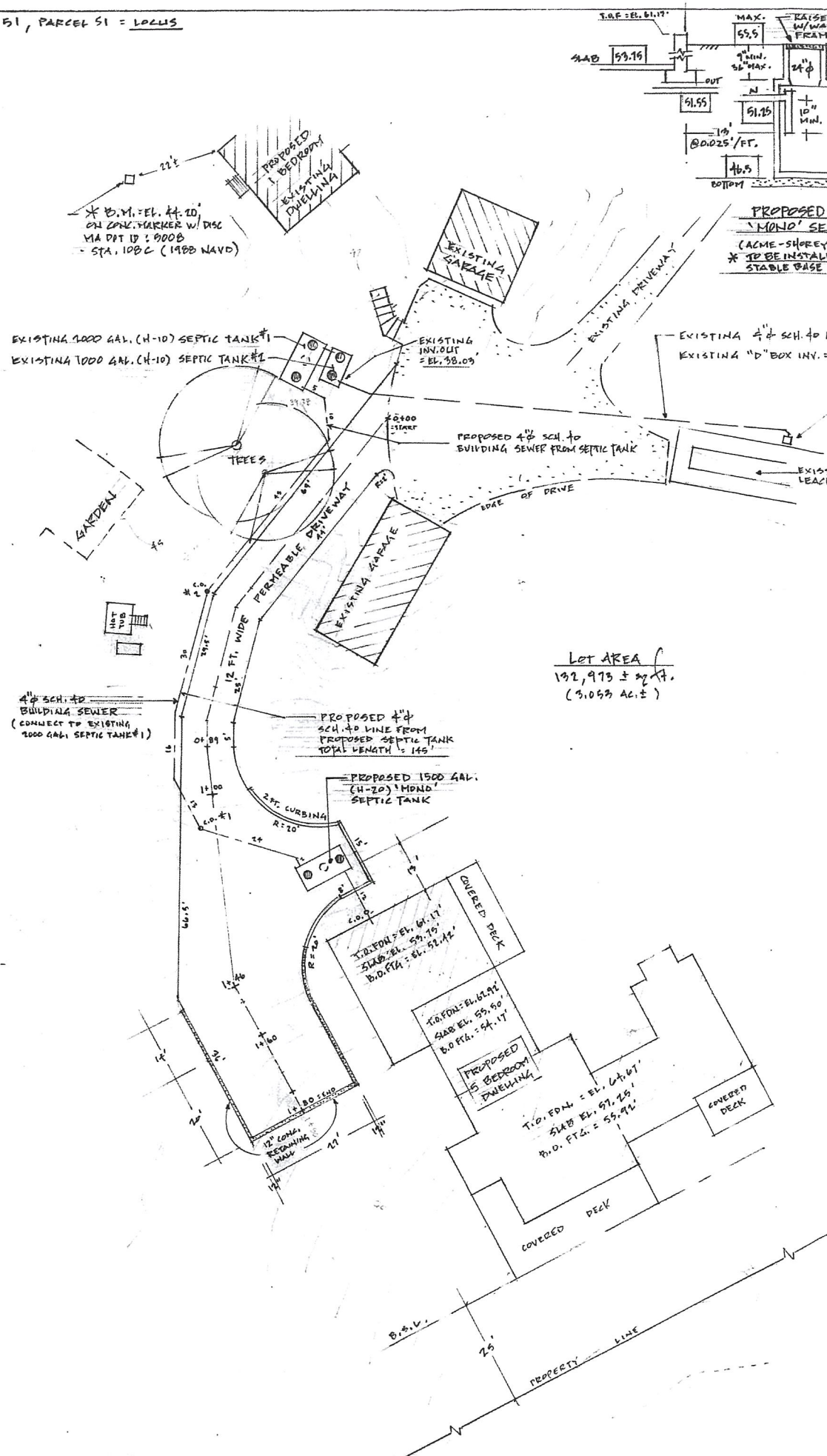


1ST FLOOR



2ND FLOOR

AMBROSE HOMES INC. 2766 RTE 6, WELFLEET, MA 508-349-8252 www.AMBROSEHOMES.com		Date: 9/15/2022 Revision: Project ID: K10989 Drawing Code: CAD File Name: Plot Date: 00/00/00	No. _____ Date _____ Issue Notes _____
Project Title: HANWAY RESIDENCE 59 SOUTH PAMET ROAD TRURO, MA	Drawing Title: EXISTING DWELLING PROPOSED CONVERSION TO HABITABLE STUDIO	Design Firm: AMBROSE HOMES INC.	Project Manager: EFA/ASA
Scale: Sheet Scale		Drawing No. 1 of 1	



* NOTE: NOT REQUIRED WITH MONO SEPTIC TANK

PRECAST TANK GENERAL NOTES:

1. SEPTIC TANK TO BE SEALED COMPLETELY W/ SYNTHETIC POLYMER SEALER.
2. SEAL ALL SEAMS W/ PRECO PATCH HYDRAULIC CEMENT OR APPROVED EQUAL (SHOREY E-2 WRAP).
3. PROVIDE CLEAN WATER TESTING OF ALL TANKS (SEPARATELY) PRIOR TO OPERATION - EACH TEST TO BE MIN. 24 HR. PRIOR TO OPERATION. GIVE ENGR 48 HR. NOTICE.

Inspection Port Required: N/A

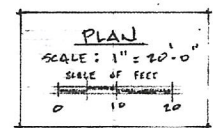
Minimum (1) 4" Sch. 40 PVC perforated pipe shall be placed vertically down into the stone to the naturally occurring soil or sand fill below the stone. Pipe/s shall be capped with a screw-type cap, and accessible to within 3" of Finish Grade.

NOTE: MAINTAIN EFFLUENT FILTER BY RINSING W/ WATER MIN. ONCE/YEAR - OPTION: PROVIDE ZABEL 'SMART-FILTER' ALARM FOR MAINTENANCE NOTIFICATION.

NOTE: PROVIDE EFFLUENT FILTER @ SEPTIC TANK #1 & #2 (OR EQUAL)

- GENERAL NOTES:**
- 1.) ALL SYSTEM COMPONENTS SHALL BE INSTALLED IN ACCORDANCE W/ TITLE 5 OF THE SANITARY CODE & ANY APPLICABLE REGULATIONS.
 - 2.) PRIOR TO BACKFILLING THE INSTALLATION, THE ENGINEER & HEALTH AGENT SHALL BE NOTIFIED FOR INSPECTION.
 - 3.) ANY ALTERATIONS TO THIS DESIGN MUST BE APPROVED BY THE ENGINEER & BOARD OF HEALTH, IN WRITING.
 - 4.) ALL LINES SHALL BE 4" DIA. SCH. 40 PVC PIPE PITCHED 0.010'/FT. MINIMUM, EXCEPT AS NOTED.
 - 5.) ANY/ALL UNDERGROUND UTILITIES ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO SYSTEM INSTALLATION. (CONTACT DIG SAFE)
 - 6.) ALL UNSUITABLE MATERIAL WITHIN 5 FT. IN ALL DIRECTIONS FROM THE SOIL ABSORPTION SYSTEM SHALL BE REMOVED & REPLACED W/CLEAN, COARSE WASHED SAND.
 - 7.) ALL FILL MATERIAL UTILIZED FOR THE SOIL ABSORPTION SYSTEM SHALL BE CLEAN, COARSE, WASHED SAND FREE FROM DELETERIOUS MATERIAL & SHALL HAVE A PERC. RATE OF LESS THAN 2 MIN./IN. BEFORE & AFTER PLACEMENT.
 - 8.) ALL FILL SERVICING THE SOIL ABSORPTION SYSTEM SHALL BE PROPERLY PLACED & COMPACTED TO MINIMIZE SETTLEMENT.
 - 9.) FINISH GRADES SHALL COMPLY W/MINIMUM COVER & SLOPE SETBACK REQUIREMENTS OF TITLE 5.
 - 10.) DURING INSTALLATION, THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADEQUATE PROTECTION TO ADJUTING PROPERTIES & TO MAINTAIN A SAFE EXCAVATION AREA.
 - 11.) DATUM = 1988 NAVD
 - 12.) PROVIDE SHOP DWGS. OF ALL PRECAST COMPONENTS FOR ENGINEERS APPROVAL - PER ENGINEERS REQUEST.
 - 13.) IN CASE OF FAILURE - LEACHING TRENCH SHOULD BE REMOVED, REHABILITATED & REPLACED.

NOTE: 2 FT. CURBING ON EAST SIDE OF DRIVE FROM STA. 1+00 TO STA. 1+46



BENCH MARK = 81.4110 (1988 NAVD) ON CONC. MARKER W/ DISC FND. MA DOT ID: 6008 - STATION 10B C

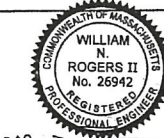
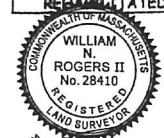
DESIGN DATA: EXISTING DWELLING = 2 BEDROOMS

- 1.) REQUIRED FLOW: 6 BEDROOMS x 110 GPD/BEDROOM = 660 GPD.
EXISTING DWELLING = 1 PROPOSED BEDROOM
PROPOSED DWELLING = 5 PROPOSED BEDROOMS
- 2.) SEPTIC TANK CAPACITY 550 GPD x 1 = 550 GPD.
(FOR PROPOSED DWELLING)
USE (1) 1500 GAL. (H-10) MONO SEPTIC TANK*
* ACME - SHOREY OR EQ.
3. REFERENCE:
SEPTIC SYSTEM UPGRADE PLAN BY J.C. ELLIS DESIGN FOR 59 SO. PAMET RD. DATED: APRIL 30, 2018; REV. JULY 20, 2018
SEPTIC SYSTEM INSPECTION BY R.C. BRUNDAGE DATED: 11-18-2022

LOCUS MAP SCALE: 1" = 100'

LEGEND:

- S.A.S. = SOIL ABSORPTION SYSTEM
- W = WATER SERVICE
- E = UNDERGROUND
- W = WATER GATE
- = EXIST'G CONTOUR
- = PROPOSED CONTOUR
- = TEST HOLE LOCATION
- = BUILDING SETBACK LINE
- = SEPTIC SETBACK LINE
- = PROPOSED SPOT ELEV.
- = UTILITY POLE
- = CLEANOUT



PLAN OF LAND IN TRURO DEPICTING A

PROPOSED SEPTIC TANK AS PREPARED FOR SUSAN HANWAY (No. 59 SOUTH PAMET ROAD) SCALE: AS SHOWN NOVEMBER, 2022

WILLIAM N. ROGERS II PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS. SHEET 2 OF 2 SHEETS

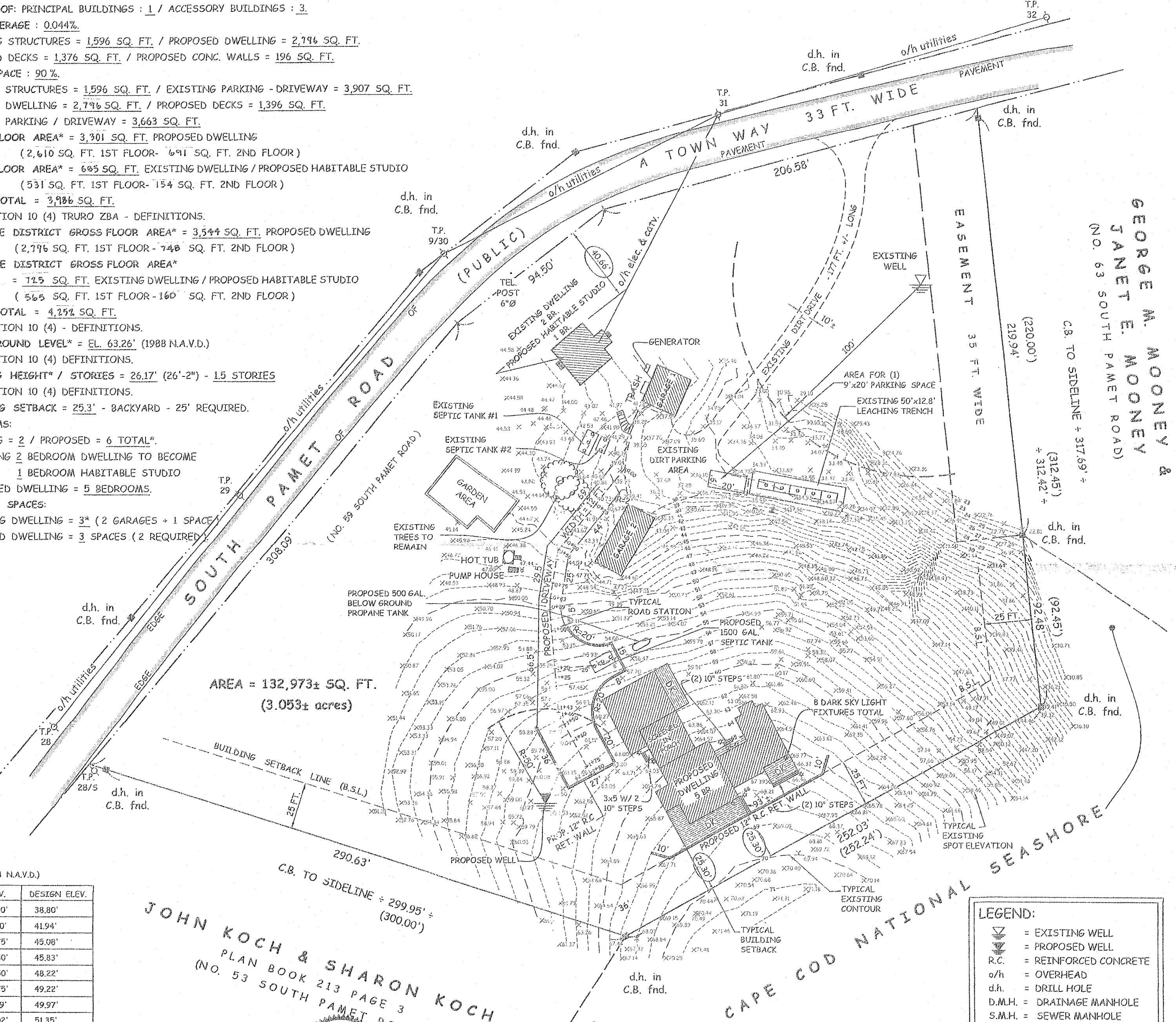
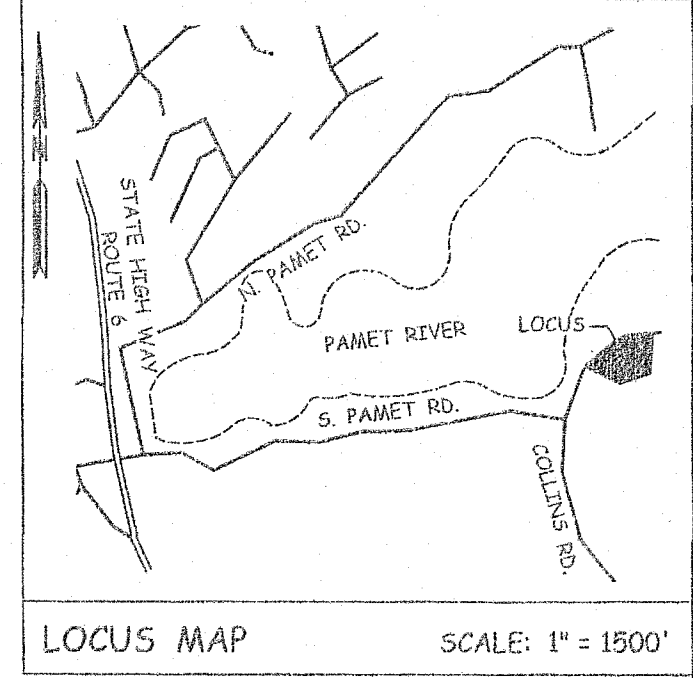
5.1

ASSESSOR'S MAP 51 PARCEL 51 = LOCUS

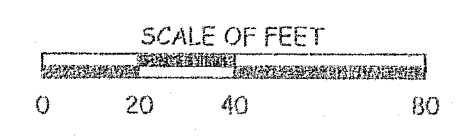
ZONING NOTES - PROPOSED

1. LOT AREA = 132,973 ± SQ. FT. (3.053 ± AC.)
2. THIS PROPERTY LIES WITHIN : SEASHORE DISTRICT.
3. NUMBER OF: PRINCIPAL BUILDINGS : 1 / ACCESSORY BUILDINGS : 3.
4. LOT COVERAGE : 0.044%.
EXISTING STRUCTURES = 1,596 SQ. FT. / PROPOSED DWELLING = 2,796 SQ. FT.
PROPOSED DECKS = 1,376 SQ. FT. / PROPOSED CONC. WALLS = 196 SQ. FT.
5. GREEN SPACE : 90%.
EXISTING STRUCTURES = 1,596 SQ. FT. / EXISTING PARKING - DRIVEWAY = 3,907 SQ. FT.
PROPOSED DWELLING = 2,796 SQ. FT. / PROPOSED DECKS = 1,396 SQ. FT.
PROPOSED PARKING / DRIVEWAY = 3,663 SQ. FT.
6. GROSS FLOOR AREA* = 3,901 SQ. FT. PROPOSED DWELLING
(2,610 SQ. FT. 1ST FLOOR - 691 SQ. FT. 2ND FLOOR)
GROSS FLOOR AREA* = 665 SQ. FT. EXISTING DWELLING / PROPOSED HABITABLE STUDIO
(531 SQ. FT. 1ST FLOOR - 134 SQ. FT. 2ND FLOOR)
TOTAL = 3,986 SQ. FT.
* PER SECTION 10 (4) TRURO ZBA - DEFINITIONS.
7. SEASHORE DISTRICT GROSS FLOOR AREA* = 3,544 SQ. FT. PROPOSED DWELLING
(2,796 SQ. FT. 1ST FLOOR - 748 SQ. FT. 2ND FLOOR)
SEASHORE DISTRICT GROSS FLOOR AREA*
= 715 SQ. FT. EXISTING DWELLING / PROPOSED HABITABLE STUDIO
(565 SQ. FT. 1ST FLOOR - 150 SQ. FT. 2ND FLOOR)
TOTAL = 4,252 SQ. FT.
* PER SECTION 10 (4) - DEFINITIONS.
8. MEAN GROUND LEVEL* = EL. 63.26' (1988 N.A.V.D.)
* PER SECTION 10 (4) DEFINITIONS.
9. BUILDING HEIGHT* / STORIES = 26.17' (26'-2") - 1.5 STORIES
* PER SECTION 10 (4) DEFINITIONS.
10. BUILDING SETBACK = 25.3' - BACKYARD - 25' REQUIRED.
11. BEDROOMS:
EXISTING = 2 / PROPOSED = 6 TOTAL.
* EXISTING 2 BEDROOM DWELLING TO BECOME
1 BEDROOM HABITABLE STUDIO
* PROPOSED DWELLING = 5 BEDROOMS.
12. PARKING SPACES:
EXISTING DWELLING = 3* (2 GARAGES + 1 SPACE)
PROPOSED DWELLING = 3 SPACES (2 REQUIRED)

PLAN BOOK 606 PAGE 66



- NOTE: ALL NEW UTILITY SERVICE TO BE UNDERGROUND.
- NOTE: PROPOSED DRIVEWAY - 12 FT. WIDE - SHALL HAVE PERMEABLE SURFACE.
- NOTE: PROPOSED 2 FT. CURBING - STATION 1+00 TO STATION 1+46 ON EAST SIDE OF DRIVEWAY.
- NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.
- NOTE: EXISTING AND PROPOSED USE: RESIDENTIAL.
- NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.
- NOTE: ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS OR EQUAL).
- NOTE: DATUM: 1988 N.A.V.D.
- NOTE: x 34.55' DENOTES SPOT ELEVATION.
- NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
- NOTE: () DENOTES RECORD INFORMATION.
- REFERENCE: PLAN BOOK 606 PAGE 66
BEED BOOK 31325 PAGE 107



PROPOSED SITE PLAN
IN
TRURO
(NO. 59 SOUTH PAMET ROAD)
AS PREPARED FOR
SUSAN HANWAY
SCALE: 1 IN. = 40 FT. NOVEMBER, 2022
WILLIAM N. ROGERS
PROFESSIONAL
CIVIL ENGINEERS & LAND SURVEYORS
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.
508.487.1565 / 508.487.5809 FAX

ROAD GRADES (1988 N.A.V.D.)

STATION	ELEV.	DESIGN ELEV.
0+00	38.80'	38.80'
0+25	41.50'	41.94'
0+50	44.75'	45.08'
0+56	45.50'	45.83'
0+75	48.50'	48.22'
0+83	49.75'	49.22'
0+89	50.19'	49.97'
1+00	52.02'	51.35'
1+20	55.72'	53.86'
1+25	56.38'	54.49'
1+43	58.61'	55.80'
1+50	59.42'	56.31'
1+60	60.46'	57.04'
1+75	61.95'	58.13'
1+80	62.50'	58.50'

JOHN KOCH & SHARON KOCH
PLAN BOOK 213 PAGE 3
(NO. 53 SOUTH PAMET ROAD)

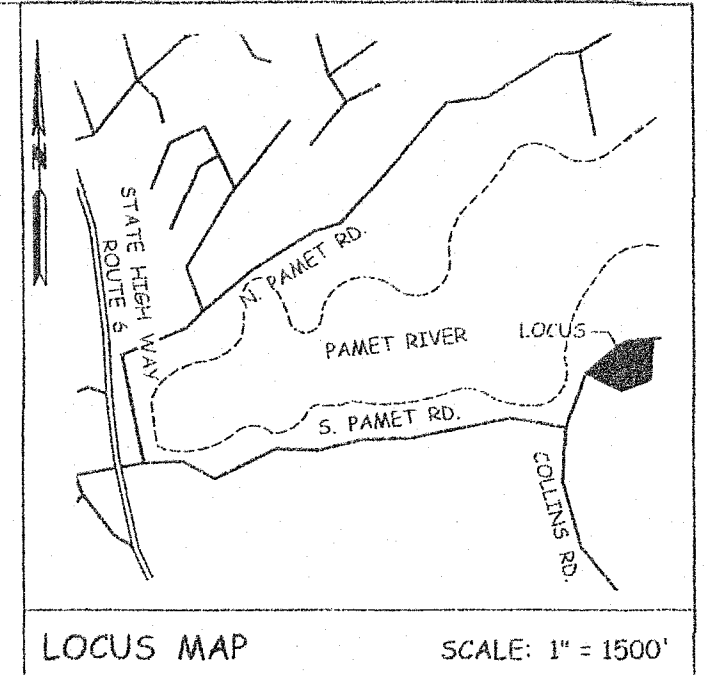
WILLIAM N. ROGERS II
No. 28410
REGISTERED LAND SURVEYOR

WILLIAM N. ROGERS II
No. 26942
REGISTERED PROFESSIONAL ENGINEER

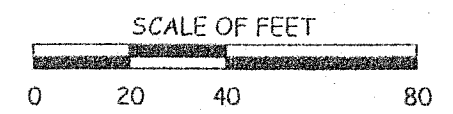
January 12, 2023

- LEGEND:**
- ⊕ = EXISTING WELL
 - ⊕ = PROPOSED WELL
 - R.C. = REINFORCED CONCRETE
 - o/h = OVERHEAD
 - d.h. = DRILL HOLE
 - D.M.H. = DRAINAGE MANHOLE
 - S.M.H. = SEWER MANHOLE
 - ⊕ = WATER GATE
 - ⊕ = UTILITY POLE
 - U/G = UNDERGROUND
 - L.P. = LIQUID PROPANE
 - DK = COVERED DECK
 - ⊕ = PROPOSED DARK SKY LIGHT FIXTURE
 - 46--- = EXISTING CONTOUR

PROPOSED- LANDSCAPING, STORM WATER, GRADING AND LIMIT OF WORK



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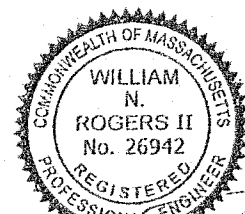
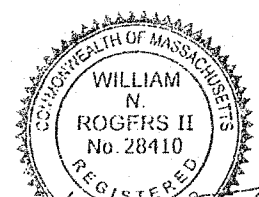


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JOHN KOCH & SHARON KOCH
PLAN BOOK 213 PAGE 3
(NO. 53 SOUTH PAMET ROAD)



WILLIAM N. ROGERS II, PLS
JANUARY 12, 2023

WILLIAM N. ROGERS II, PE
JANUARY 12, 2023

- LEGEND:
- = EXISTING WELL
 - = PROPOSED WELL
 - = REINFORCED CONCRETE
 - = OVERHEAD
 - = DRILL HOLE
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 - = COVERED DECK
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 - = PROPOSED CONTOUR

