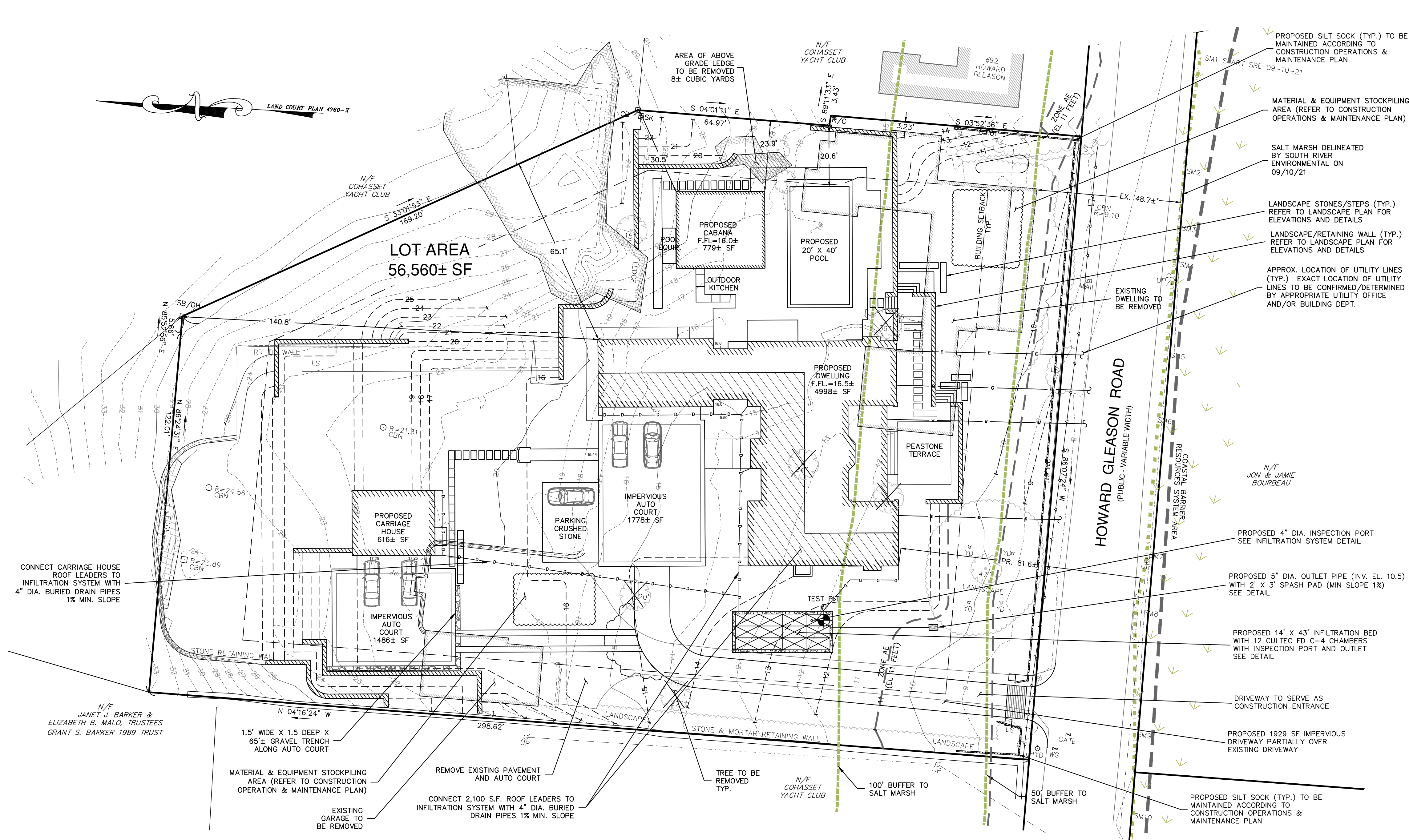




LOCUS: 90 HOWARD GLEASON ROAD, COHASSET, MA 02025

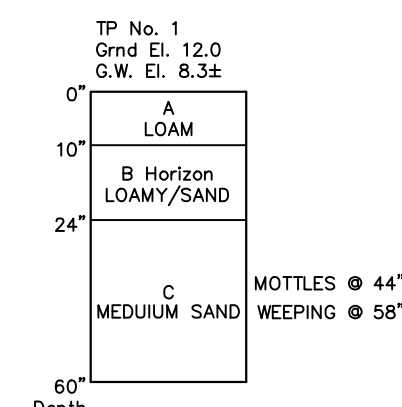


LOT AREA  
56,560± SF

HOWARD GLEASON ROAD  
(PUBLIC - VARIABLE WIDTH)

**SOIL LOGS**

Date: March 11, 2022  
SOILS EVALUATOR: BRENDAN SULLIVAN P.E., S.E.



CONNECT CARRIAGE HOUSE ROOF LEADERS TO INFILTRATION SYSTEM WITH 4" DIA. BURIED DRAIN PIPES 1% MIN. SLOPE

N/F JANET J. BARKER & ELIZABETH B. MALO, TRUSTEES GRANT S. BARKER 1989 TRUST

1.5' WIDE X 1.5 DEEP X 65± GRAVEL TRENCH ALONG AUTO COURT

MATERIAL & EQUIPMENT STOCKPILING AREA (REFER TO CONSTRUCTION OPERATION & MAINTENANCE PLAN)

EXISTING GARAGE TO BE REMOVED

CONNECT 2,100 SF. ROOF LEADERS TO INFILTRATION SYSTEM WITH 4" DIA. BURIED DRAIN PIPES 1% MIN. SLOPE

TREE TO BE REMOVED TYP.

100' BUFFER TO SALT MARSH

50' BUFFER TO SALT MARSH

PROPOSED SILT SOCK (TYP.) TO BE MAINTAINED ACCORDING TO CONSTRUCTION OPERATIONS & MAINTENANCE PLAN

PROPOSED SILT SOCK (TYP.) TO BE MAINTAINED ACCORDING TO CONSTRUCTION OPERATIONS & MAINTENANCE PLAN

MATERIAL & EQUIPMENT STOCKPILING AREA (REFER TO CONSTRUCTION OPERATIONS & MAINTENANCE PLAN)

SALT MARSH DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON 09/10/21

LANDSCAPE STONES/STEPS (TYP.) REFER TO LANDSCAPE PLAN FOR ELEVATIONS AND DETAILS

LANDSCAPE/RETAINING WALL (TYP.) REFER TO LANDSCAPE PLAN FOR ELEVATIONS AND DETAILS

APPROX. LOCATION OF UTILITY LINES (TYP.) EXACT LOCATION OF UTILITY LINES TO BE CONFIRMED/DETERMINED BY APPROPRIATE UTILITY OFFICE AND/OR BUILDING DEPT.

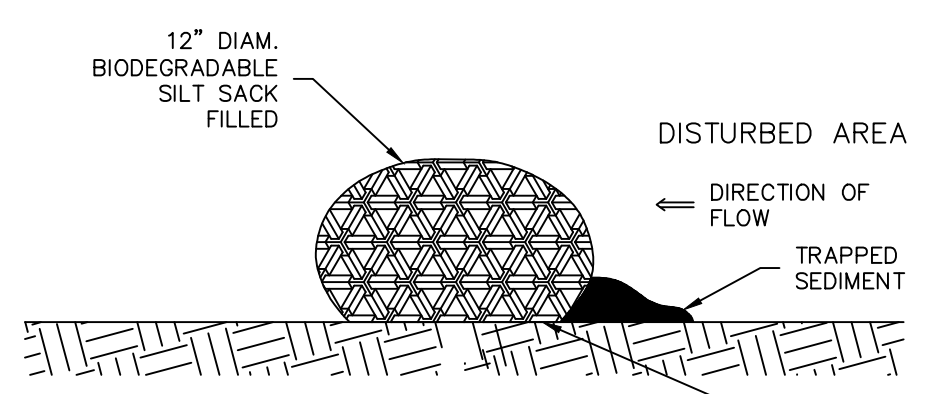
PROPOSED 4" DIA. INSPECTION PORT SEE INFILTRATION SYSTEM DETAIL

PROPOSED 5" DIA. OUTLET PIPE (INV. EL. 10.5) WITH 2' X 3' SPASH PAD (MIN SLOPE 1%) SEE DETAIL

PROPOSED 14' X 43" INFILTRATION BED WITH 12 CULTECH FD C-4 CHAMBERS WITH INSPECTION PORT AND OUTLET SEE DETAIL

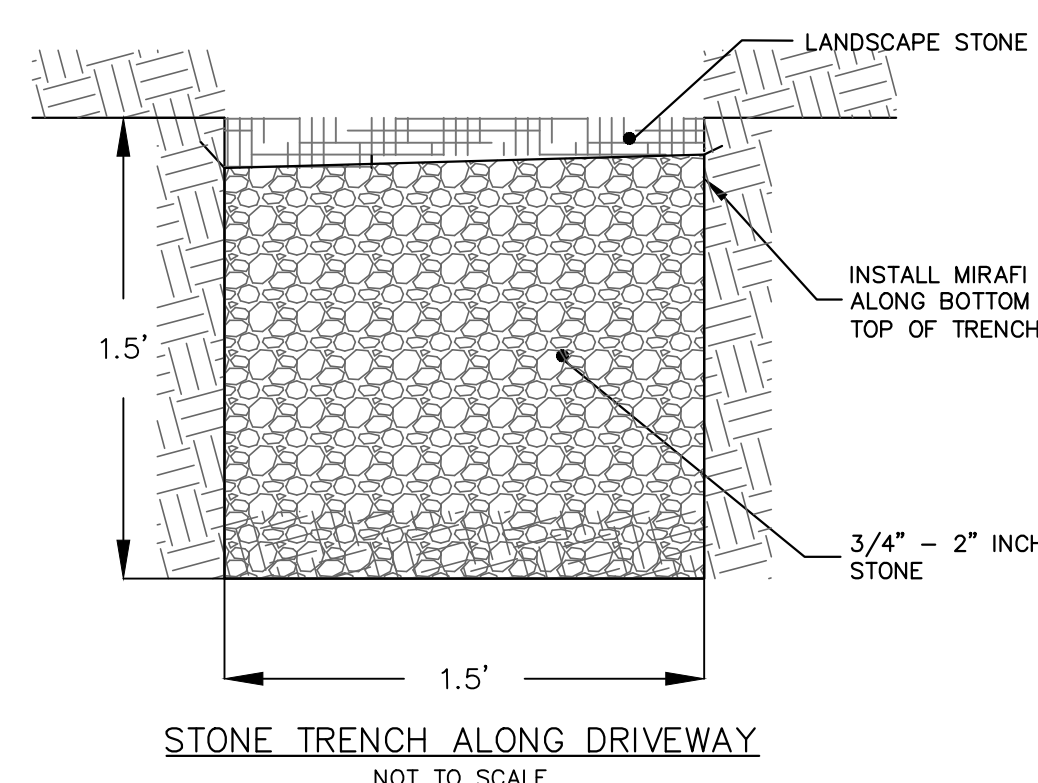
DRIVEWAY TO SERVE AS CONSTRUCTION ENTRANCE

PROPOSED 1929 SF IMPERVIOUS DRIVEWAY PARTIALLY OVER EXISTING DRIVEWAY

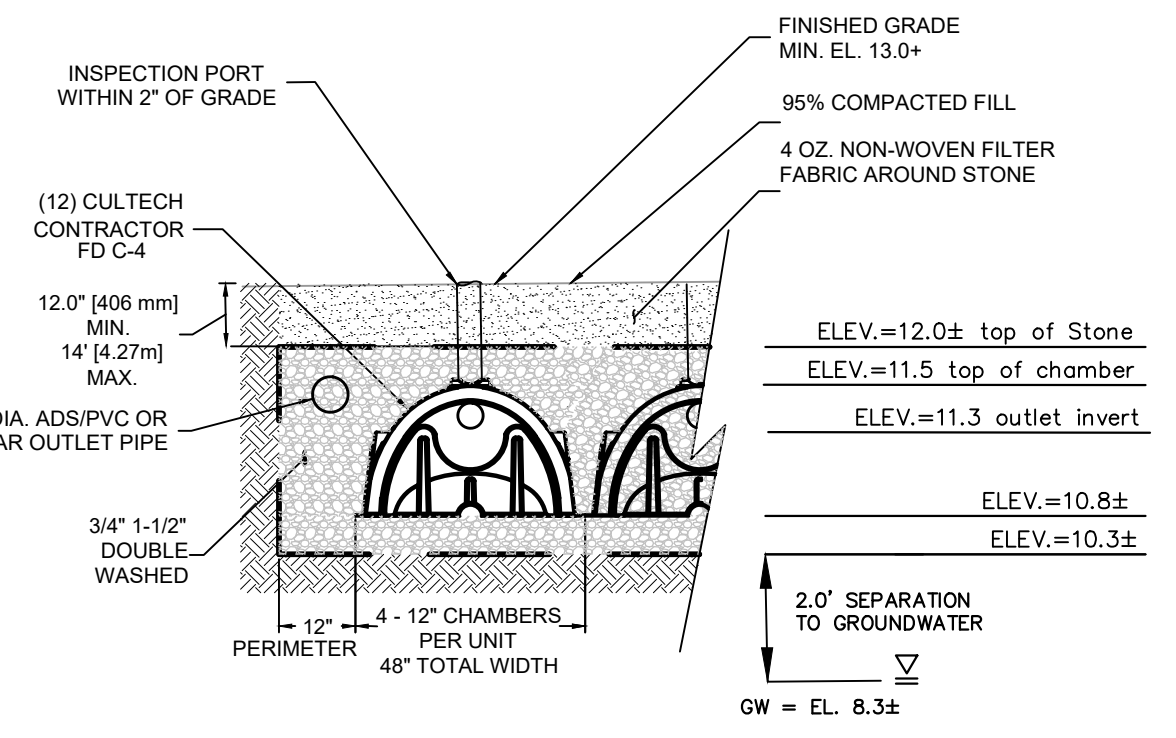


**PROPOSED SILTATION BARRIER**

NOT TO SCALE  
TO BE INSPECTED AND MAINTAINED AS SPECIFIED IN THE STORMWATER APPLICATION CONSTRUCTION OPERATION & MAINTENANCE PLAN



STONE TRENCH ALONG DRIVEWAY  
NOT TO SCALE



14' X 34' STORMWATER INFILTRATION DETAIL  
NOT TO SCALE

LEGEND NOT TO SCALE			
EM	ELECTRIC METER	TRANS	TRANSFORMER
DMH	DRAIN MANHOLE	HH	HAND HOLE
SMH	SEWER MANHOLE	RD	ROOF DRAIN
CBN	CATCH BASIN	55	EXIST. CONTOUR
HYD	HYDRANT	---	WETLAND BUFFER ZONE
WG	WATER GATE	---	FLOOD ZONE
WS	WATER SERVICE	---	OVERHEAD WIRES
UP	UTILITY POLE	---	STONE WALL
LP	LIGHT	---	EXISTING TREES AND SHRUBS
YL	YARD LIGHTING	---	TREELINE/LANDSCAPE
GV	GAS VALVE	---	WETLAND LINE
IRR	IRRIGATION VALVE		

	ZONING REQUIREMENTS RESIDENCE DISTRICT "C"		
	REQUIRED	EXISTING	PROPOSED
AREA	60,000 SF	56,560 SF	56,560 SF
FRONTAGE	50 FEET	211+ FEET	211+ FEET
LOT WIDTH	150 FEET	211+ FEET	211+ FEET
FRONT YARD	30 FEET	13.5 FEET	49.5 FEET
SIDE YARD	20 FEET	3.2 FEET	65.1 FEET
REAR YARD	30 FEET	200+ FEET	140.8 FEET
HEIGHT	35 FEET	22± FEET	25± FEET
BUILDING COVERAGE	20% MAX.	8.3%	11.3%
LOT COVERAGE	30% MAX.	21.9%	29.2%

**DRAWING REVISIONS**

ACTION	DATE	DESCRIPTION

**DATUM:**  
ELEVATIONS SHOWN HEREON REFERENCE NAVD88.

**FEMA:**  
LOCUS LIES IN F.I.R.M. ZONE X, AE 10 (EL 10 FEET), AND AE 11 (EL 11 FEET) AS SHOWN ON COMMUNITY PANEL NO. 25021C 0296F DATED JULY 6, 2021.

**OWNER OF RECORD:**  
JON & JAMIE BOURBEAU  
134 BORDER STREET  
COHASSET, MA 02025  
ASSESSOR'S PARCEL #5-30-012  
BOOK 40142, PAGE 27  
LC CERTIFICATE: 206620

**PLAN REFERENCES:**  
1. LAND COURT PLAN 4760X

**UTILITIES:**  
UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON VISIBLE ABOVE GROUND UTILITIES AND RECORD INFORMATION OF BELOW GROUND UTILITIES AND ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY PRECAUTIONS BEFORE BEGINNING ANY EXCAVATION. (DIGSAFE 1-800-322-4844)

**SURVEY NOTES:**  
1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON OCTOBER 20, 2021.  
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.

SCALE: 1" = 20'

**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186

**SITE PLAN TO ACCOMPANY NO. 90 HOWARD GLEASON ROAD COHASSET, MA 02026**

PREPARED FOR:  
**JON & JAMIE BOURBEAU**  
134 BORDER STREET  
COHASSET, MA 02025

PROJECT NO. : 21.102	DRAWING NO.
SCALE : AS SHOWN	<b>SP</b>
DATE : 4/1/22	
DESIGNED BY : -	
DRAWN BY : MCM	SHEET NO. 1 OF 1
CHECKED BY : BPS	FILENAME: X:\PROJECTS\2021\21102\DWG\ECF