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TRANSMITTAL

To: Dennis Conservation Commission
Attn: Erin Burnham, Agent
685 Route 134
South Dennis, MA 02660

Date: 9/8/22 **Project No.** C19681.00
Via: 1st Class Mail Pick up Delivery Fed Ex
Phone:
Fax:

Subject: **Notice of Intent Revised Plans**
Proposed Access Staircase & Mitigation
Plantings
David and Deborah Salant
41 & 83 Alfred Metcalf Drive
S. Dennis, MA
Map 183 Parcels 86 & 88
DEP File No: SE 16-2650

No. of pages to follow:

Plans Copy of Letter Specifications Other

We are sending the following items:

Copies	Date	No.	Description
10	9/8/2022		Summary of Revisions
10	REV 8/25/2022		Philip L. Cheney, Mitigation Plan
10	REV 9/1/2022	C-100, C-300	Coastal Engineering Co., Inc., Plan Showing Proposed Beach Access Stair

These are transmitted as checked below:

for approval for your use as requested for review & comment

Remarks: Enclosed please find copies of the supplemental documents and revised plans for the above referenced project.

If you have any questions, please contact our office.

cc: Mass. DEP/SERO - Wetlands
David Salant
Follins Pond Realty Trust
Philip L. Cheney
Nathan D. Jones, Project Manager

By: Carla Davis

Summary of Revised Documents

The following describes the modifications between the initial Notice of Intent (NOI) filing documents and the most recent revised documents submitted to the Conservation Commission. At the initial Conservation Commission hearing on August 4, 2022, the Commission made comments about altering the location of the proposed stairs to avoid the large oak tree at the bottom of the coastal bank. The Commission also received public comments regarding the intended use of the proposed stairs with respect to the applicant's and the other property owners in the neighborhood with deeded rights to 83 Alfred Metcalf Drive. The Commission asked the applicant to work with the Trustee of the Follins Pond Realty Trust to establish the intended use.

Taking the Commissions comments into consideration, the project plans C-100 and C-300 prepared by Coastal Engineering Company, Inc. (CEC) were revised. The revised plans dated 09/01/2022 show a slightly rotated proposed stair location which avoids the existing oak tree at the bottom of the coastal bank. There is one oak tree about halfway down the Coastal Bank that is proposed to be removed. This tree has become severely undermined exposing much of the tree's root system. The tree could cause damage to the coastal bank and the proposed stairs if it were to fall after the stairs are built. Photos of the undermined oak tree were submitted to the Commission on 08/10/2022.

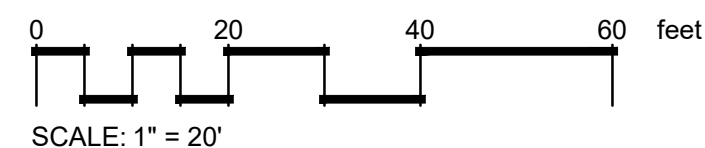
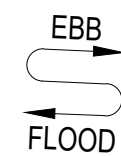
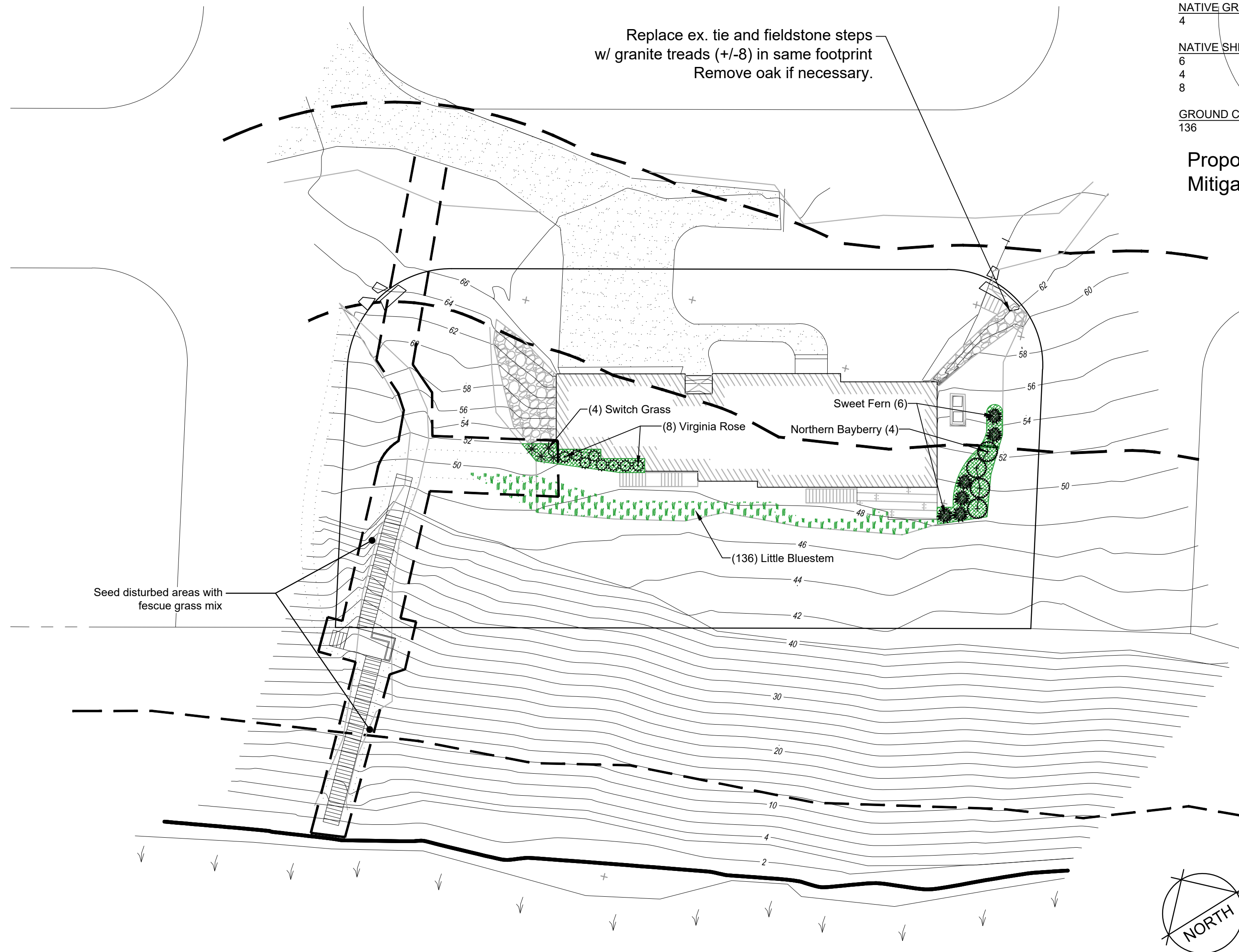
The project plans also show an alternate proposed footpath through Susan Eldrege Way to access the intermediate platform of the proposed stairs. The proposed stairs are intended to be used by the Salants and the property owners in the neighborhood with deeded rights to 83 Alfred Metcalf Drive. The primary access for the other property owners in the neighborhood is through the existing footpath on 41 Alfred Metcalf Drive that leads to the top of the proposed stairs. The Salants are allowing the other homeowners to access the stairs through their property. However, to account for any change in ownership of 41 Alfred Metcalf Drive, the Trustee of the Follins Pond Realty Trust and the Salants are proposing an additional alternative footpath through Susan Eldrege Way to access the intermediate platform of the proposed stairs. This would allow the other homeowners in the neighborhood to continue to access the stairs and beach if access through 41 Alfred Metcalf Drive was ever negated.

If the alternate footpath was ever built and used, steps would be needed to access the intermediate platform from the footpath. These additional steps are shown on the project plans and increase the total coverage from 404 sf to 419 sf. The mitigation plan prepared by Philip L. Cheney was revised on 08/25/2022 to show the new proposed stair location and the updated mitigation area of 838 sf.

PLANT SCHEDULE Mitigation

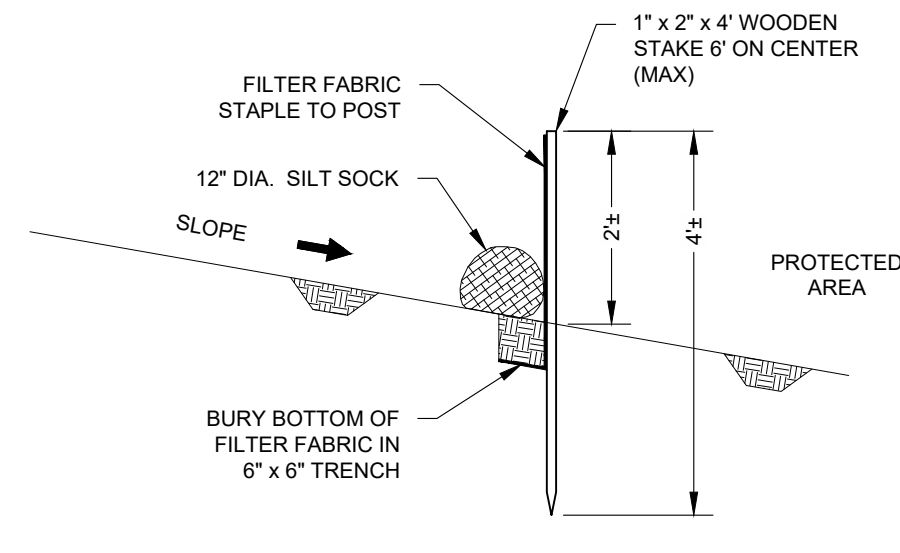
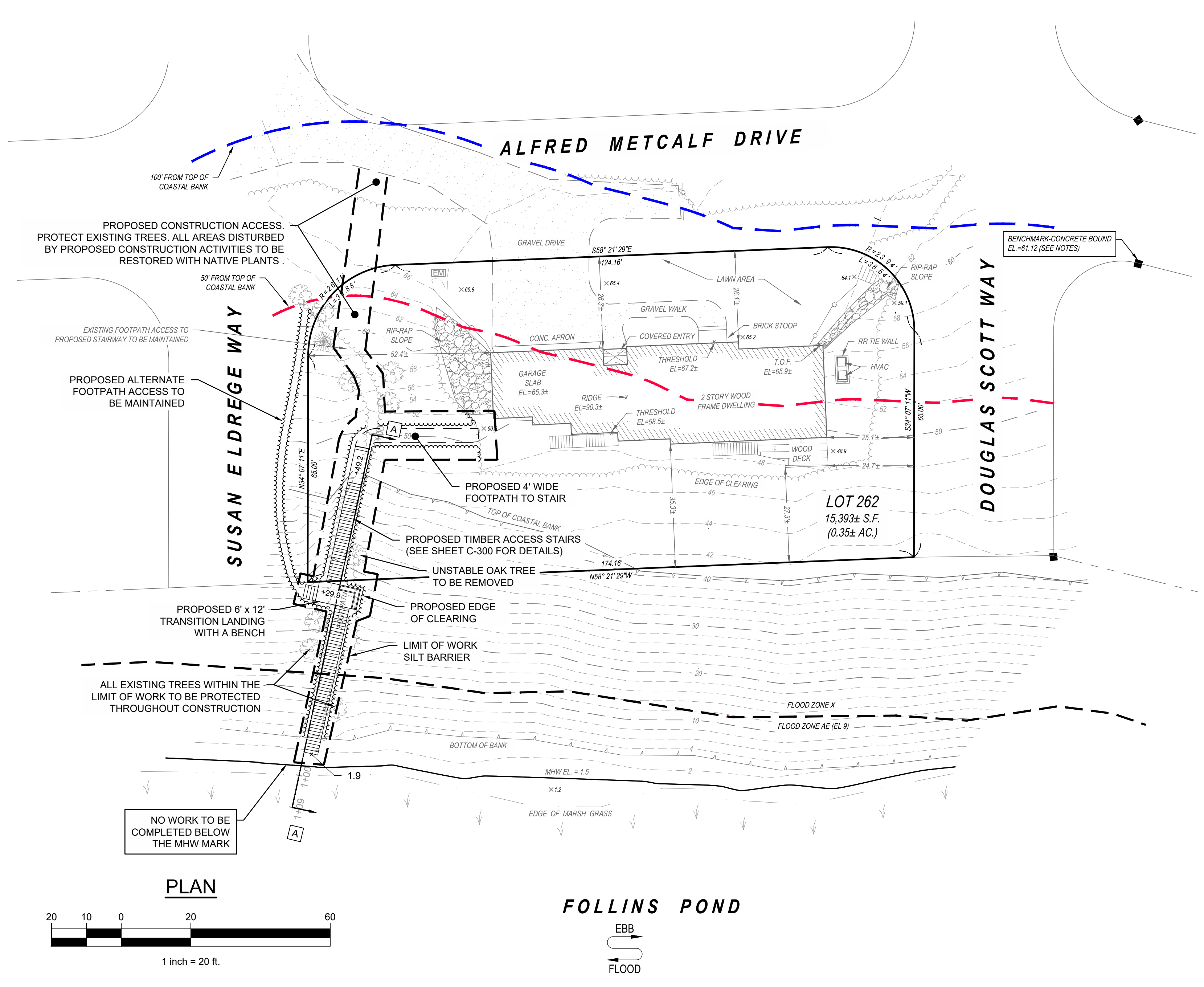
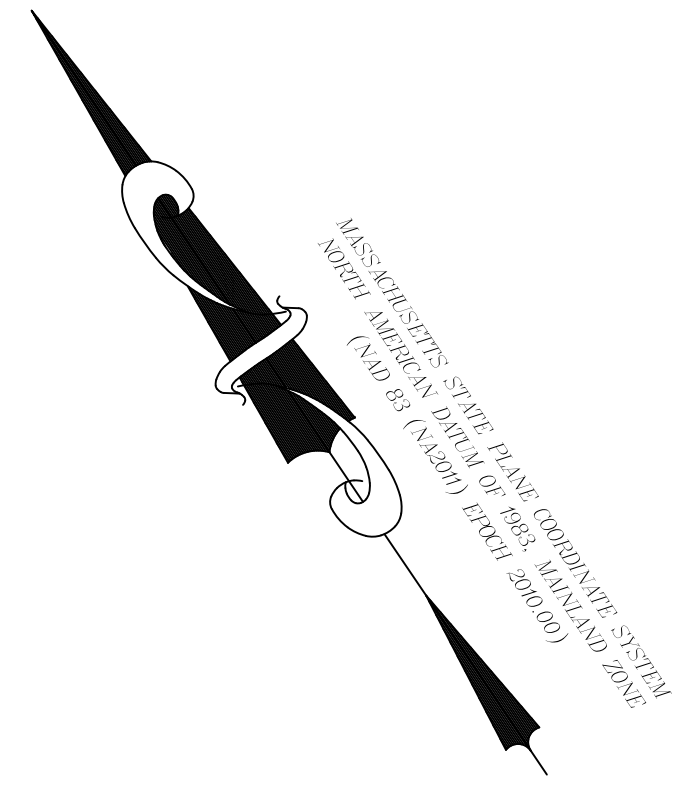
NATIVE GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	
4	<i>Panicum virgatum</i>	Switch Grass	1 gal	
NATIVE SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	
6	<i>Comptonia peregrina</i>	Sweet Fern	2 gal	
4	<i>Myrica pensylvanica</i>	Northern Bayberry	3 gal	
8	<i>Rosa virginiana</i>	Virginia Rose	2 gal	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING
136	<i>Schizachyrium scoparium</i>	Little Bluestem	plugs	24" o.c.

Proposed Hardscape = +/-419sqft.
Mitigation Provided = +/-838sqft.



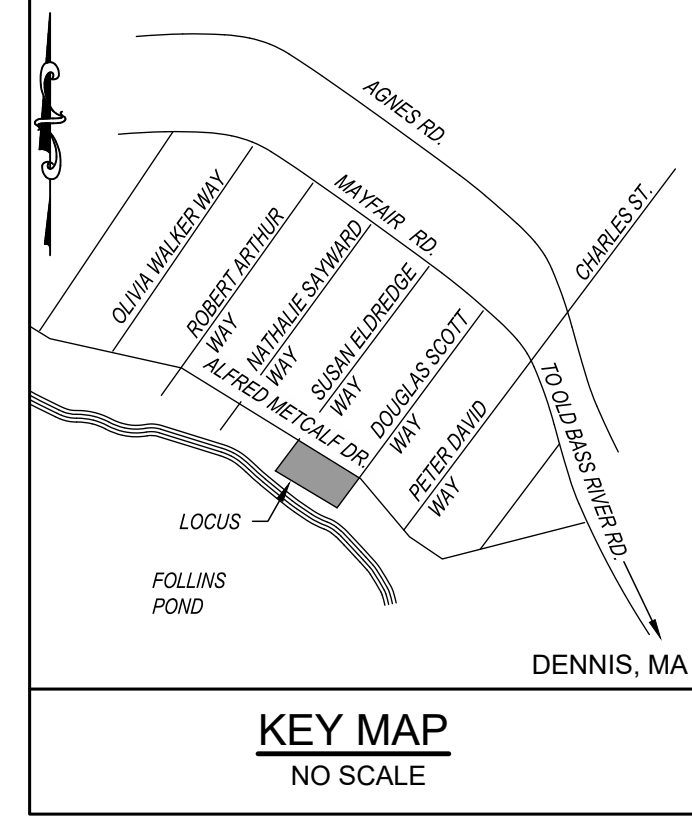
Mitigation Plan

The Salant Residence
41 Alfred Metcalf Drive, South Dennis
By: Philip L. Cheney 508-394-1373
Scale: 1" = 20'-0" 3/25/2022
Rev. Mitigation 8/3/22
Rev. Steps location 8/9/22
Rev. steps & Mitigation 8-25-22



SEDIMENTATION BARRIER DETAIL
NOT TO SCALE

- NOTES:**
- SILTATION BARRIER SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL RE-VEGETATION OF AREA DISTURBED BY CONSTRUCTION.
 - AREAS DISTURBED BY CONSTRUCTION SHALL BE RE-VEGETATED PRIOR TO COMPLETION OF PROJECT.
 - SEDIMENT SHALL BE REMOVED FROM BARRIER WHEN DEPTH EXCEEDS 1/2 THE HEIGHT OF THE SILT SOCK.



REFERENCE:

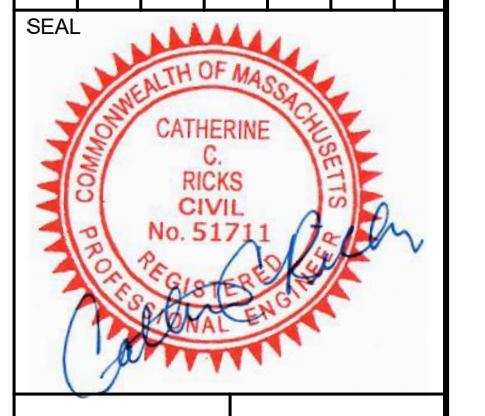
ASSESSORS MAP 183, PARCEL 06-0
L.C.P. 20742-X
OWNER:
DAVID & DEBORAH SALANT
CTF # 226645
DOCUMENT 82737

NOTES:

- VERTICAL DATUM IN U.S. SURVEY FEET REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED UPON THE HEXAGON SMARTNET RTK NETWORK.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON 7-15-2021.
- EXISTING UTILITIES, UNDERGROUND AND OVERHEAD, MAY EXIST IN ADDITION TO THE UTILITY INFORMATION SHOWN ON THESE PLANS. THIS PLAN MUST NOT BE USED TO LOCATE UNDERGROUND UTILITIES. CALL DIG SAFE AT 811 PRIOR TO STARTING ANY EXCAVATION.
- THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.
- FLOOD ZONE AE (EL 9) AND ZONE X SHOWN ON THIS DRAWING ARE A DIRECT REPRESENTATION OF THE GRAPHIC FLOOD ZONE BOUNDARIES SHOWN ON FEMA FIRM PANEL #25001C0116J EFFECTIVE JULY 16, 2014. PLEASE NOTE THAT SITE SPECIFIC FLOODPLAIN BOUNDARIES MAY VARY DUE TO DIFFERENT INTERPRETATIONS OF THESE BOUNDARIES. USERS ARE ADVISED TO VERIFY LOCATION OF THESE BOUNDARIES WITH THE DESIGNATED COMMUNITY FLOODPLAIN MANAGERS AND/OR FEMA PRIOR TO SITING ANY PROPOSED STRUCTURES.



NO.	DATE	REVISION
2	09-01-2022	ADD ALTERNATE FOOTPATH, ADJUST PLATFORM LOCATION
1	08-09-2022	ROTATE STAIRS, ADD NOTE FOR OAK TO BE REMOVED



PROJECT: SOUTH DENNIS, MA
PROJECT: 41 ALFRED METCALF DRIVE
SHEET TITLE: PROPOSED BEACH ACCESS STAIR
SCALE: AS NOTED
DRAWING FILE: C19681-MAR.dwg
DATE: 07-20-2022
DRAWN BY: DAP/NDJ/DAV
CHECKED BY: TLM/NDJ
PROJECT NO.: C19681.00

GENERAL NOTES:

- SUPPLY ALL MATERIAL, EQUIPMENT AND LABOR FOR CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS AS DESCRIBED AND SHOWN ON THE PLAN AND DETAILS.
- STAGING AREA FOR MATERIALS TO BE IN THE EXISTING DRIVEWAY. NO WORK IS TO BE PERFORMED BELOW THE MEAN HIGH WATER ELEVATION. STAGING AREA FOR EQUIPMENT TO BE IN THE EXISTING DRIVEWAY. WHEN MACHINERY AND EQUIPMENT ARE NOT IN USE, THEY SHALL BE KEPT IN THE EXISTING DRIVEWAY.
- PERFORMANCE OF THE WORK SHALL BE IN COMPLIANCE WITH THE PLAN, DETAILS, AND ORDER OF CONDITIONS ISSUED BY THE DENNIS CONSERVATION COMMISSION FOR THE REFERENCED PROJECT AND AS DESCRIBED BELOW.
- ALL DIMENSIONS, GRADES, ETC. SHOWN ON THIS PLAN SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ENGINEER TO BE RESOLVED PRIOR TO CONSTRUCTION.
- ABUTTERS NAMES SHOWN HEREON REFERENCE THE CURRENT TOWN OF DENNIS ASSESSORS RECORDS.

TIMBER NOTES:

- FRAMING LUMBER SHALL CONFORM TO THE LATEST EDITION OF THE AFPA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AND SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION", LATEST EDITION. MAXIMUM MOISTURE CONTENT SHALL BE 19%.
- WOOD TREATMENT (IN ACCORDANCE WITH AWPAC3):
LUMBER 3" WIDE AND GREATER: 0.6 CCA
ALL OTHER LUMBER: 0.6 ACQ OR 0.23 MCA
- CONNECTORS, CONNECTIONS, FASTENERS, ETC. USED TO SECURE PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE
- LUMBER WHICH IS SPLIT, CRACKED, NOTCHED OR OTHERWISE ALTERED OR DAMAGED SHALL BE IMMEDIATELY REJECTED AND NOT ALLOWED FOR USE, UNLESS OTHERWISE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER.

HELICAL PILE NOTES:

- HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC-15) WITH AMENDMENTS PER MASSACHUSETTS STATE BUILDING 780-CMR, FOR THE LOCAL JURISDICTION.
- HELICAL PILE SYSTEM AND COMPONENTS SHALL BE RECOGNIZED BY ICC. THE MANUFACTURER SHALL HOLD A CURRENT ICC-ES ESR REPORT SHOWING COMPLIANCE WITH AC308 AND CURRENT INTERNATIONAL BUILDING CODE (IBC) ADOPTED BY THE LOCAL JURISDICTION.
- PILE SHAFTS SHALL BE SELECTED TO SUSTAIN LATERAL AND AXIAL LOADS AS DESIGNATED ON PLANS, WITH DUE CONSIDERATION FOR BUCKLING IN THE UPPER SOIL STRATA FROM LIMITED RESTRAINT PROVIDED BY SUB-SOILS IN THE LIQUEFIED STATE DURING EXTREME STORM EVENTS.
- HELICAL PILES, EXTENSIONS, CAPS, CONNECTIONS, AND APPURTENANCES SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153.
- MINIMUM AND MAXIMUM INSTALLATION TORQUES SHALL BE SPECIFIED BY THE HELICAL PILE MANUFACTURER. THE MINIMUM INSTALLATION TORQUE SHALL BE HIGH ENOUGH TO ACHIEVE THE REQUIRED BEARING CAPACITY, INCLUDING A SAFETY FACTOR OF 2. THE MAXIMUM INSTALLATION TORQUE SHALL NOT EXCEED THE ALLOWABLE TORSIONAL CAPACITY OF THE PILE SHAFTS.
- THE ALLOWABLE CAPACITY OF THE HELICAL PILES SHALL BE NO LESS THAN 10 KIPS (20 KIPS ULTIMATE). THE HELICAL PILES SHALL BE EMBEDDED A MINIMUM OF 10 FEET.
- HELICAL PILES SHALL BE DESIGNED AND MANUFACTURED TO RESIST ALL STRESSES INDUCED BY INSTALLATION.
- EXISTING CONDITIONS AND UNDERGROUND OBSTRUCTIONS SHALL BE CONFIRMED BY THE PILE INSTALLER. PROBING OR SCANNING MAY BE NECESSARY TO LOCATE UNDERGROUND OBSTRUCTIONS. REPORT ANY UNFORESEEN OBSTRUCTIONS TO THE STRUCTURAL ENGINEER.

0' - 50' BUFFER ZONE COVERAGE TABLE

SUBJECT	EXISTING	PROPOSED	CHANGE
BUILDINGS	1,456± S.F.	1,456± S.F.	0± S.F.
HARDSCAPES (PATIO, DECK, DRIVEWAY, ETC...)	592± S.F.	1,011± S.F. ¹	419± S.F.
TOTAL COVERAGE WITHIN 0' - 50' BUFFER	2,048± S.F.	2,467± S.F.	419± S.F.

1. ADDITIONAL 404 S.F. OF HARDSCAPE IS FROM THE TIMBER ACCESS STAIR ONLY.

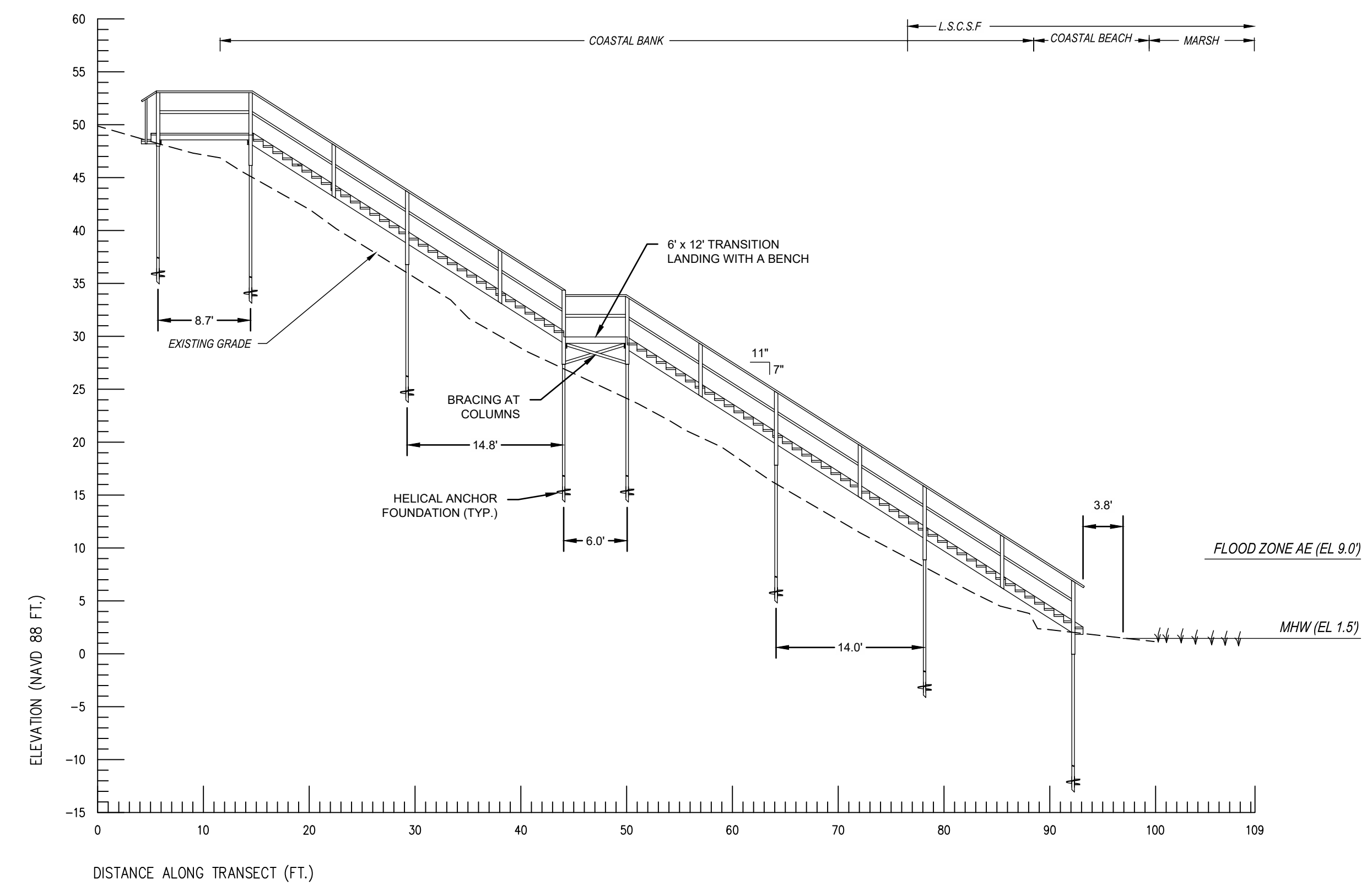
50' - 100' BUFFER ZONE COVERAGE TABLE

SUBJECT	EXISTING	PROPOSED	CHANGE
BUILDINGS	912± S.F.	912± S.F.	0± S.F.
HARDSCAPES (PATIO, DECK, DRIVEWAY, ETC...)	1,241± S.F.	1,241± S.F.	0± S.F.
TOTAL COVERAGE WITHIN 50' - 100' BUFFER	2,153± S.F.	2,153± S.F.	0± S.F.

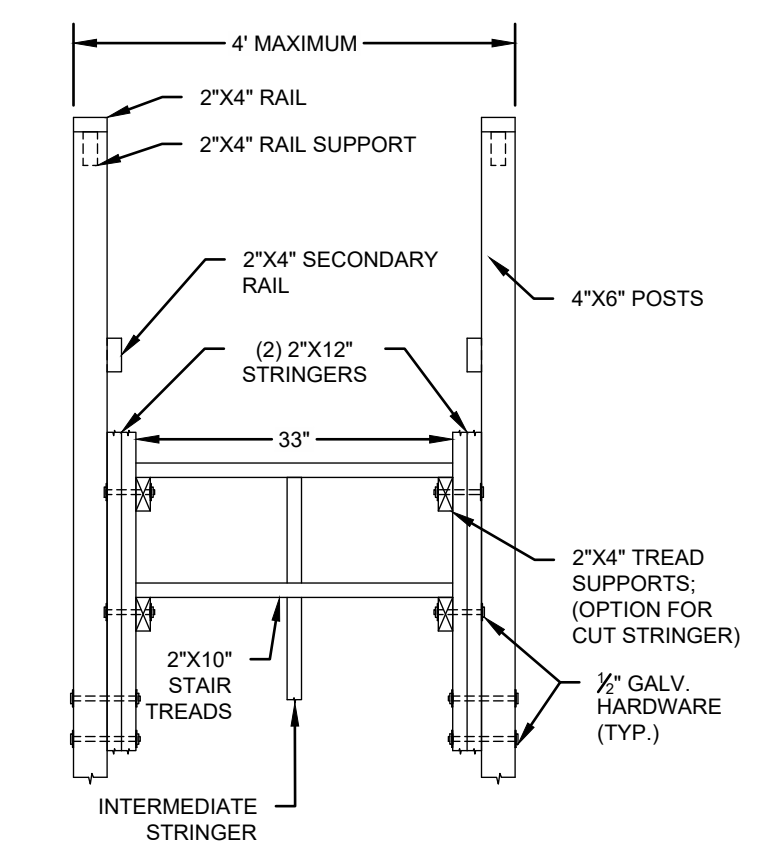
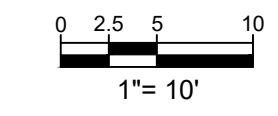
MITIGATION NOTE:
TOTAL COVERAGE ON THE COASTAL BANK AND 50FT BUFFER TO THE TOP OF COASTAL BANK = 419±S.F.
838 S.F.± OF NATIVE PLANT MITIGATION PROPOSED.
REFERENCE PLAN TITLED: "MITIGATION PLAN", PREPARED BY: PHILIP CHENEY FOR DETAIL ON THE PROPOSED MITIGATION AREAS.

THIS DRAWING IS PREPARED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN FINAL CONSTRUCTION DETAILS FROM THE ENGINEER PRIOR TO PREPARATION OF CONSTRUCTION BID AND BEFORE BEGINNING ANY WORK.

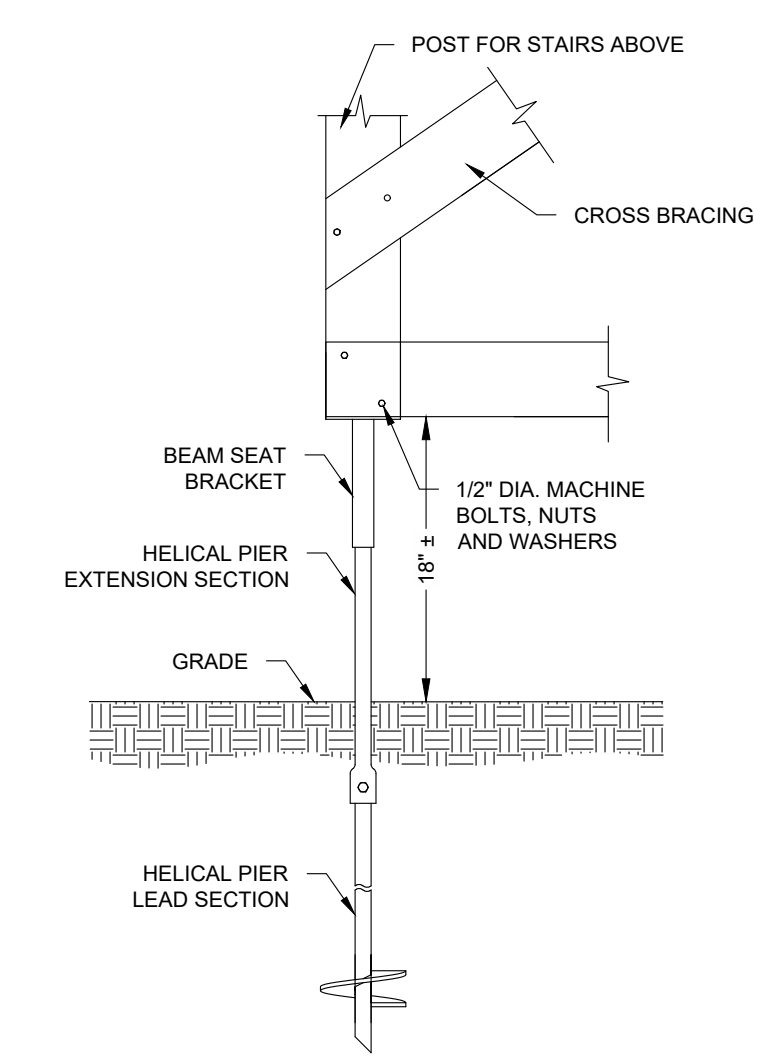
		NDJ	BY
		NDJ	
		ADD ALTERNATE FOOTPATH, ADJUST PLATFORM LOCATION	
		ROTATE STAIRS, ADD NOTE FOR OAK TO BE REMOVED	
			REVISION
		2	DATE
		1	NO.



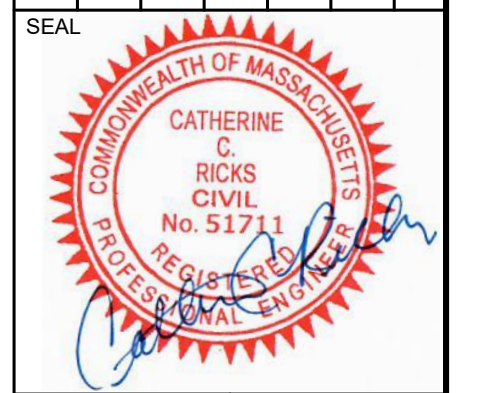
STAIR PROFILE SECTION A - A



STAIR SECTION
NOT TO SCALE



HELICAL ANCHOR DETAIL
NOT TO SCALE



DAVID SALANT
SOUTH DENNIS, MA
41 ALFRED METCALF DRIVE
SHEET TITLE
STAIR PROFILE & DETAILS

PROJECT	AS NOTED
SCALE	C19681-MAR.dwg
DRAWING FILE	7-20-2022
DATE	DAP/DAV
DRAWN BY	TLM/NDJ
CHECKED BY	

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C-300
2 OF 2 SHEETS
PROJECT NO. C19681.00

THIS DRAWING IS PREPARED FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. CONTRACTOR SHALL OBTAIN FINAL CONSTRUCTION DETAILS FROM THE ENGINEER PRIOR TO PREPARATION OF CONSTRUCTION BID AND BEFORE BEGINNING ANY WORK.