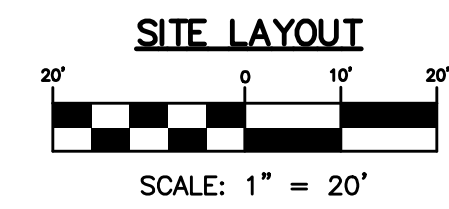
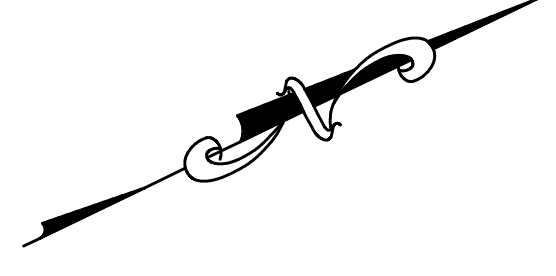
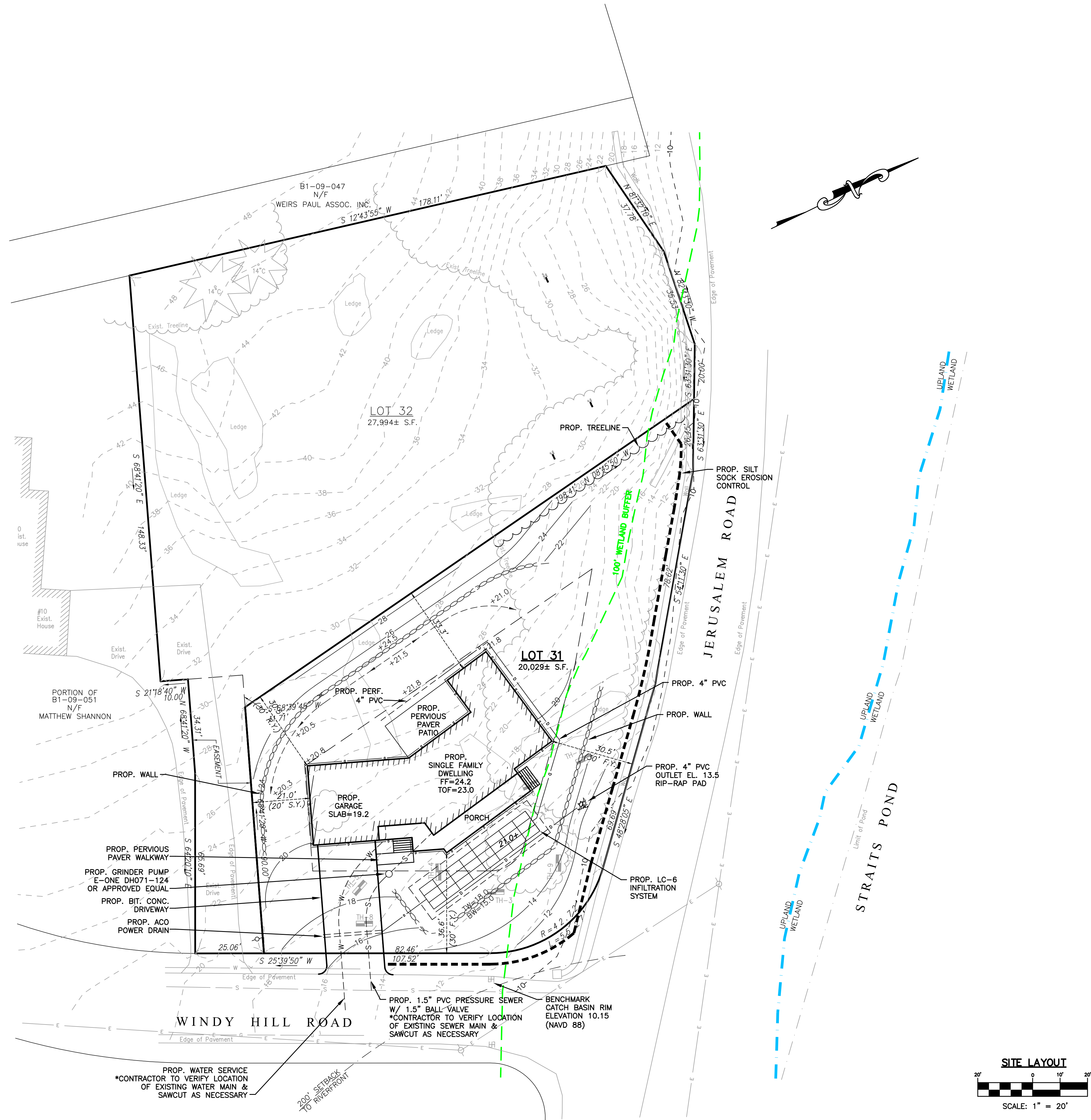


**SITE LOCUS**  
NOT TO SCALE



**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.	20,029 S.F.	NO CHANGE
FRONTAGE (FT.)	50'	299.94'	NO CHANGE
WIDTH (FT.)	125'	>125'	NO CHANGE
FRONT YARD SETBACK (FT.)	30'	—	30.5'
SIDE YARD SETBACK (FT.)	20'	—	21.0'
REAR YARD SETBACK (FT.)	30'	—	30.5'
BUILDING HEIGHT (FEET)	35'	—	<35'
BUILDING COVERAGE <sup>(1)</sup>	20%	—	16% (3,156 S.F.)
LOT COVERAGE <sup>(2)</sup>	30%	—	20% (4,002 S.F.)

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

**STORMWATER PERMIT NOTES:**

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

**CONSTRUCTION SEQUENCE:**

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

**SITE NOTES**

1. PROPERTY LINES & PROPOSED BUILDING CORNERS SHALL BE STAKED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO CONSTRUCTION.
2. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
3. 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.
4. EXISTING CONDITIONS COMPILED FROM "SITE PLAN LOT 31 WINDY HILL ROAD", BY GRADY CONSULTING, L.L.C., REVISED APRIL 20, 2020.
5. REFER TO SITE PLAN BY GRADY CONSULTING, L.L.C., REVISED APRIL 20, 2020 FOR PROPOSED PLANTINGS AND CONSTRUCTION DETAILS.

**SEWER NOTES**

1. 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.
2. 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.
3. 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.
4. PROVIDE 10' MIN. HORIZ. SEPARATION BETWEEN WATER AND SEWER SERVICES.



	<b>ENGINEERED BY:</b>  10 NEW DRIFTWAY P.O. BOX 92 SCITUATE, MA 02066 T: 781-545-0895
	<b>PROJECT:</b> LOT 31 WINDY HILL ROAD (PORTION OF ASSESSOR'S PARCEL: B1-09-050) COHASSET, MASSACHUSETTS
<b>PREPARED FOR:</b> EAMES CAPITAL PARTNERS, LLC	<b>DESIGN:</b> JMH <b>JOB NO:</b> 20-272 <b>DATE:</b> 12/21/2020 <b>REV:</b>
<b>PLAN TITLE:</b> CONSERVATION SITE PLAN	<b>2/15/2021</b> <b>SHEET:</b> 1 OF 1