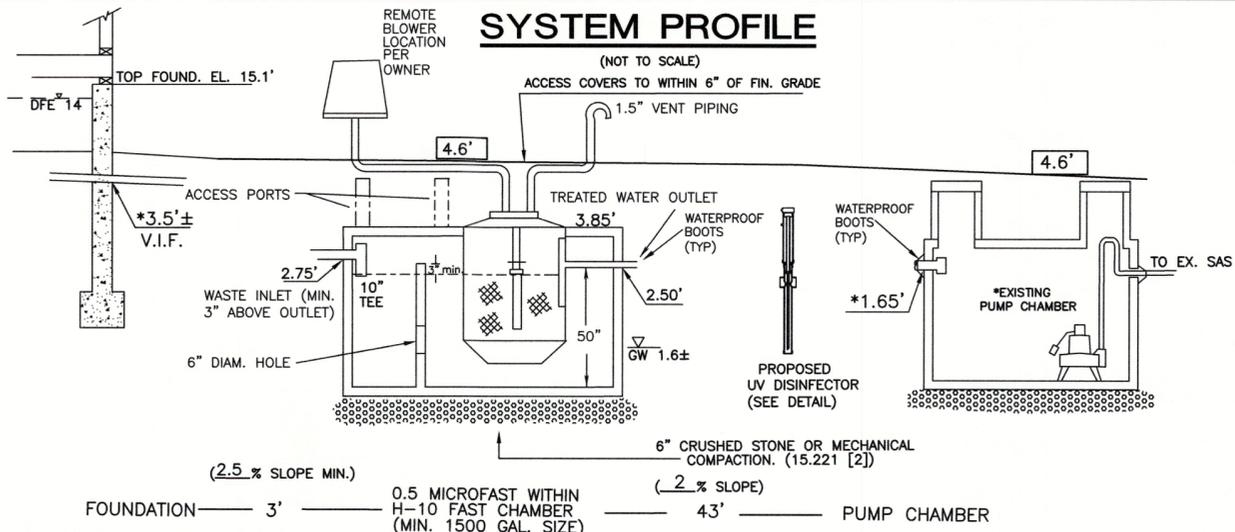


### LEGEND

99	EXISTING CONTOUR
X 99.1	EXIST. SPOT ELEV.
[99]	PROPOSED CONTOUR
[98.4]	PROPOSED SPOT EL.
TH	TEST HOLE
□	CONCRETE BOUND
○	UTILITY POLE
⊕	FIRE HYDRANT
⊙	STREET SIGN
⊖	WATER SHUT OFF
X	FENCE
---	MARSH / BUFFER
W	WATER LINE
G	GAS LINE
OHE	OVERHEAD ELECTRIC
---	FLOOD ZONE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



**BUOYANCY CALCS:**  
H-20 1500 GAL. FAST ST WEIGHS 13,750 LBS  
3.35 x 10.17 x 6.08 x 62.4 = 12,926 LBS UP (OK)

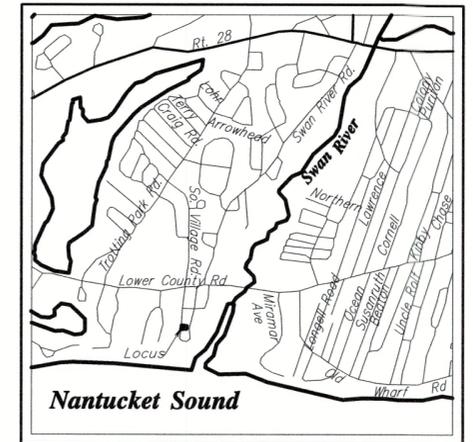
OPERATIONS AND MAINTENANCE AGREEMENT SHALL BE IN PLACE PRIOR TO ITS USE, AND SHALL BE FOR THE LIFE OF THE SYSTEM

PRESENCE OF THE FAST UNIT MUST BE RECORDED ON THE DEED TO THE PROPERTY.

INSTALLATION OF F.A.S.T. SYSTEM TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF MANUFACTURER

EFFLUENT TESTING SHALL BE REQUIRED AS PER TOWN OF DENNIS AND TITLE 5

\*THE INSTALLER SHALL VERIFY THE LOCATIONS OF ALL UTILITIES AND ALL BUILDING SEWER OUTLETS AND ELEVATIONS PRIOR TO INSTALLING ANY PORTION OF SEPTIC SYSTEM



### LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 15 PARCEL 33

LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL. 12 & 11) AS SHOWN ON COMMUNITY PANEL #25001C0593J DATED 7/16/2014  
SITE IS NOT WITHIN MODERATE WAVE ACTION ZONE  
DESIGN FLOOD ELEVATION (DFE) = EL. 14

### NOTES

- DATUM IS NAVD 88
- MUNICIPAL WATER IS EXISTING
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE AASHO H-10
- PIPE JOINTS TO BE MADE WATERTIGHT.
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 5.)
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
- COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- EXISTING LEACHING FACILITY SHALL BE RETAINED.
- ALL TANKS ARE TO BE INSTALLED WITH WATERTIGHT SLEEVES, BOOTS AND TANKS MUST BE WATERTIGHT.
- INSTALLER TO VERIFY THE ELECTRICAL SYSTEM IS SUITABLE FOR PUMP CONNECTION. ELECTRICAL PERMIT REQUIRED.
- FLOOD RESISTANT FOUNDATION DESIGN BY OTHERS. DFE = 14.0 NAVD88 ALL UTILITIES TO BE ABOVE DFE
- GUTTERS AND DOWNSPOUTS TO BE DIRECTED TO DRYWELLS OR ROOF DRIP LINES TO STONE TRENCHES.
- FAST BLOWER AND VENT (FINAL PLACEMENT BY CONTRACTOR WITH HOMEOWNER CONSULTATION).

### SYSTEM DESIGN:

EXISTING 3 BEDROOM DWELLING  
PROPOSED 3 BEDROOM DWELLING

USE EXISTING SEPTIC SYSTEM  
INSTALLED 2000

THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

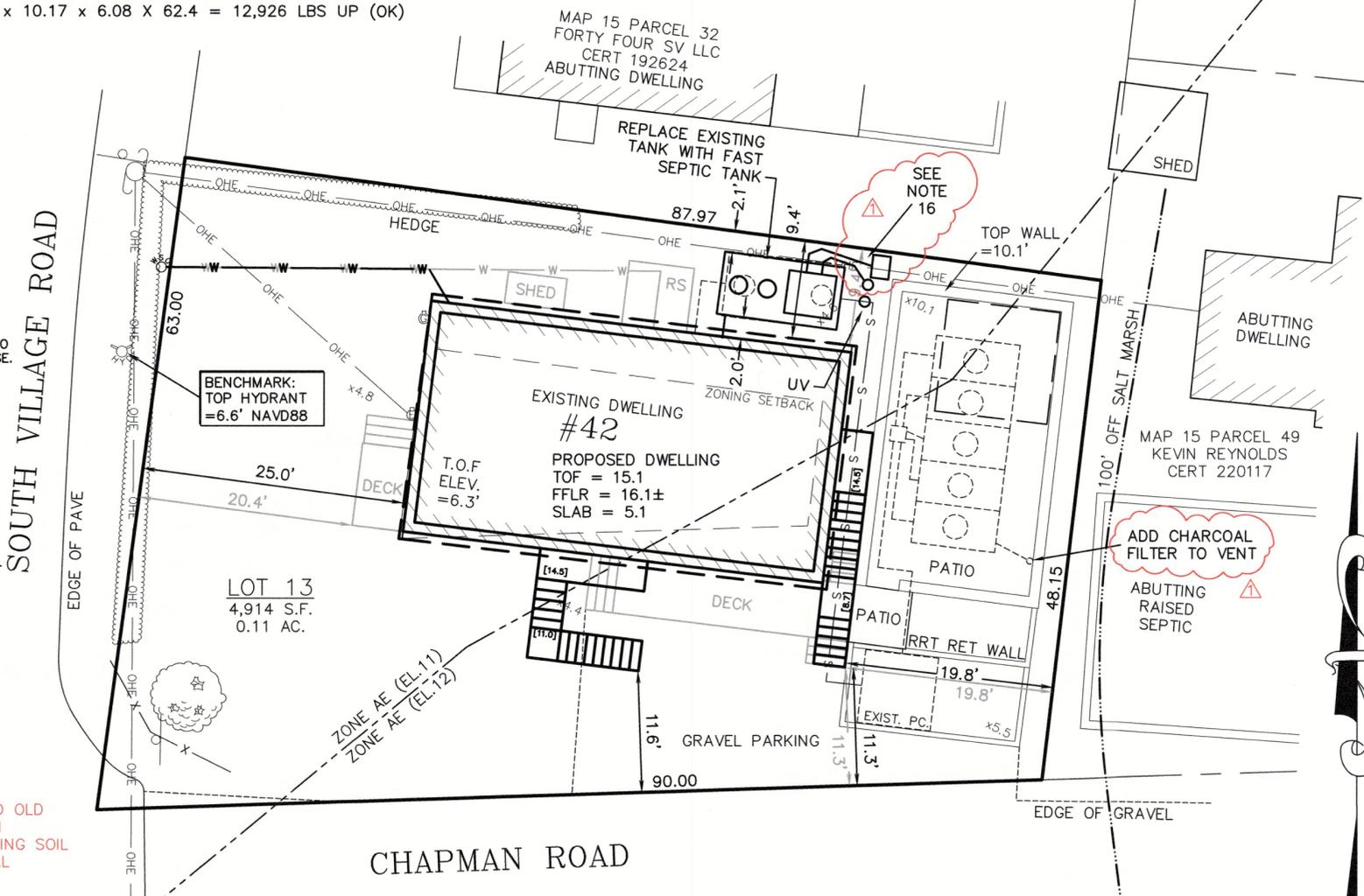
- INSPECTION OF UNSUITABLE MATERIAL (IF ANY).
- VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
- VERIFICATION OF CESSPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
- INSPECTION OF CONTAINMENT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
- INSPECTION OF THE 3/4 - 1 1/2 INCH STONE PRIOR TO PLACEMENT
- FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
- FINAL GRADING INSPECTION
- INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

### VARIANCES REQUESTED UNDER DENNIS REG. 16.B:

VARIANCE REQUESTED TO ALLOW THE ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

### VARIANCES REQUESTED UNDER TITLE 5: & DENNIS REG. 9:

- VARIANCE OF 7.9' REQUESTED FROM THE 10' SEPARATION REQUIREMENT FROM THE SEPTIC TANK TO THE PROPERTY LINE.
- VARIANCE OF 8' REQUESTED FROM THE 10' SEPARATION REQUIREMENT FROM THE SEPTIC TANK TO THE FOUNDATION.
- VARIANCE OF 1' REQUESTED FROM THE 1' SEPARATION REQUIREMENT BETWEEN THE INLET AND OUTLET TEES AND HIGH GROUNDWATER (BOOTS PROVIDED)



### ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	4,914 S.F.	4,914 S.F.
MIN. LOT FRONTAGE	50'	153'	153'
MIN. LOT WIDTH	100'	58.8'	58.8'
MIN. FRONT SETBACK WEST	25'	20.4'	25.0'
MIN. FRONT SETBACK SOUTH	25'	11.3'	11.3'
MIN. SIDE SETBACK NORTH	15'	9.4'	9.4'
MIN. REAR SETBACK EAST	25'	19.8'	19.8'
MAX. BUILDING COVERAGE	15%	19.3%	19.6%
MAX. BUILDING HEIGHT	2.5 STORIES	15'	26'±
MAX. FLOOR AREA RATIO		18.2%	28.8%
NON-CONFORMING AREA		515 S.F.	634 S.F. (23% INC.)

### SITE PLAN

OF

**42 SOUTH VILLAGE ROAD  
WEST DENNIS, MA**

PREPARED FOR

**DOMENIC PREVITE**

DATE: NOVEMBER 17, 2025  
REV: JANUARY 12, 2026 (BOH COMMENTS)

Scale: 1" = 10'



1-12-26 *D. Ojala*  
DATE DANIEL A. OJALA, P.E., P.L.S.

508-362-4541  
downcape.com @  
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land surveyors  
939 Main Street (Rte 6A)  
YARMOUTHPORT MA 02675

SURVEY: QAH  
DRAFTED BY: CJF/PTT  
CHECKED BY: *D. Previte*  
25-268 PREVITE.DWG