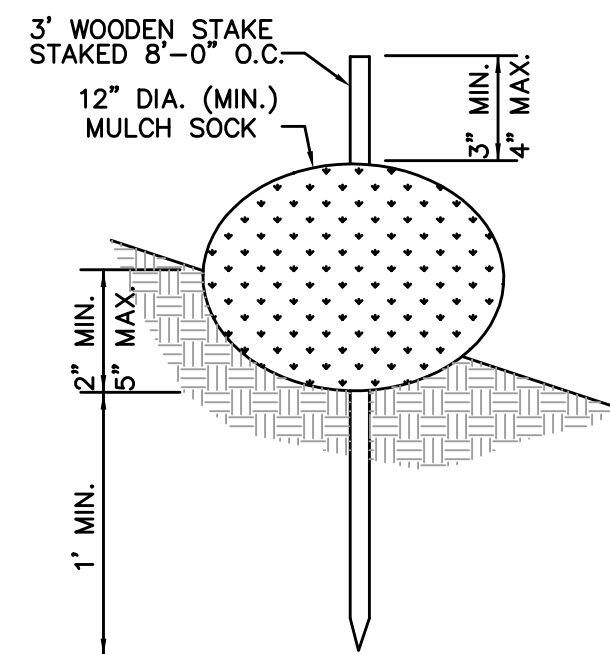
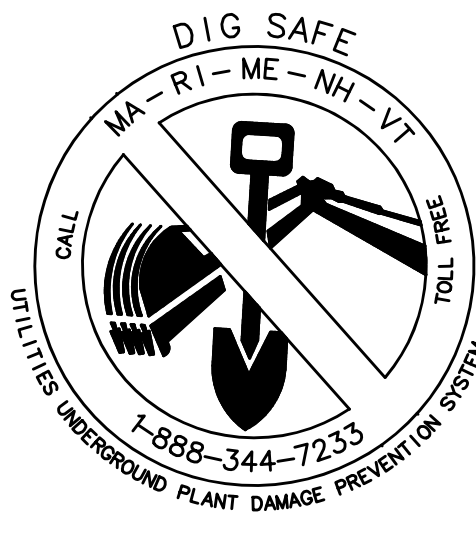
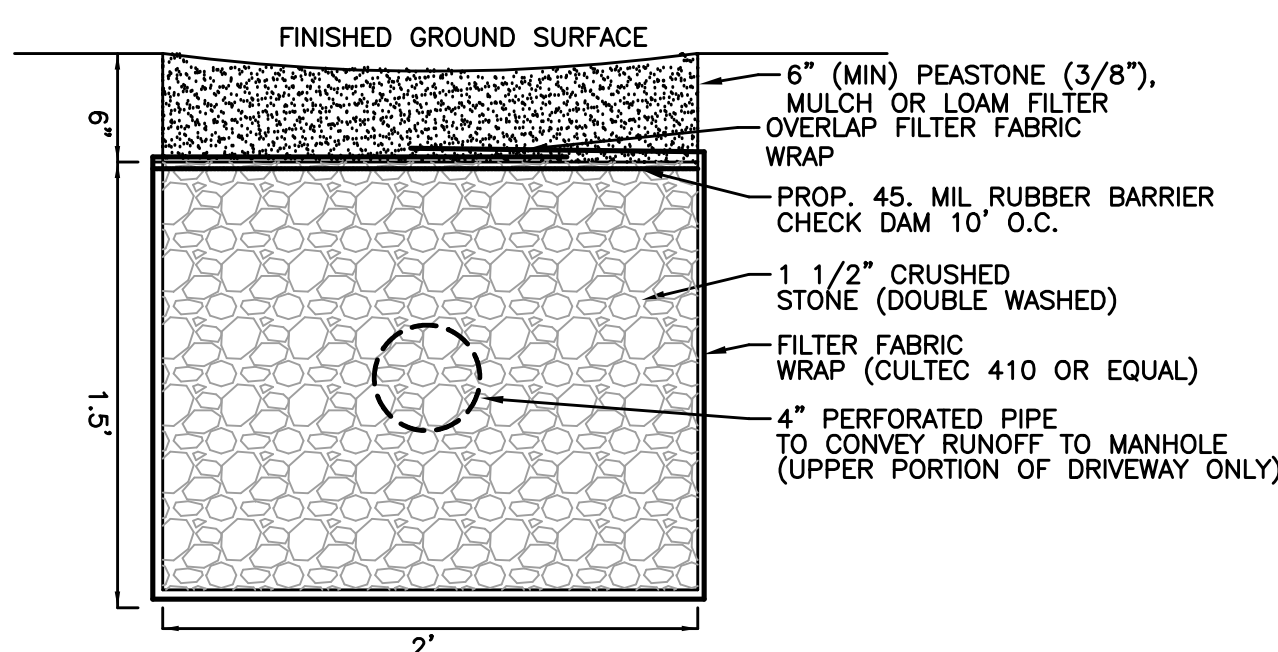


SITE LOCUS
NOT TO SCALE



STAKED MULCH SOCK DETAIL
NOT TO SCALE



CRUSHED STONE TRENCH DRAIN
NOT TO SCALE

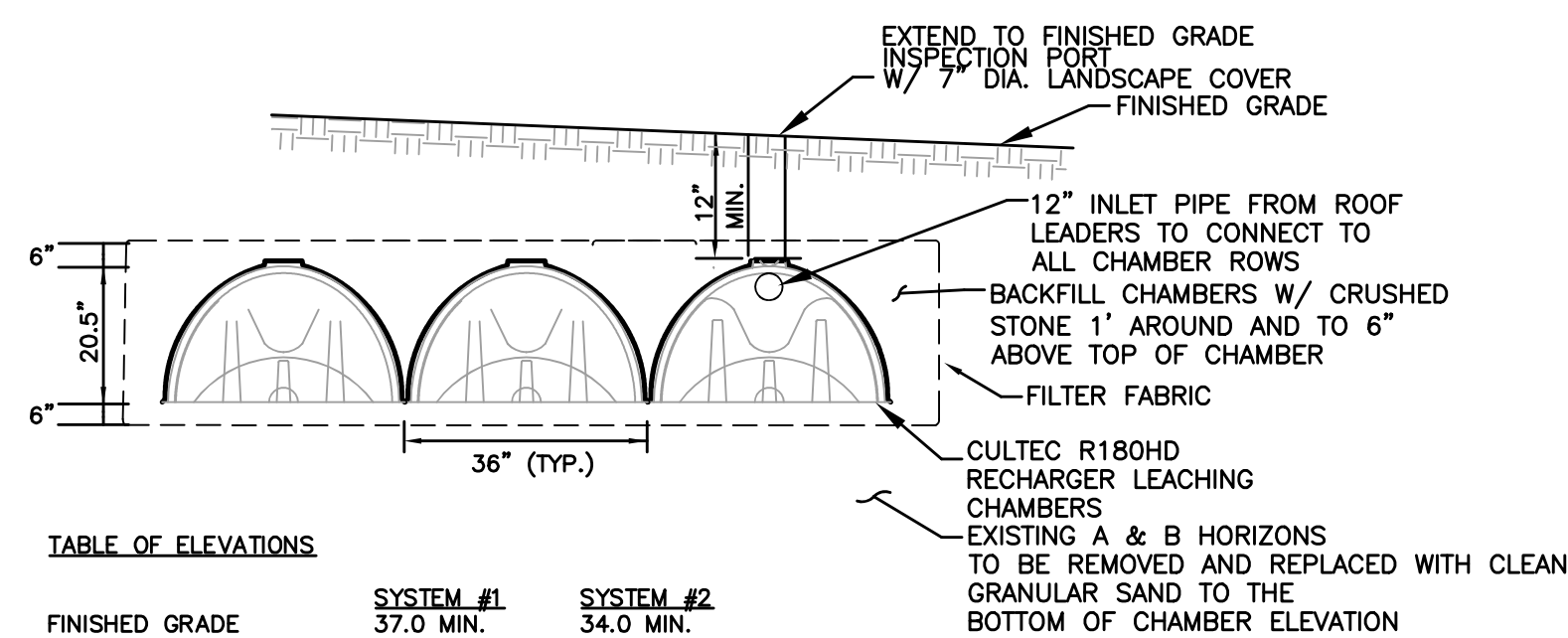


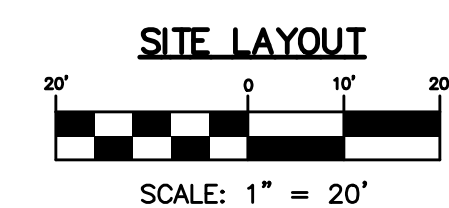
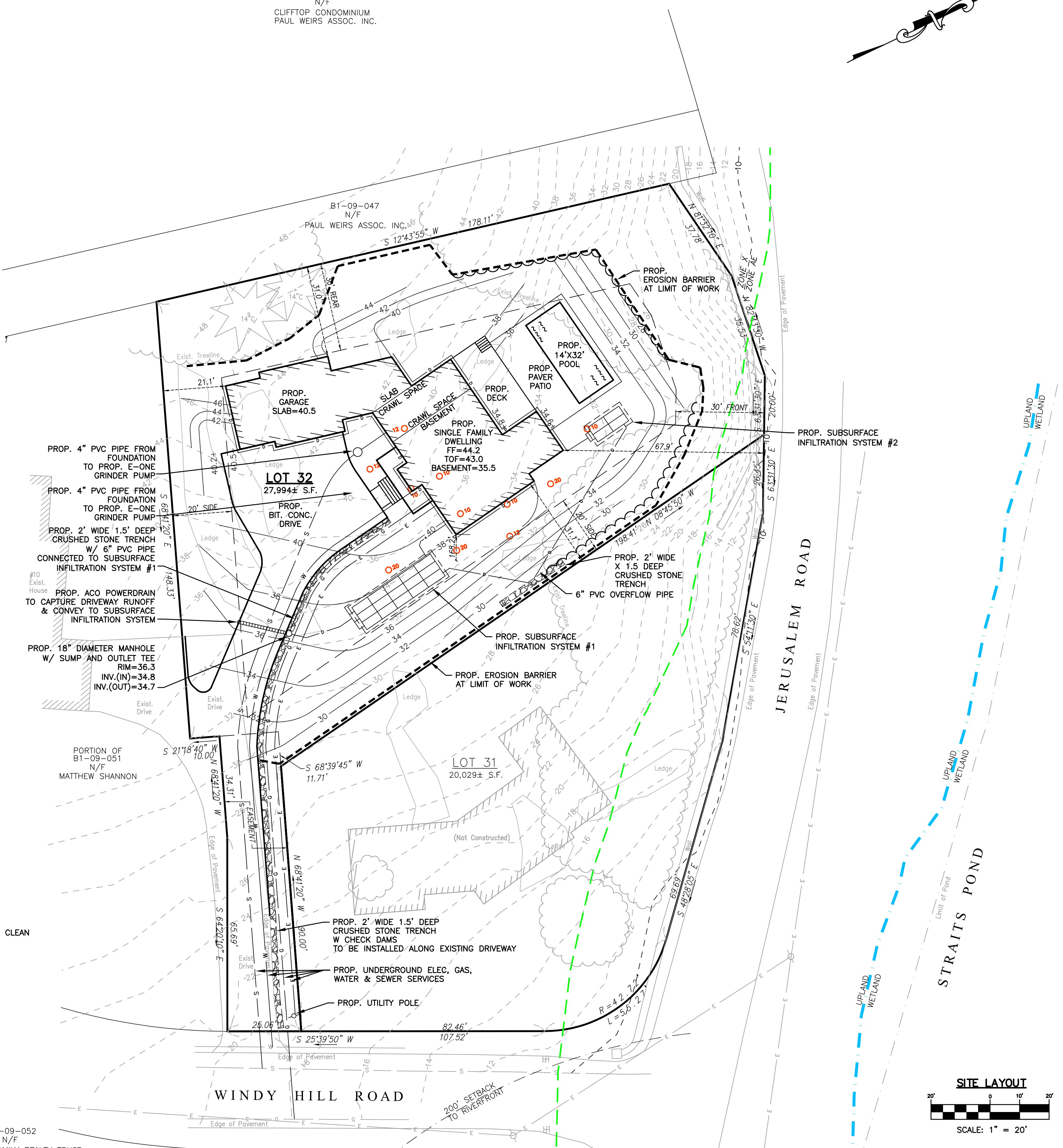
TABLE OF ELEVATIONS

	SYSTEM #1	SYSTEM #2
FINISHED GRADE	37.0 MIN.	34.0 MIN.
TOP OF STONE	36.5	33.5
TOP OF CHAMBER	36.0	33.0
6" PVC INVERT OUT	35.2	32.2
BOTTOM OF CHAMBER	34.3	31.3
6" PVC INVERT IN	34.3	31.3
BOTTOM OF STONE	33.8	30.8

SUBSURFACE INFILTRATION SYSTEM
NOT TO SCALE

B1-09-052
N/F
CARROLL FAMILY REALTY TRUST

B1-09-046
N/F
CLIFFTOP CONDOMINIUM
PAUL WEIRS ASSOC. INC.



SITE LAYOUT
SCALE: 1" = 20'

DEED REFERENCE

NORFOLK COUNTY REGISTRY OF DEEDS
LAND COURT CERTIFICATE #203807
OWNER OF RECORD: EAMES CAPITAL PARTNERS, LLC

PLAN REFERENCE

NORFOLK COUNTY REGISTRY OF DEEDS
LAND COURT PLAN #8042K

ZONING: RESIDENCE B

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	35,000 S.F.	27,994 S.F.	NO CHANGE
FRONTAGE (FT.)	50'	25.06'/93.31'	NO CHANGE
WIDTH (FT.)	125'	>125'	NO CHANGE
FRONT YARD SETBACK (FT.)	30'	—	67.9'/168.2'
SIDE YARD SETBACK (FT.)	20'	—	21.1'
REAR YARD SETBACK (FT.)	30'	—	31.0'
BUILDING HEIGHT (FEET)	35'	—	<35'
BUILDING COVERAGE ⁽¹⁾	20%	—	12% (3,252 S.F.)
LOT COVERAGE ⁽²⁾	30%	7% (1,928 S.F.)	28% (7,928 S.F.)

⁽¹⁾ BUILDING COVERAGE INCLUDES STRUCTURES HAVING A ROOF.
⁽²⁾ LOT COVERAGE INCLUDES MAN-MADE MATERIALS THAT ARE IMPERVIOUS (ROOF, DRIVE, POOL).

STORMWATER PERMIT NOTES:

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

CONSTRUCTION SEQUENCE:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE & EROSION CONTROL BARRIER.
- STRIP TOPSOIL & CLEAR VEGETATION.
- ROUGH GRADING.
- CONSTRUCT FOUNDATION, WALLS AND PATIO.
- INSTALL UTILITIES.
- INSTALL PERMANENT STORMWATER CONTROLS.
- PERFORM FINAL GRADING, LOAM & SEED.
- INSPECT ON-SITE AND DOWNSTREAM STORMWATER SYSTEMS AND REMOVE ANY ACCUMULATED SEDIMENT.

SITE NOTES

- PROPERTY LINES & PROPOSED BUILDING CORNERS SHALL BE STAKED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION.
- THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
- LOCUS LIES IN FEMA FLOOD ZONE "X" AND ZONE "AE" (EL. 10) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0114E DATED JULY 17, 2012. ZONE X IS DESCRIBED AS AN AREA OF MINIMAL FLOODING ABOVE THE 100-YR. FLOOD BOUNDARY. ZONE "AE" IS DESCRIBED AS AN AREA OF SIGNIFICANT FLOODING ABOVE THE 100-YR. FLOOD BOUNDARY.
- EXISTING CONDITIONS COMPILED FROM "SITE PLAN LOT 31 WINDY HILL ROAD", BY GRADY CONSULTING, L.L.C., DATED REVISED APRIL 20, 2020.

SEWER NOTES

- 1.5" BALL VALVES SHALL BE BRASS BALL-TYPE CURB STOPS. THE VALVE SHALL BE DESIGNED FOR USE WITH CORROSIVE FLUIDS, FOR LOW TORQUE MANUAL OPERATION, AND FOR A WORKING PRESSURE OF 150 PSI. BALL VALVES ON FLUSHING CONNECTIONS SHALL BE DRAINABLE. THE VALVE SHALL BE AS MANUFACTURED BY HAYS MANUFACTURING DIVISION, OR EQUIVALENT.
- CHECK VALVES SHALL BE PVC SWING CHECK VALVES DESIGNED FOR USE WITH CORROSIVE FLUIDS AND SHALL HAVE A BUNA-N SEAL ON A SWING GATE WHICH LIFTS TO ALLOW FOR UNOBSTRUCTED FLOW. THE PVC MATERIAL SHALL BE TYPE 1(NSF). THE VALVE SHALL HAVE NO METALLIC PARTS. IT SHALL HAVE A WORKING PRESSURE OF 150 PSI AND SHALL REQUIRE ONLY 0.5 PSI BACK PRESSURE FOR COMPLETE CLOSURE. IT SHALL BE AS MANUFACTURED BY E-O-NE INDUSTRIES, OR APPROVED EQUIVALENT.
- ALL SUMP PUMPS, SUMPS, GUTTERS OR OTHER NON-SANITARY WATER WASTE SHALL NOT BE PLUMBED TO THE HOUSEHOLD SANITARY SEWER LINE. ALL STORMWATER OR GROUNDWATER MUST BE PLUMBED TO THE STORMWATER LEACHING SYSTEM.
- WATER AND SEWER SERVICES SHALL BE SLEEVED IN WATER TIGHT SLEEVES WHERE 10' MIN. HORIZ. SEPARATION IS NOT PROVIDED DUE TO LEDGE CONSTRAINTS.

LANDSCAPING/PLANTING NOTES:

- REFER TO PLANTING PLAN PREPARED BY ELYSIUM DESIGN LANDSCAPE ARCHITECTURE DATED 1/13/2021.

<p>ENGINEERED BY:</p> <p>MORSE ENGINEERING CO., INC. 10 NEW DRIFTWAY P.O. BOX 92 SCITUATE, MA 02066 T: 781-545-0895</p>	
<p>PROJECT:</p> <p>LOT 32 WINDY HILL ROAD (PORTION OF ASSESSOR'S PARCEL: B1-09-050) COHASSET, MASSACHUSETTS</p>	<p>DESIGN: JMH</p> <p>JOB NO: 20-272</p> <p>DATE: 1/12/2021</p> <p>REV:</p>
<p>PREPARED FOR:</p> <p>EAMES CAPITAL PARTNERS, LLC</p>	<p>2/11/2021</p> <p>SHEET: 1 OF 1</p>
<p>PLAN TITLE:</p> <p>PROPOSED SITE PLAN</p>	