

SITE LOCUS
1" = 800'±

TREE LEGEND



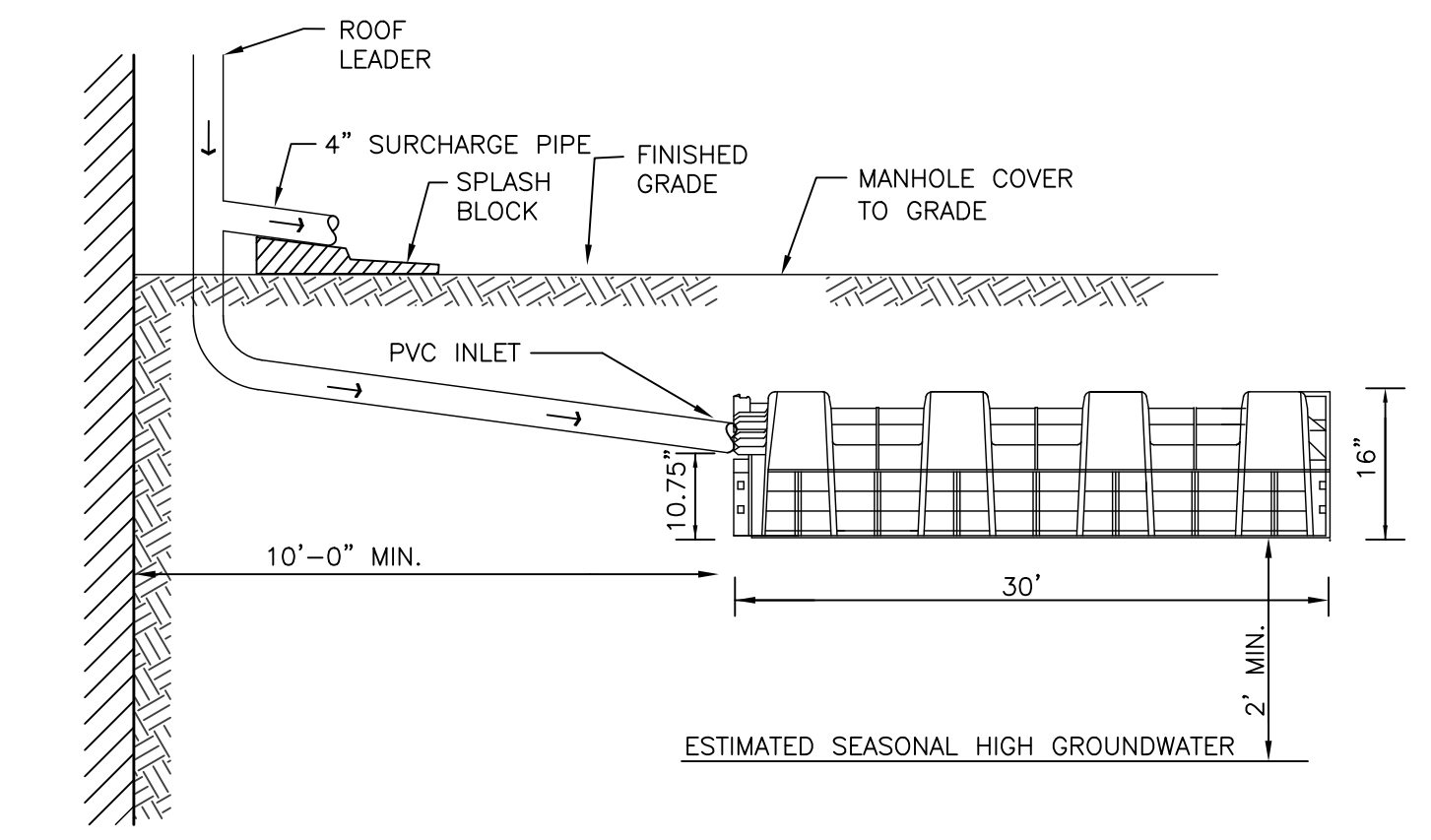
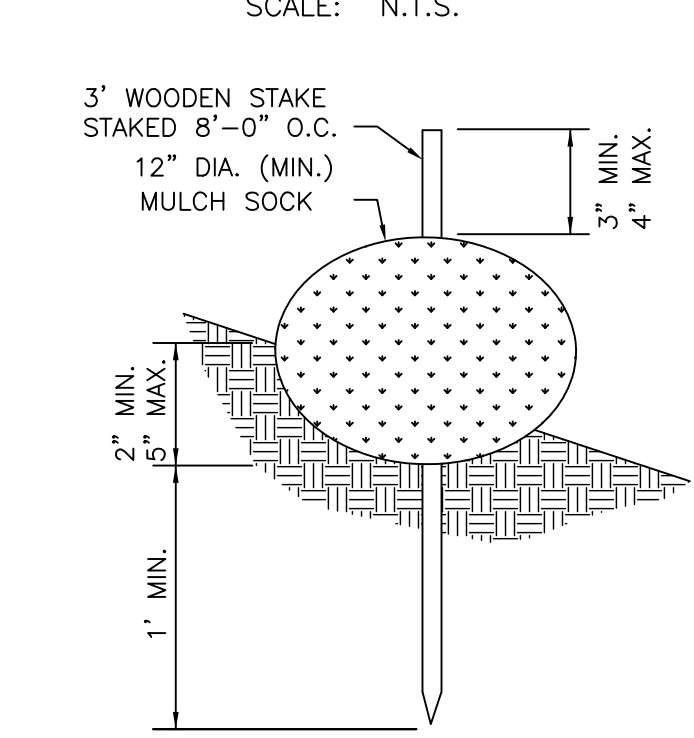
TREES TO BE NATIVE AND SELECTED FROM THE COHASSET CONSERVATION COMMISSION'S LIST OF APPROVED PLANTINGS. DECIDUOUS TREES TO BE 3-4" CALIPER. CONIFEROUS TREES TO BE 6-8' TALL AT TIME OF PLANTING.

SOIL TEST DATA
SOIL TESTING AND EVALUATION BY: GREGORY J. MORSE, P.E., DEP CERTIFIED SOIL EVALUATOR SE#2906
DATE: OCTOBER 2020

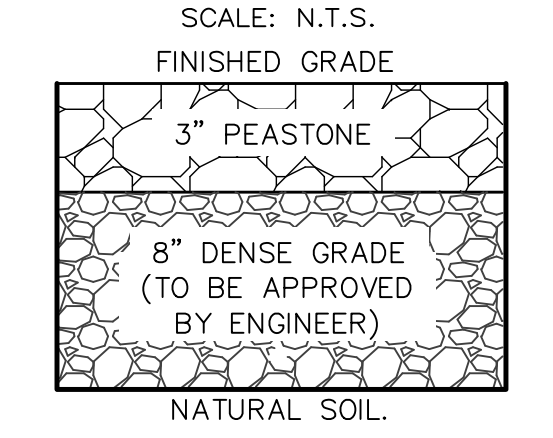
TP-1	APPROX. GRADE EL. 58.0	TP-2	APPROX. GRADE EL. 57.0	TP-3	APPROX. GRADE EL. 57.5
EL. 57.2	A HORIZON SANDY LOAM 10YR 3/2	EL. 56.3	A HORIZON SANDY LOAM 10YR 3/2	EL. 56.5	A HORIZON SANDY LOAM 10YR 3/2
EL. 56.2	B HORIZON SANDY LOAM 10YR 5/6	EL. 55.0	B HORIZON SANDY LOAM 10YR 5/6	EL. 55.7	B HORIZON SANDY LOAM 10YR 5/6
EL. 54.0	C HORIZON SANDY LOAM 2.5Y 5/4	EL. 54.0	C HORIZON SANDY LOAM 2.5Y 5/4	EL. 54.0	C HORIZON SANDY LOAM 2.5Y 5/4

WEeping OBSERVED: NONE
MOTTling OBSERVED: NONE
PERC. RATE: NONE
ESHGW: 48" (EL. 54.0)

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

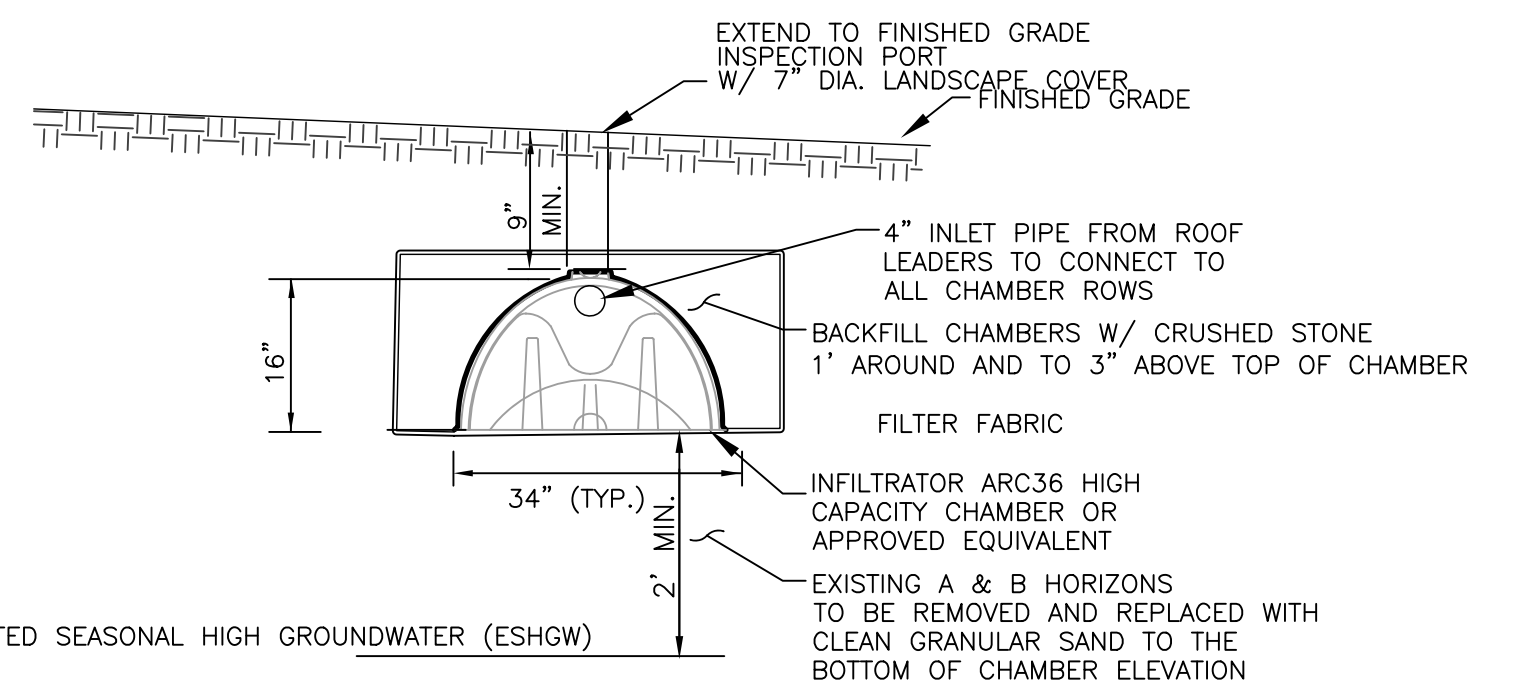


CRUSHED STONE DRIVEWAY DETAIL
SCALE: N.T.S.



LEDGE REMOVAL CALCULATIONS

APPROXIMATE VOLUME OF LEDGE TO BE REMOVED
 $V = ((\text{AREA OF HOUSE}) \times (\text{DEPTH OF BASEMENT} - \text{DEPTH TO LEDGE})) \times 1.2$
 $V = ((3,000 \text{ S.F.}) \times (8.0 \text{ FT.} - 3.5 \text{ FT.})) \times 1.2 = 16,200 \text{ C.F.} / 27 = 600 \pm \text{ C.Y.}$
 *LEDGE REMOVAL CALCULATION IS APPROXIMATE ONLY AS IT ASSUMES CONSTANT DEPTH TO LEDGE ACROSS ENTIRE AREA OF BASEMENT.



- ESTIMATED SEASONAL HIGH GROUNDWATER (ESHGW)
- NOTE:
- ALL ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS.
 - NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE LEACHING DRY WELL AREAS.
 - NO CONSTRUCTION SURFACE WATER OR DEWATERING DISCHARGES SHALL BE DISCHARGED INTO THE DRYWELL STRUCTURES OR DRYWELL SITE LOCATIONS.
 - DRYWELLS SHALL BE LOCATED A MINIMUM OF 10' FROM FOUNDATIONS & 10' FROM PROPERTY LINES.
 - CONTRACTOR TO EXCAVATE PROPOSED DRYWELL LOCATIONS AND HAVE EXCAVATION INSPECTED BY DESIGN ENGINEER/SOIL EVALUATOR PRIOR TO DRYWELL INSTALLATION.

SUBSURFACE LEACHING DRYWELL
NOT TO SCALE

GENERAL NOTES

- RECORD OWNER: RUST WAY TRUST
NORFOLK REGISTRY OF DEEDS BOOK 13080 PAGE 204
- PLAN REFERENCE: NORFOLK REGISTRY OF DEEDS PLAN #838 IN PLAN BOOK 202.
- LOCUS LIES IN THE COHASSET "RESIDENCE B" ZONING DISTRICT.
- LOCUS DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- OFF-SITE WETLAND RESOURCE AREAS WERE DELINEATED BY JOHN ZIMMER, P.W.S. OF SOUTH RIVER ENVIRONMENTAL IN OCTOBER OF 2020.
- LOCUS LIES IN FEMA FLOOD ZONES "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25021C 0114E DATED JULY 17, 2012. ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE.
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. IN 2015.

ZONING REQUIREMENTS

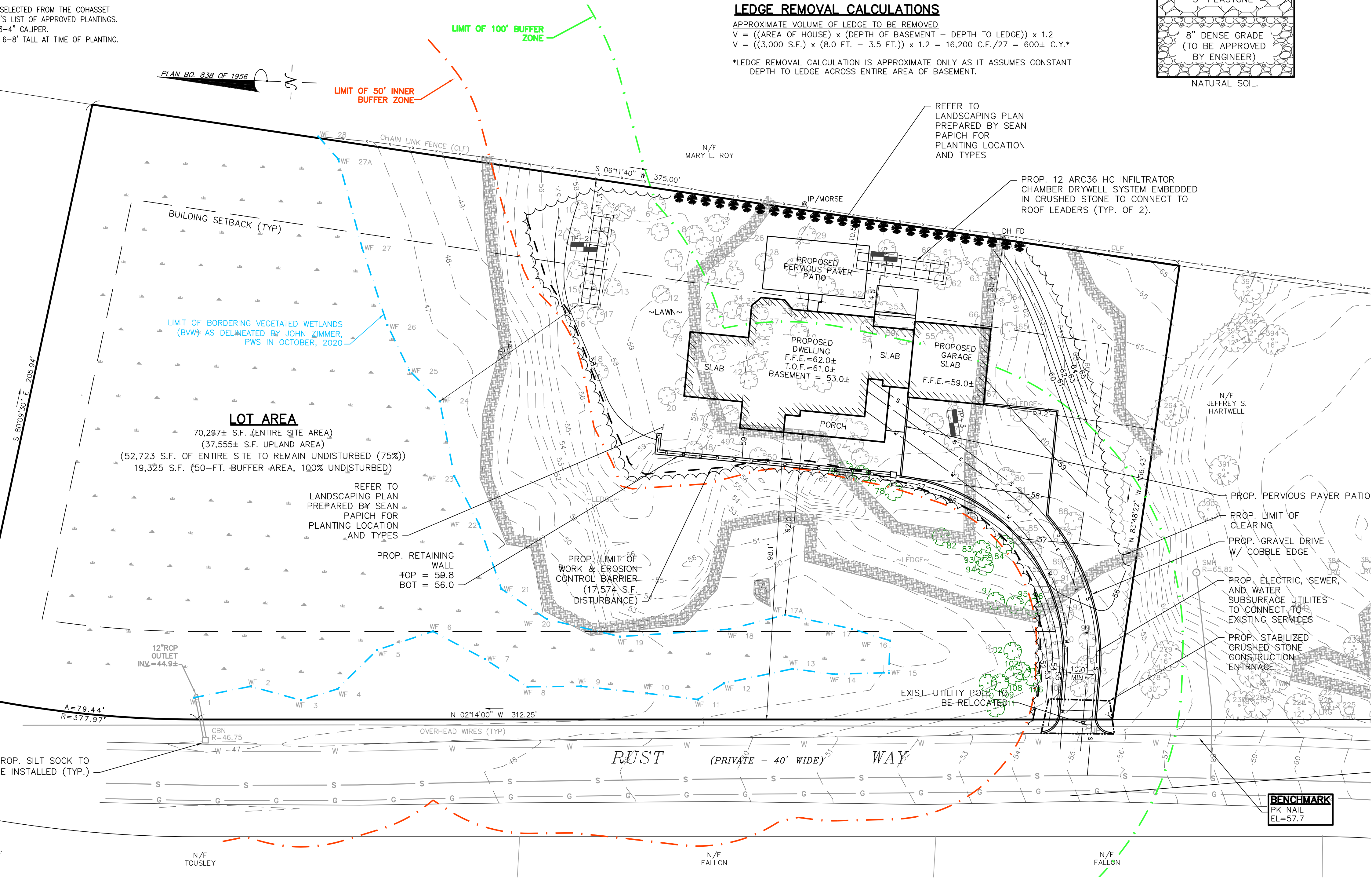
TOWN OF COHASSET "RESIDENCE B" ZONING DISTRICT - SINGLE FAMILY DWELLING	REQUIRED	PROPOSED
CRITERIA		
LOT AREA	35,000 S.F.	70,297 S.F.
FRONT YARD	50'	391.69'
FRONT YARD	30'	58.11'
SIDE YARD	20'	59.2'
REAR YARD	30'	30.7'
LOT WIDTH	125'	377'±

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 SEEDED TO PREVENT EROSION.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN SITE AND PREVENT THE MIGRATION OF STORMWATER RUNOFF OR SEDIMENTS ONTO ADJACENT PROPERTIES, THE ROADWAY OR THE WETLAND RESOURCE AREA.
- THE CONTRACTOR SHALL INSTALL A MULCH SOCK 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.
- THE CONTRACTOR SHALL PROVIDE "AS-BUILT" TIES FROM DRYWELL COVERS TO BUILDING CORNERS.

CONSTRUCTION SEQUENCE:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROL BARRIER, & CATCH BASIN SILT SOCKS.
- STRIP TOPSOIL & CLEAR VEGETATION ALONG DRIVEWAY, BUILDING & LAWN AREAS.
- CONSTRUCT BUILDING FOUNDATION.
- ROUGH GRADING.
- INSTALL WATER, SEWER AND ELECTRIC UTILITIES AND PERMANENT STORMWATER CONTROLS.
- INSTALLATION OF GRAVEL DRIVEWAY.
- PERFORM FINAL GRADING, LOAM & SEED.
- INSPECT ON-SITE AND DOWNSTREAM STORMWATER SYSTEMS AND REMOVE ANY ACCUMULATED SEDIMENT.



SITE LAYOUT
SCALE: 1" = 20'

	<p>PREPARED BY:</p> <p>MORSE ENGINEERING CO., INC. 10 NEW DRIFTWAY P.O. BOX 92 SCITUATE, MA 02066 T: 781-545-0895</p> <p>CIVIL ENGINEERS & LAND SURVEYORS</p>
	<p>PROJECT: PLAN TO ACCOMPANY NOTICE OF INTENT LOTS F & G RUST WAY (ASSESSOR'S PARCEL D2-10-048) COHASSET, MASSACHUSETTS</p>
<p>PREPARED FOR: MICHAEL STEVENS 35 RUST WAY COHASSET, MA 02025</p>	<p>JOB NO: 15-241 DRAWN: PGG CHECK: GJM DATE: 3/4/21 REV: SHEET:</p>
<p>PLAN TITLE: PLAN TO ACCOMPANY NOTICE OF INTENT</p>	<p>1</p>