

**From:** George Meservey  
**Sent:** Friday, January 30, 2015 10:21 AM  
**To:** John Kelly  
**Cc:** Tom Daley; Ron Collins  
**Subject:** Depot Square Feasibility Study

John:

For the February 4, 2015 Selectmen's meeting, attached please find materials related to the Depot Square Feasibility Study:

- Letter from Ryder & Wilcox
- Soils Evaluator Report
- Existing Conditions Plan
- Site Plan "A" – Albert Bassett House as visitor center
- Site Plan "B" – combined visitor center and public restrooms
- 

I have been in contact with Noelle Pina regarding the Chamber of Commerce interest in using the site for a visitor center. The Chamber has determined that the Albert Bassett House would not be suitable for its needs due to the high cost of rehabilitation and code compliance. The Chamber did not specifically investigate the presence of lead paint and/or asbestos in the building.

You had asked for a preliminary cost estimate for planning purposes. We got input from a couple of consultants (architect and engineer) who suggested a cost of \$250-\$300/sq. ft.. That would put the cost of a combined facility (Site Plan "B") at \$370,000 - \$450,000.

George Meservey

# Ryder & Wilcox

SURVEYING · ENGINEERING  
HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD · P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662-0439  
TEL: 508.255.8312 FAX: 508.240.2306  
EMAIL: [info@ryder-wilcox.com](mailto:info@ryder-wilcox.com)

January 30, 2015

Mr. George Meservey  
Director of Planning & Community Development  
Town of Orleans  
19 School Road  
Orleans, MA 02653

RE: Depot Square Feasibility Study

Dear George:

Please find the following plans and documents enclosed herewith:

- Existing Conditions Survey Plan
- Completed Soil Evaluator Report
- Conceptual Site Plans "A" & "B"

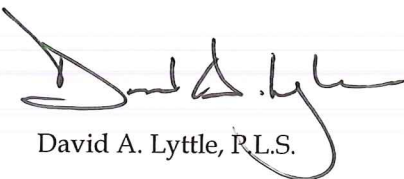
Conceptual Site Plan "A" shows a relocated Albert Bassett House on the property, as stipulated in the Scope of Services issued by the Town of Orleans. Conceptual Site Plan "B" shows a new Visitor Center connected to public rest rooms.

Both plans show more formalized parking spaces with an increase in the number of spaces from 25 to 31. An effort was made to maintain the mature trees and vegetation on the site.

Concept "B" is comprised of two public handicap bathrooms (400s.f.) with a connecting utility room to a visitor center with an office, a private unisex handicap bathroom and a visitor information room (1,200 s.f.)

A septic system has been designed with a capacity of 1000 gallons per day. There is sufficient room on the site to increase the system design if it is deemed necessary.

Respectfully submitted,



David A. Lyttle, R.L.S.

DAL/dcj

**RYDER & WILCOX**  
3 Giddiah Hill Rd.  
PO Box 439  
So. Orleans, MA 02662  
(508) 255-8312

**SOIL EVALUATOR FORM**  
Page 1 of 5  
11407

No. 1,2,3 and 4

Date: 12/16/14

Commonwealth of Massachusetts  
Orleans, Massachusetts

**Soil Suitability Assessment for On-Site Sewage Disposal**

Performed By: David Quinn, Ryder & Wilcox Date: 12/16/14  
Witnessed By Erika Woods, Orleans Health Dept.

| Location Address or Lot #  | Owner's Name, Address, and Telephone #  |
|--|---|
| <u>#4 &amp; #10 Old Colony Way</u><br><u>Orleans, MA</u>   | <u>Town of Orleans</u><br><u>c/o George Meservey</u><br><u>19 School Road</u><br><u>Orleans, MA 02653</u> |
| <u>Assrs. Sht.# 33 Parcel# 21 &amp; 22</u>   |   |
| <u>New Construction</u> <input checked="" type="checkbox"/> <u>Repair</u> <input type="checkbox"/> <u>Upgrade</u> <input type="checkbox"/> |   |

**Office Review**

Published Soil Survey Available: No \_\_\_ Yes X  
Year Published 1993 Publication Scale 1:25,000 Soil Map Unit CoB-Carver -Hinesburg loamy coarse sands, undulating.  
Drainage Class excess. /well drained Soil Limitations rapid percolation

Surficial Geologic Report Available: No \_\_\_ Yes X  
Year Published 1971 Publication Scale 1:24,000  
Geologic Material (Map Unit) Owh Landform Harwich outwash plain deposits

Flood Insurance Rate Map: Panel 25001C0436J: July 16,2014

Above 500 year flood boundary No \_\_\_ Yes X  
Within 500 year flood boundary No \_\_\_ Yes X  
Within 100 year flood boundary No X Yes \_\_\_

Wetland Area:

National Wetland Inventory Map (map unit)  
Wetlands Conservancy Program Map (map unit)

Current water Resource Conditions (USGS): Month  
Range: Above Normal \_\_\_ Normal \_\_\_ Below Normal \_\_\_

Other References Reviewed \_\_\_

Location Address or Lot No. #4 & #10 Old Colony Way, Orleans

**On-site Review**

Deep Hole Number 1 and 2 Date: 12/16/14 Time: 2:00 Weather cloudy, cool

Location (identify on site plan) see sketch

Land Use residential Slope (%) 0-8 Surface Stones none

Vegetation parking lot/treed Landform pitted outwash

Distances from:

Open Water Body \_\_\_\_\_ feet Drainage way \_\_\_\_\_ Possible Wet Area >300 feet

Property Line \_\_\_\_\_ feet Drinking Water Well \_\_\_\_\_ Other \_\_\_\_\_

**Minimum of 2 Holes Required at Every Proposed Disposal Area**

**DEEP OBSERVATION HOLE LOG #1**

| Depth from Surface (in.) | Soil Horizon           | Soil Texture (USDA)         | Soil Color (Munsell) | Soil Mottling | Other (Structure, Stones, Consistency, % Gravel) |
|--------------------------|------------------------|-----------------------------|----------------------|---------------|--|
| 0 - 4                    | <i>T-base driveway</i> |                             |                      |               |  |
| 4 - 32                   | <i>fill</i>            |                             |                      |               |  |
| 32 - 96                  | <i>C1</i>              | <i>medium to fine sand</i>  | <i>10yr 6/6</i>      | <i>none</i>   | <i>loose</i>                                     |
| 96 - 140                 | <i>C2</i>              | <i>very fine loamy sand</i> |                      | <i>none</i>   | <i>very friable</i>                              |

Parent Material (geologic) ice-contact outwash Depth to Bedrock: >140 inches

Depth to Groundwater: Standing Water in Hole: none Weeping from Pit Face: none

Estimated Seasonal High Ground Water: >140 inches :Perc : see page 4

**DEEP OBSERVATION HOLE LOG #2**

| Depth from Surface (in.) | Soil Horizon           | Soil Texture (USDA)    | Soil Color (Munsell) | Soil Mottling | Other (Structure, Stones, Consistency,% Gravel) |
|--------------------------|------------------------|------------------------|----------------------|---------------|---|
| 0 - 4                    | <i>T-base driveway</i> |                        |                      |               |   |
| 4 - 18                   | <i>fill</i>            |                        |                      |               |   |
| 18 - 41                  | <i>C1</i>              | <i>medium sand</i>     | <i>10yr 5/6</i>      | <i>none</i>   | <i>loose</i>                                    |
| 41 - 96                  | <i>C2</i>              | <i>loamy fine sand</i> | <i>2.5y 5/4</i>      | <i>none</i>   | <i>friable</i>                                  |
| 96 - 132                 | <i>C3</i>              | <i>medium sand</i>     |                      | <i>none</i>   | <i>loose</i>                                    |

Parent Material (geologic) ice-contact outwash Depth to Bedrock >132 inches

Depth to Groundwater: Standing Water in Hole none Weeping from Pit Face none Estimated Seasonal High

Ground Water: >132 inches: Perc : see page 4

Location Address or Lot No. #4 & #10 Old Colony Way, Orleans

**On-site Review**

Deep Hole Number 3 and 4 Date: 12/16/14 Time: 2:00 Weather cloudy,cool

Location (identify on site plan) see sketch

Land Use residential Slope (%) 0-8 Surface Stones none

Vegetation parking lot/treed Landform pitted outwash

Distances from:

Open Water Body \_\_\_\_\_ feet Drainage way \_\_\_\_\_ Possible Wet Area >300 feet

Property Line \_\_\_\_\_ feet Drinking Water Well \_\_\_\_\_ Other \_\_\_\_\_

**Minimum of 2 Holes Required at Every Proposed Disposal Area**

| <b>DEEP OBSERVATION HOLE LOG #3</b> |                        |                             |                      |               |  |
|-------------------------------------|------------------------|-----------------------------|----------------------|---------------|--|
| Depth from Surface (in.)            | Soil Horizon           | Soil Texture (USDA)         | Soil Color (Munsell) | Soil Mottling | Other (Structure, Stones, Consistency, % Gravel) |
| <i>0 - 7</i>                        | <i>T-base driveway</i> |                             |                      |               |  |
| <i>7 - 90</i>                       | <i>C1</i>              | <i>medium to fine sand</i>  | <i>10yr 6/6</i>      | <i>none</i>   | <i>loose</i>                                     |
| <i>90 - 108</i>                     | <i>C2</i>              | <i>loamy fine sand</i>      |                      | <i>none</i>   | <i>friable</i>                                   |
| <i>108 - 144</i>                    | <i>C3</i>              | <i>very fine loamy sand</i> |                      | <i>none</i>   | <i>very friable</i>                              |

Parent Material (geologic) ice-contact outwash Depth to Bedrock: >144 inches

Depth to Groundwater: Standing Water in Hole: none Weeping from Pit Face: none

Estimated Seasonal High Ground Water: >144 inches: Perc : see page 4

| <b>DEEP OBSERVATION HOLE LOG #4</b> |                        |                             |                      |               |   |
|-------------------------------------|------------------------|-----------------------------|----------------------|---------------|---|
| Depth from Surface (in.)            | Soil Horizon           | Soil Texture (USDA)         | Soil Color (Munsell) | Soil Mottling | Other (Structure, Stones, Consistency,% Gravel) |
| <i>0 - 4</i>                        | <i>T-base driveway</i> |                             |                      |               |   |
| <i>4 - 24</i>                       | <i>fill</i>            |                             |                      |               |   |
| <i>24 - 72</i>                      | <i>C1</i>              | <i>fine sand</i>            | <i>10yr 5/6</i>      | <i>none</i>   | <i>friable</i>                                  |
| <i>72 - 132</i>                     | <i>C2</i>              | <i>fine to medium sand</i>  | <i>10yr 6/6</i>      | <i>none</i>   | <i>loose</i>                                    |
| <i>132 - 144</i>                    | <i>C3</i>              | <i>very fine loamy sand</i> |                      | <i>none</i>   | <i>very friable</i>                             |

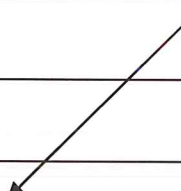
Parent Material (geologic) ice-contact outwash Depth to Bedrock >144 inches

Depth to Groundwater: Standing Water in Hole none Weeping from Pit Face none Estimated Seasonal High

Ground Water: >144 inches: Perc : see page 4

Location Address or Lot No. #4 & #10 Old Colony Way, Orleans

**PERCOLATION TEST RESULTS**

| Observation Hole #   | <b>2</b>                                | <b>4</b>   |
|----------------------|---|--|
| Depth of Perc ( in.) | <b>Top at<br/>58 inches</b>             | <b>Top at<br/>42 inches</b>  |
| -Start Pre-soak      | <b>0:00 min.</b>                        | <b>0:00 min.</b>   |
| End Pre-soak         | <b>15:00 min.</b>                       | <b>15:00 min.</b>  |
| Time at 12"          | <b>0:00 min.</b>                        | <b>&lt;9 inches @ 15<br/>minutes</b>   |
| Time at 9"           | <b>15:45 min.</b>                       |  |
| Time at 6"           | <b>39:25 min.</b>                       |  |
| Time (9" - 6")       | <b>23:40 min.</b>                       |  |
| Rate Min./Inch       | <b>&lt; 8min./in.<br/>In C2 horizon</b> | <b>&lt; 2min./in.<br/>In C1 horizon</b>  |

Location Address or Lot No. #4 & #10 Old Colony Way, Orleans

**Determination for Seasonal High Water Table**

Method Used :

X Depth observed standing in observation hole No water encountered: TH1 to 140 inches, TH2 to 132 inches, TH3 to 144 inches and TH4 to 144 inches.

\_\_\_ Depth weeping from side of observation hole \_\_\_ inches

\_\_\_ Depth to soil mottles \_\_\_ inches

\_\_\_ Ground water adjustment \_\_\_ feet

Index Well Number \_\_\_ Reading Date \_\_\_ Index well level \_\_\_

Adjustment factor \_\_\_ Adjusted ground water level \_\_\_

Depth of Naturally Occurring Pervious Material

Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system? YES

If not, what is the depth of naturally occurring pervious material? \_\_\_

**SITE PASSED** YES

Certification

I certify that on November 19, 1997 I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017.

Signature  Date 12/16/14

Cape Cod Rail T

CONC.  
PAD

N 55°49'10" E

53

53

54

55

56

57

58

59

59

WALL

58

W.S.  
O

STONE

PLANTINGS

56

#1

#2

#4

GRAVEL

#3

PARKING

GRAVEL

PARKING

W.S.  
O

56

5.E

PAVED  
PARKING

SKETCH SHEET

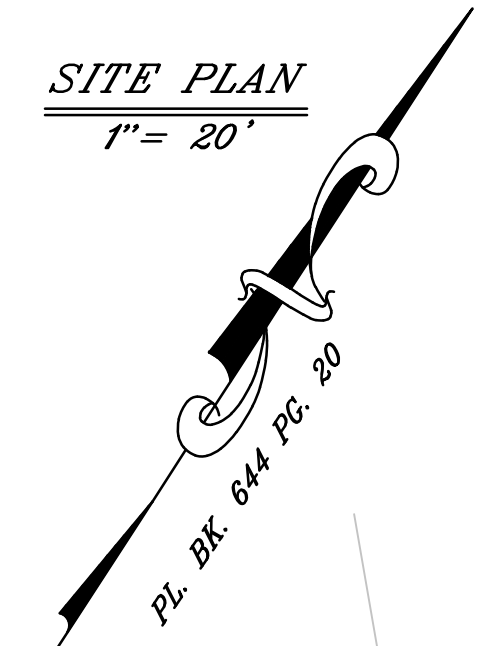
S 18°40'48" W

WALK

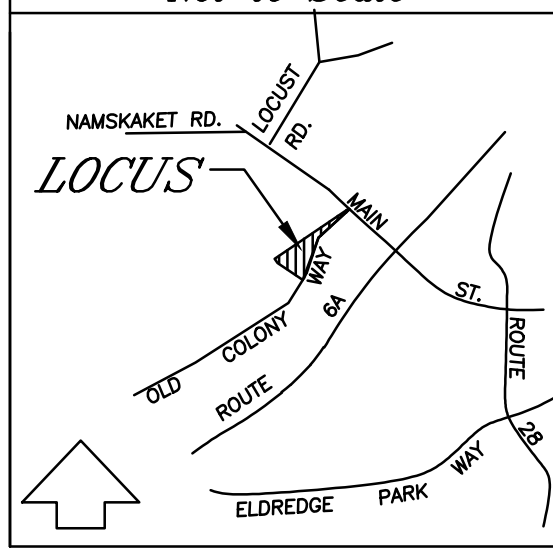
OLD

192.04

SITE PLAN  
1" = 20'

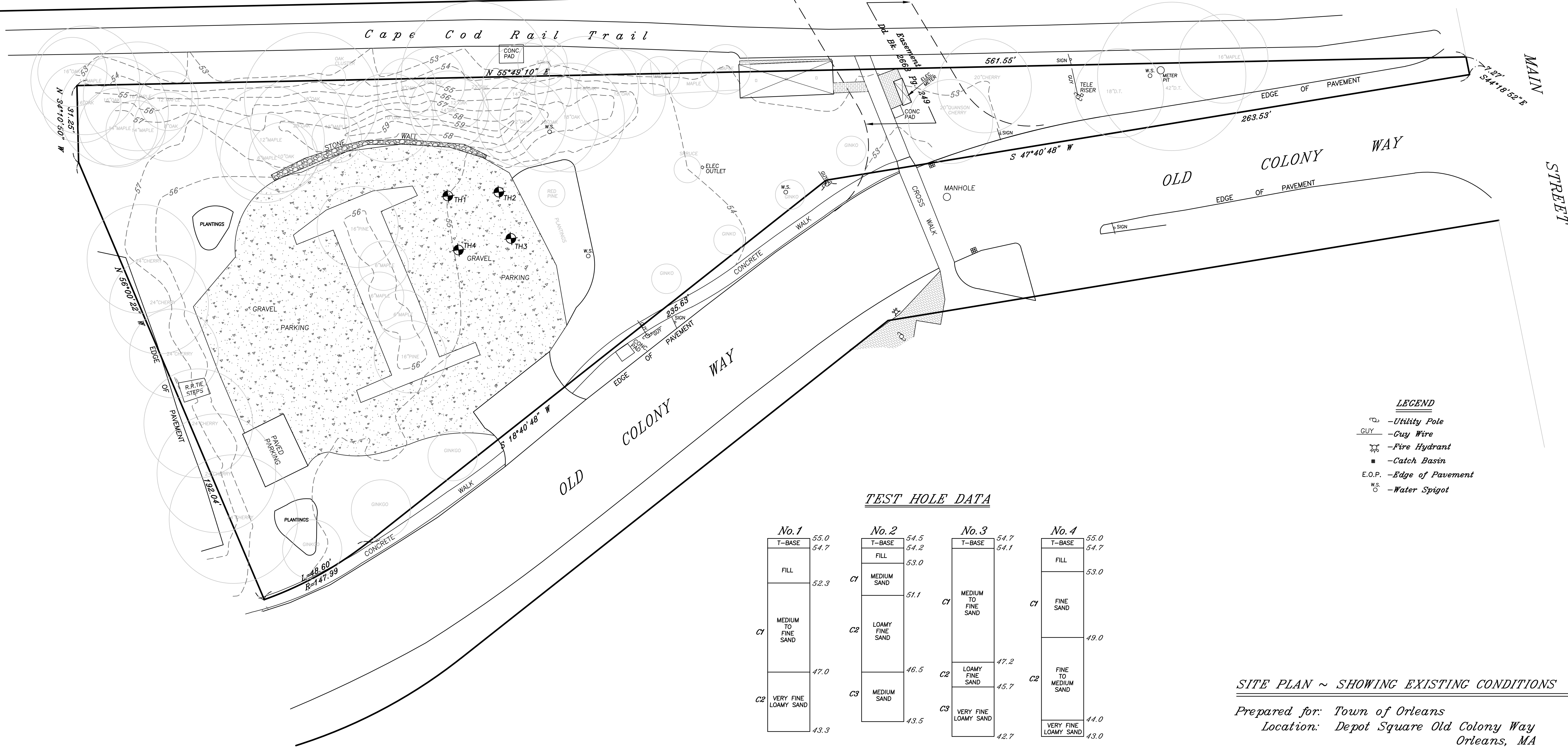


LOCATION MAP  
Not to Scale



REFERENCE:  
Assr's. Map 33, Pels. 21 & 22

DATUM  
NAVD 1988



- LEGEND**
- Utility Pole
  - Guy Wire
  - Fire Hydrant
  - Catch Basin
  - Edge of Pavement
  - Water Spigot

TEST HOLE DATA

| TEST HOLE | DEPTH (ft) | SOIL TYPE            |
|-----------|------------|----------------------|
| No. 1     | 55.0       | T-BASE               |
|           | 54.7       | FILL                 |
|           | 52.3       | MEDIUM TO FINE SAND  |
|           | 43.3       | VERY FINE LOAMY SAND |
| No. 2     | 54.5       | T-BASE               |
|           | 54.2       | FILL                 |
|           | 51.1       | MEDIUM SAND          |
|           | 43.5       | MEDIUM SAND          |
| No. 3     | 54.7       | T-BASE               |
|           | 54.1       | MEDIUM TO FINE SAND  |
|           | 47.2       | LOAMY FINE SAND      |
|           | 42.7       | VERY FINE LOAMY SAND |
| No. 4     | 55.0       | T-BASE               |
|           | 54.7       | FILL                 |
|           | 49.0       | FINE SAND            |
|           | 43.0       | VERY FINE LOAMY SAND |

DATE OF TEST HOLES:  
DECEMBER 16, 2014  
NO WATER ENCOUNTERED  
INSP. BY:  
DAVID QUINN, RYDER & WILCOX SOIL EVALUATOR  
ERIKA WOODS, ORLEANS HEALTH DEPT.

SITE PLAN ~ SHOWING EXISTING CONDITIONS

Prepared for: Town of Orleans  
Location: Depot Square Old Colony Way  
Orleans, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.  
3 Ciddiah Hill Rd.  
P.O. Box 439  
So. Orleans, MA, 02662  
Tel. (508) 255-8312  
Fax. (508) 240-2306

Scale: 1" = 20'  
Drawn by RAH  
Date - December 30, 2014

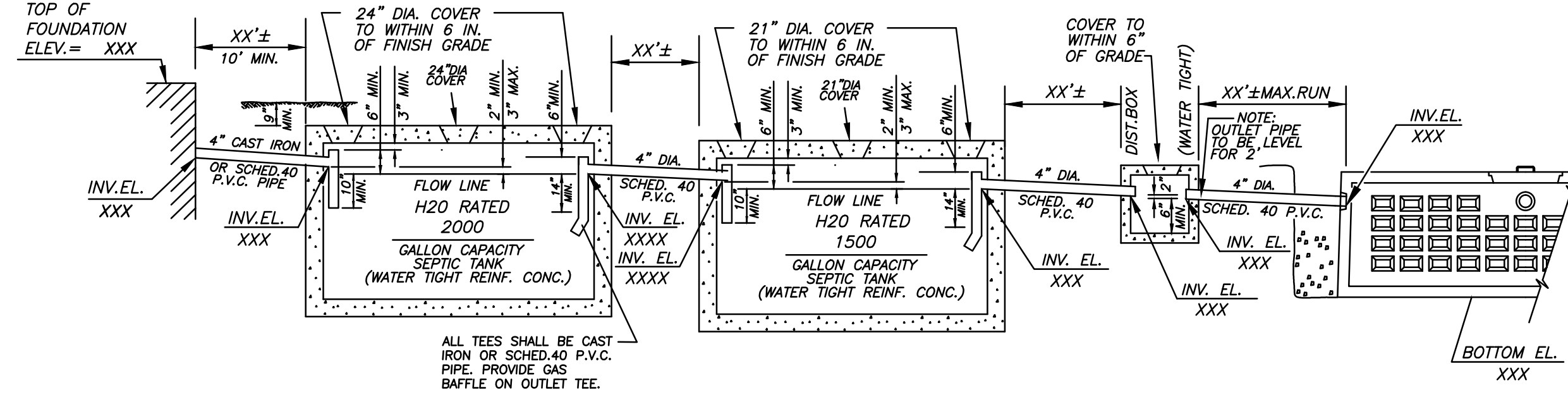
**GENERAL NOTES:**

1. SYSTEM IS DESIGNED IN ACCORDANCE WITH "COMMONWEALTH OF MASS., DEPT. OF ENVIRONMENTAL PROTECTION, 310 CMR 15.00; THE STATE ENVIRONMENTAL CODE, TITLE 5; STANDARD REQUIREMENTS FOR THE SITING, CONSTRUCTION, INSPECTION, UPGRADE AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS" AND THE TOWN OF BREWSTER REGULATIONS.
2. NO WELLS OR WATER SUPPLIES ARE KNOWN TO EXIST WITHIN 100 FEET OF THE PROPOSED SOIL ABSORPTION SYSTEM. ALL WELLS KNOWN TO EXIST WITHIN 150 FT. OF THE SYSTEM ARE SHOWN.
3. PRIOR TO BACKFILLING COMPLETED SYSTEM, NOTIFY THE ENGINEER AND THE HEALTH DEPARTMENT FOR INSPECTION. PROVIDE 24 HOURS (MIN.) NOTICE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
5. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH.
6. AREA SERVED BY TOWN WATER.

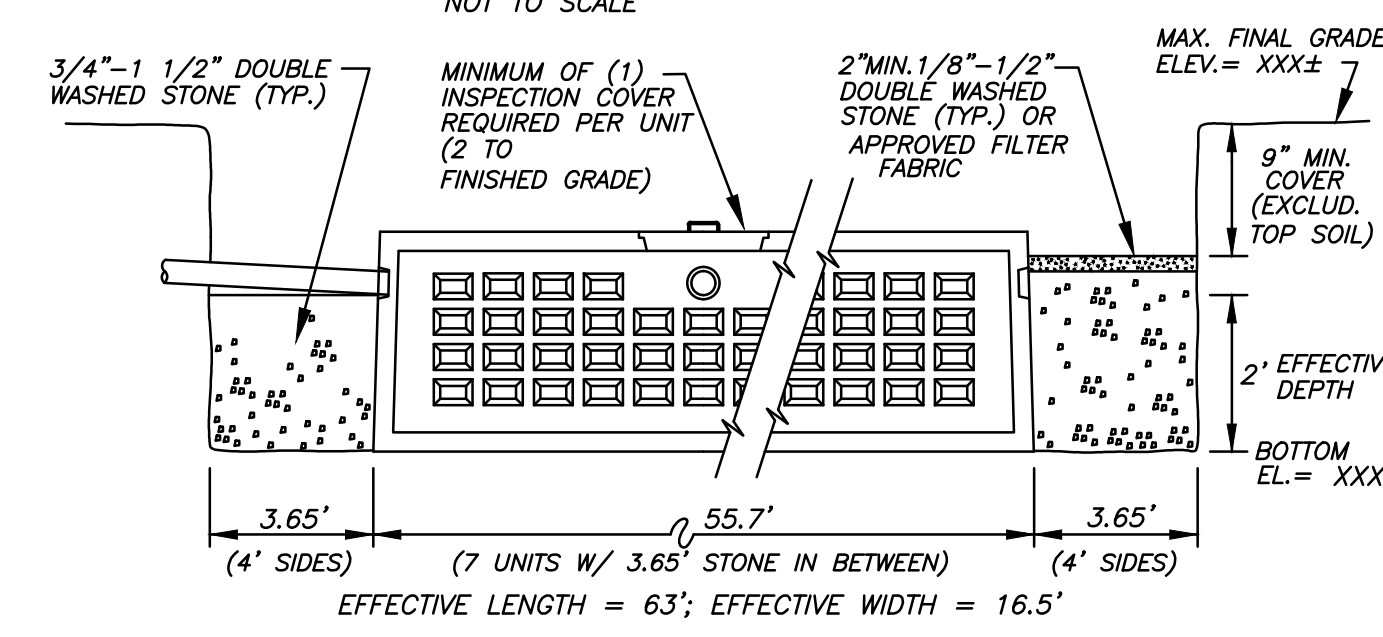
**TECHNICAL NOTES:**

1. ALL COVERS AND INSPECTION PORTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS TO LOCATE THEM ONCE BURIED.
2. TANKS & D.BOX TO BE INSTALLED ON A LEVEL, STABLE BASE (MIN. 6" STONE BASE)
3. MAINTAIN A MAXIMUM OF 36" COVER OVER ALL SYSTEM COMPONENTS. ALL COMPONENTS SHALL CONFORM TO SPECIFICATIONS CONTAINED IN 310 CMR 15.00.
4. NO GARBAGE GRINDER ALLOWED WITH THIS DESIGN.
5. SEPTIC COMPONENTS SUBJECT TO VEHICULAR LOADING SHALL BE H-20 RATED.

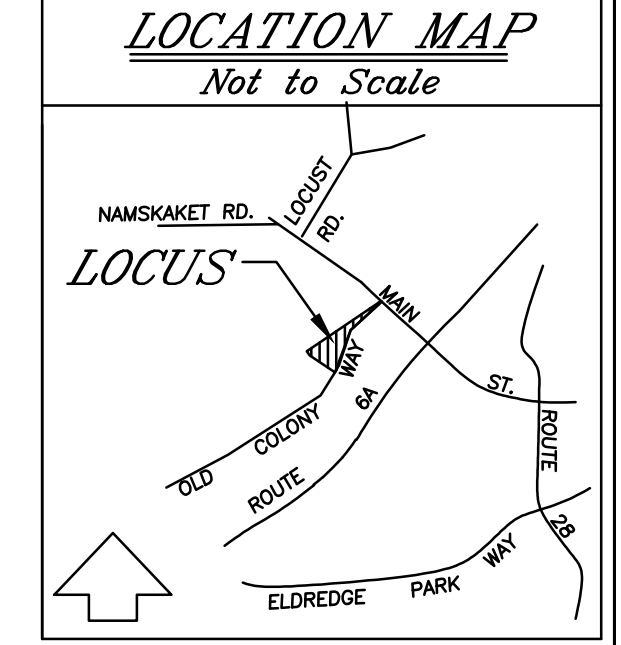
**TYPICAL SYSTEM PROFILE**  
NOT TO SCALE



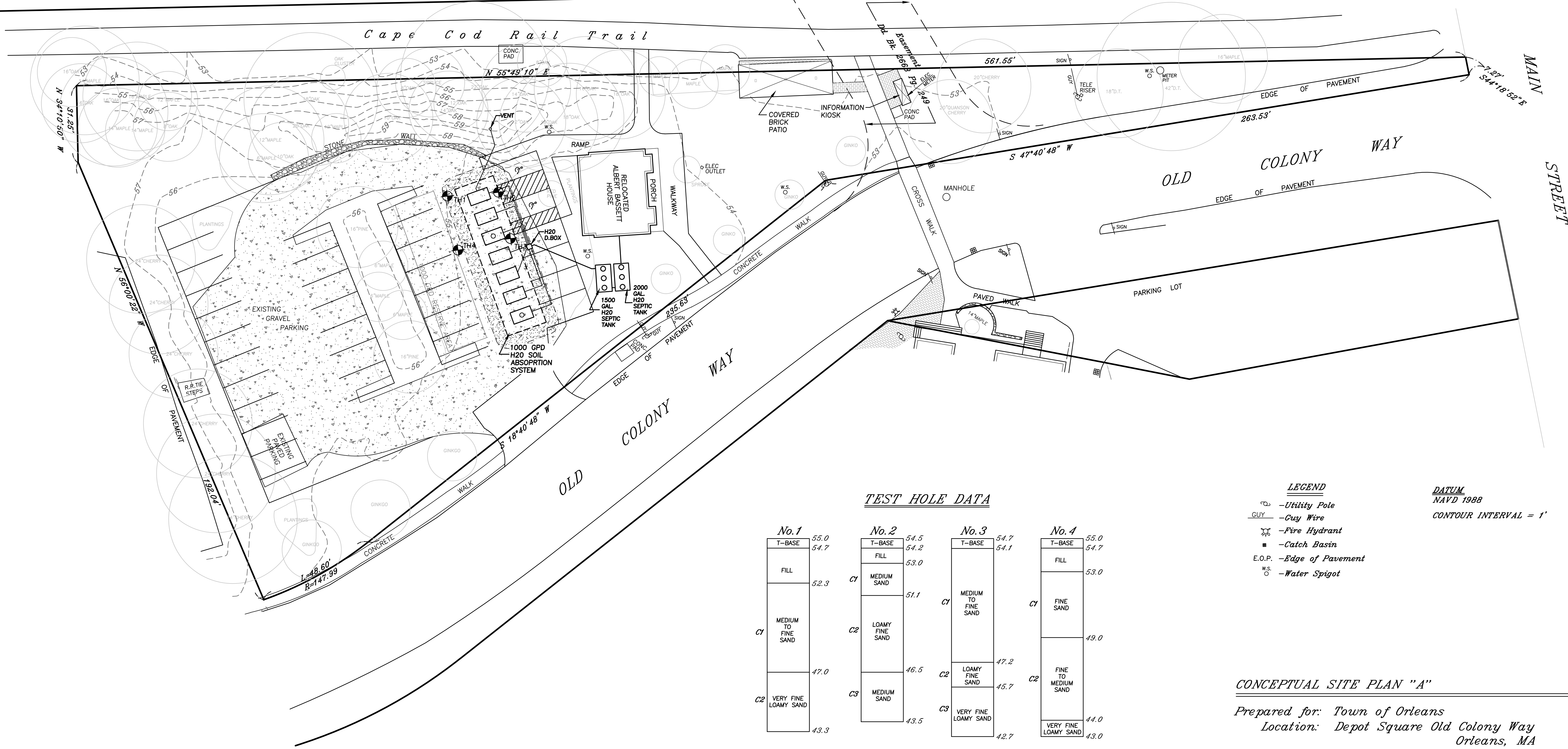
**ABSORPTION CHAMBER DETAIL (H-20)**  
(500-GAL. "ACME PRECAST" UNITS H-20 RATED, OR EQUAL)  
NOT TO SCALE



**SITE PLAN**  
1" = 20'



**REFERENCE:**  
Ass't. Map 33, Pels. 21 & 22



**TEST HOLE DATA**

| TEST HOLE | DEPTH (ft) | SOIL TYPE            |
|-----------|------------|----------------------|
| No. 1     | 55.0       | T-BASE               |
|           | 54.7       | FILL                 |
|           | 52.3       | MEDIUM TO FINE SAND  |
|           | 43.3       | VERY FINE LOAMY SAND |
| No. 2     | 54.5       | T-BASE               |
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|           | 43.5       | MEDIUM SAND          |
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- LEGEND**
- Utility Pole
  - Guy Wire
  - Fire Hydrant
  - Catch Basin
  - Edge of Pavement
  - Water Spigot
- DATUM**  
NAVD 1988  
CONTOUR INTERVAL = 1'

**CONCEPTUAL SITE PLAN "A"**  
Prepared for: Town of Orleans  
Location: Depot Square Old Colony Way  
Orleans, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.  
3 Ciddvah Hill Rd.  
P.O. Box 439  
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Tel. (508) 255-8312  
Fax. (508) 240-2306

Scale: 1" = 20'  
Drawn by RAH/APC  
Date - January 29, 2015

DATE OF TEST HOLES:  
DECEMBER 16, 2014  
NO WATER ENCOUNTERED  
INSP. BY:  
DAVID QUINN, RYDER & WILCOX SOIL EVALUATOR  
ERIKA WOODS, ORLEANS HEALTH DEPT.

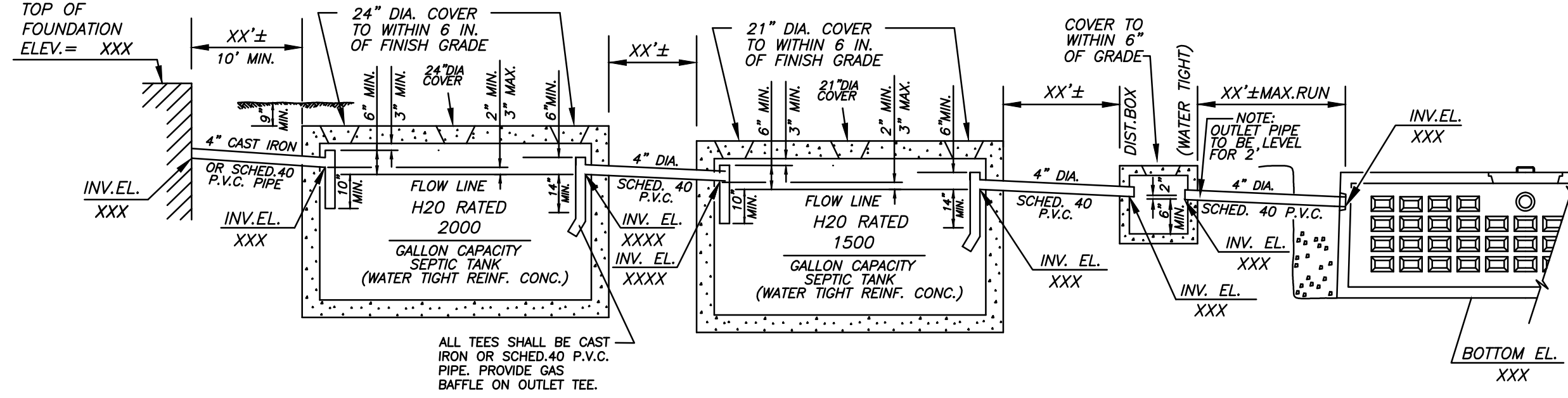
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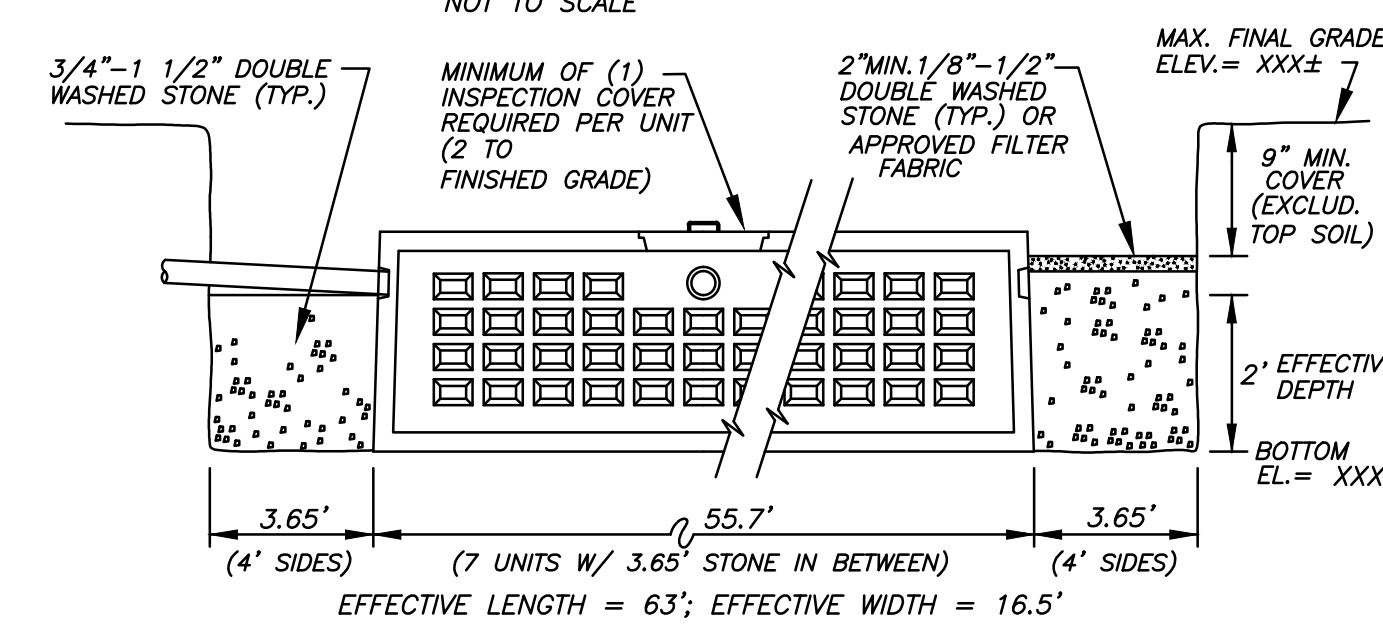
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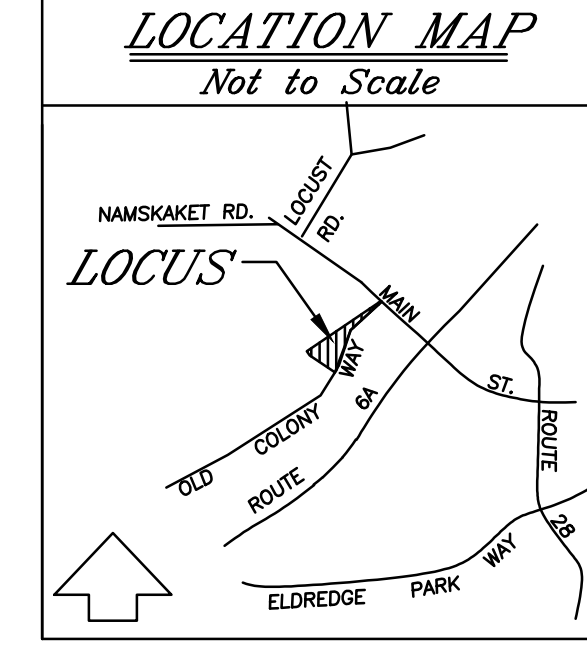
**TYPICAL SYSTEM PROFILE**  
NOT TO SCALE



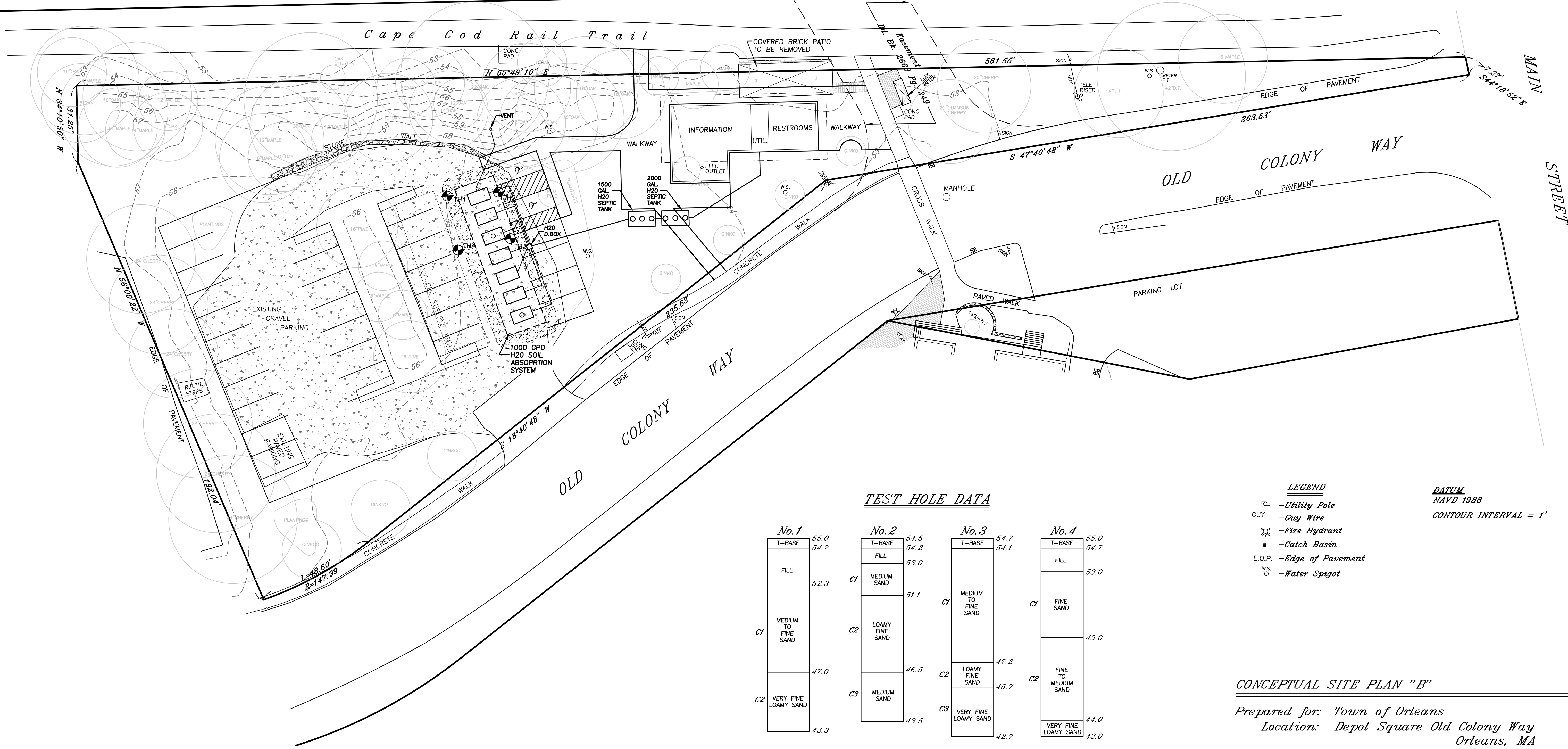
**ABSORPTION CHAMBER DETAIL (H-20)**  
(500-GAL. "ACME PRECAST" UNITS H-20 RATED, OR EQUAL)  
NOT TO SCALE



**SITE PLAN**  
1" = 20'



**REFERENCE:**  
Ass'n. Map 33, Pels. 21 & 22



**TEST HOLE DATA**

| Soil Layer           | No. 1 | No. 2 | No. 3 | No. 4 |
|----------------------|-------|-------|-------|-------|
| T-BASE               | 55.0  | 54.5  | 54.7  | 55.0  |
| FILL                 | 54.7  | 54.2  | 54.1  | 54.7  |
| MEDIUM SAND          |       | 53.0  |       | 53.0  |
| LOAMY FINE SAND      |       | 51.1  |       | 49.0  |
| FINE SAND            |       | 46.5  |       | 49.0  |
| FINE TO MEDIUM SAND  |       | 43.5  |       | 44.0  |
| VERY FINE LOAMY SAND |       |       |       | 43.0  |

- LEGEND**
- Utility Pole
  - Guy Wire
  - Fire Hydrant
  - Catch Basin
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  - Water Spigot
- DATUM**  
NAVD 1988  
CONTOUR INTERVAL = 1'

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Orleans, MA

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