

SITE LOCUS
NOT TO SCALE

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: JAMES GARFIELD SE# 14162
SOIL TESTING WITNESSED BY: PHIL SPATH
DATE: JANUARY 24, 2020

TP-1	APPROX. GRADE EL. 90.9	TP-2	APPROX. GRADE EL. 91.3	TP-3	APPROX. GRADE EL. 90.2
EL. 89.7	A HORIZON SANDY LOAM 10YR 3/2	EL. 90.0	A HORIZON SANDY LOAM 10YR 3/2	EL. 88.9	A HORIZON SANDY LOAM 10YR 3/2
EL. 88.5	B HORIZON SANDY LOAM 10YR 5/6	EL. 89.1	B HORIZON SANDY LOAM 10YR 5/6	EL. 88.0	B HORIZON SANDY LOAM 10YR 5/6
EL. 87.2	C1 HORIZON SANDY LOAM 2.5Y 5/4	EL. 87.1	C1 HORIZON SANDY LOAM 2.5Y 5/4	EL. 86.0	C1 HORIZON SANDY LOAM 2.5Y 5/4
EL. 84.9	C2 HORIZON LOAMY SAND 2.5Y 5/4	EL. 84.3	C2 HORIZON LOAMY SAND 2.5Y 5/4	EL. 83.2	C2 HORIZON LOAMY SAND 2.5Y 5/4
	REFUSAL		REFUSAL		REFUSAL

WEEPING OBSERVED: 60"
MOTTLING OBSERVED: 60"
PERC. RATE: SIEVE ANALYSIS @ 60"
ESHGW: 60" (EL. 85.9)

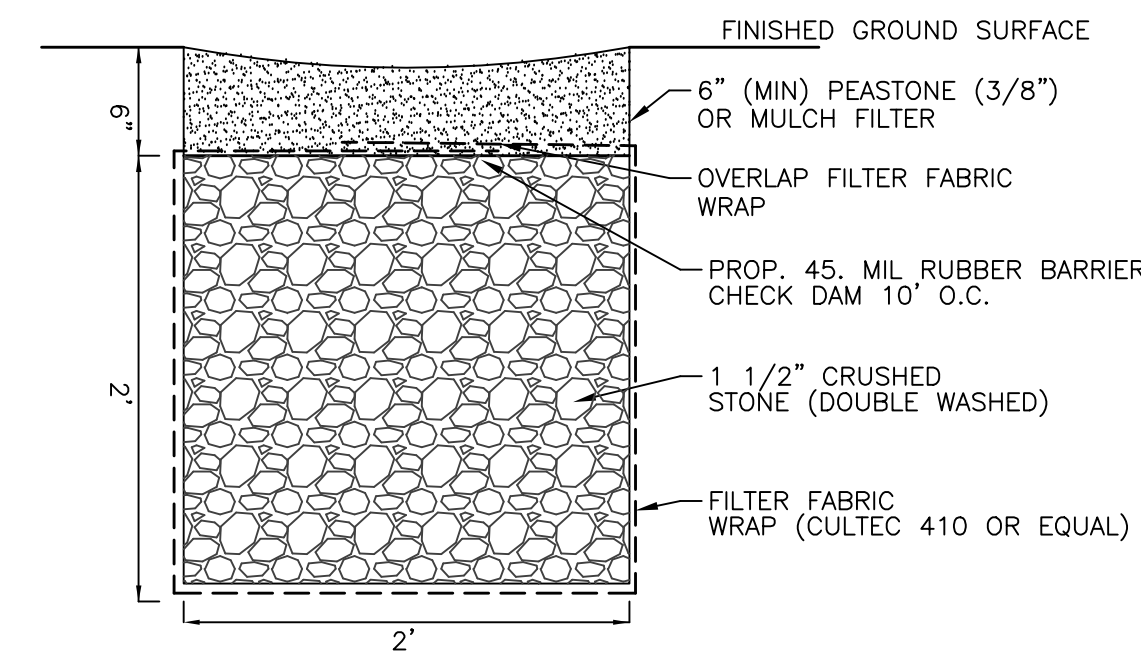
WEEPING OBSERVED: 62"
MOTTLING OBSERVED: 62"
PERC. RATE: NONE
ESHGW: 62" (EL. 86.1)

WEEPING OBSERVED: 62"
MOTTLING OBSERVED: 62"
PERC. RATE: NONE
ESHGW: 62" (EL. 85.0)



CRUSHED STONE TRENCH DRAIN

SCALE: N.T.S.



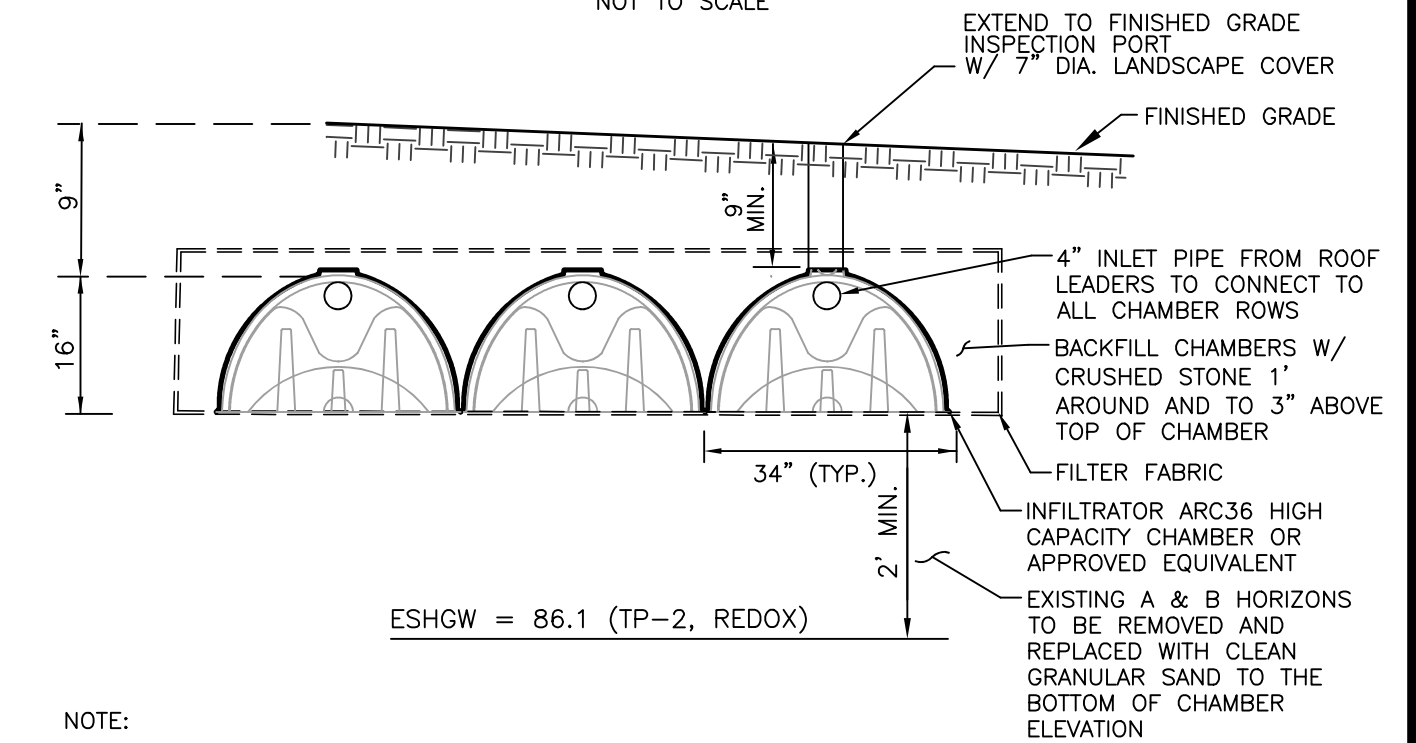
DRYWELL ELEVATION TABLE

DRYWELL (3 ROWS OF 3 - 10.5'W x 27.0'L STONE BED)	
FINISHED GRADE	91.5
TOP OF STONE	91.0
TOP OF CHAMBER	90.7
BOTTOM OF CHAMBER	89.4
ESHGW	86.1

DRYWELL (3 ROWS OF 5 - 10.5'W x 27.0'L STONE BED)	
FINISHED GRADE	95.0
TOP OF STONE	94.5
TOP OF CHAMBER	94.2
BOTTOM OF CHAMBER	92.9
ESHGW	86.1

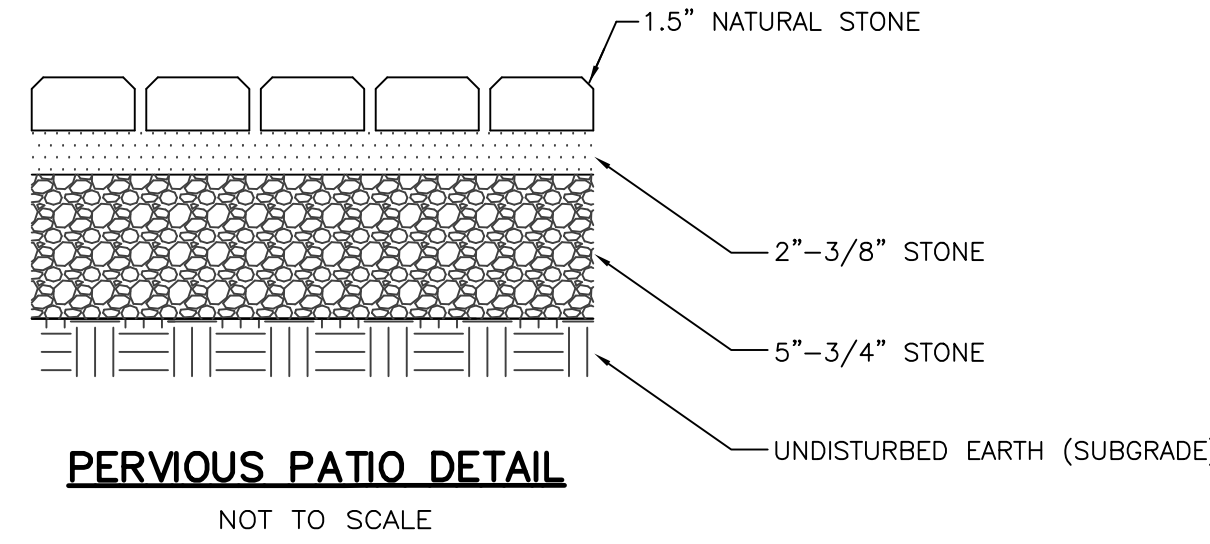
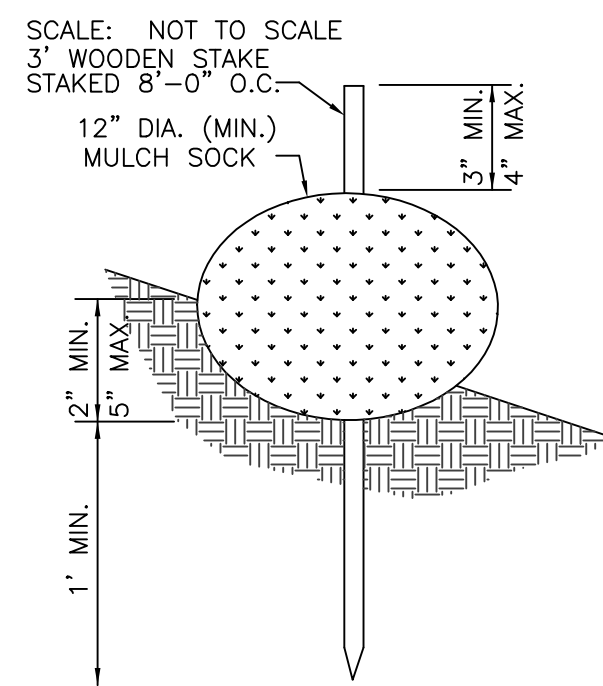
SUBSURFACE LEACHING DRYWELL CROSS SECTION

NOT TO SCALE



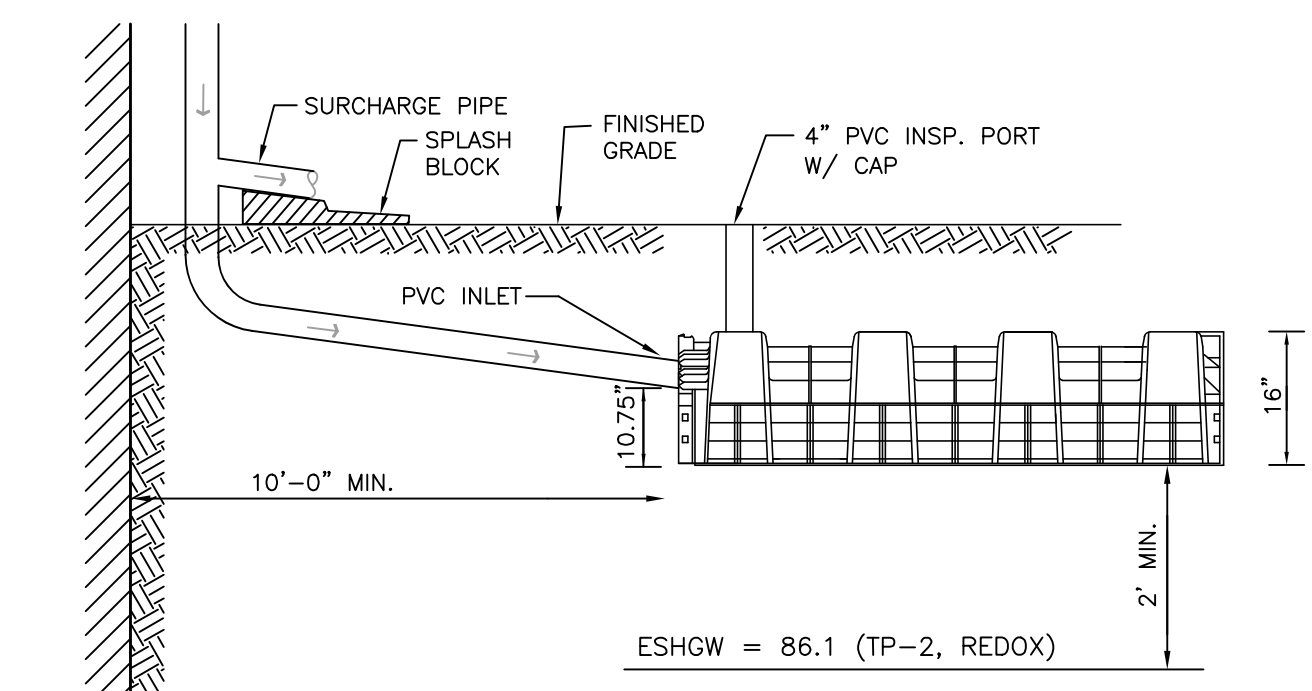
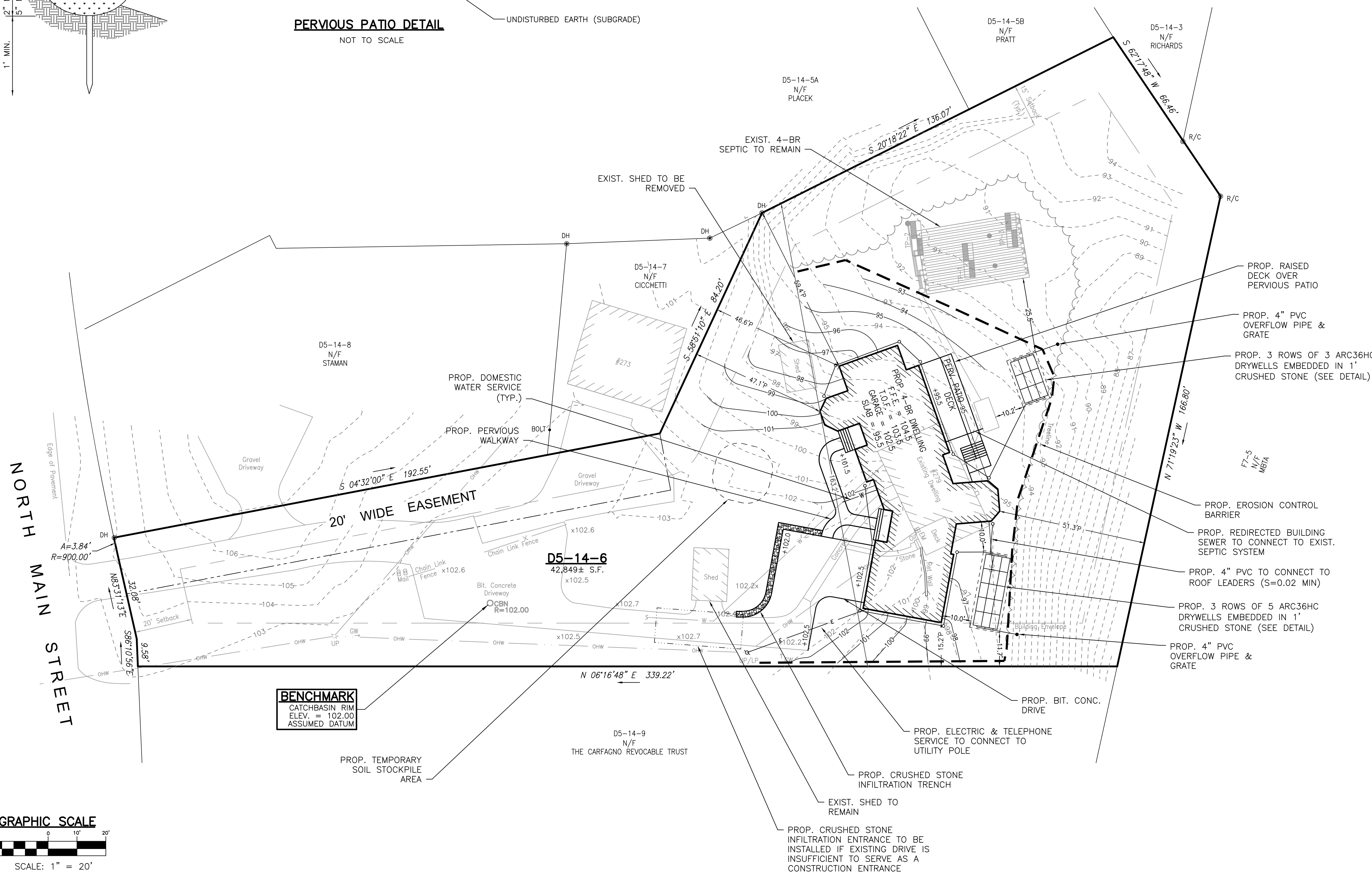
- NOTE:
- ALL ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS.
 - NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE LEACHING DRY WELL AREAS.
 - NO CONSTRUCTION SURFACE WATER OR DEWATERING DISCHARGES SHALL BE DISCHARGED INTO THE DRYWELL STRUCTURES OR DRYWELL SITE LOCATIONS.
 - DRYWELLS SHALL BE LOCATED A MINIMUM OF 10' FROM FOUNDATIONS, 10' FROM PROPERTY LINES, AND 25' FROM THE EDGE OF THE SOIL ABSORPTION FIELD.

STAKED MULCH SOCK DETAIL



PERVIOUS PATIO DETAIL

NOT TO SCALE

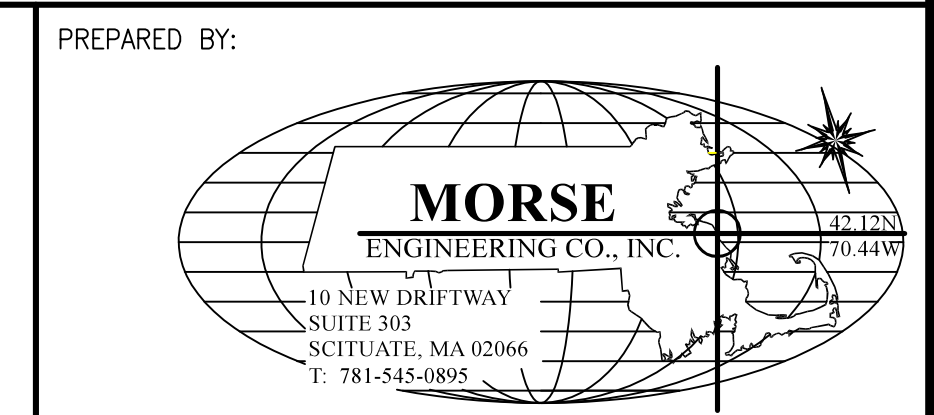
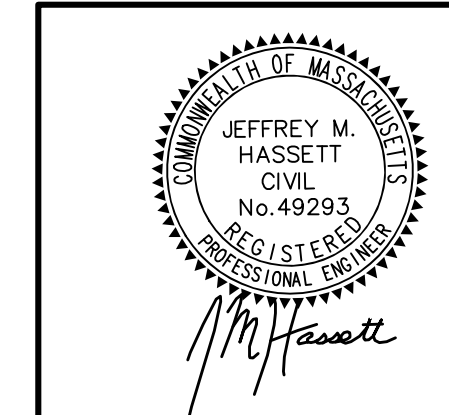


ZONING TABLE

TOWN OF COHASSET "RESIDENCE A" ZONING DISTRICT CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	18,000 S.F.	42,849 S.F.	NO CHANGE
FRONTAGE	50'	45.5'	NO CHANGE
LOT WIDTH	100'	180'	163.2'
FRONT YARD	20'	264.6'	248.8'
SIDE YARD	15'	43.5' (RT.)	15.2' (RT.)
REAR YARD	15'	53.5'	51.3'
MAX COVERAGE (BLDG)	20%	2.9%	7.1%
MAX COVERAGE (TOTAL)	30%	13.3%	19.3%
MAX CLEARING	70%	74.3%	NO CHANGE

GRAPHIC SCALE

- RECORD OWNER: 279 NORTH MAIN STREET NOMINEE TRUST
- DEED REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 37778, PAGE 174
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET "RESIDENCE A" ZONING DISTRICT
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF COHASSET WATER RESOURCE DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. IN JANUARY, 2020.
- THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES IN FEMA ZONE "X" AS SHOWN ON F.I.R.M. COMMUNITY PANEL 25021C 0252E DATED 7/17/2012. ZONE X IS NOT A FLOOD HAZARD AREA.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA OR WITHIN A DEP ZONE A SURFACE WATER SUPPLY
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVATION OF ABOVE 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.



PROJECT:	279 NORTH MAIN STREET (ASSESSOR'S PARCEL D5-14-6) COHASSET, MASSACHUSETTS	DRAFT:	PGG
PREPARED FOR:	PETER & KATHY WHITNEY	CHECK:	GJM
PLAN TITLE:	STORMWATER & SITE PLAN	JOB NO:	20-103
		DATE:	12/8/2021
		REV:	
		DATE:	12/27/2021
		SHEET:	1 OF 1