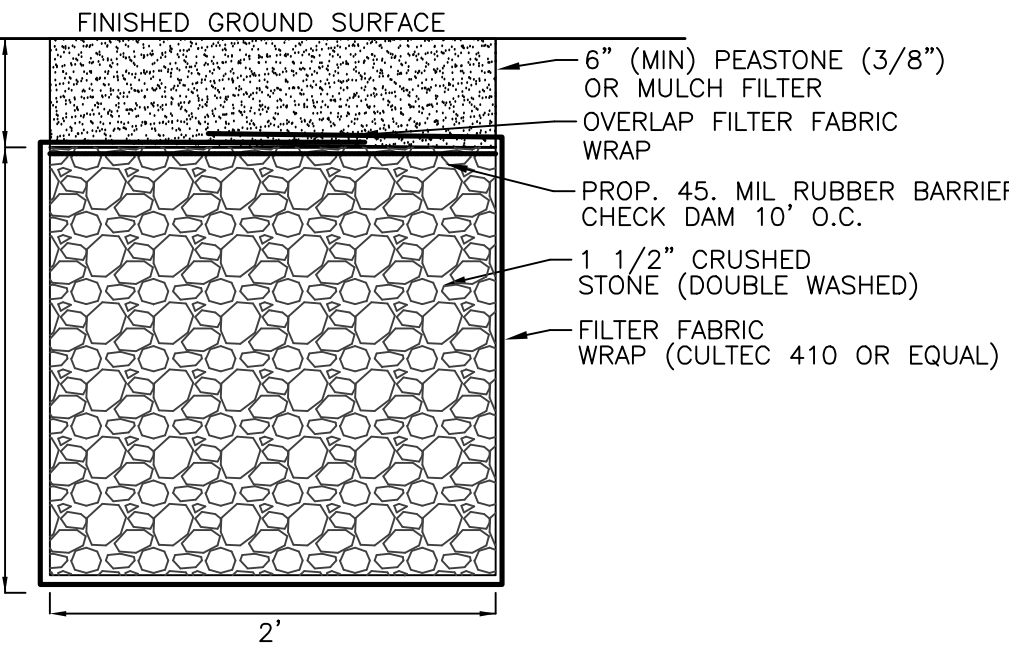


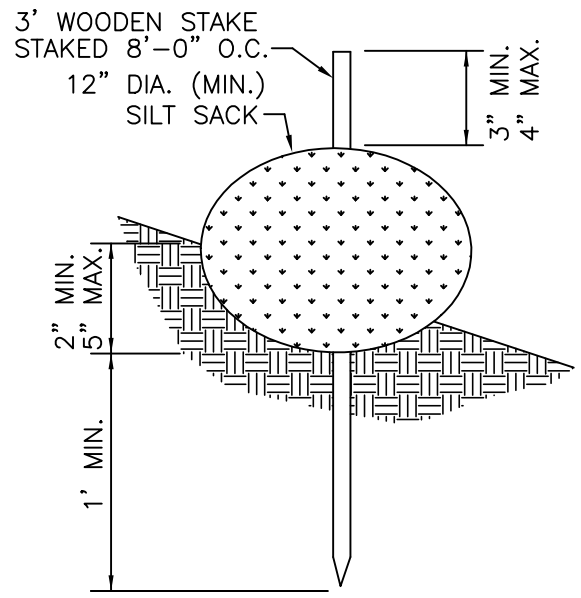
SITE LOCUS
NOT TO SCALE



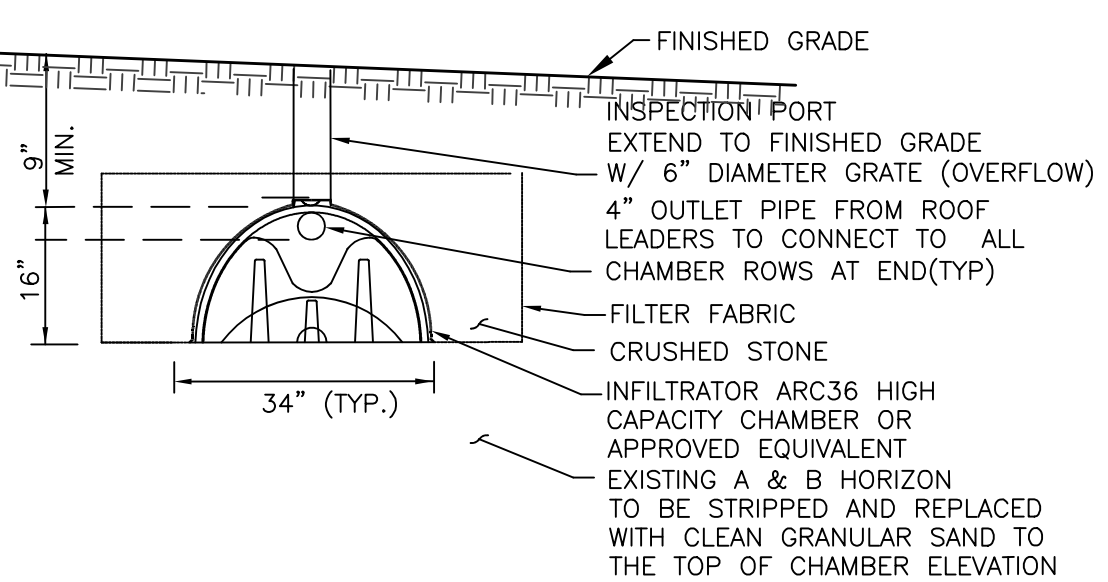
CRUSHED STONE TRENCH DRAIN
SCALE: N.T.S.



STRAW WATTLE DETAIL
NOT TO SCALE



SUBSURFACE ROOF DRYWELL RECHARGE SYSTEM DETAIL
SCALE: N.T.S.



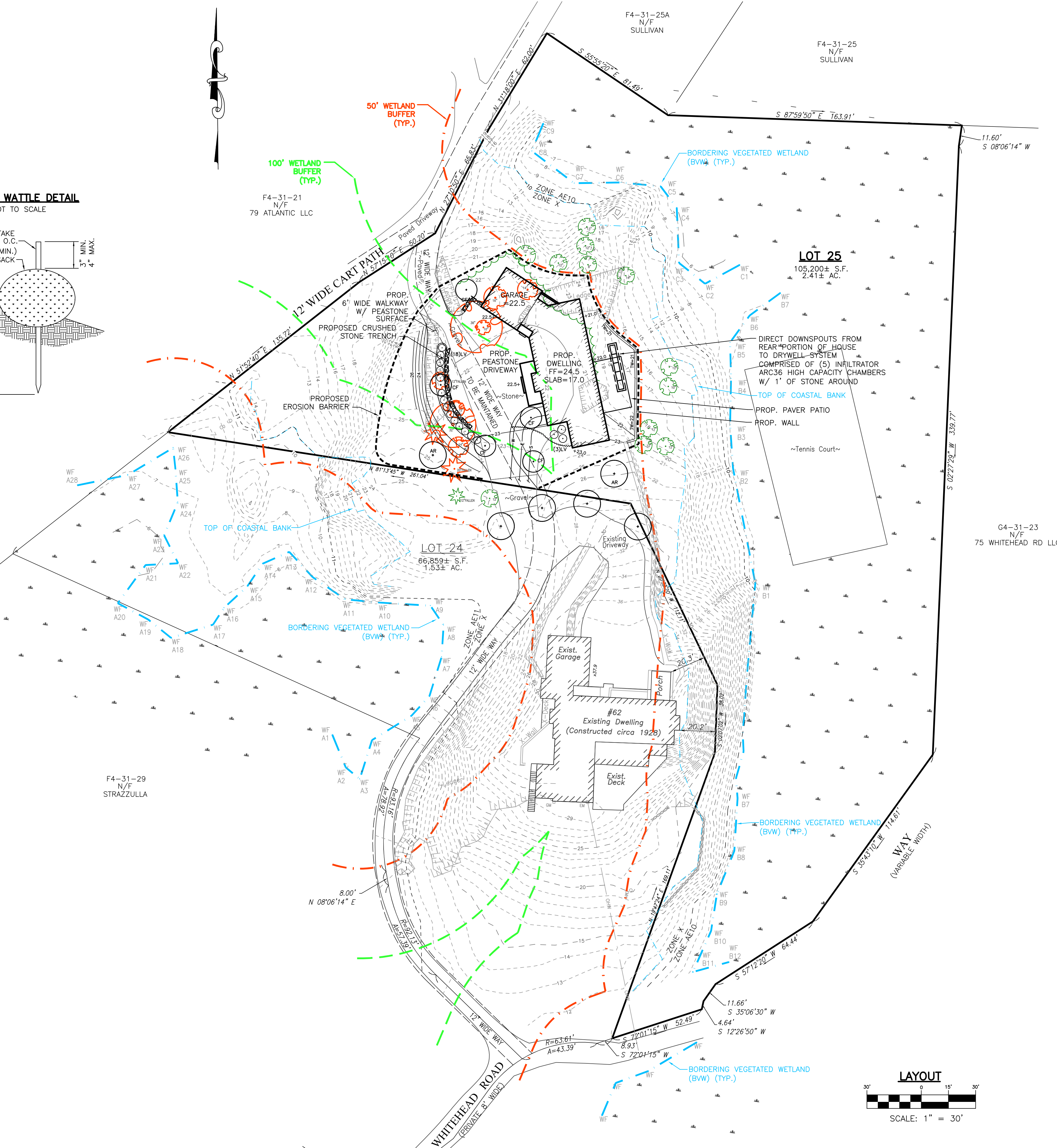
- NOTES:**
- ALL ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS AND OVERFLOW RELIEF TO SURFACE.
 - NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE ROOF DRYWELL AREA.
 - ALL ROOF LEADERS FROM THE REAR PORTION OF THE STRUCTURE SHALL BE DIRECTED TO THE SUBSURFACE ROOF DRYWELL SYSTEM.
 - BACKFILL CHAMBERS WITH WASHED CRUSHED STONE FOR 1.0' AROUND AND 3" ABOVE.

TREE LEGEND

- EXISTING TREELINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREES
- PROPOSED SHRUBS

PROPOSED PLANT SCHEDULE

TREES:					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
5	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	8"-10" HT	B&B
2	AR	ACER RUBRUM	RED MAPLE	3"-4" CAL	B&B
SHRUBS AND VINES:					
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
21	LV	LIGUSTRUM VULGARE	PRIVET	3 1/2'-4'	B&B



DEED REFERENCE:
NORFOLK COUNTY REGISTRY OF DEEDS
CERTIFICATE #200773
RECORD OWNER: BRIAN DOUGHERTY & NICHOLAS ROBERT

PLAN REFERENCE:
NO. 4760U, 4760W

ZONING REQUIREMENTS

TOWN OF COHASSET "RESIDENCE C" ZONING DISTRICT	CRITERIA	REQUIRED
	LOT AREA	60,000 S.F.
	FRONTAGE	50'
	FRONT YARD	30'
	SIDE YARD	20'
	REAR YARD	30'
	LOT WIDTH	150'
	BUILDING COVERAGE*	20%
	IMPERV. COVERAGE	30%

*BUILDING COVERAGE INCLUDES AREA OF IMPERVIOUS ROOFS.

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 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.

CONSTRUCTION SEQUENCE:

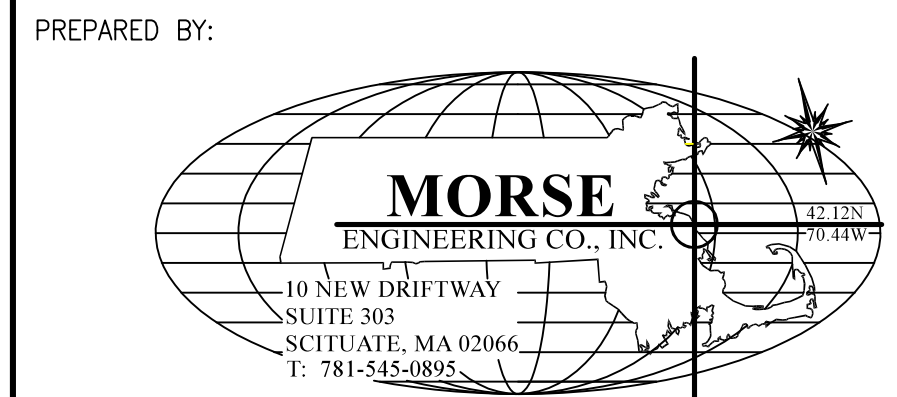
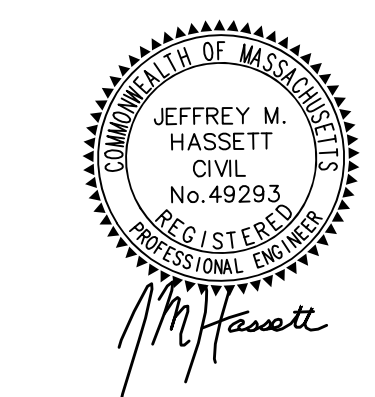
- INSTALL STABILIZED CONSTRUCTION ENTRANCE & EROSION CONTROL BARRIER.
- STRIP TOPSOIL & CLEAR VEGETATION.
- ROUGH GRADING.
- CONSTRUCT FOUNDATION, & WALLS.
- INSTALL UTILITIES.
- INSTALL PERMANENT STORMWATER CONTROLS.
- PERFORM FINAL GRADING, LOAM & SEED.
- INSPECT ON-SITE AND DOWNSTREAM STORMWATER SYSTEMS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

SITE NOTES

- PROPERTY LINES & PROPOSED BUILDING CORNERS SHALL BE STAKED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION.
- WETLANDS WERE DELINEATED BY ENVIRONMENTAL CONSULTING & RESTORATION, LLC.
- FLOOD ZONE NOTE: LOCUS IS LOCATED IN FLOOD ZONES X, AE (EL. 10), & AE (EL. 11) AS SHOWN ON F.I.R.M. MAP 25021C 0256E DATED JULY 17, 2012. ZONE AE IS DESIGNATED AS AN AREA OF 100 YEAR FLOODING WITH BASE FLOOD ELEVATIONS DETERMINED. ZONE X IS DESCRIBED AS AN AREA OF MINIMAL FLOODING ABOVE THE 100-YR FLOOD BOUNDARY.
- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY PERFORMED BY MORSE ENGINEERING.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE 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.
- THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.

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-ONE INDUSTRIES, OR APPROVED EQUIVALENT.
- ALL SUMP PUMPS, SUMPS, CUTTERS 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.
- SLEEVE WATER AND SEWER SERVICES IN WATER TIGHT SLEEVES WHERE 10' MIN. HORIZ. SEPARATION IS NOT PROVIDED DUE TO LEDGE CONSTRAINTS.



PROJECT:	LOT 25 WHITEHEAD ROAD (ASSESSOR'S PARCEL: F4-31-22) COHASSET, MASSACHUSETTS	DRAFT:	JMH
APPLICANT:	BRIAN DOUGHERTY & NICK ROBERT 62 WHITEHEAD ROAD COHASSET, MA 02025	CHECK:	GJM
PLAN TITLE:	CONSERVATION SITE PLAN	JOB NO:	19-336
		DATE:	3/2/2021
		REV:	
		SHEET:	1

