

J.M. O'REILLY & ASSOCIATES, INC.

PROFESSIONAL ENGINEERING, LAND SURVEYING & ENVIRONMENTAL SERVICES

Site Development • Property Line • Subdivision • Sanitary • Land Court • Environmental Permitting

December 28, 2022

Job # 8808A

Wellfleet Board of Health
220 West Main Street
Wellfleet, MA 02667

RE: New Dwelling: Board Review of Habitable Space Increase
117 Samoset Avenue
Wellfleet, MA

Dear Board Members,

On behalf of our clients Beth Falk and Raul Marques-Pascual, J. M. O'REILLY & ASSOCIATES, INC. is requesting the Board of Health review and approve the new floor plans for a new dwelling for and new Variances for the PROPOSED NITROE sewage treatment system. The Site & Sewage Disposal System Plans dated 9/10/2021 and revised thru 12/23/2022 are attached.

The revisions include minor changes to the floor plan only in the entryway of the dwelling, a covered front porch, a set of stairs off the back deck and the NITROE Septic Treatment System (instead of the FAST as Proposed).

The following Variances are being Requested:

310 CMR 15.000 & Wellfleet Regulations
310 CMR 15.211 Setbacks & Section 600 (Wellfleet)

1. Soil Absorption System (S.A.S.) is not 10' from property line, South
2' held, 8' variance requested
2. S.A.S. is not 20' from Cellar Wall
5' held, 15' variance requested (Liner proposed)
3. Septic Tank not 50' From the Coastal Bank
41' held, 9' variance requested
4. NITROE Treatment Tank not 50' From the Coastal Bank
39' held, 11' variance requested
5. S.A.S. is not 100' from locus well
56' held, 44' variance requested
6. S.A.S. not 100' from well on Parcel 106
67' held, 33' variance requested

HEALTH DEPARTMENT
TOWN OF WELFLEET

DEC 28 2022

RECEIVED BY:

7. S.A.S. not 100' from well on Parcel 109
70' held, 30' variance requested

8. S.A.S. not 100' from Coastal Bank (Wellfleet Regulations)
56' held, 44' variance requested

301 CMR 15:248 Reserve Area

9. No reserve SAS Area shown (Not new Construction)
Removal & Replacement Requested

310R 15:255(5) Construction In-Fill

10. Five (5) foot lateral soil removal not proposed – site constraints
2' held, 3' variance requested

11. S.A.S. Not designed at 100% Capacity for Three (3) Bedrooms:
53% held, 47% variance requested

A representative will be present at your public (or virtual) hearing on January 11, 2023 at 5:30 pm to review the proposed floor plans in greater detail. Please contact my office directly if you have any questions or need any additional information.

Very truly yours,
J. M. O'REILLY & ASSOCIATES, INC.


Matthew T. Farrell, EIT
Civil Engineer

Enc.: Variance Application Package

CC: John M. O'Reilly, P.E., P.L.S.
Beth Falk & Raul Marques-Pascal

MTF/ak

TOWN OF WELLFLEET, MA
 BOARD OF ASSESSORS
 300 Main Street, MA 02667

Abutters List Within 45 feet of Parcel 28/107/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2678	28-106-0-R	POWERS FAMILY LLC	125 SAMOSET AVE	857 WORTHINGTON RIDGE	BERLIN	CT	06037
2679	28-107-0-R	FALK ELIZABETH A TRUSTEE MARQUES-PASCUAL RAUL TRUSTEE	117 SAMOSET AVE	4 JOHN BENSON RD	LEXINGTON	MA	02420
2680	28-108-0-R	NEILAN BONNIE A	113 SAMOSET AVE	25 ARLINGTON ST	CAMBRIDGE	MA	02140
2701	28-130-0-R	MILLER MEREDITH B	120 SAMOSET AVE	PO BOX 1656	WELLFLEET	MA	02667

28-106-0-R

28-107-0-R

28-108-0-R

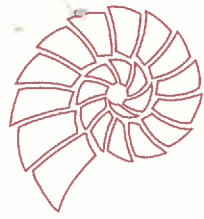
POWERS FAMILY LLC
857 WORTHINGTON RIDGE
BERLIN, CT 06037

FALK ELIZABETH A TRUSTEE
MARQUES-PASCUAL RAUL TRUSTEE
4 JOHN BENSON RD
LEXINGTON, MA 02420

NEILAN BONNIE A
25 ARLINGTON ST
CAMBRIDGE, MA 02140

28-130-0-R

MILLER MEREDITH B
PO BOX 1656
WELLFLEET, MA 02667



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December 28, 2022

Job #8808A

To: ABUTTERS

From: J. M. O'REILLY & ASSOCIATES, INC.

Re: Board of Health Review: Increased habitable area
Falk-Marques Residence
117 Samoset Avenue
Wellfleet, MA Assessors Map 28 / Parcel 107

Dear Abutters,

On behalf of our clients Beth Falk and Raul Marques-Pascual, J. M. O'REILLY & ASSOCIATES, INC. is requesting the Board of Health review and approve the new floor plans for a new dwelling and New Variances for a new Septic design including the NITROE by Kleantu, for the property as referenced.

310 CMR 15.000 & Wellfleet Regulations
310 CMR 15.211 Setbacks & Section 600 (Wellfleet)

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TOWN OF WELFLEET

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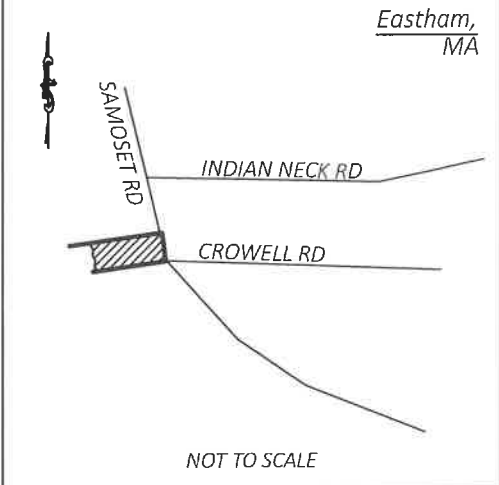
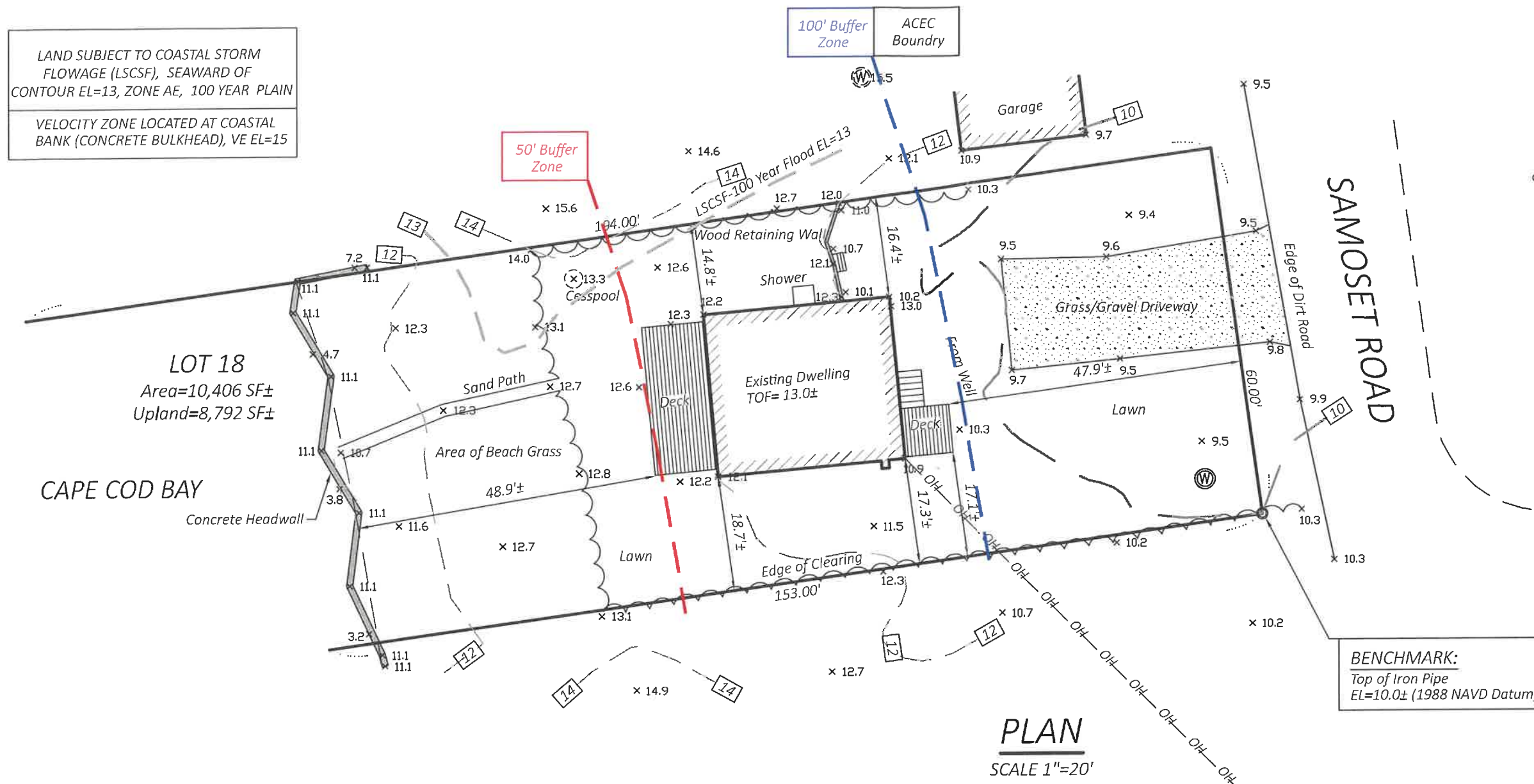
11. S.A.S. Not designed at 100% Capacity for Three (3) Bedrooms:
53% held, 47% variance requested

A public (or virtual) hearing will be held at The Council on Aging, 715 Old Kings Highway, Wellfleet, on January 11, 2023, at 5:30 pm to review the proposed variances in greater detail...Please contact the health department to confirm the Date and time of the hearing.

Thank You.

LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF), SEAWARD OF CONTOUR EL=13, ZONE AE, 100 YEAR PLAIN

VELOCITY ZONE LOCATED AT COASTAL BANK (CONCRETE BULKHEAD), VE EL=15



PLAN BOOK 13 PAGE 9
DEED BOOK 2193 PAGE 280
ASSESSORS' MAP 28 PARCEL 107

LEGEND

- 32 — EXISTING CONTOUR
- 32 — PROPOSED CONTOUR
- +12.34 EXISTING SPOT GRADE
- 24x5 PROPOSED SPOT GRADE
- W — WATER SERVICE LINE
- O — OVERHEAD UTILITY SERVICE
- E — UNDERGROUND UTILITY SERVICE
- G — GAS SERVICE LINE
- ⊙ TEST HOLE / BORING LOCATION
- ST SEPTIC TANK
- DB DISTRIBUTION BOX
- SAS SOIL ABSORPTION SYSTEM
- Reserve RESERVED FOR FUTURE
- ⊕ UTILITY POLE
- ⊕ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ EXISTING WELL
- ⊕ DRAINAGE MANHOLE
- ⊕ CONCRETE BOUND, FOUND
- ▽ — TOP OF BANK
- | — PICKET FENCE
- ~ ~ ~ EDGE OF CLEARING

PLAN
SCALE 1"=20'

ZONING TABLE

ZONING CLASSIFICATION	RESIDENTIAL 1 - R1
LOT FRONTAGE	135 FEET
LOT AREA	30,000 SF
FRONT & REAR YARD SETBACK	30 FEET
SIDE YARD SETBACKS	25 FEET
MAX. BUILDING COVERAGE	15%
MAX. BUILDING HEIGHT	28 FEET
EXISTING BUILDING COVERAGE:	
$\frac{\text{HOUSE AREA}}{\text{UPLAND: LOT AREA}} \times 100$	
$\frac{802 \text{ SF}}{8,792 \text{ SF}} \times 100 = 9.1 \%$	

Professional Land Surveyor seal for John M. O'Reilly, No. 46733. Below the seal is a scale bar showing 0, 20, 40, and 60 feet, with the text 'SCALE 1"=20''.

PAGE 1 OF 5: Existing Conditions

Beth Falk & Raul Marques
4 John Benson Road, Lexington, MA 02420

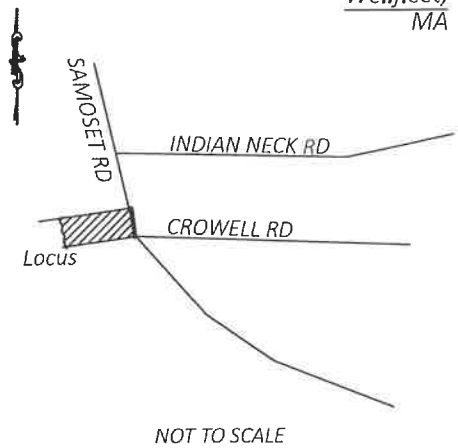
Existing Condition Site Plan
117 SAMOSET ROAD, WELLFLEET, MA

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

1573 Main Street - Route 6A
P.O. Box 1773
Brewster, MA 02831 (508)896-8601 Office (508)896-8602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
9/10/21	As Noted	MTF	JMO	JMO-8808

PLAN
SCALE 1"=20'



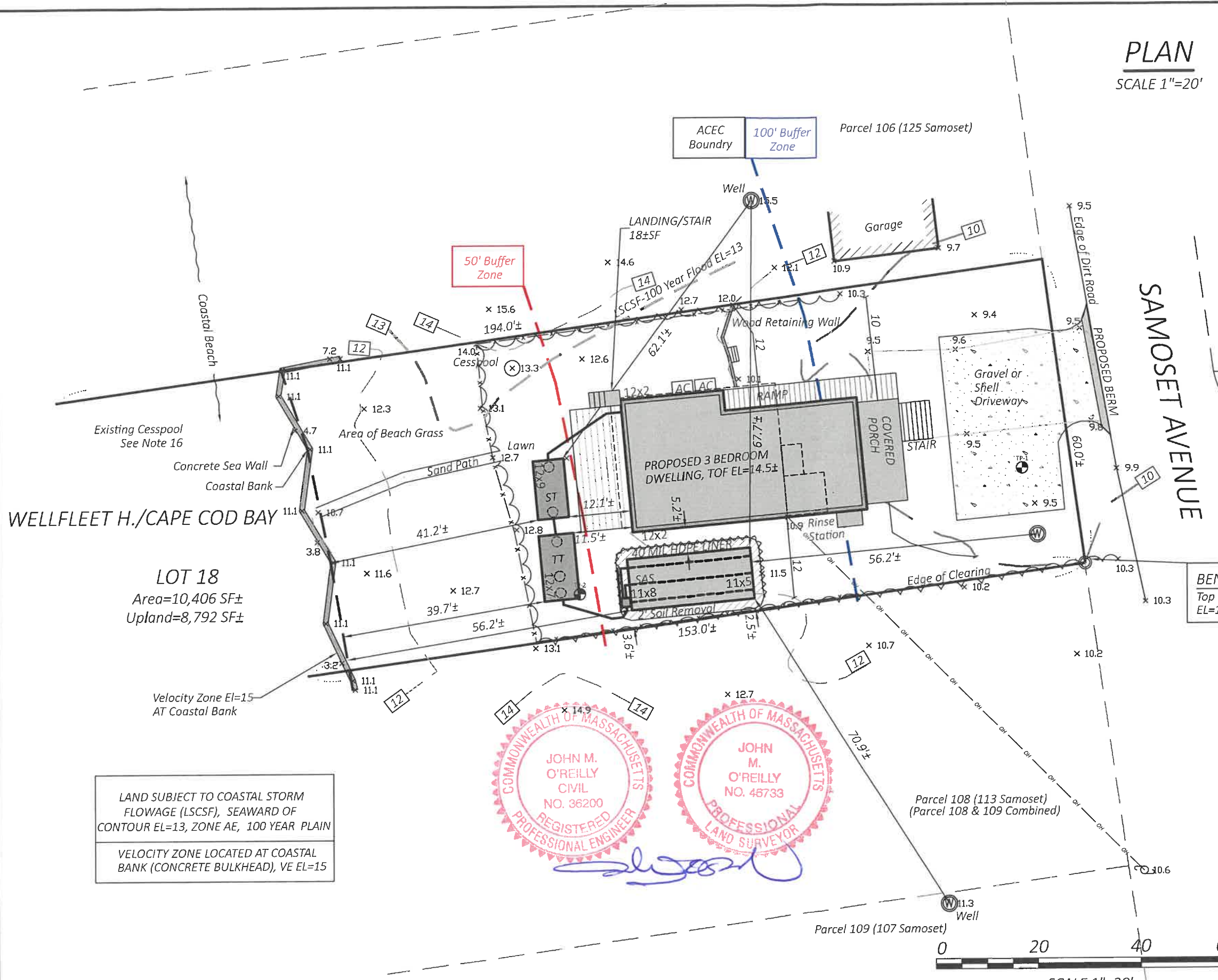
PLAN BOOK 13
DEED BOOK 2193
ASSESSORS' MAP 28

PAGE 9
PAGE 280
PARCEL 107

LEGEND

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- FIRE HYDRANT
- WELL
- DRAINAGE MANHOLE
- CONCRETE BOUND, FOUND
- TOP OF BANK
- PICKET FENCE
- EDGE OF CLEARING
- x — LIMIT OF WORK

BENCHMARK:
Top of Iron Pipe
EL=10.0± (1988 Datum)



LAND SUBJECT TO COASTAL STORM FLOWAGE (LSCSF), SEAWARD OF CONTOUR EL=13, ZONE AE, 100 YEAR PLAIN

VELOCITY ZONE LOCATED AT COASTAL BANK (CONCRETE BULKHEAD), VE EL=15

COMMONWEALTH OF MASSACHUSETTS
JOHN M. O'REILLY
CIVIL
NO. 36200
REGISTERED
PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
JOHN M. O'REILLY
NO. 45733
PROFESSIONAL
LAND SURVEYOR



REVISED PLAN, 12/23/22: CHANGED SEPTIC DESIGN FROM FAST IA TREATMENT TO NITROE IA TREATMENT.

REVISED PLAN, 11/10/22: ADDED STAIR ON WEST DECK, ADDED COVERED FRONT PORCH, & SQUARED OFF FRONT FOUNDATION.

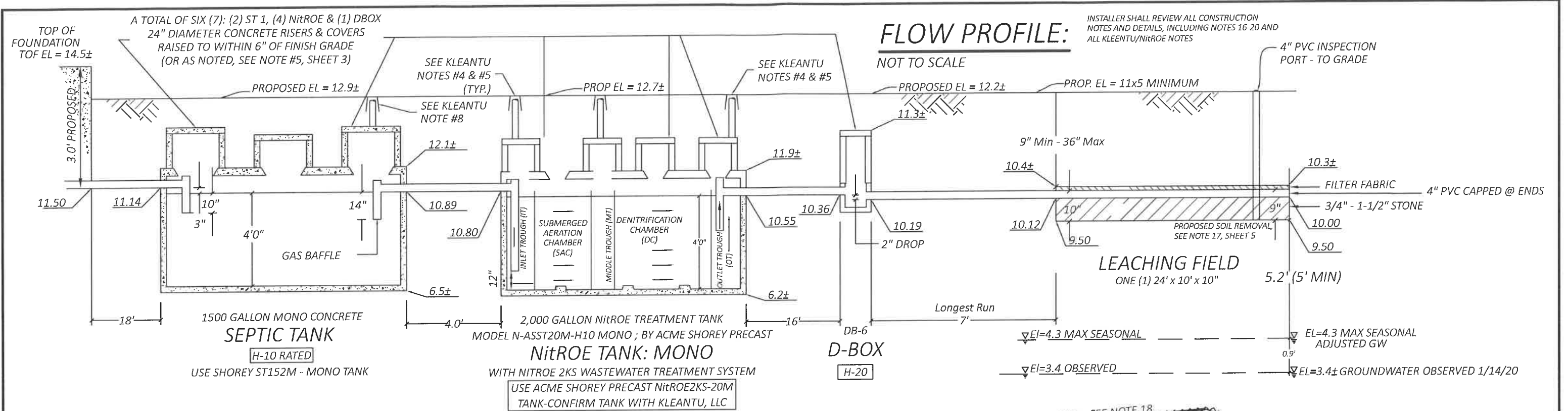
Beth Falk & Raul Marques
4 John Benson Road, Lexington, MA 02420

PROPOSED SEPTIC DESIGN
117 SAMOSET AVENUE, WELLFLEET, MA

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

1573 Main Street - Route 6A
P.O. Box 1773
(508)896-6801 Office Brewster, MA 02631 (508)896-6802 Fax

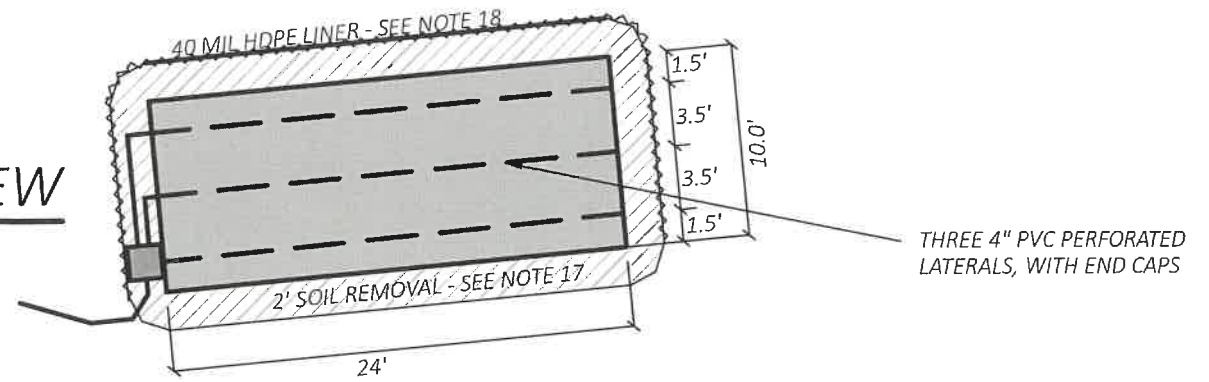
DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
9/10/21	As Noted	MTF	JMO	JMO-8808A



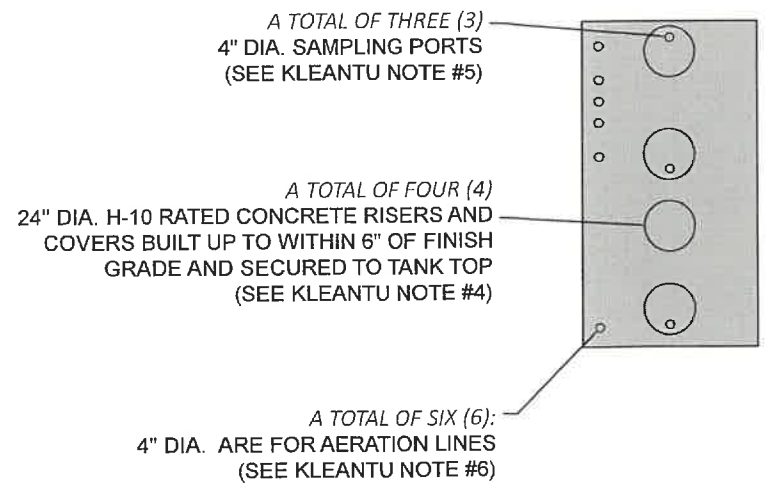
INSPECTION NOTE:
PRIOR TO FINAL INSPECTION BY THE ENGINEER, SYSTEM NEEDS TO BE COMPLETE INCLUDING BUILDUP FOR COVERS.

NitROE 2KS WWTP TO BE BACKFILLED W/ CLEAN SAND

SAS PLAN VIEW
SCALE: 1" = 10'



NitROE 2KS WWTS TANK DETAIL
SCALE 1" = 10'



KLEANTU NitROE 2KS WWTS NOTES:

- 1.) ALL MEASUREMENTS FROM OUTSIDE EDGE OF TANK TOP
- 2.) CONFIRM ALL HOLE LOCATIONS PRIOR TO INSTALLATION.
- 3.) NITROE 2KS TANK TOP TO HAVE FOUR-24" AND MULTIPLE 4" HOLES WITH RISERS AND COVERS FOR MAINTENANCE AND SAMPLING.
- 4.) FOR THE 24" HOLES; PROVIDE 24" DIA. ADS PIPE (CORRUGATED) WITH POLYLOK (OR EQUIVALENT) COVER (OR EQUIVALENT CONCRETE RISER AND COVER) TO 6" BELOW GROUND SURFACE AND SECURE TO TANK TOP.
- 5.) INSTALL 4" DIA. PIPE (3" BELOW GROUND SURFACE) WITH FERNCO RUBBER CAP. INSTALL A 6" ROUND VALVE BOX AND COVER TO BE FLUSH WITH THE GROUND SURFACE.
- 6.) HOLES H5 THROUGH H10 ARE 4" DIAMETER HOLES FOR AERATION TUBING AND PULL CORDS. INSTALL 4" DIA. PIPE (6" BELOW GROUND SURFACE) WITH PVC CAP.
- 7.) FOR EXISTING SEPTIC TANK; PROVIDE 2" DIA. SAMPLING PIPE THAT IS CEMENTED OR ANCHORED TO THE TANK TOP AND EXTEND 2" BELOW THE TANK TOP AND BE POSITIONED 6-12" FROM THE EDGE OF THE OUTLET END OF THE SEPTIC TANK OR IN THE SEPTIC TANK CONCRETE OUTLET COVER. ON THE TOP SIDE OF THE SEPTIC TANK, THE 2" DIA. SAMPLING PIPE SHOULD EXTEND TO 2" BELOW THE GROUND SURFACE AND HAVE A 6" DIA. PLASTIC ROUND BOX AND COVER AT GROUND SURFACE

PAGE 4 OF 5: SEPTIC PROFILE & NOTES

REVISED PLAN, 12/23/22: CHANGED SEPTIC DESIGN FROM FAST IA TREATMENT TO NITROE IA TREATMENT.

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Beth Falk & Raul Marques
4 John Benson Road, Lexington, MA 02420

PROPOSED SEPTIC DESIGN
117 SAMOSET AVENUE, WELLFLEET, MA

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

1573 Main Street - Route 6A
P.O. Box 1773
(508)896-8801 Office Brewster, MA 02631 (508)896-8802 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
9/10/21	As Noted	MTF	JMO	JMO-8808A

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.

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 C1127-93 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 NATIVE 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 NATIVE 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.) EXISTING CESSPOOL TO BE PUMPED, FILLED WITH CLEAN SAND, AND ABANDONED IN PLACE.
- 17.) SOIL REMOVAL: ALL A AND B LAYERS SHALL BE REMOVED DOWN TO THE CLEAN SAND LAYER, C1, FOR A LATERAL DISTANCE OF 2', AND REPLACED WITH CLEAN TITLE 5 SAND, COMPACTED TO MINIMIZE SETTLEMENT.
- 18.) INSTALL A 40 mil HDPE LINER FROM EL. 10.5 TO EL. 6.5 AS SHOWN ON PLAN VIEW AND SAS DETAIL, SHEET 4, 50 FEET LONG. NEW SLAB EL=10.5±.

SOIL TEST LOGS:

TEST HOLE 1: EL=9.5±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-26"	Cf	Fill	NA	NONE	
26-108"	C1	Med./Coarse Sand	10YR 7/6	NONE	H2O STANDING @73" EL=3.4± - HOLD WORST CASE

TEST HOLE 2: EL=12.6±

DEPTH FROM SURFACE (INCHES)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER
0-10"	A	Loamy Fine Sand	10YR 2/3	NONE	
10-32"	B	Loamy Fine Sand	10YR 5/4	NONE	
32-102"	C1	Med./Coarse Sand	10YR 7/6	NONE	
102-120"	C2	Fine Sandy Loam	10YR 5/4	NONE	H2O STANDING @118"
120-140"	C3	Med./Coarse Sand	10YR 5/6	NONE	EL=2.8±

PERCOLATION RATE: LESS THAN 2 MIN/INCH IN C1 LAYER (TP1) & C1 LAYER (TP2)
 WITNESSED BY: MATTHEW T. FARRELL, EIT, J.M. O'REILLY & ASSOCIATES, INC.
 DOUGLAS GUEY-LEE, AGENT, WELLFLEET HEALTH DEPARTMENT
 NO WATER ENCOUNTERED
 USE A LOADING RATE OF 0.74 GPD/SF FOR SIZING OF SOIL ABSORPTION SYSTEM.
 DATE OF TESTING: 1/14/20

HIGH GROUNDWATER LEVEL CALCULATIONS:

Depth To Water Table (1/14/20): 73" = 6.1' EL=3.4 (73"=6.1')*
 Appropriate Index Well: TSW-89
 Water Level Range Zone: A (1-2')
 Current Depth To Water Level For Index Well (12/19): 11.62'
 Water Level Adjustment: 0.9'*
 Estimated Depth To High Water: EL=4.3± (52")
 *Worst Case Scenario for Water Elevation & Monthly Reading

SYSTEM DESIGN CALCULATIONS:

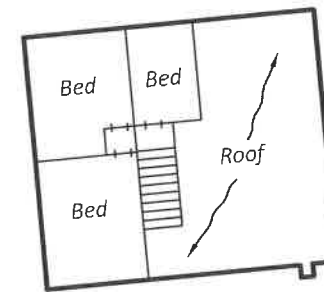
SEWAGE DESIGN FLOW:
 3 BEDROOM DWELLING @ 110 GPD = 330 GPD
 LEACHING CAPACITY REQUIRED:
 3 BEDROOMS (MAX.) @ 110 GPD = 330 GPD REQUIRED
 SEPTIC TANK CAPACITY REQUIRED:
 DAILY FLOW = 330 GPD @ 200% = 660 GAL. REQUIRED
 SEPTIC TANK CAPACITY PROVIDED:
 1500 GALLON SEPTIC TANK (MIN. ALLOWED)
 LEACHING CAPACITY PROVIDED:
 ONE (1) 24.0' X 10.0' X 8" LEACHING FIELD CAN LEACH:
 Vt = (24.0' X 10.0') X 0.74 GPD/SF = 177.6 GPD
 177 GPD < 330 GPD REQUIRED (47% REDUCTION VARIANCE REQUESTED)
 NOTE: A GARBAGE DISPOSAL IS NOT PERMITTED WITH THIS DESIGN.
 INSTALL:
 ONE (1) - 2 COMPARTMENT 1500 GALLON MONO POUR SEPTIC TANK
 ONE (1) - 24.0' X 10.0' X 10" LEACH FIELD
 ONE (1) - KLEANTU - NITROE 2KS TREATMENT TANK, 2000 GALLON - MONO TANK
 ONE (1) - H2O RATED DISTRIBUTION BOX, USE D66, SIX OUTLET BOX

CONSERVATION NOTES:

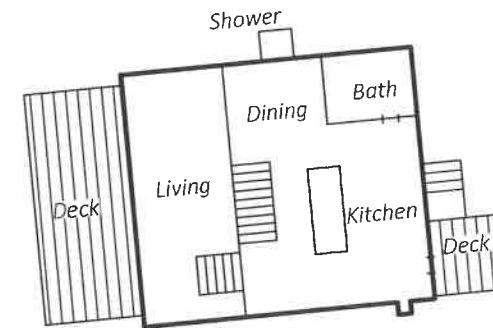
- 1.) LIMIT OF WORK SHALL BE AS SHOWN. A ROW OF 9" ROUND STRAW WATTLES BACKED BY 24" CLOTH FILTER FABRIC, STAKED IN PLACE. LIMIT OF WORK SHALL BE CONSTRUCTED AND INSPECTED PRIOR TO ANY WORK ONSITE.
- 2.) ALL DISTURBED AREAS SHALL BE RE VEGETATED USING 6" TOPSOIL AND APPROPRIATE GRASS SEED MIX.

VARIANCES REQUESTED

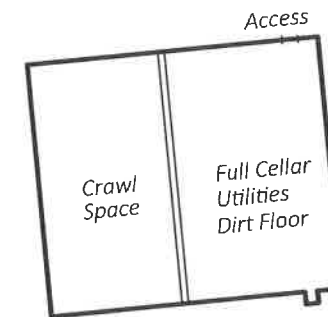
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- 10.) Five(5) Foot Lateral Soil Removal Not Proposed - Site Constraints 2' Held 3' Variance
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Second Floor



First Floor



Basement

EXISTING FLOOR PLANS

NOT TO SCALE



PAGE 5 OF 5: PROPOSED SEPTIC NOTES

REVISED PLAN, 12/23/22: CHANGED SEPTIC DESIGN FROM FAST IA TREATMENT TO NITROE IA TREATMENT.

REVISED PLAN, 11/10/22: ADDED STAIR ON WEST DECK, ADDED COVERED FRONT PORCH, & SQUARED OFF FRONT FOUNDATION.

Beth Falk & Raul Marques
 4 John Benson Road, Lexington, MA 02420

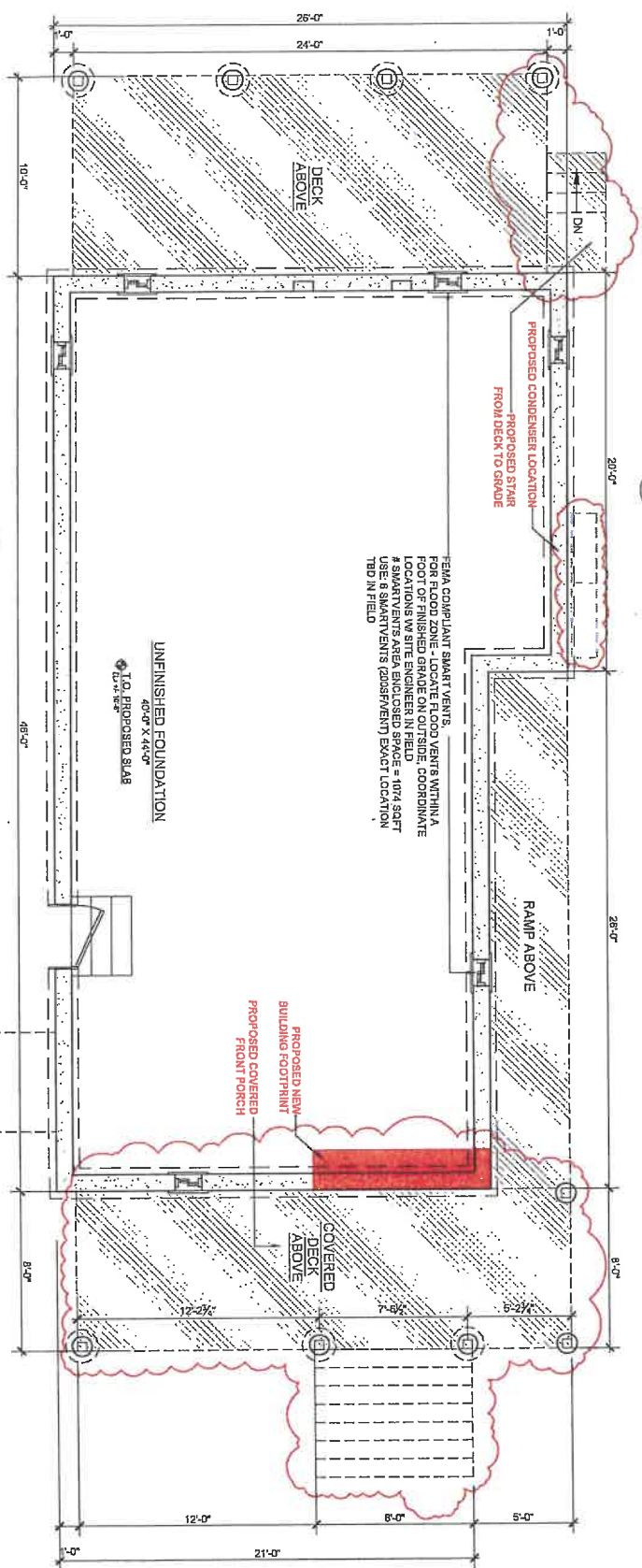
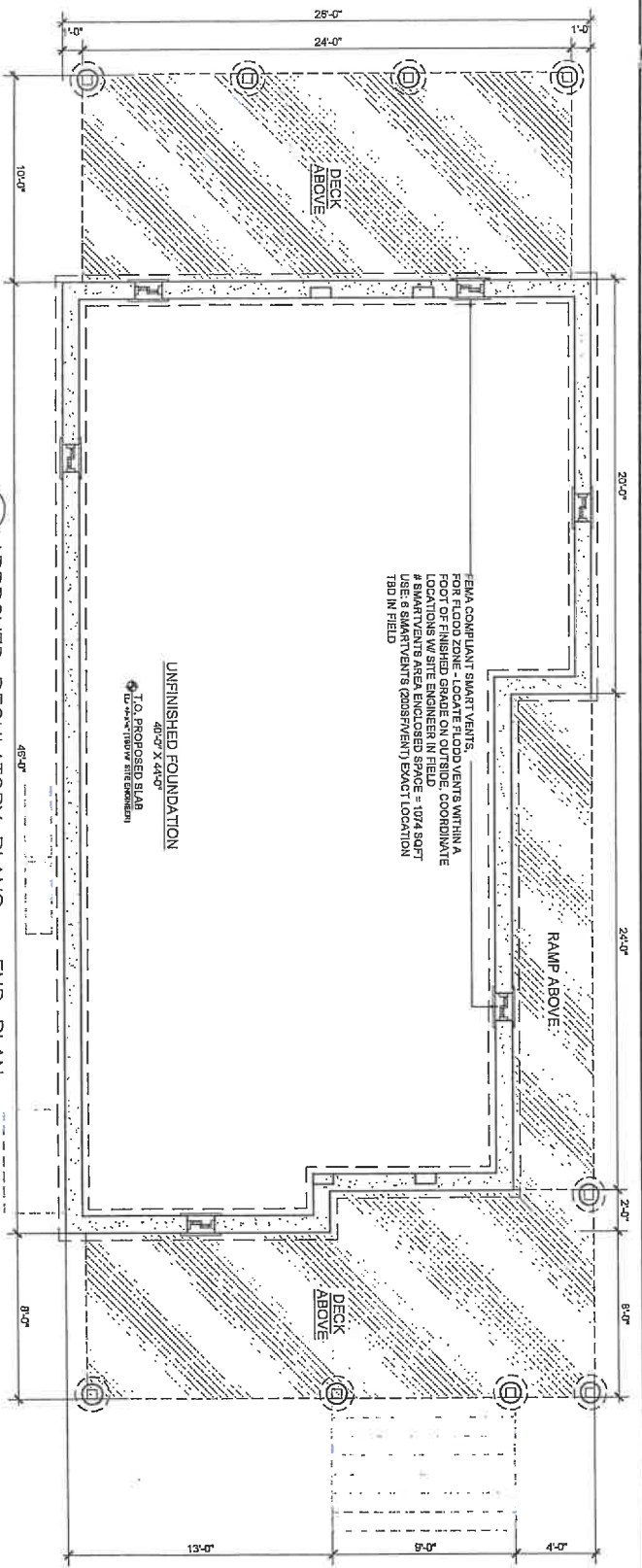
PROPOSED SEPTIC DESIGN
 117 SAMOSET AVENUE, WELLFLEET, MA



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

1575 Main Street - Route 6A
 P.O. Box 1773
 (508)896-6601 Office Brewster, MA 02631 (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
9/10/21	As Noted	MTF	JMO	JMO-8808A



TITLE:
FND
PLAN

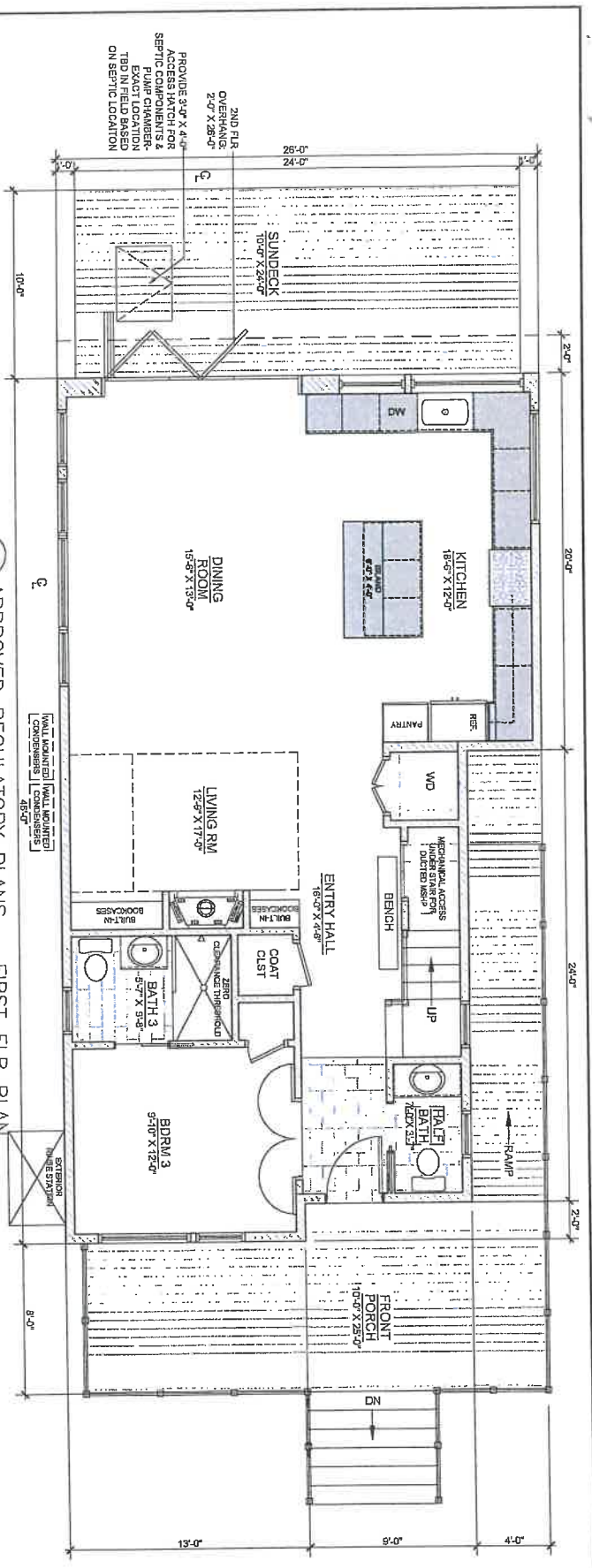
NEW CONSTRUCTION FOR:
BETH FALK & RAUL MARQUES
117 SAMOSET AVENUE
WELLFLEET MA

A3 architects, inc
Residential Commercial Net Zero

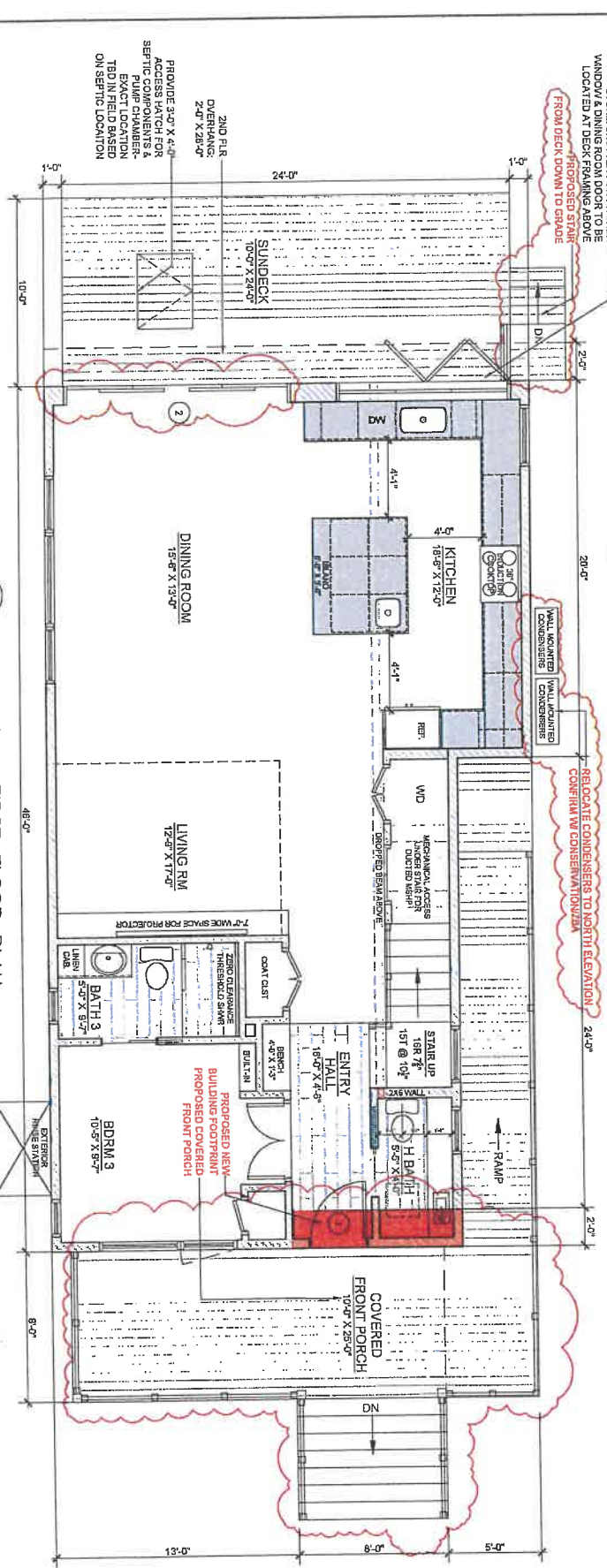
831 Main Street
Dennis MA 02638
508.694.7887 phone
www.a3architectsinc.com

Date:
REGULATORY PLANS:
10.06.2021
REGULATORY PLANS_RS01:
11.14.2022

A1.0



1 APPROVED REGULATORY PLANS - FIRST FLR PLAN
 A1.1 1/4"=1'-0"



2 PROPOSED - FIRST FLOOR PLAN
 A1.1 1/4"=1'-0"

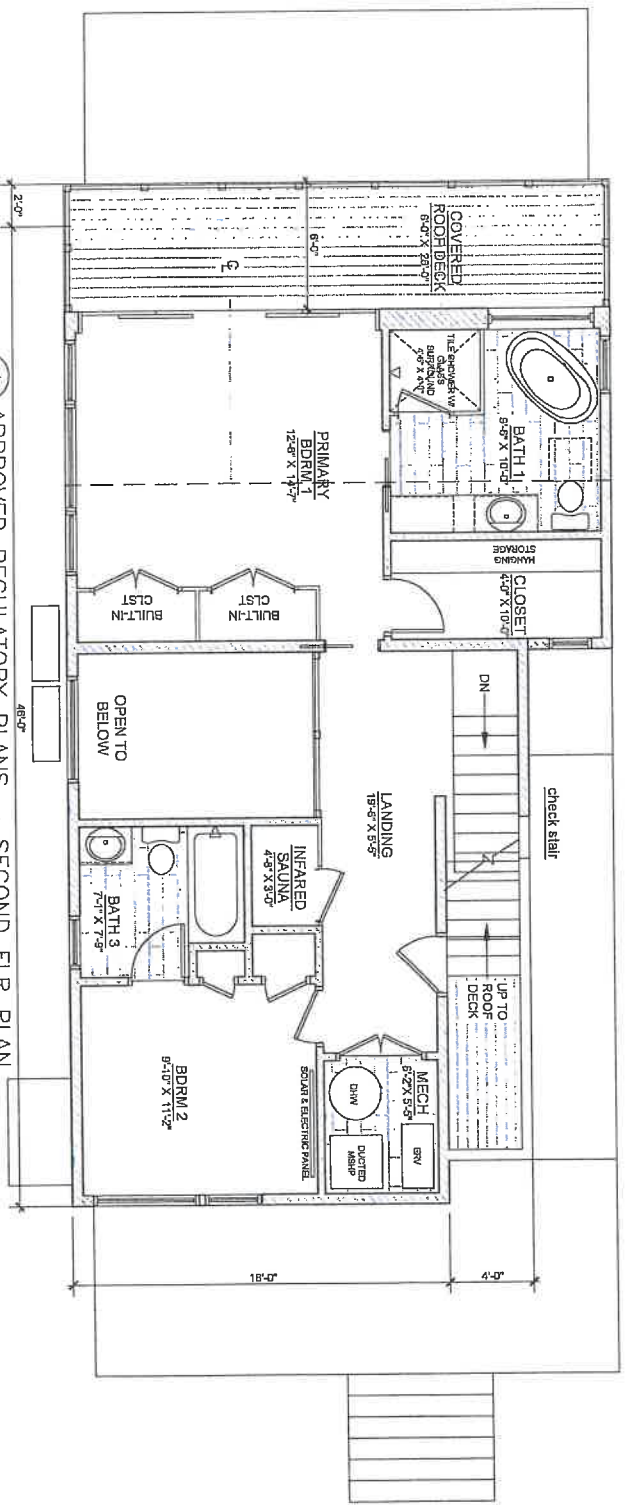
TITLE:
FIRST FLOOR PLAN
 NEW CONSTRUCTION FOR:
 BETH FALK & RAUL MARQUES
 117 SAMOSET AVENUE
 WELLFLEET MA

831 Main Street
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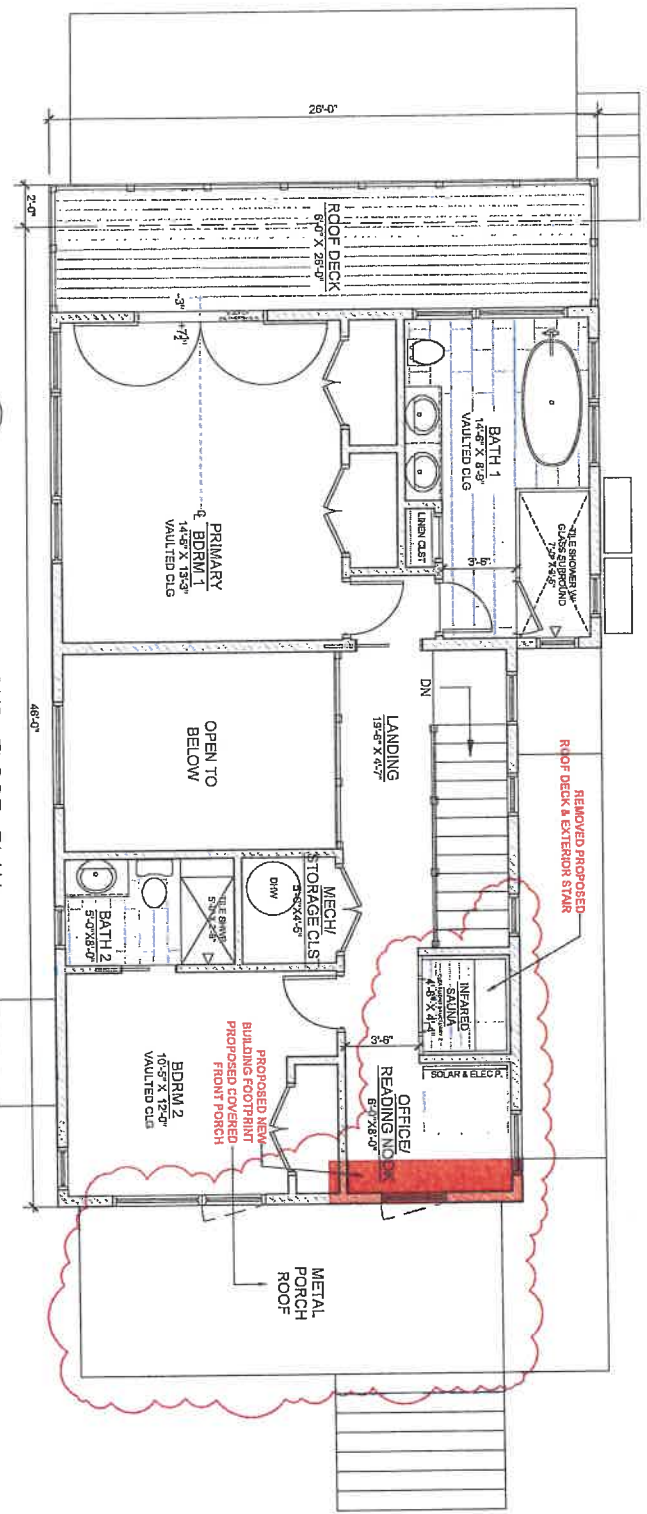
A3 architects, inc
 Residential Commercial Net Zero

DATE:
 REGULATORY PLANS:
 10.05.2021
 REGULATORY PLANS REV1:
 11.14.2022

A1.1



1 APPROVED REGULATORY PLANS - SECOND FLR PLAN
A1.2 1/4"=1'-0"



2 PROPOSED - SECOND FLOOR PLAN
A1.3 1/4"=1'-0"

TITLE: NEW CONSTRUCTION FOR:
BETH FALK & RAUL MARQUES
117 SAMOSET AVENUE
WELLFLEET MA

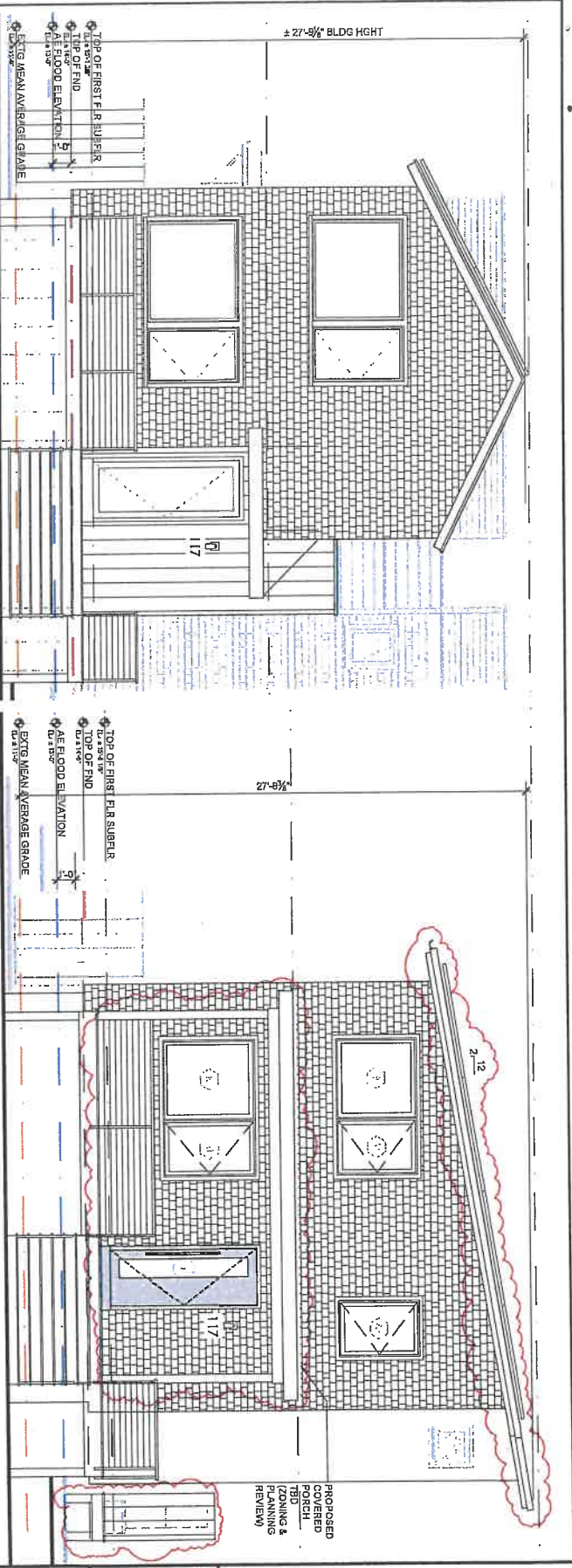
PLANS

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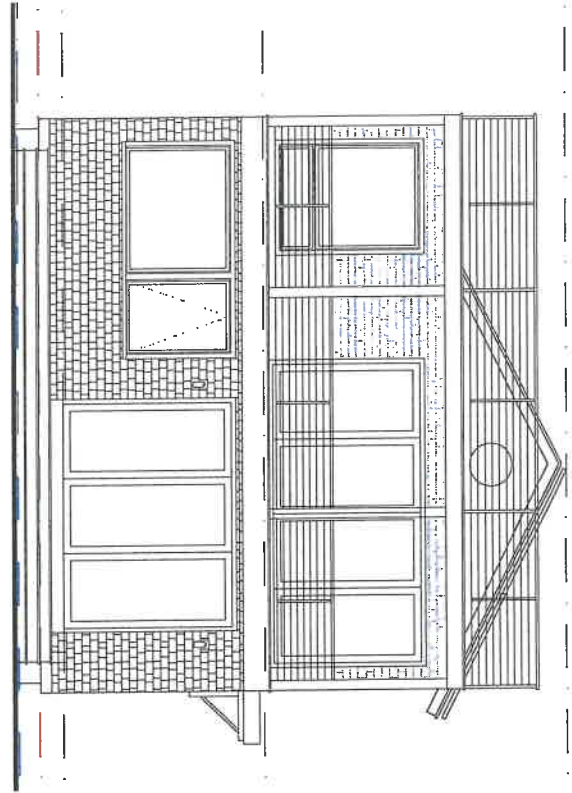
Date: 10/06/2022
REGULATORY PLANS:
REGULATORY PLANS, BSJL:
11.14.2022

A1.2

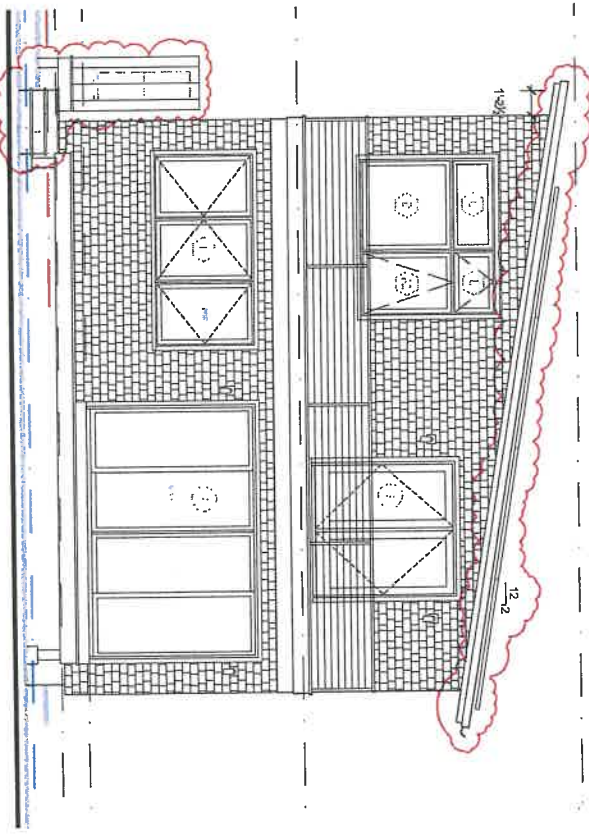


1 APPROVED REGULATORY — EAST ELEVATION (STREET)
A2.0 1/4" = 1'-0"

2 PROPOSED EAST ELEVATION (STREET)
A2.0 1/4" = 1'-0"



3 APPROVED REGULATORY — WEST ELEVATION (WATER)
A2.0 1/4" = 1'-0"



4 PROPOSED WEST ELEVATION (WATER)
A2.0 1/4" = 1'-0"

TITLE: NEW CONSTRUCTION FOR:
BETH FALK & RAUL MARQUES
117 SAMOSET AVENUE
WELLFLEET MA

ELEVATIONS

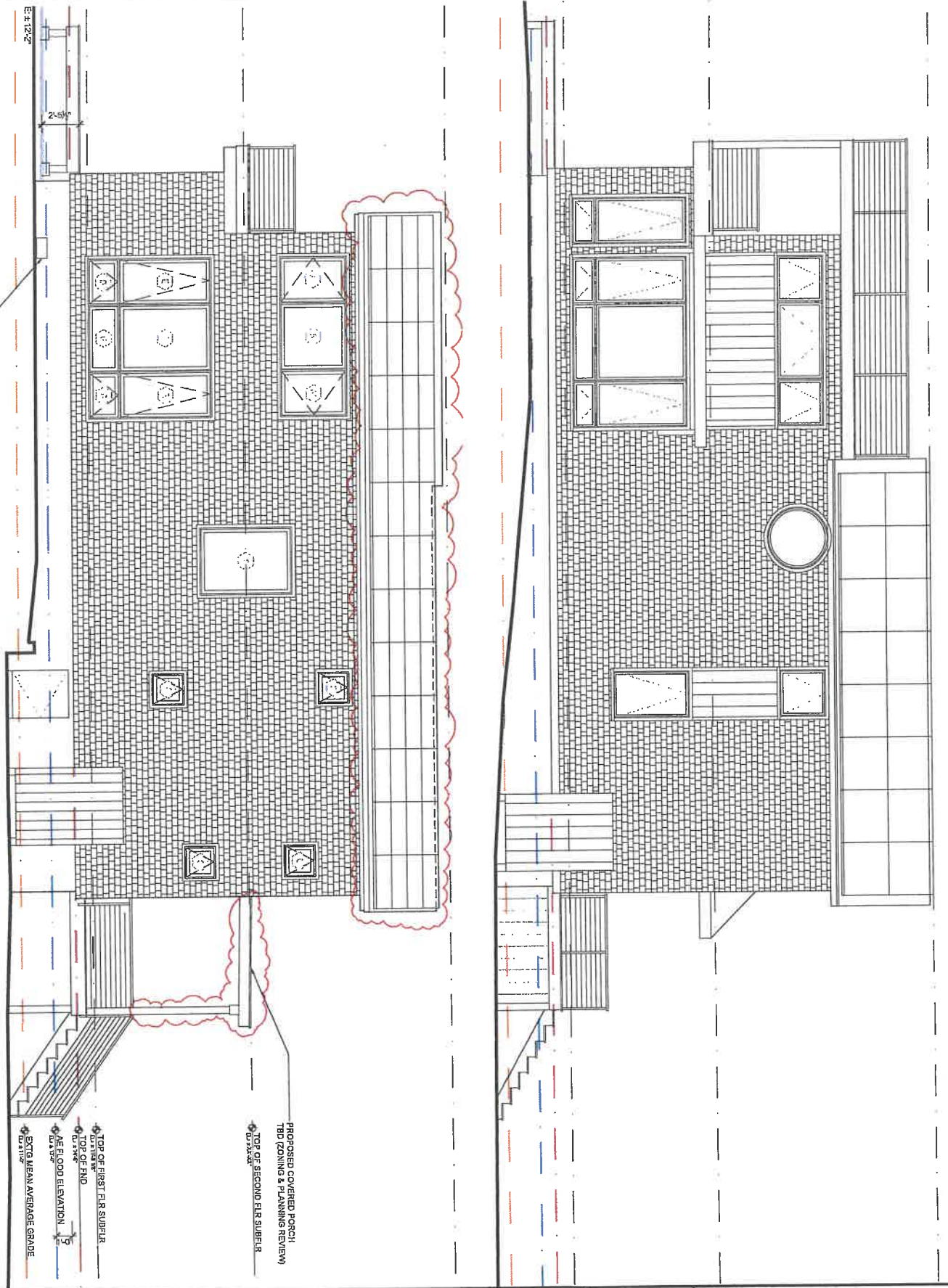
831 Main Street
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Date: 11/14/2022
REGULATORY PLANS:
10/06/2022
REGULATORY PLANS, REV1:

A2.0

2 SOUTH ELEVATION (SIDE)
 A2.1 1/4" = 1'-0"



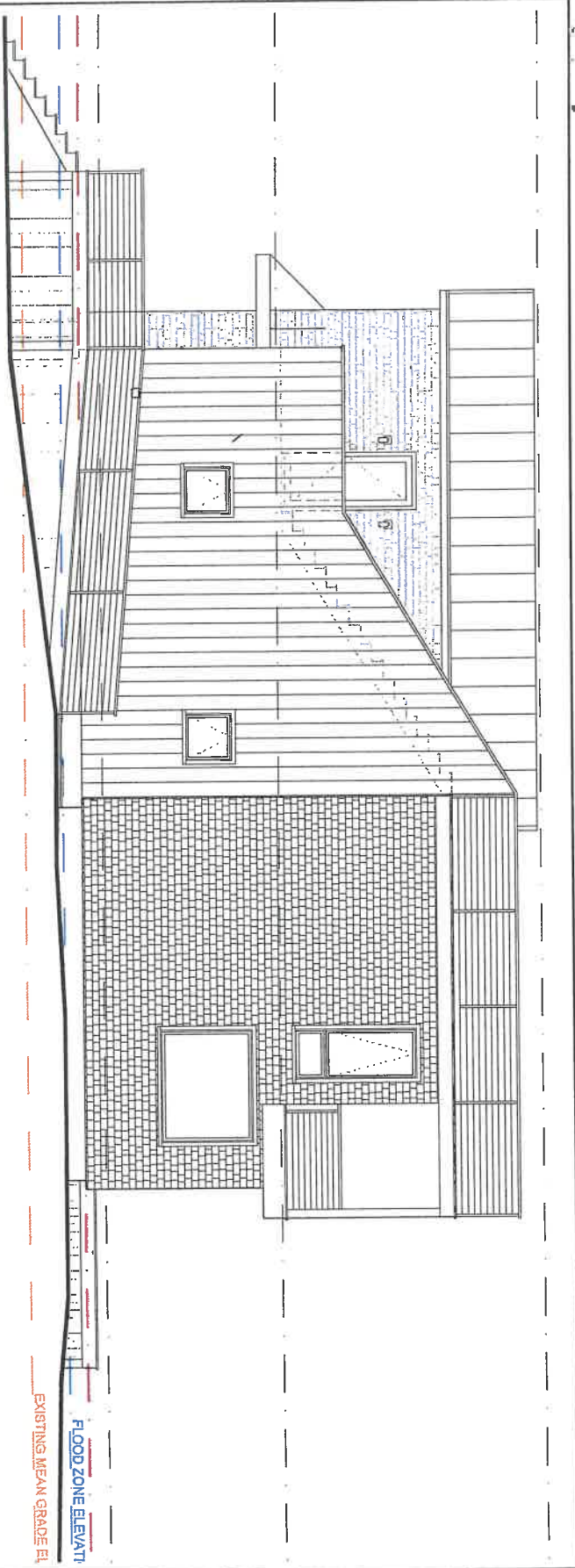
TOP OF SECOND FLR SUBFLR
 PROPOSED COVERED PORCH
 (TBD ZONING & PLANNING REVIEW)
 TOP OF END
 TOP OF FIRST FLR SUBFLR
 TOP OF END
 ME FLOOD ELEVATION
 EXTRA MEAN AVERAGE GRADE
 FLOOD VENT: EXACT LOCATION TBD
 WITHIN 12" OF FINISHED GRADE
 OR LESS

A2.1
 REGULATORY PLANS: REV1
 11/14/2012
 REGULATORY PLANS: REV1
 10/06/2021
 Date:

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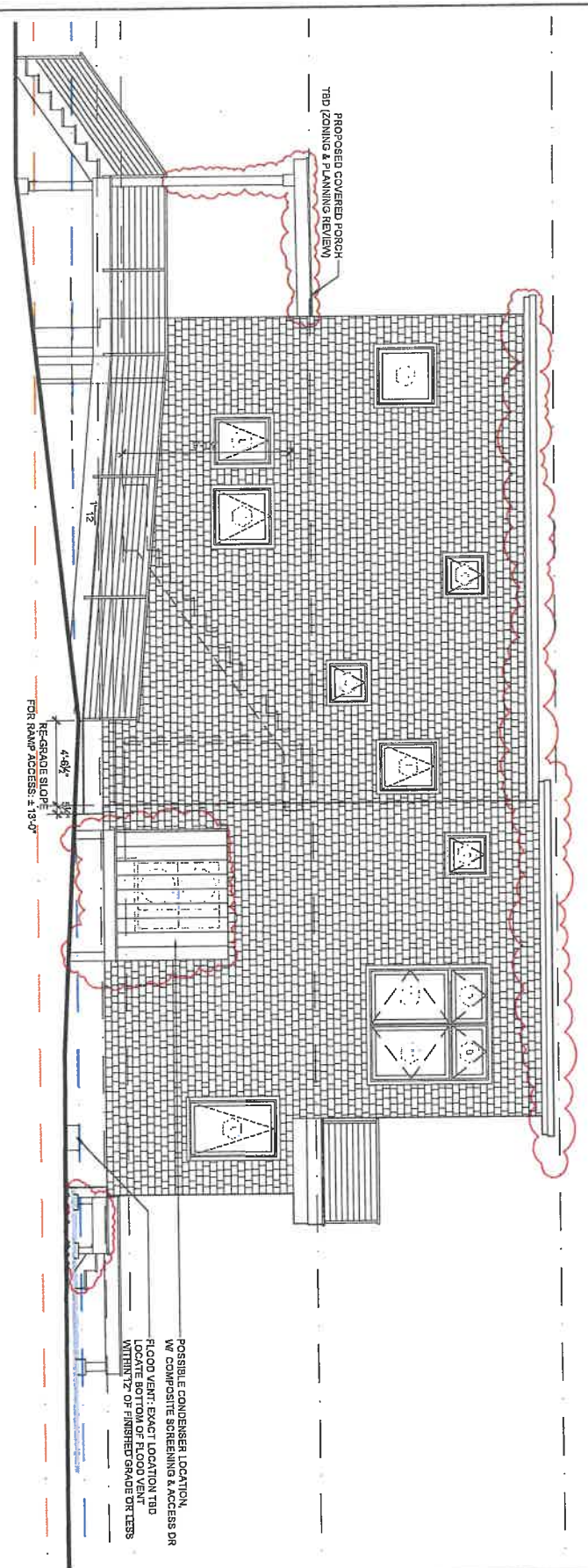
TITLE:
 NEW CONSTRUCTION FOR:
 BETH FALK & RAUL MARQUES
 117 SAMOSET AVENUE
 WELLFLEET MA

ELEVATIONS



EXISTING MEAN GRADE EL.

FLOOD ZONE ELEVATION



PROPOSED COVERED PORCH
TBD (ZONING & PLANNING REVIEW)

RE-GRADE SLOPE
FOR RAMP ACCESS: 1:19.0"

POSSIBLE COMPROMISE LOCATION
W/ CONN. SITE SCREENING & ACCESS DR
FLOOD VENT. EXACT LOCATION TBD
LOCATION OF FLOOD VENT. TO BE
WITHIN 12\"/>

2 NORTH ELEVATION (SIDE)
1/4" = 1'-0"

TITLE:
NEW CONSTRUCTION FOR:
BETH FALK & RAUL MARQUES
117 SAMOSET AVENUE
WELLFLEET MA

ELEVATIONS

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A3 architects, inc
Residential Commercial Net Zero

Date:
REGULATORY PLANS:
10.06.2021
REGULATORY PLANS REV1:
11.19.2022

A2.2