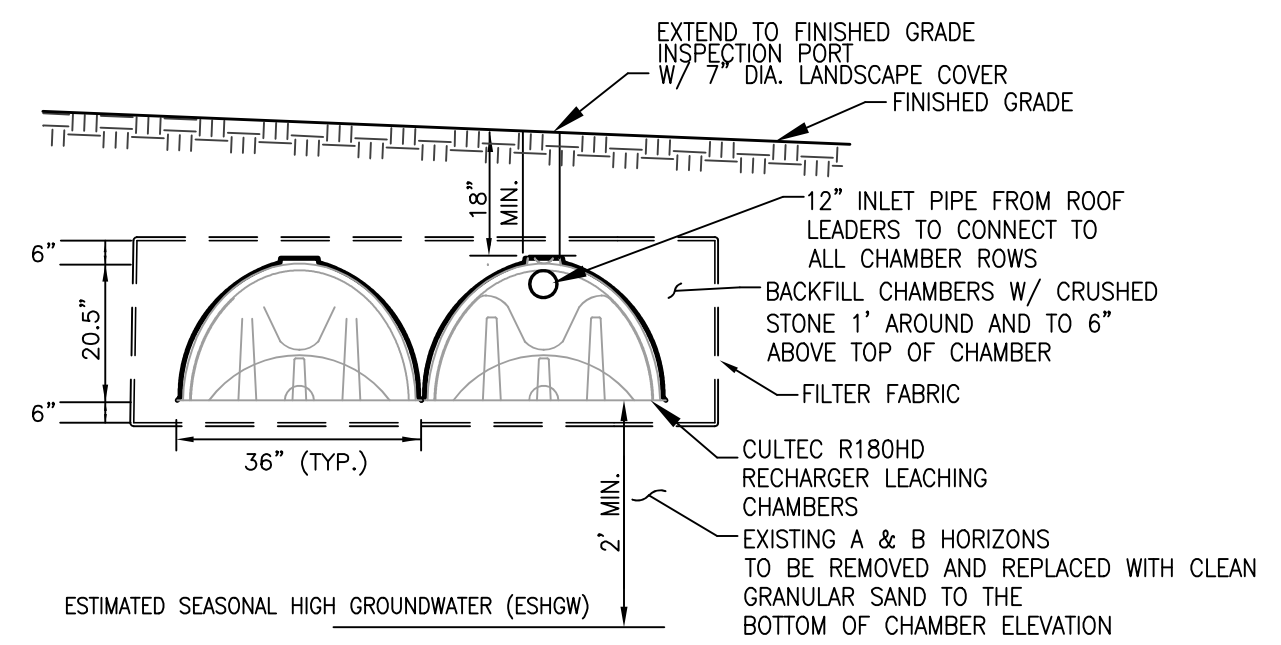


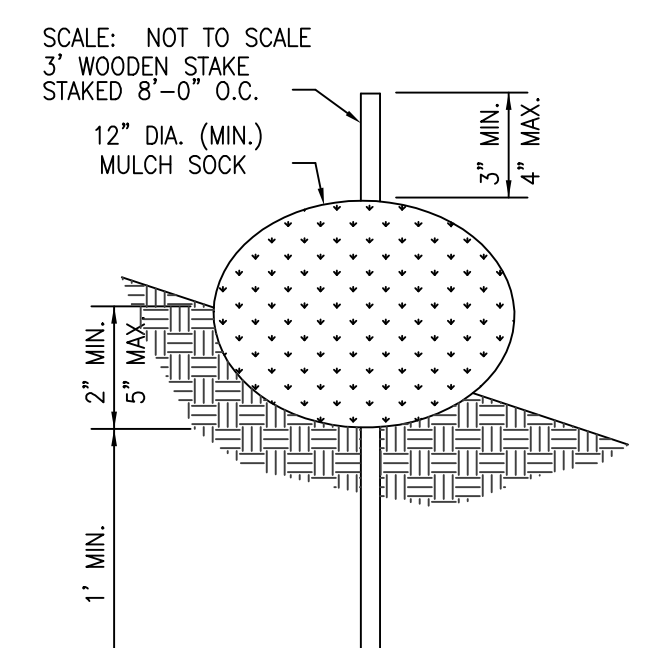
RAIN GARDEN PLANTING TABLE

QTY.	KEY	SPECIES	COMMON NAME	SIZE
3	OC	OSMUNDA CIMMAMOMEA	CINNAMON FERN	15"-18" CONTAINER
3	AN	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER	15"-18" CONTAINER
3	RP	RHODODENDRON PERICLYMENOIDES	ROSEBUD AZALEA	1-2 GAL.
3	AH	ILEX OPACA	AMERICAN HOLLY	1-2 GAL.
3	PV	PANICUM VIRGATUM	SWITCHGRASS	1-2 GAL.

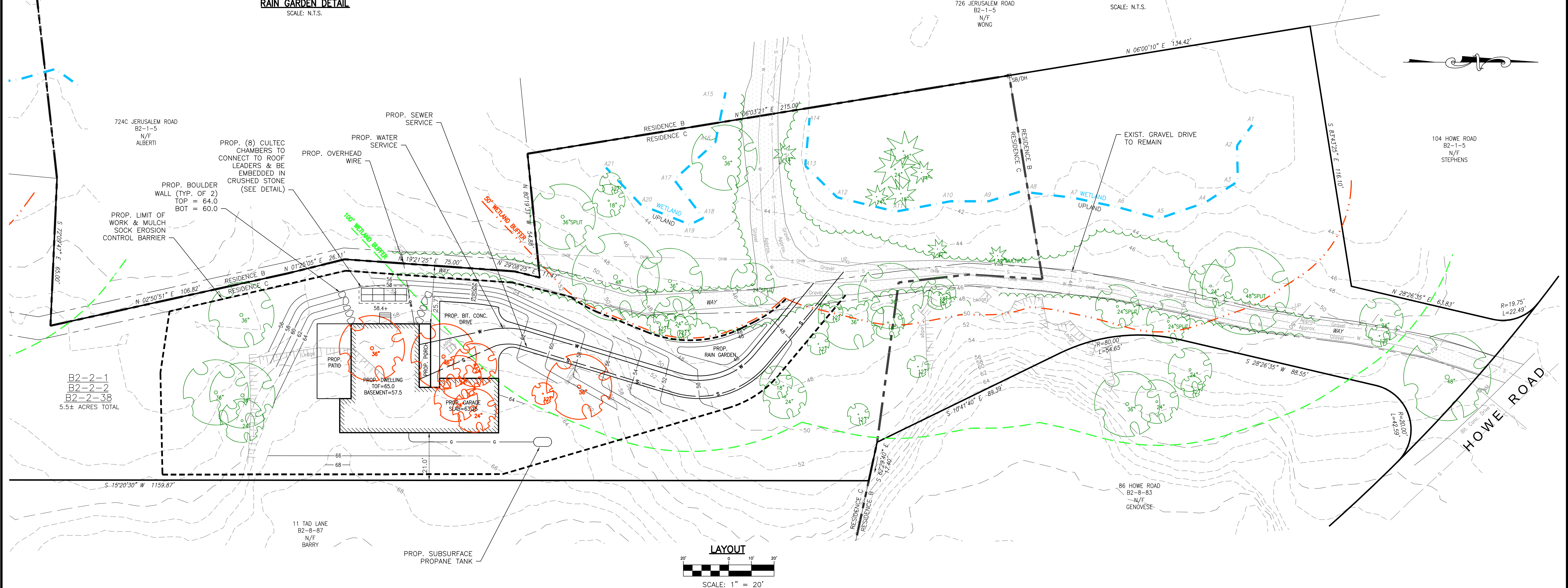
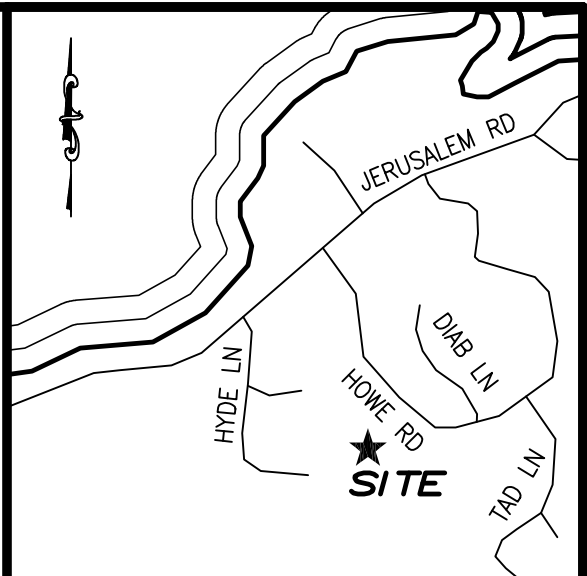
RAIN GARDEN DETAIL
SCALE: N.T.S.



SUBSURFACE INFILTRATION SYSTEM
SCALE: N.T.S.



STAKED MULCH SOCK DETAIL
SCALE: N.T.S.



LAYOUT
SCALE: 1" = 20'

STORMWATER PERMIT NOTES:

1. CONTRACTOR SHALL BE MADE AWARE OF AND COMPLY WITH THE STORMWATER MANAGEMENT PERMIT AS ISSUED BY THE COHASSET CONSERVATION COMMISSION.
2. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED TO PREVENT EROSION.
3. THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AND PREVENT THE MIGRATION OF STORMWATER RUNOFF OR SEDIMENTS ONTO ADJACENT PROPERTIES OR THE ROADWAY.
4. THE CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIERS AT THE LOCATIONS SHOWN PRIOR TO ANY LAND DISTURBANCE OR CLEARING.
5. THE CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL INSTALL A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE & EROSION CONTROL BARRIER.
2. STRIP TOPSOIL & CLEAR VEGETATION ALONG DRIVEWAY, BUILDING & LAWN AREAS.
3. ROUGH GRADING.
4. CONSTRUCT BUILDING FOUNDATION.
5. INSTALL WATER, SEWER AND ELECTRIC UTILITIES AND PERMANENT STORMWATER CONTROLS.
6. PAVE DRIVEWAY BASE COURSE.
7. PERFORM FINAL GRADINGS, LOAM & SEED.
8. INSPECT ON-SITE AND DOWNSTREAM STORMWATER SYSTEMS AND REMOVE ANY ACCUMULATED SEDIMENT.

GENERAL NOTES

1. RECORD OWNER: WAYNE R. & SONDRÁ H. SCHMIDT, 125 STANER DRIVE, HINGHAM, MA 02043
2. DEED REFERENCES: NORFOLK COUNTY REGISTRY OF DEEDS, BK. 6362 PG. 385
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET RESIDENCE B & C ZONING DISTRICTS.
4. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF COHASSET FLOOD PLAIN & WATERSHED PROTECTION DISTRICT.
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF COHASSET WATER RESOURCE PROTECTION DISTRICT.
6. ALL KNOWN WETLAND RESOURCE AREAS ON OR WITHIN 100' OF THE SUBJECT PROPERTY ARE SHOWN.
7. THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0114E DATED 7/17/2012.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
10. UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVATION OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
11. PROPERTY LINES & PROPOSED BUILDING CORNERS SHALL BE STAKED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION.

ZONING:

CRITERIA	REQUIRED
RESIDENCE B	35,000 S.F.
LOT AREA:	
FRONTAGE	50'
WIDTH	125'
FRONT SETBACK	30'
SIDE SETBACK	20'
REAR SETBACK	30'
BUILDING HEIGHT	35'
RESIDENCE C	60,000 S.F.
LOT AREA:	
FRONTAGE	50'
WIDTH	150'
FRONT SETBACK	30'
SIDE SETBACK	20'
REAR SETBACK	30'
BUILDING HEIGHT	35'

TREE LEGEND

- EXISTING TREE TO BE REMOVED
 - EXISTING TREE TO BE REMAIN
 - PROPOSED TREES
- TREES TO BE NATIVE AND SELECTED FROM THE COHASSET CONSERVATION COMMISSION'S LIST OF APPROVED PLANTINGS. DECIDUOUS TREES TO BE 3-4" CALIPER. CONIFEROUS TREES TO BE 6-8' TALL AT TIME OF PLANTING.

	PREPARED BY:
	PROJECT: 102 HOWE ROAD (ASSESSORS PARCELS: B2-2-1, B2-2-2 & B2-2-38) COHASSET, MASSACHUSETTS
APPLICANT: K&E CONSTRUCTION	PLAN TITLE: PROPOSED SITE PLAN
SHEET: 1	