

# SITE PLAN

## 2-FLOOR COMMERCIAL BUILDING

### FIVE (5) BAYS OF WAREHOUSE/OFFICE/STORAGE

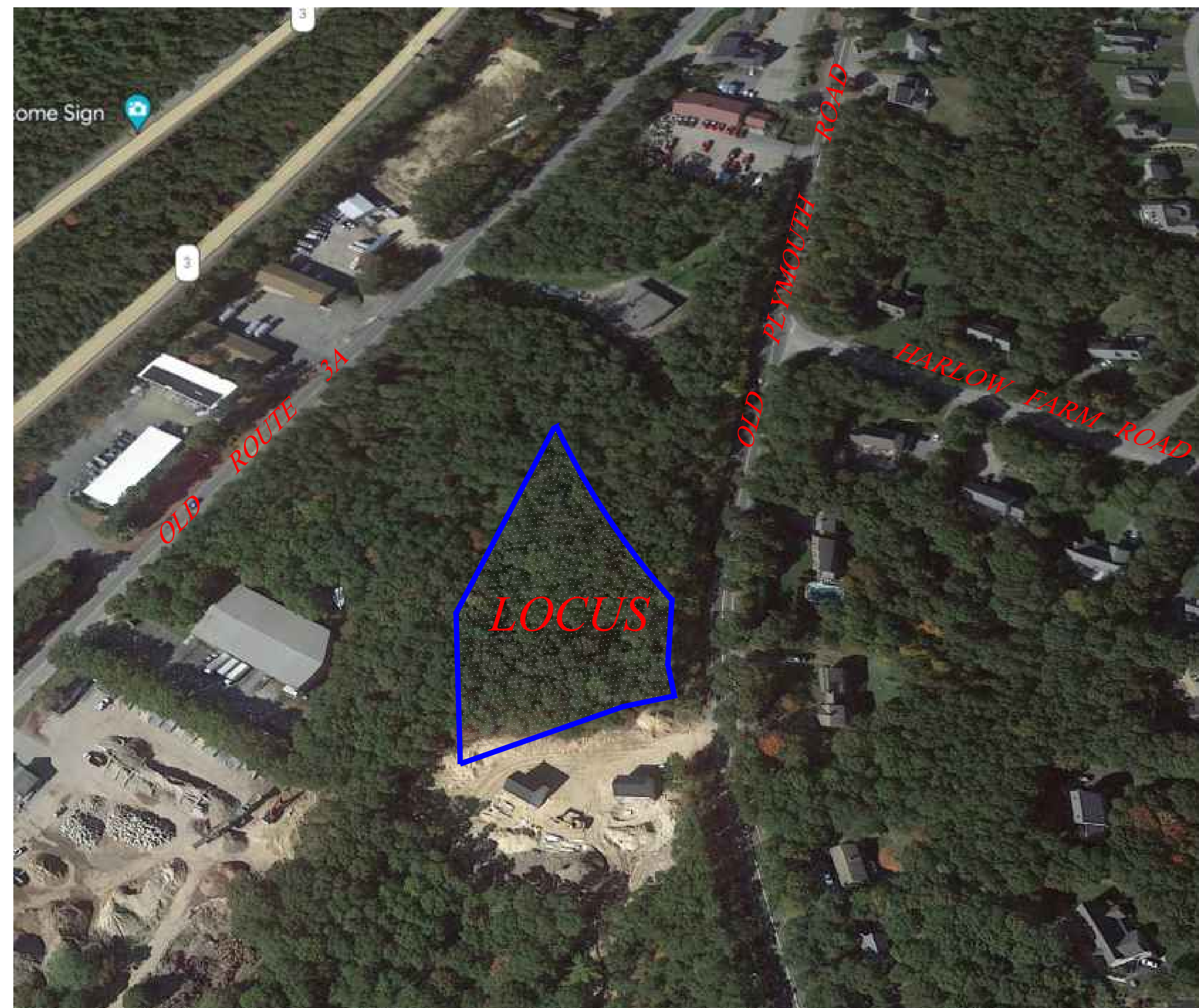
OWNER/APPLICANT: SHERIDAN HOME BUILDERS, INC

LOCATION: #371 OLD PLYMOUTH ROAD

MAP: 3 PARCEL: 276

BOURNE, MA

DATE: JULY 8, 2023



ZONE B2 - BUSINESS 2 ZONING REQUIREMENTS		
	REQUIRED:	PROVIDED:
AREA:	20,000 SF	80,291 SF
FRONTAGE:	125 FT.	130 FT
FRONT YARD:	30 FT.	113 FT
SIDE YARD:	12 FT.	64 FT. & 152 FT.
REAR YARD:	12 FT.	31 FT.
MAXIMUM LOT COVERAGE	50%	6.2%
MAXIMUM HEIGHT:	35 FT	28 FT
MINIMUM USEABLE OPEN SPACE:	20%	43%
PARKING DIMENSIONAL CRITERIA		
SIZE	9' X 18'	19 SPACES
HANDICAP	8' X 18'	1 SPACE
DRIVEWAY WIDTH:	24'	24'
CURBING	12" CAPE COD BERM	
LIGHTING	WALL PACKS-DOWNWARD	

#### NOTES

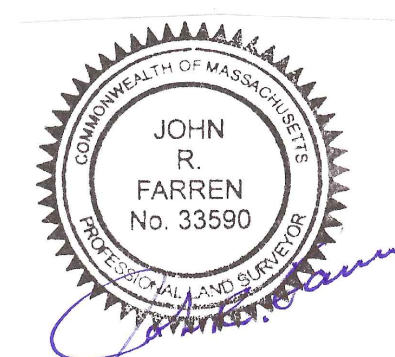
- LOCUS: LOT AS SHOWN ON FORM A SUBDIVISION OF PARCEL 276 MAP 3
- OWNER: SHERIDAN HOME BUILDERS, INC  
MATTHEW SHERIDAN, MANAGER  
100 HEDGES POND ROAD  
PLYMOUTH MA 02360
- DEED REFERENCE: BOOK 34158 PAGE 336.  
PLAN REFERENCE PLAN BOOK NO. 692-80.
- ZONE: BUSINESS (B-2)
- THE LOT IS NOT LOCATED WITHIN A FLOOD HAZARD AREA OR PRIORITY HABITAT AREAS FOR RARE OR ENDANGERED SPECIES.
- PROPOSED IS THE CONSTRUCTION OF A WAREHOUSE/OFFICE/STORAGE BUILDING 50' X 100' FOR TWO FLOOR BUILDING WITH 1,500 S.F. OF OFFICE SPACE ON UPPER LEVEL AND 5,000 +/- SF OF STORAGE AREA ON LOWEL LEVEL (5 BAYS)
- SPECIAL PERMIT REQUIRED FROM SECTION 1331

#### PARKING REQUIREMENTS

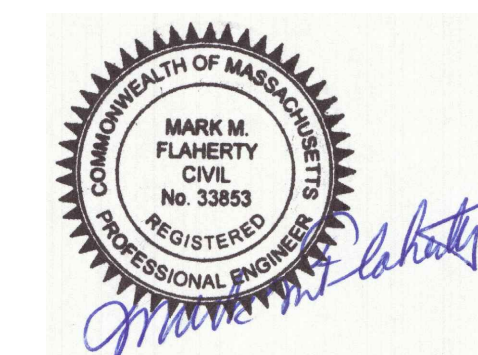
CATEGORY:	PROPOSED USAGE	RATE	REQ' SPACES
BUILDING			
OFFICE	1,500 S.F.(300 PER UNIT)	@ 1 / 180 SF	9 SPACES
STORAGE	5,000 S.F.	@ 1 SP/PER 1000 S.F.	5 SPACES
			REQUIRED: 14 SPACES
			PROVIDED: 20 SPACES

LOT AREAS:  
 LOT AREA = 80,291 S.F.  
 LOT BUILDING AREA = 5,000 S.F. (6.2%)  
 LOT PAVEMENT AREA = 19,888 S.F. (24.8%)  
 LOT IMPERVIOUS AREA = 24,888 S.F. (31.0%)

ZONE: B2  
 REQUIRED  
 LOT AREA: .....20,000 s.f.  
 FRONTAGE: .....125'  
 FRONT YARD: .....30'  
 SIDE/REAR YARD: .....12'  
 LOT COVERAGE: .....50%  
 OPEN SPACE: .....20%



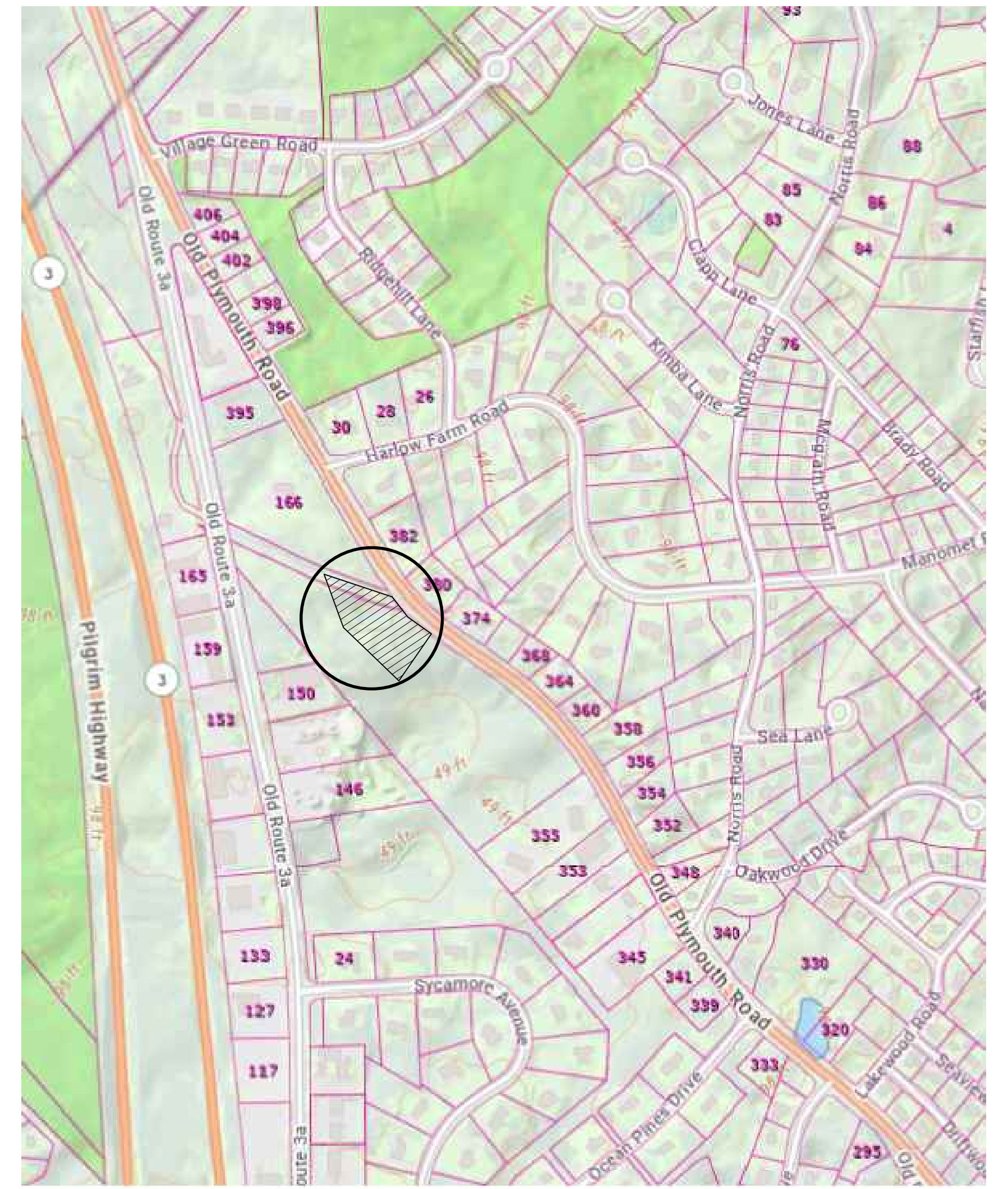
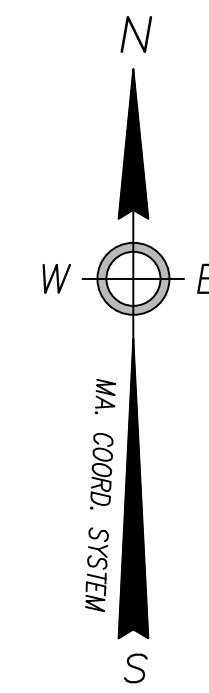
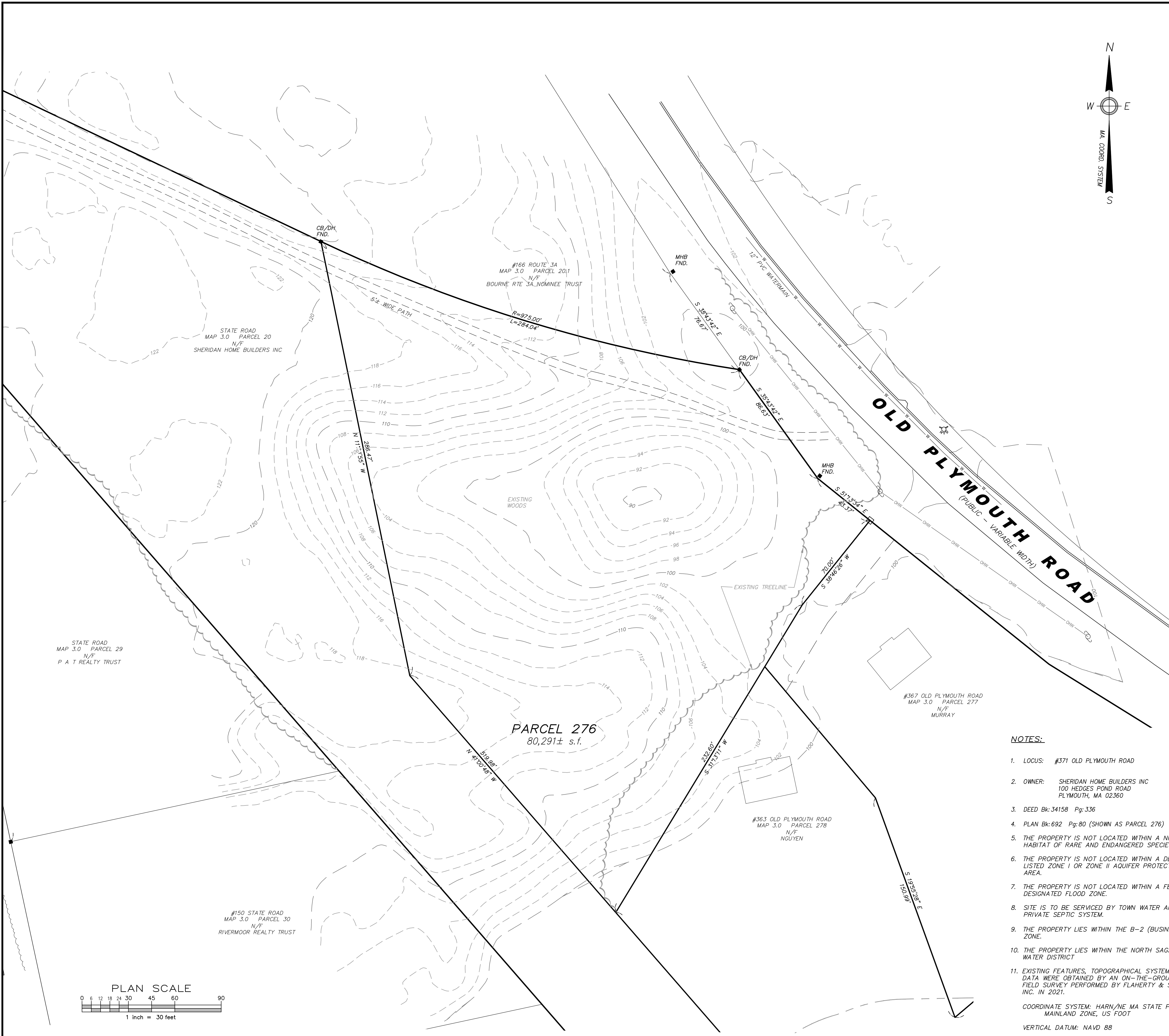
PREPARED BY:  
**FLAHERTY & STEFANI, INC.**  
 67 SAMOSET STREET  
 PLYMOUTH, MA 02360  
 PHONE: (508) 747-2425



#### LIST OF DRAWINGS

- SHEET 1 COVER SHEET WITH NOTES
- SHEET 2 EXISTING CONDITIONS PLAN
- SHEET 3 SITE PLAN
- SHEET 4 GRADING & UTILITY PLAN
- SHEET 5 LANDSCAPING PLAN
- SHEET 6 EROSION & SEDIMENT CONTROL
- SHEET 7 CONSTRUCTION DETAILS

DRAINAGE REPORT  
 PRE-DEVELOPMENT WATERSHED PLAN  
 POST-DEVELOPMENT WATERSHED PLAN



STATE ROAD  
MAP 3.0 PARCEL 29  
N/F  
P A T REALTY TRUST

STATE ROAD  
MAP 3.0 PARCEL 20  
N/F  
SHERIDAN HOME BUILDERS INC

#150 STATE ROAD  
MAP 3.0 PARCEL 30  
N/F  
RIVERMOOR REALTY TRUST

**PARCEL 276**  
80,291± s.f.

#367 OLD PLYMOUTH ROAD  
MAP 3.0 PARCEL 277  
N/F  
MURRAY

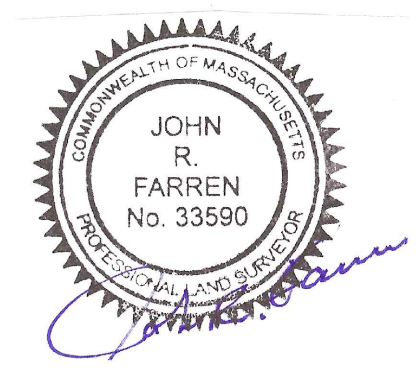
#363 OLD PLYMOUTH ROAD  
MAP 3.0 PARCEL 278  
N/F  
NGUYEN

**NOTES:**

1. LOCUS: #371 OLD PLYMOUTH ROAD
2. OWNER: SHERIDAN HOME BUILDERS INC  
100 HEDGES POND ROAD  
PLYMOUTH, MA 02360
3. DEED Bk: 34158 Pg: 336
4. PLAN Bk: 692 Pg: 80 (SHOWN AS PARCEL 276)
5. THE PROPERTY IS NOT LOCATED WITHIN A NHESP HABITAT OF RARE AND ENDANGERED SPECIES.
6. THE PROPERTY IS NOT LOCATED WITHIN A DEP LISTED ZONE I OR ZONE II AQUIFER PROTECTION AREA.
7. THE PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE.
8. SITE IS TO BE SERVICED BY TOWN WATER AND A PRIVATE SEPTIC SYSTEM.
9. THE PROPERTY LIES WITHIN THE B-2 (BUSINESS) ZONE.
10. THE PROPERTY LIES WITHIN THE NORTH SAGAMORE WATER DISTRICT
11. EXISTING FEATURES, TOPOGRAPHICAL SYSTEMS AND DATA WERE OBTAINED BY AN ON-THE-GROUND FIELD SURVEY PERFORMED BY FLAHERTY & STEFANI, INC. IN 2021.

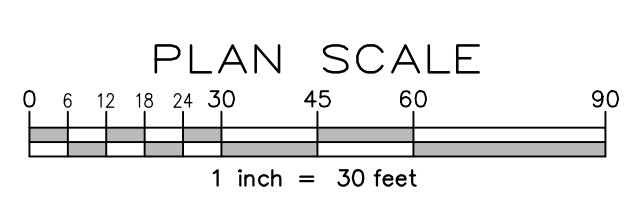
COORDINATE SYSTEM: HARN/NE MA STATE PLANES,  
MAINLAND ZONE, US FOOT  
VERTICAL DATUM: NAVD 88

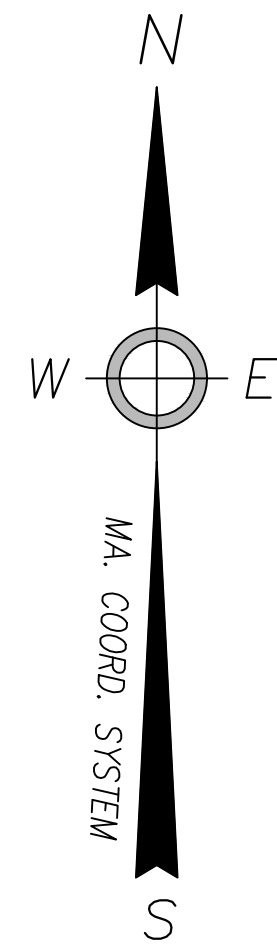
ZONE: B2  
REQUIRED  
LOT AREA: .....20,000 s.f.  
FRONTAGE: .....125'  
FRONT YARD: .....30'  
SIDE/REAR YARD: .....12'  
LOT COVERAGE: .....50%  
OPEN SPACE: .....20%



**EXISTING CONDITIONS  
IN  
BOURNE, MASSACHUSETTS  
PREPARED FOR  
SHERIDAN HOME BUILDERS, INC  
#371 OLD PLYMOUTH ROAD**

**1" = 30'                      JULY 8, 2023  
FLAHERTY & STEFANI, INC.  
67 SAMOSET STREET  
PLYMOUTH, MASSACHUSETTS  
508-747-2425**





PARKING REQUIREMENTS

CATEGORY:	PROPOSED USAGE	RATE	REQ' SPACES
BUILDING			
OFFICE STORAGE	1,500 S.F.(300 PER UNIT) 5,000 S.F.	@ 1 / 180 SF @ 1 SP/PER 1000 S.F.	9 SPACES 5 SPACES
		REQUIRED:	14 SPACES
		PROVIDED:	20 SPACES

LOT AREAS:

LOT AREA = 80,291 S.F.  
 LOT BUILDING AREA = 5,000 S.F. (6.2%)  
 LOT PAVEMENT AREA = 19,888 S.F. (24.8%)  
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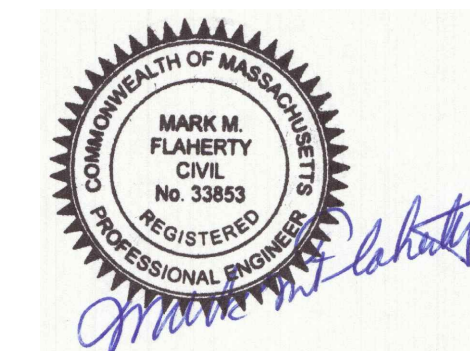
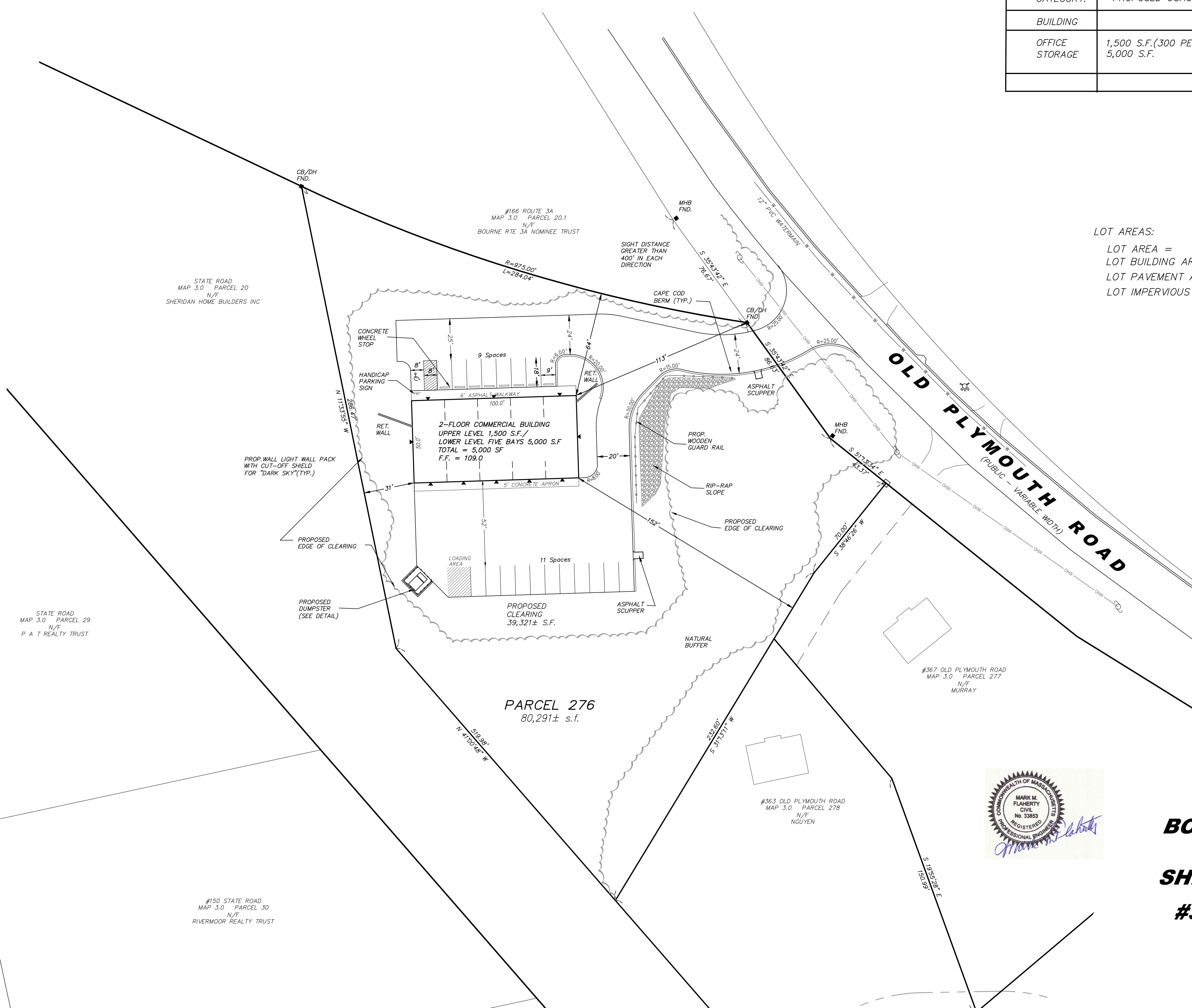
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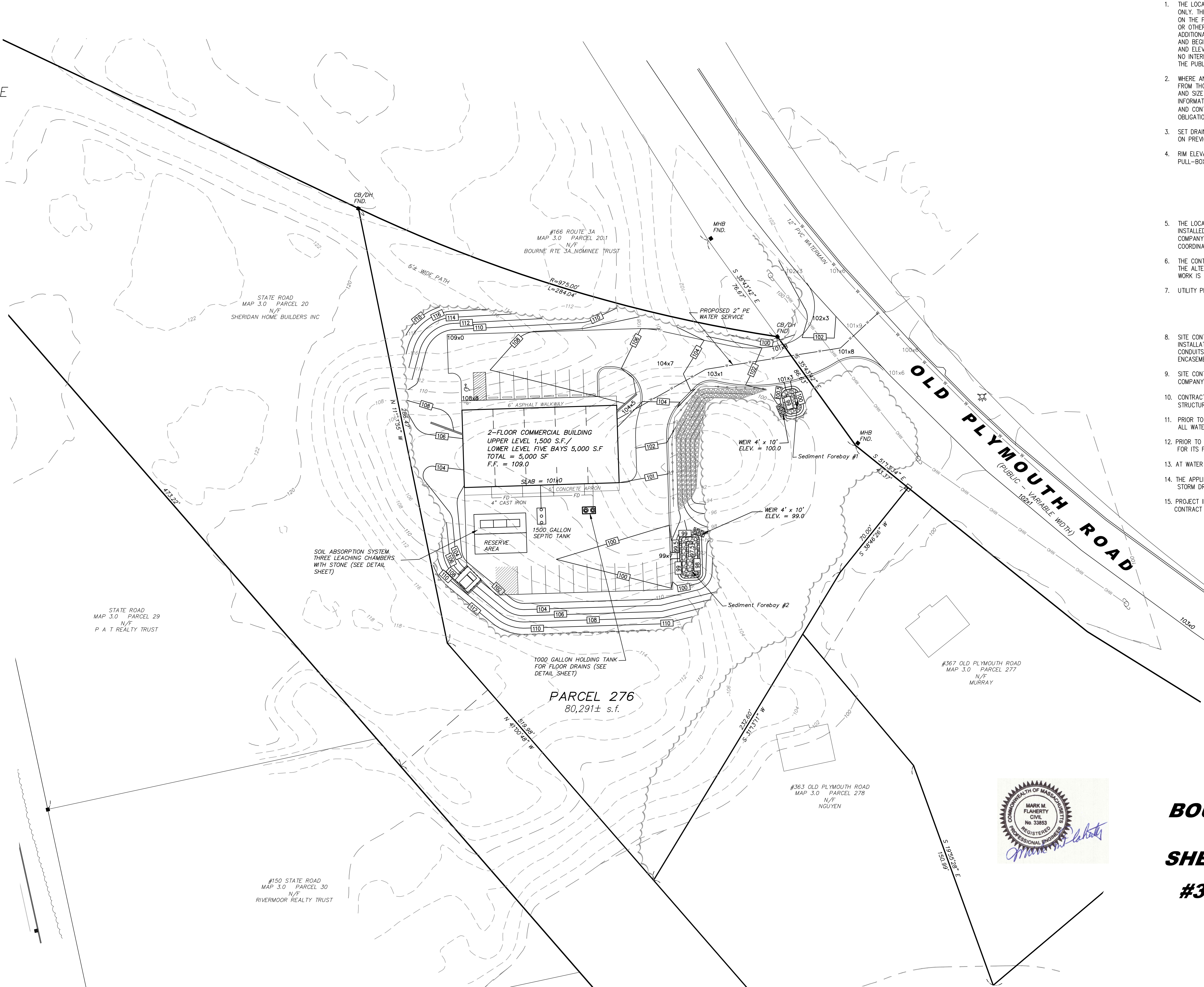
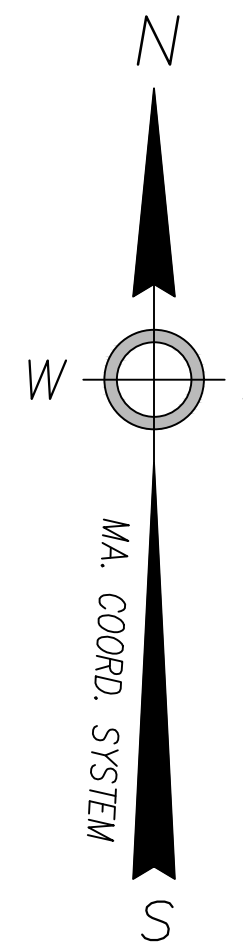
- LOCUS: #371 OLD PLYMOUTH ROAD
- OWNER: SHERIDAN HOME BUILDERS INC  
100 HEDGES POND ROAD  
PLYMOUTH, MA 02360
- DEED Bk:34158 Pg:336
- PLAN Bk:692 Pg:80 (SHOWN AS PARCEL 276)
- THE PROPERTY IS NOT LOCATED WITHIN A NHESP HABITAT OF RARE AND ENDANGERED SPECIES.
- THE PROPERTY IS NOT LOCATED WITHIN A DEP LISTED ZONE I OR ZONE II AQUIFER PROTECTION AREA.
- THE PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE.
- SITE IS TO BE SERVICED BY TOWN WATER AND A PRIVATE SEPTIC SYSTEM.
- THE PROPERTY LIES WITHIN THE B-2 (BUSINESS) ZONE.
- THE PROPERTY LIES WITHIN THE NORTH SAGAMORE WATER DISTRICT
- EXISTING FEATURES, TOPOGRAPHICAL SYSTEMS AND DATA WERE OBTAINED BY AN ON-THE-GROUND FIELD SURVEY PERFORMED BY FLAHERTY & STEFANI, INC. IN 2021.

COORDINATE SYSTEM: HARN/NE MA STATE PLANES,  
MAINLAND ZONE, US FOOT  
VERTICAL DATUM: NAVD 88



**SITE PLAN**  
 IN  
**BOURNE, MASSACHUSETTS**  
 PREPARED FOR  
**SHERIDAN HOME BUILDERS, INC**  
**#371 OLD PLYMOUTH ROAD**

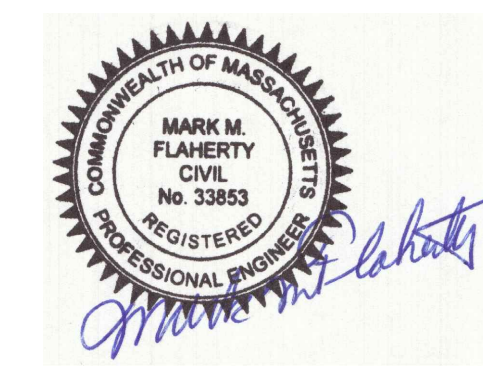
1" = 30' JULY 8, 2023  
 FLAHERTY & STEFANI, INC.  
 67 SAMOSET STREET  
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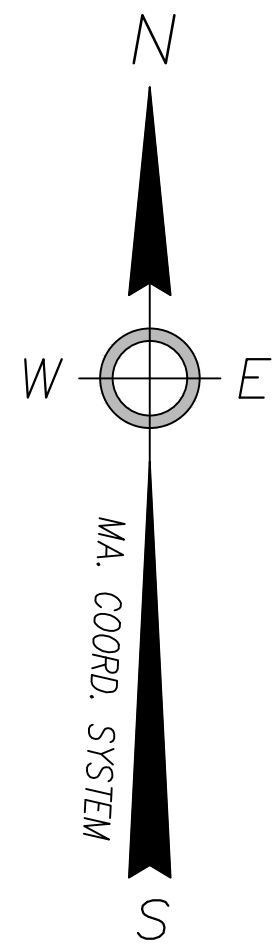
**UTILITIES:**

1. THE LOCATIONS, SIZES AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH THE EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES THE OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAYBE WARRANTED TO RESOLVE THE CONFLICT.
3. SET DRAINS AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITIES PLANS. SEE NOTES ON PREVIOUS SHEETS FOR REQUIREMENTS FOR WORKING IN COURT STREET.
4. RIM ELEVATIONS FOR SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL-BOXES, MANHOLES AND OTHER SUCH ITEMS ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
  - A) PAVEMENT AND CONCRETE SURFACES: FLUSH
  - B) ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
  - C) LANDSCAPE, LOAM, SEED AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE THE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITIES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH THE OWNER AND ENGINEER.
6. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR, AND SHALL BE RESPONSIBLE FOR, PAYING FEES AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLAN:
  - A) WATER SHALL BE 2" PE. WATER SERVICE IS TO COME OFF THE EXISTING 12" PVC WATER MAIN OLD PLYMOUTH ROAD.
  - B) SANITARY SEWER PIPES SHALL BE 4" PVC SCH 40
8. SITE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL FURNISHED STEWARK RELATED ITEMS SUCH AS PULL-BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASUREMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWING.
9. SITE CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH THE GAS COMPANY'S REQUIREMENTS.
10. CONTRACTOR MUST OBTAIN "WATER-TIGHTNESS" CERTIFICATIONS FROM ITS SUPPLIER OF ALL DRAINAGE STRUCTURES TO PREVENT INFILTRATION.
11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE NORTH SAGAMORE WATER DISTRICT FOR ALL WATER-RELATED PROPOSED WORK.
12. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT CONSTRUCTION PLANS AND MEET WITH BOURNE DPW FOR ITS FINAL REVIEW AND APPROVAL OF PROPOSED UTILITIES.
13. AT WATER AND SEWER CROSSINGS, 4" PVC SEWER LINE IS TO BE "SLEEVED" 10 FEET EACH SIDE OF WATER MAIN.
14. THE APPLICANT OR HIS DESIGNEE WILL BE RESPONSIBLE TO MAINTAIN ALL PROPOSED STORM DRAINAGE SYSTEMS WITHIN SITE.
15. PROJECT INCLUDES INSTALLATION OF A GAS TRAP SEWER STRUCTURES. DEVELOPER MUST ENTER INTO A CONTRACT TO LICENSED APPROVED HAULER/RECYCLER..

**GRADING & UTILITIES PLAN**  
 IN  
**BOURNE, MASSACHUSETTS**  
 PREPARED FOR  
**SHERIDAN HOME BUILDERS, INC**  
**#371 OLD PLYMOUTH ROAD**

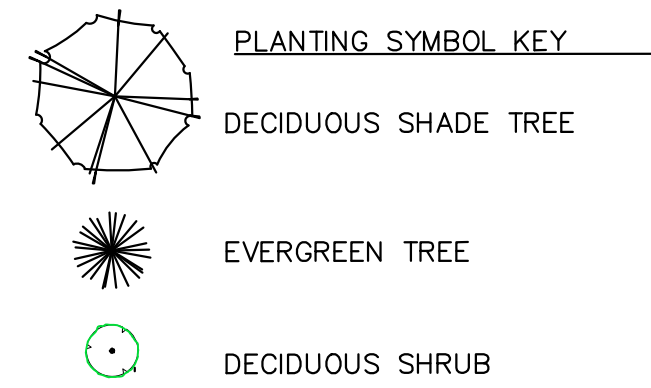


1" = 30'  
 JULY 8, 2023  
**FLAHERTY & STEFANI, INC.**  
 67 SAMOSET STREET  
 PLYMOUTH, MASSACHUSETTS  
 508-747-2425



PARKING REQUIREMENTS

CATEGORY:	PROPOSED USAGE	RATE	REQ' SPACES
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PLANTING SCHEDULE

KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
CC	2	2.5" - 3" CAL. B&B	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
PS	8	5-6' HT. B & B	PINUS STROBUS	EASTERN WHITE PINE
JH	15	18" - 24" CONT.	ILEX CRENATA HELLERI	JAPANESE HELLERI HOLLY
MSM	15	1 GAL. 24" O.C.	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS

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ZONE: B2

REQUIRED

LOT AREA: .....20,000 s.f.  
 FRONTAGE: .....125'  
 FRONT YARD: .....30'  
 SIDE/REAR YARD: .....12'  
 LOT COVERAGE: .....50%  
 OPEN SPACE: .....20%

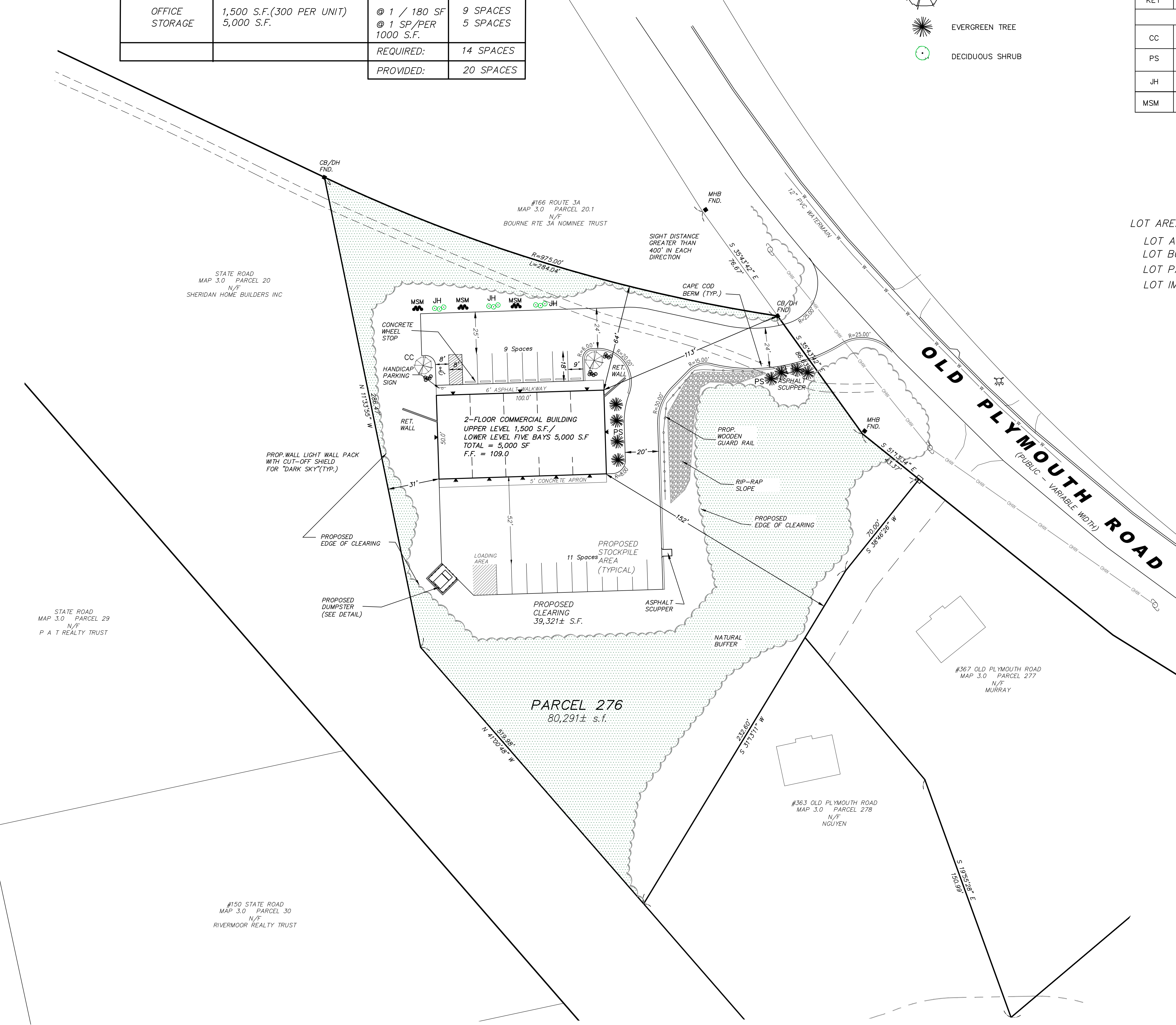
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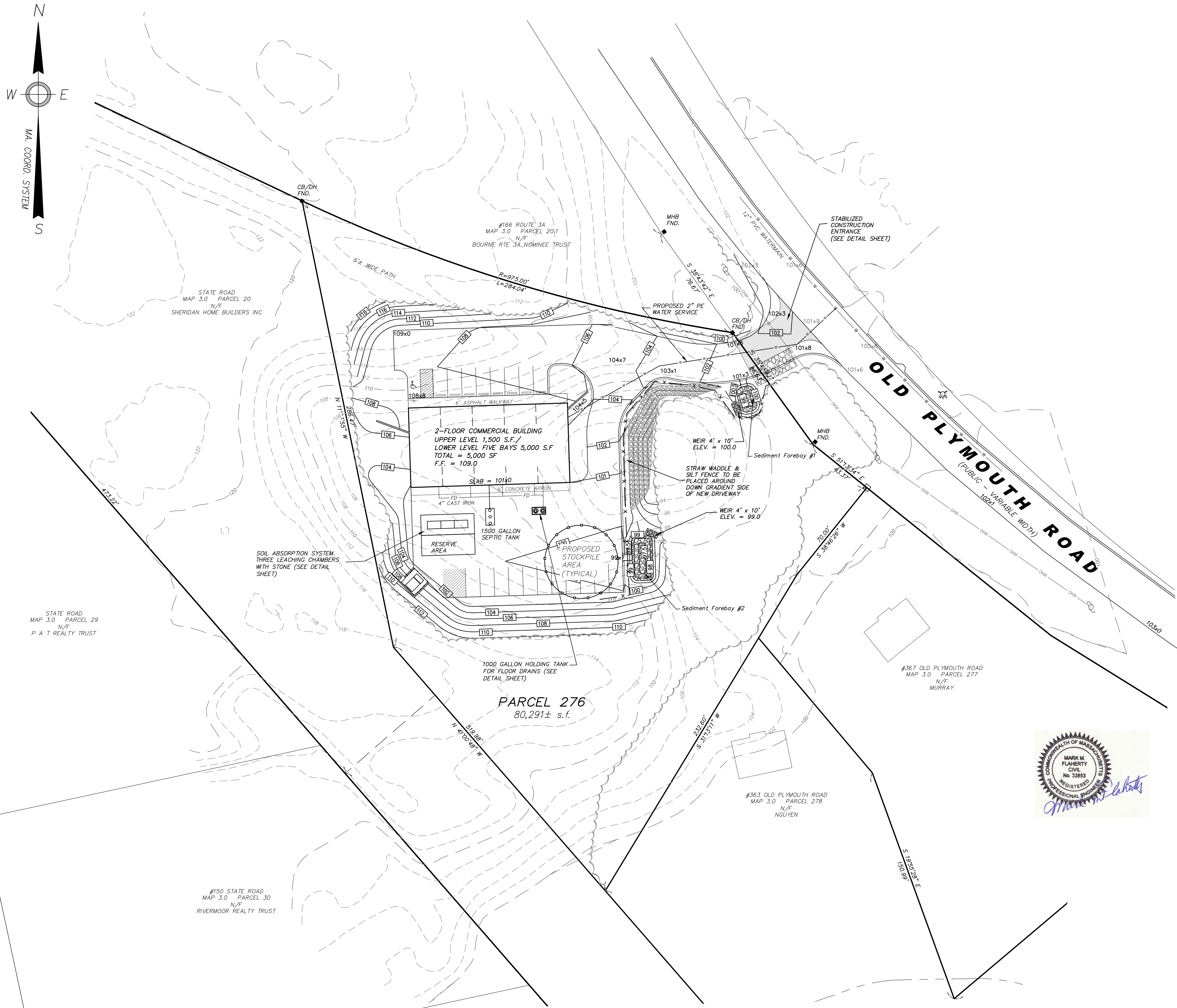
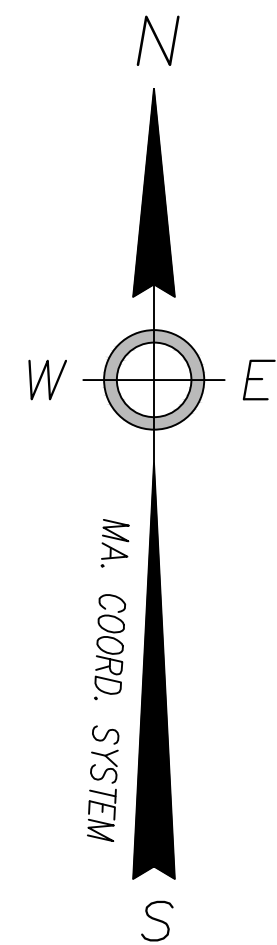
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COORDINATE SYSTEM: HARN/NE MA STATE PLANES,  
MAINLAND ZONE, US FOOT  
 VERTICAL DATUM: NAVD 88

**LANDSCAPING PLAN**  
 IN  
**BOURNE, MASSACHUSETTS**  
 PREPARED FOR  
**SHERIDAN HOME BUILDERS, INC**  
**#371 OLD PLYMOUTH ROAD**

1" = 30'  
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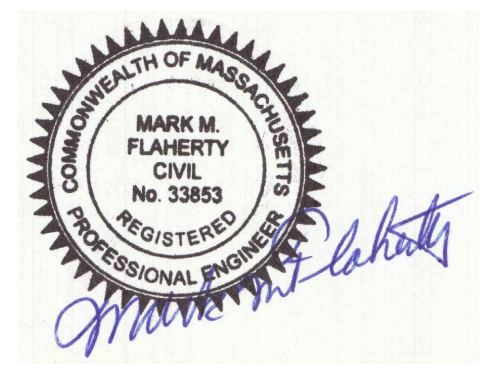


CONSTRUCTION PHASING: SEQUENCE OF MAJOR ACTIVITIES

1. PRE-CONSTRUCTION NOTIFICATION AND MEETING WITH TOWN DPW DIVISIONS.
2. INSTALL EROSION CONTROL MEASURES (EROSION CONTROL BLANKETS TO BE PLACED ON ALL SLOPES).
3. PREPARE FOUNDATION SITE FOR NEW BUILDING
4. CLEAR AND GRUB VEGETATION.
5. INSTALL FILL TO SUBGRADE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL UTILITIES, STORM DRAINAGE, AND PARKING AREA BASE MATERIALS.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTINGS.
9. COMPLETE FINAL PAVEMENT; REMOVE ACCUMULATED SEDIMENT FROM RETENTION BASINS.
10. UPON COMPLETION OF CONSTRUCTION ACTIVITY REMOVE EROSION CONTROL MEASURES AND RESEED ANY AREAS DISTURBED BY THEIR REMOVAL.
11. UPON COMPLETION OF CONSTRUCTION ACTIVITY THE EXISTING STORM DRAINAGE SYSTEM STRUCTURES ARE TO BE CLEANED.

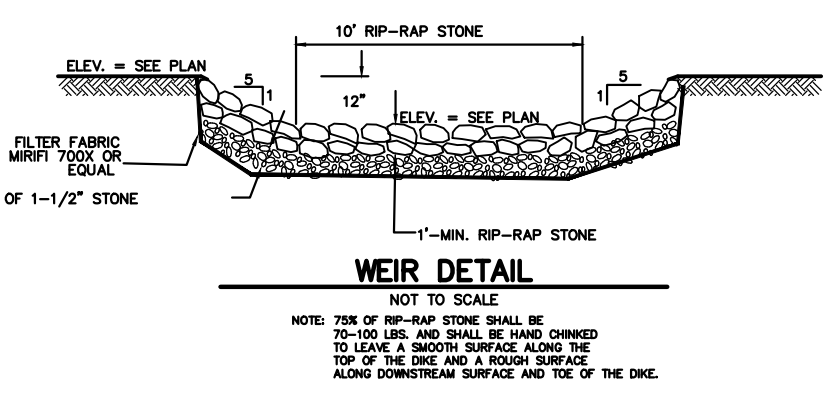
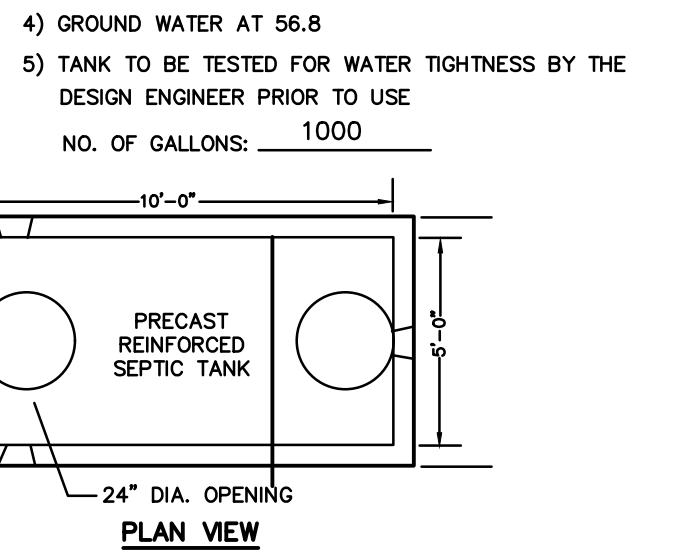
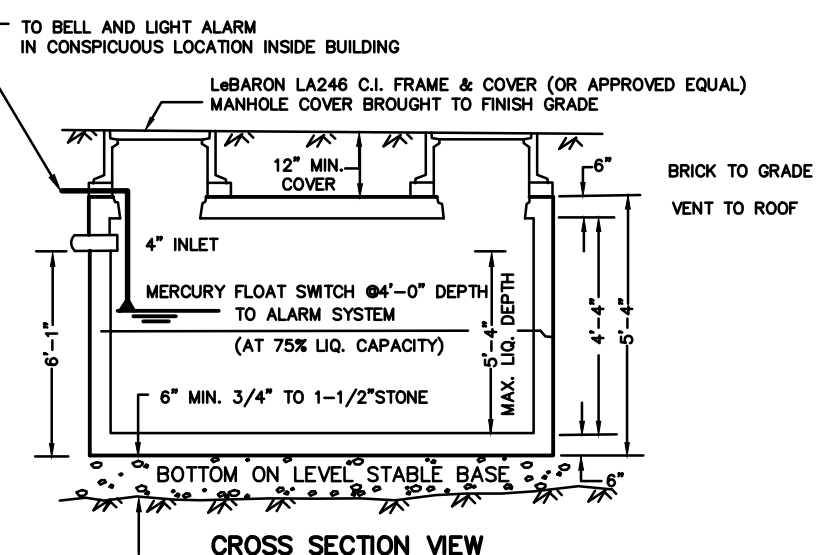
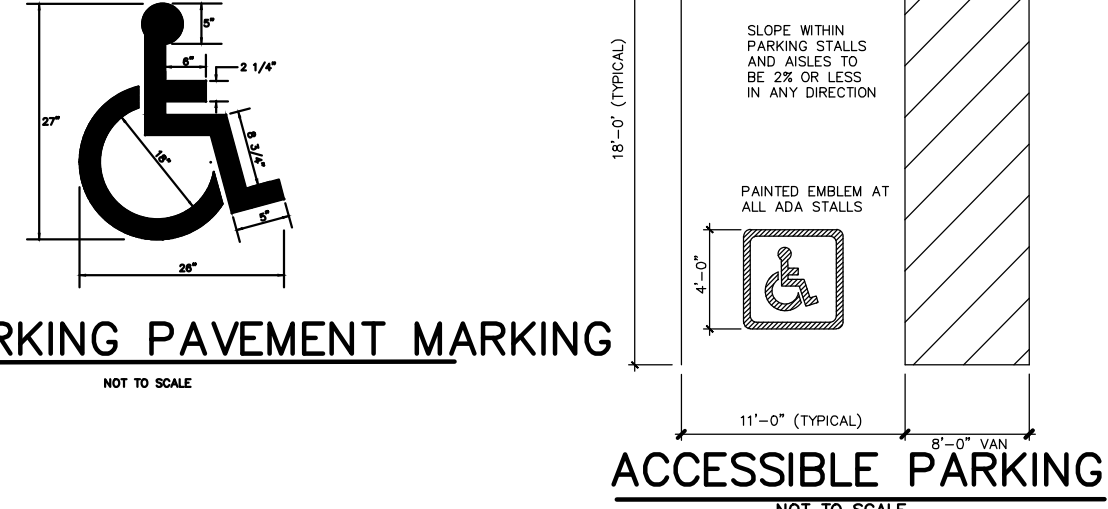
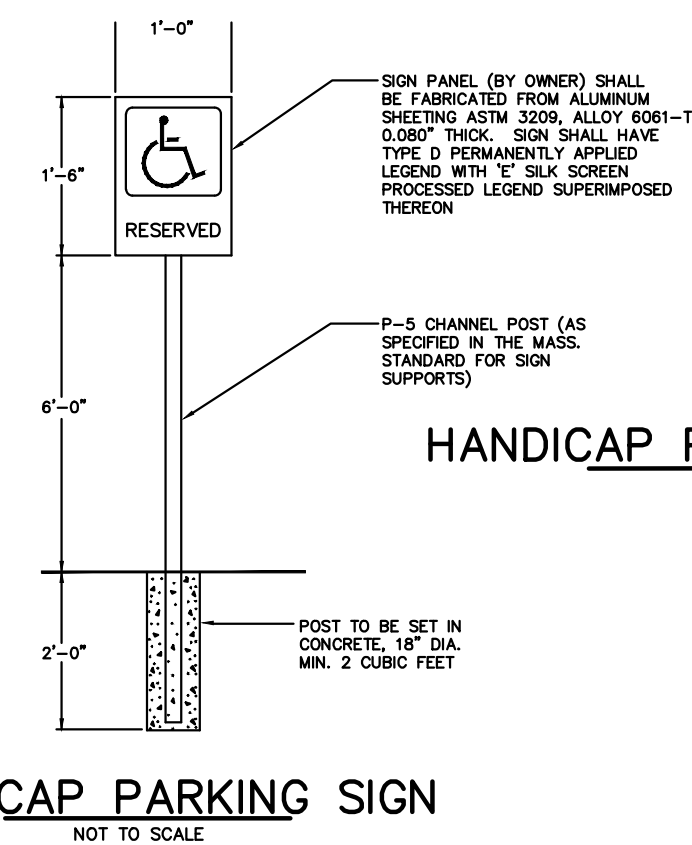
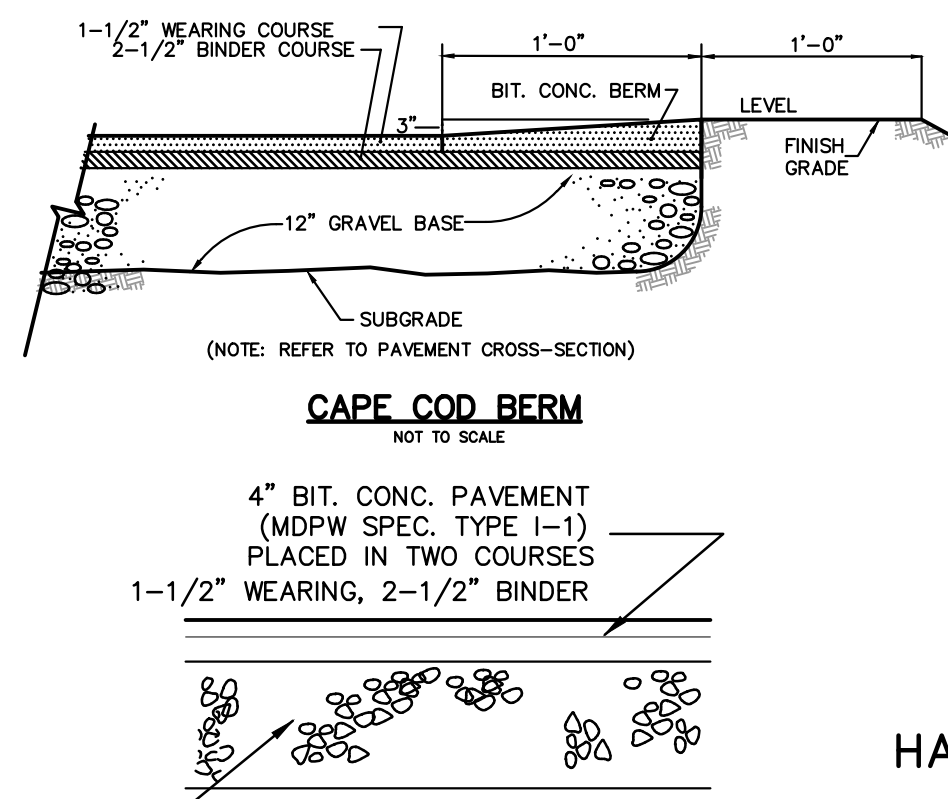
EROSION CONTROL NOTES:

1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EROSION CONTROL DEVICES WHICH BECOME INEFFECTIVE.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL GRADING AND OTHER LAND DISTURBING ACTIVITIES PRIOR TO CONSTRUCTION.
4. SLOPE STABILIZATION INSPECTIONS WILL BE INCLUDED IN THE QUARTERLY MONITORING REPORT.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
6. THE CONTRACTOR SHALL PROVIDE TEMPORARY GROUND COVER FOR ALL AREAS WITH EXPOSED SOIL WHICH WILL NOT BE DISTURBED BY GRADING OPERATIONS FOR A PERIOD OF THIRTY DAYS OR MORE. IF THE PROJECT IS SUSPENDED FOR ANY REASON, THE CONTRACTOR SHALL MAINTAIN THE SOIL EROSION AND SEDIMENTATION FACILITIES.
7. SPRINKLE OR APPLY DUST SUPPRESSERS TO KEEP DUST WITHIN TOLERABLE LIMITS AT THE CONSTRUCTION SITE.
8. STOCKPILES SHALL BE SURROUNDED ON THEIR PERIMETERS WITH SILT FENCE TO PREVENT AND CONTROL SILTATION AND EROSION.

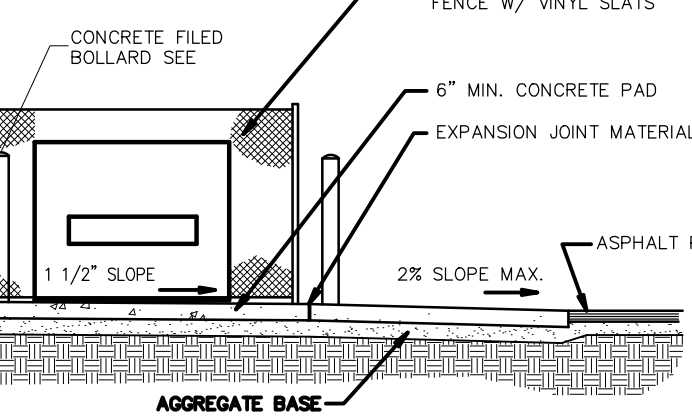
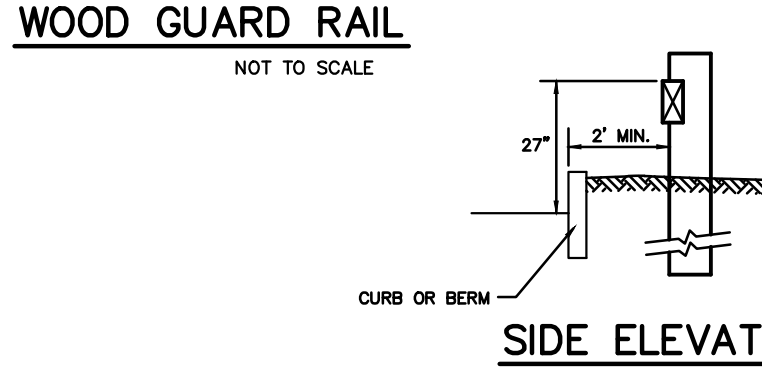
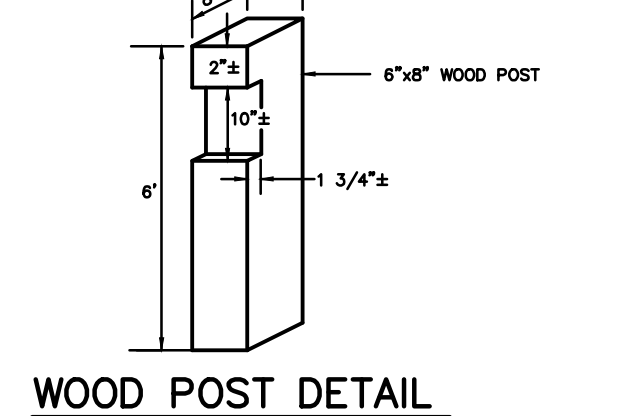
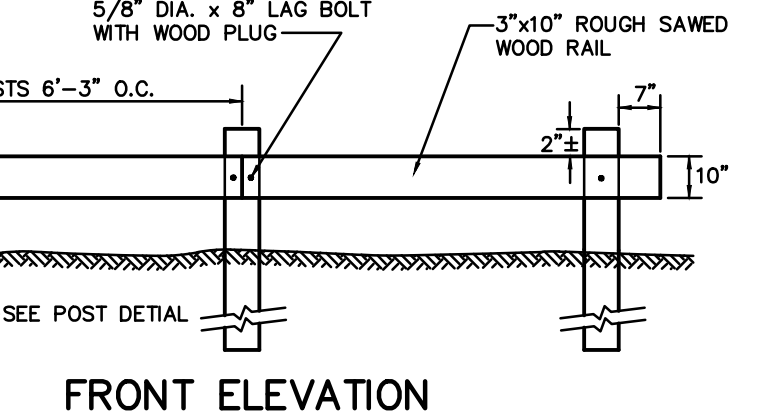
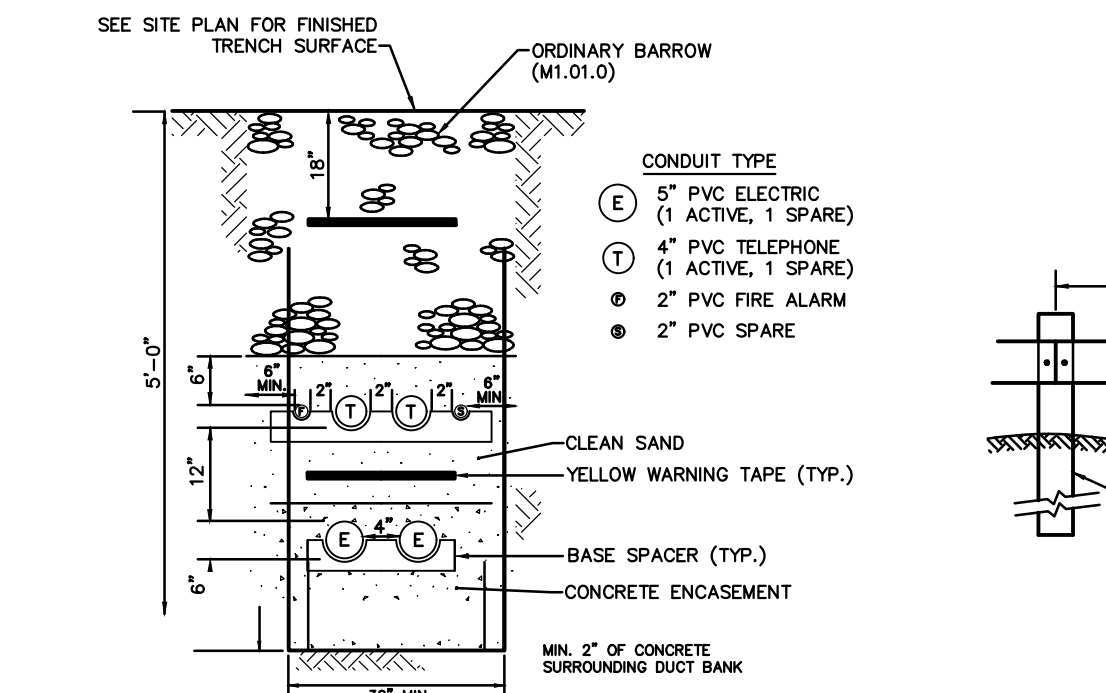
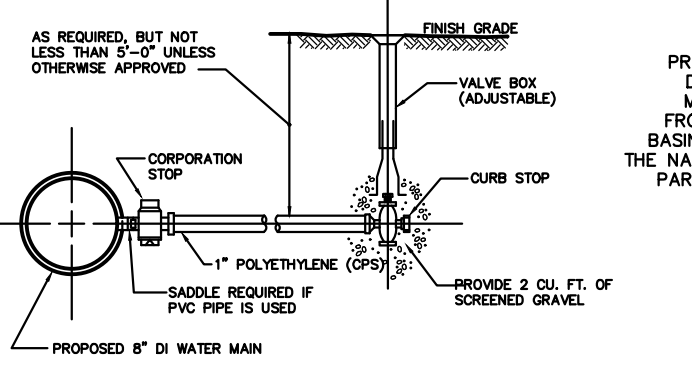
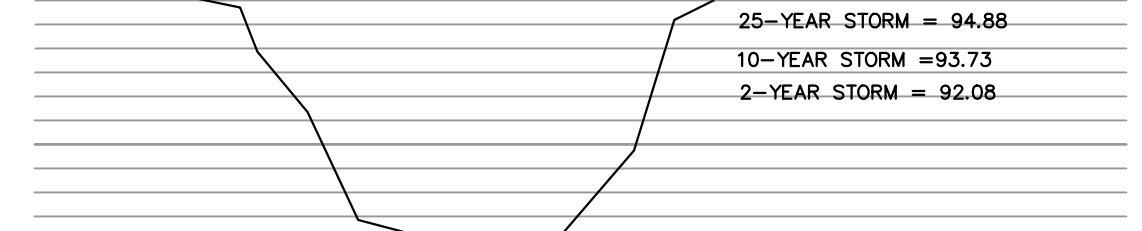
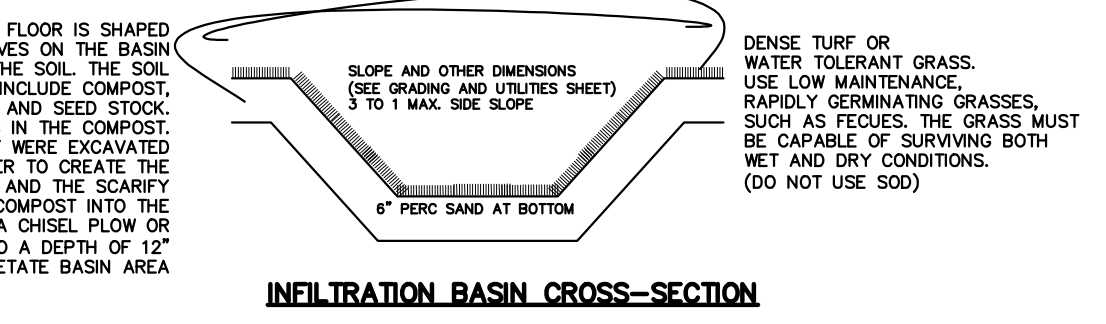
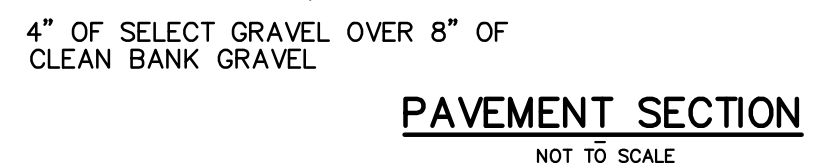


**EROSION & SEDIMENT CONTROL**  
 IN  
**BOURNE, MASSACHUSETTS**  
 PREPARED FOR  
**SHERIDAN HOME BUILDERS, INC**  
**#371 OLD PLYMOUTH ROAD**

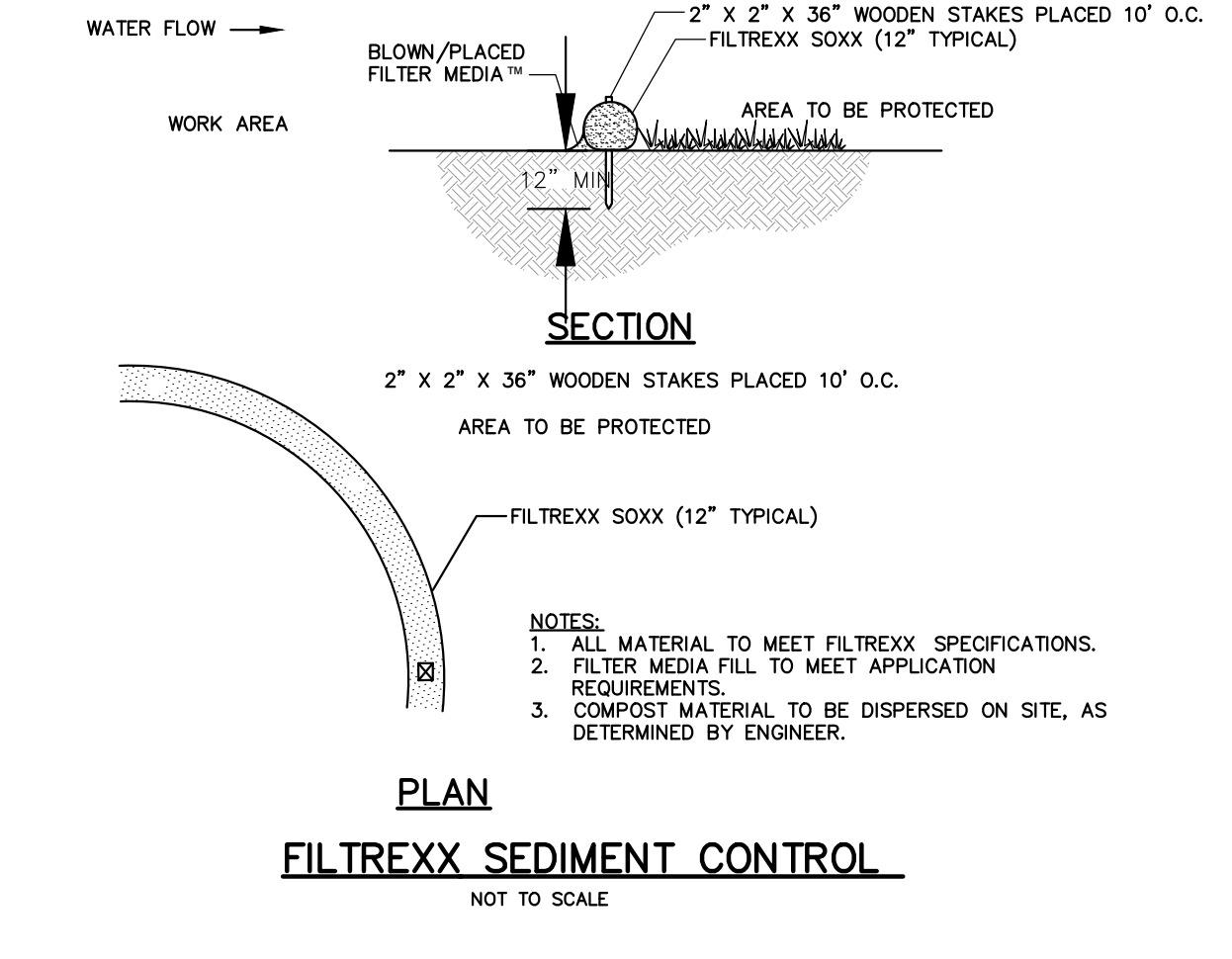
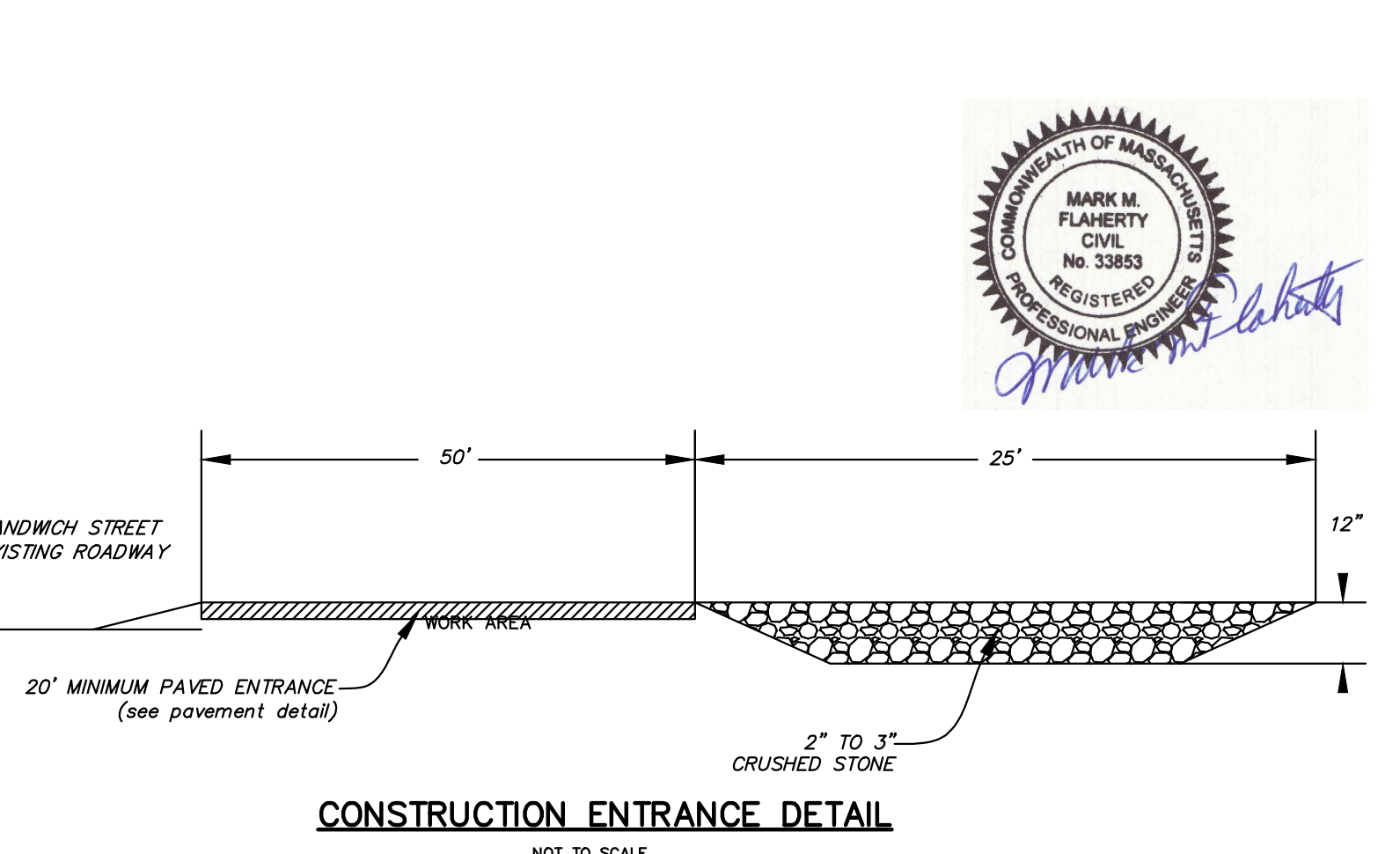
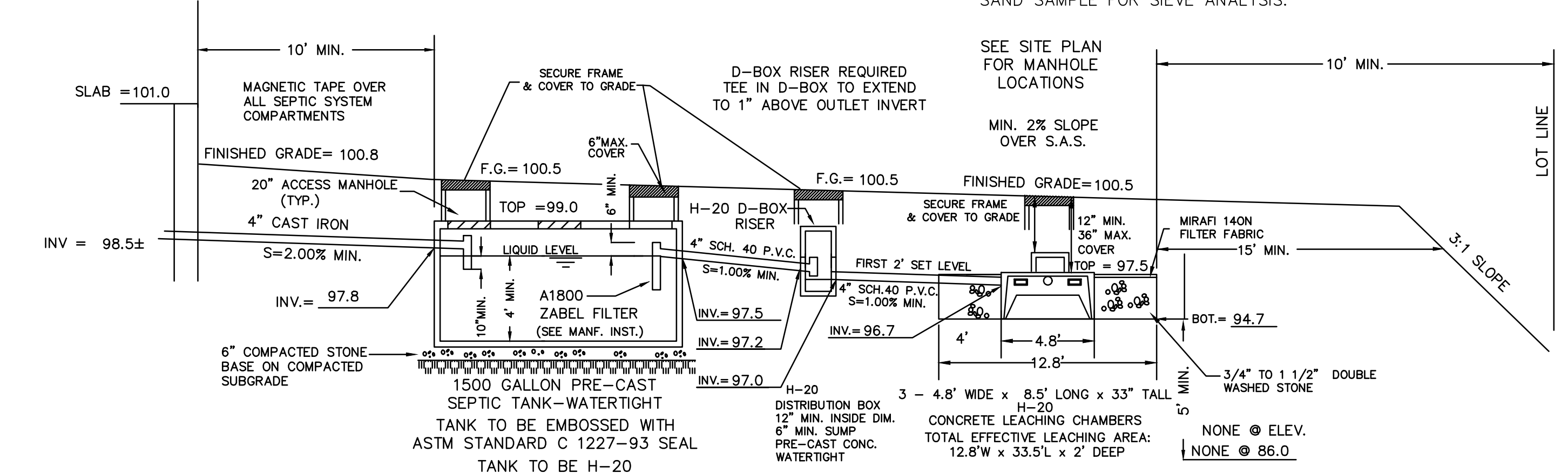
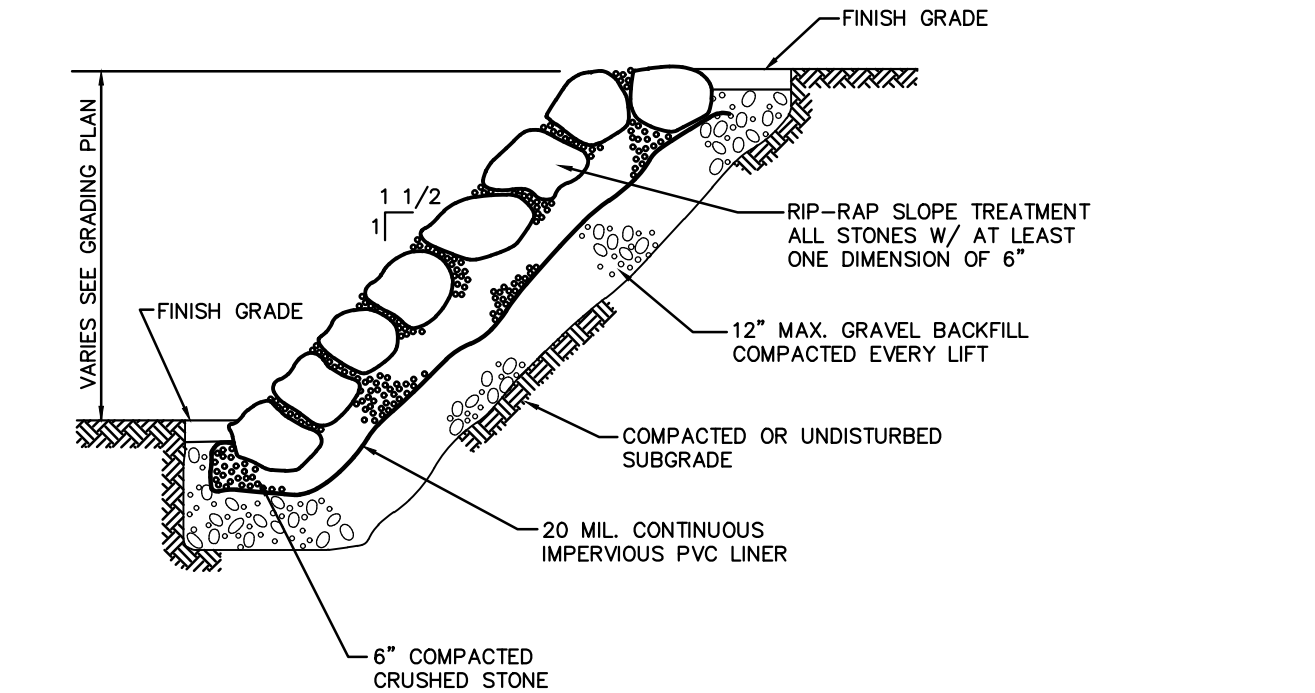
1" = 30'                      JULY 8, 2023  
**FLAHERTY & STEFANI, INC.**  
 67 SAMOSET STREET  
 PLYMOUTH, MASSACHUSETTS  
 508-747-2425



SEPTIC SYSTEM REQUIREMENTS	
<b>DESIGN FLOW FOR PROPOSED BUILDING</b>	<b>PROPOSED SOIL ABSORPTION SYSTEM</b>
OFFICE SPACE: 1,500 S.F.	3-LEACHING CHAMBERS
1,500 S.F. @ 75 GPD/1,000 S.F. = 113 GPD (200 MIN)	12.8\"/>
WAREHOUSE/STORAGE SPACE: 6,350 S.F.	BOTTOM AREA = 428.8 S.F.
5,000 S.F. @ 50 GPD/1,000 S.F. = 250 GPD (200 MIN)	SIDEWALL AREA = 183.2 S.F.
TOTAL REQUIRED DESIGN FLOW = 400 GPD	TOTAL AREA = 614 S.F.
SEPTIC TANK REQUIRED: 1,500 GALLONS	LOADING RATE = 0.74 GPD/S.F.
SEPTIC TANK PROVIDED: 1,500 GALLONS (H2O DESIGN)	FLOW PROVIDED = 454 GPD > 400 GPD



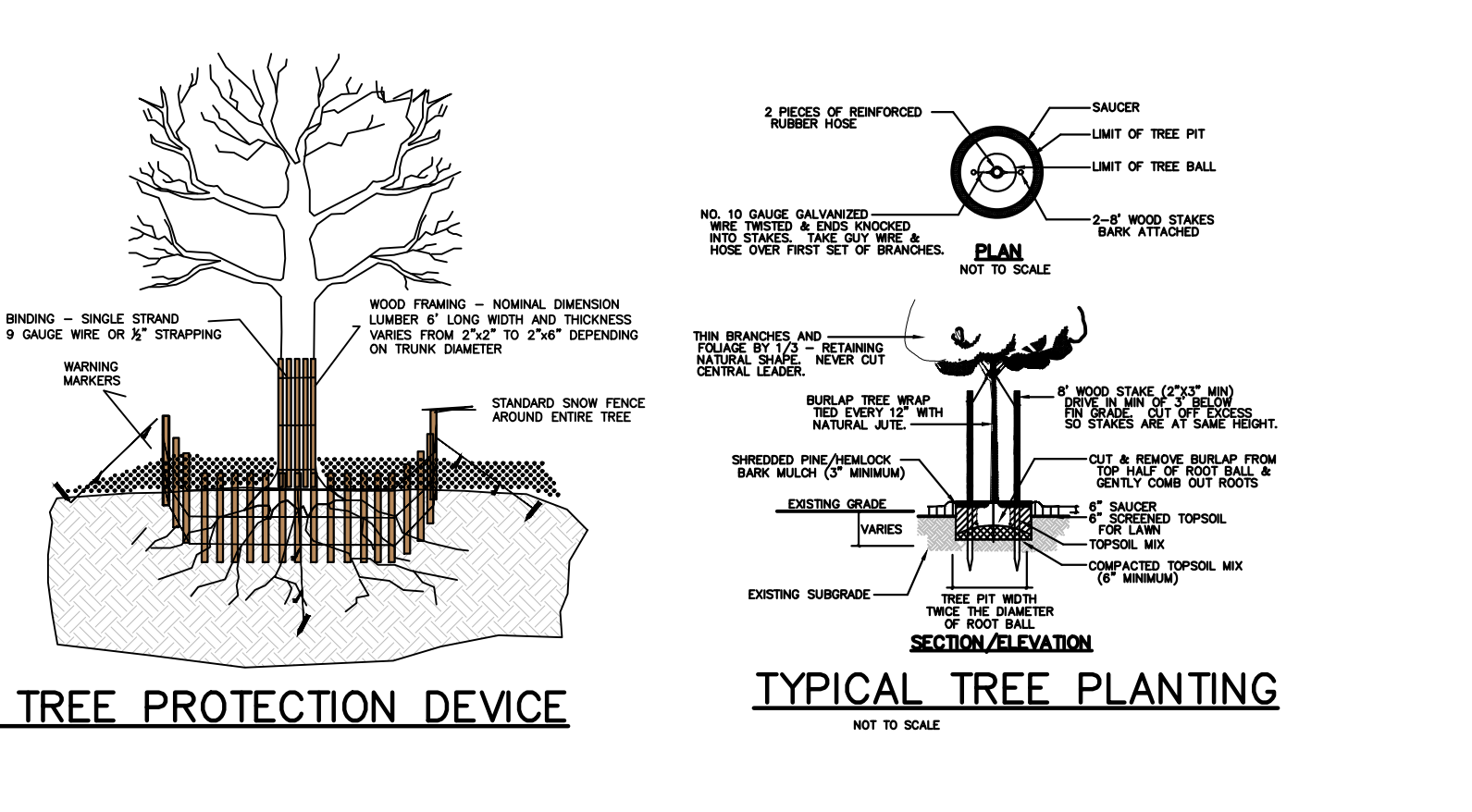
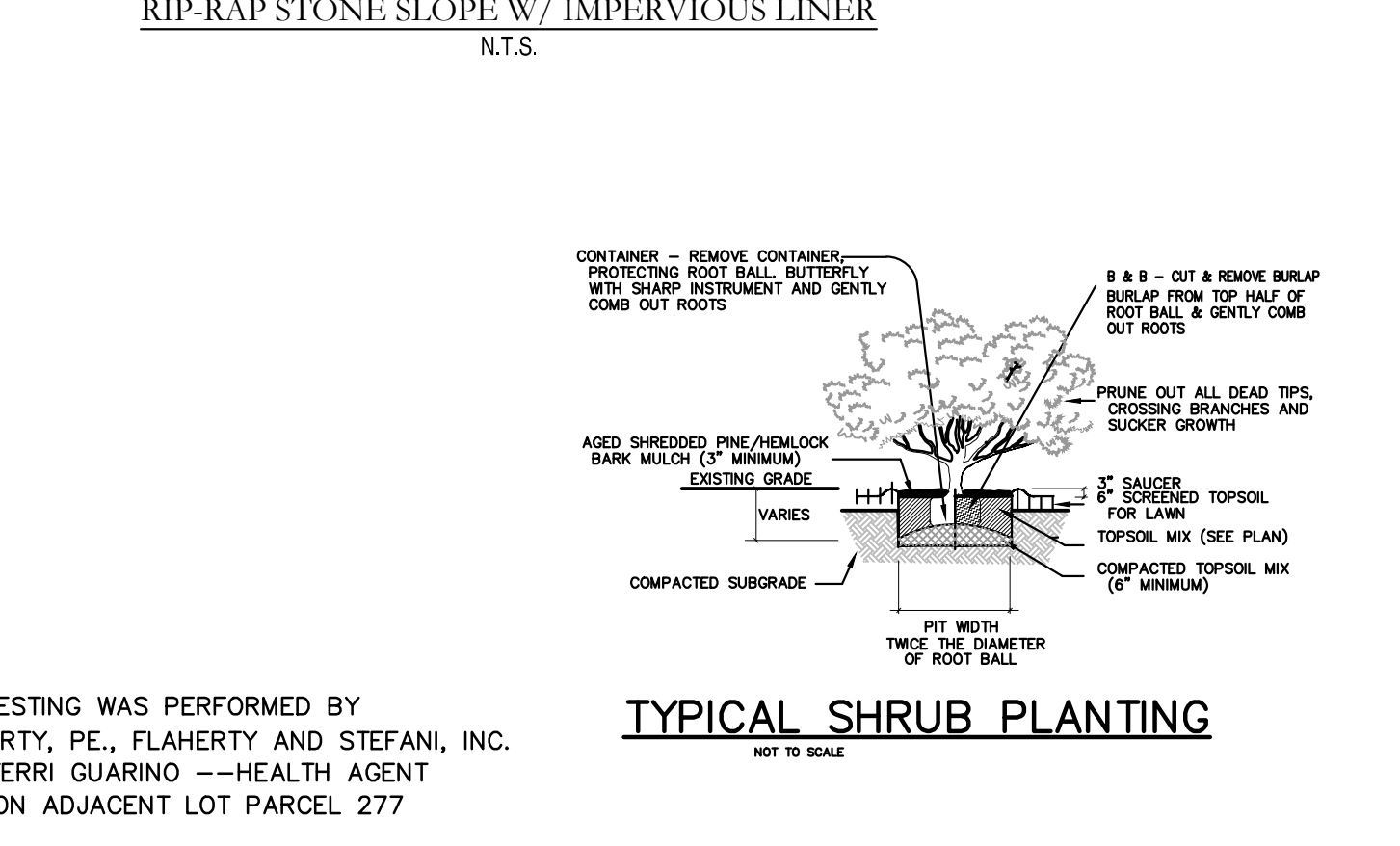
SOIL LOGS FOR PROJECT-SEPTIC SYSTEM & DRAINAGE:																							
<table border="1"> <tr><td>TP NO. 1</td><td>91.0</td></tr> <tr><td>GRD. EL.</td><td>91.0</td></tr> <tr><td>GW. EL.</td><td>NONE</td></tr> <tr><td>0</td><td>91.0</td></tr> <tr><td>14\"/&gt; </td></tr> <tr><td>48\"/&gt; </td></tr> <tr><td>108\"/&gt; </td></tr> </table>	TP NO. 1	91.0	GRD. EL.	91.0	GW. EL.	NONE	0	91.0	14\"/>	48\"/>	108\"/>	<table border="1"> <tr><td>TP NO. 2</td><td>91.5</td></tr> <tr><td>GRD. EL.</td><td>91.5</td></tr> <tr><td>GW. EL.</td><td>NONE</td></tr> <tr><td>0</td><td>91.5</td></tr> <tr><td>12\"/&gt; </td></tr> <tr><td>46\"/&gt; </td></tr> <tr><td>108\"/&gt; </td></tr> </table>	TP NO. 2	91.5	GRD. EL.	91.5	GW. EL.	NONE	0	91.5	12\"/>	46\"/>	108\"/>
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132\"/>																							
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TP NO. 5	93.0																						
GRD. EL.	93.0																						
GW. EL.	NONE																						
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GW. EL.	NONE																						
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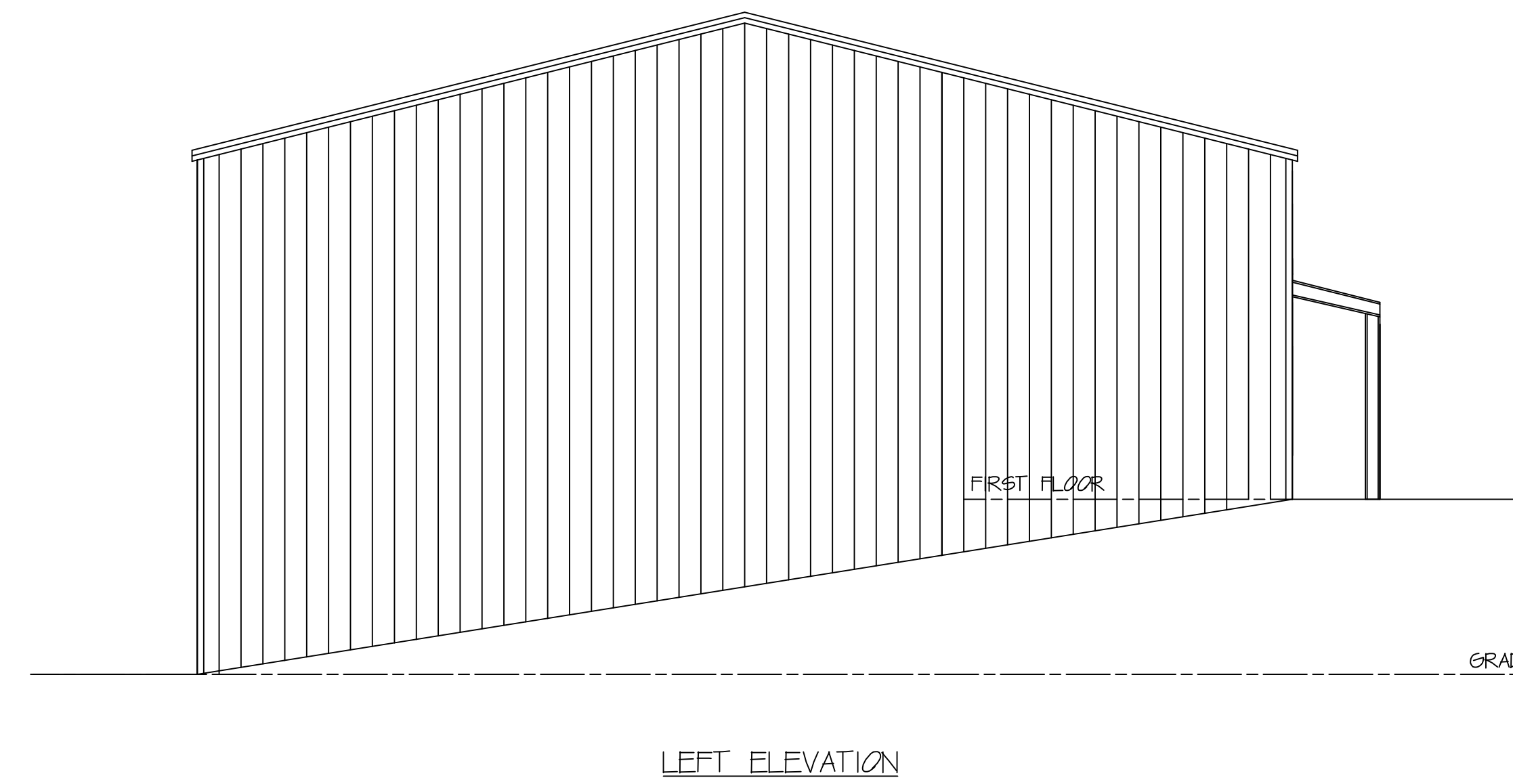
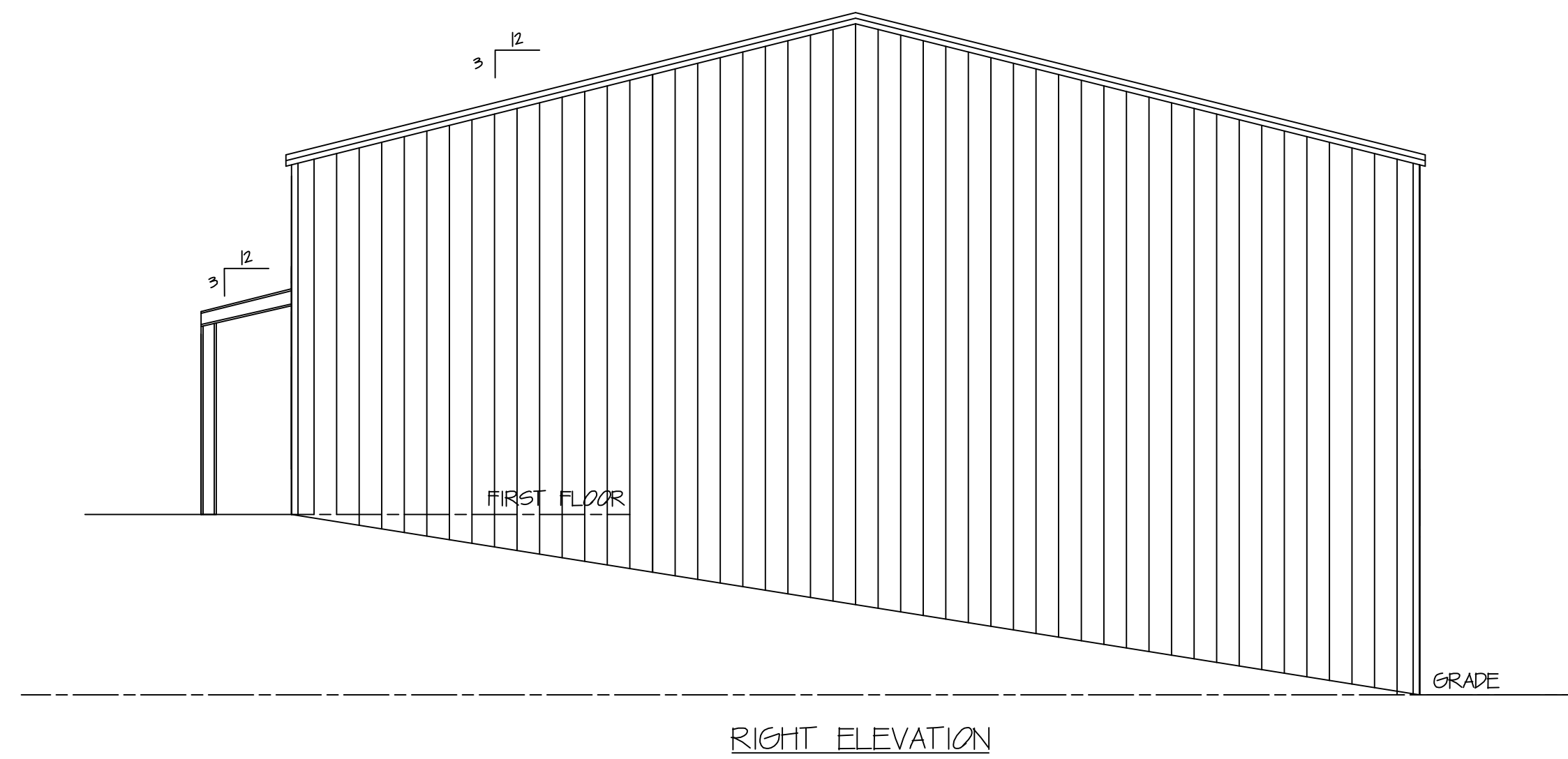
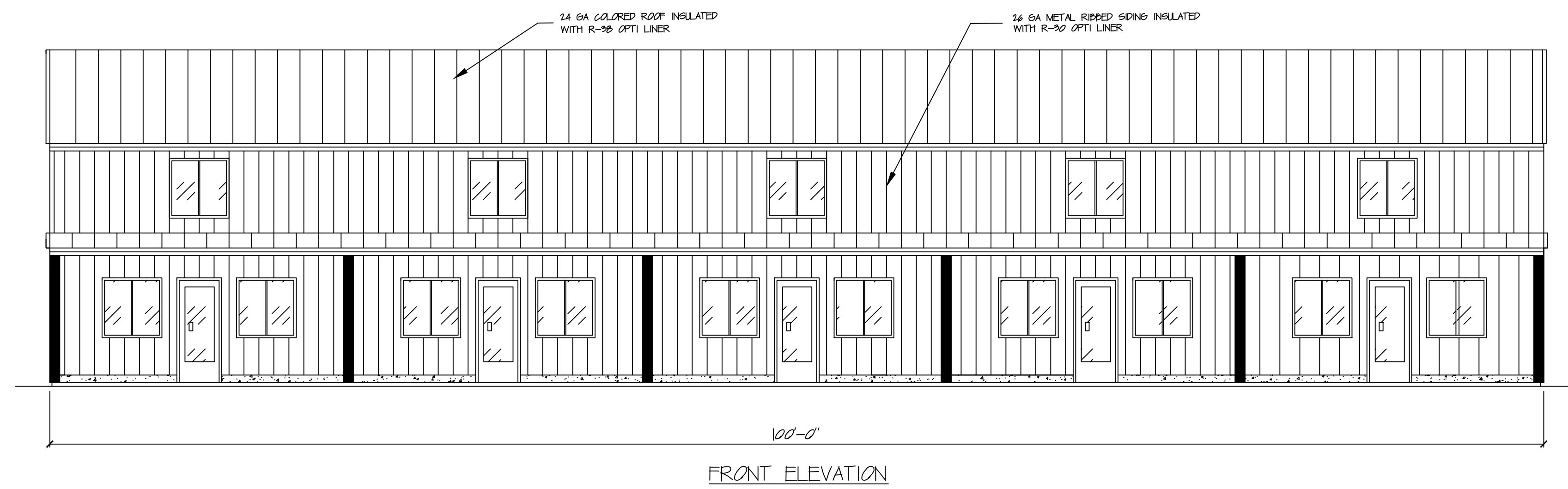


**DETAILS OF CONSTRUCTION**  
**IN**  
**BOURNE, MASSACHUSETTS**  
 PREPARED FOR  
**SHERIDAN HOME BUILDERS, INC**  
**#371 OLD PLYMOUTH ROAD**  
 1" = 30' JULY 8, 2023  
**FLAHERTY & STEFANI, INC.**  
 67 SAMOSET STREET  
 PLYMOUTH, MASSACHUSETTS  
 508-747-2425

NOTE: SOIL TESTING WAS PERFORMED BY KEVIN FLAHERTY, SE., FLAHERTY AND STEFANI, INC. IN JUNE 2023.

NOTE: SOIL TESTING WAS PERFORMED BY MARK M. FLAHERTY, PE., FLAHERTY AND STEFANI, INC. WITNESSED BY: TERRI GUARINO --HEALTH AGENT MAY 19, 2021 ON ADJACENT LOT PARCEL 277





General Notes

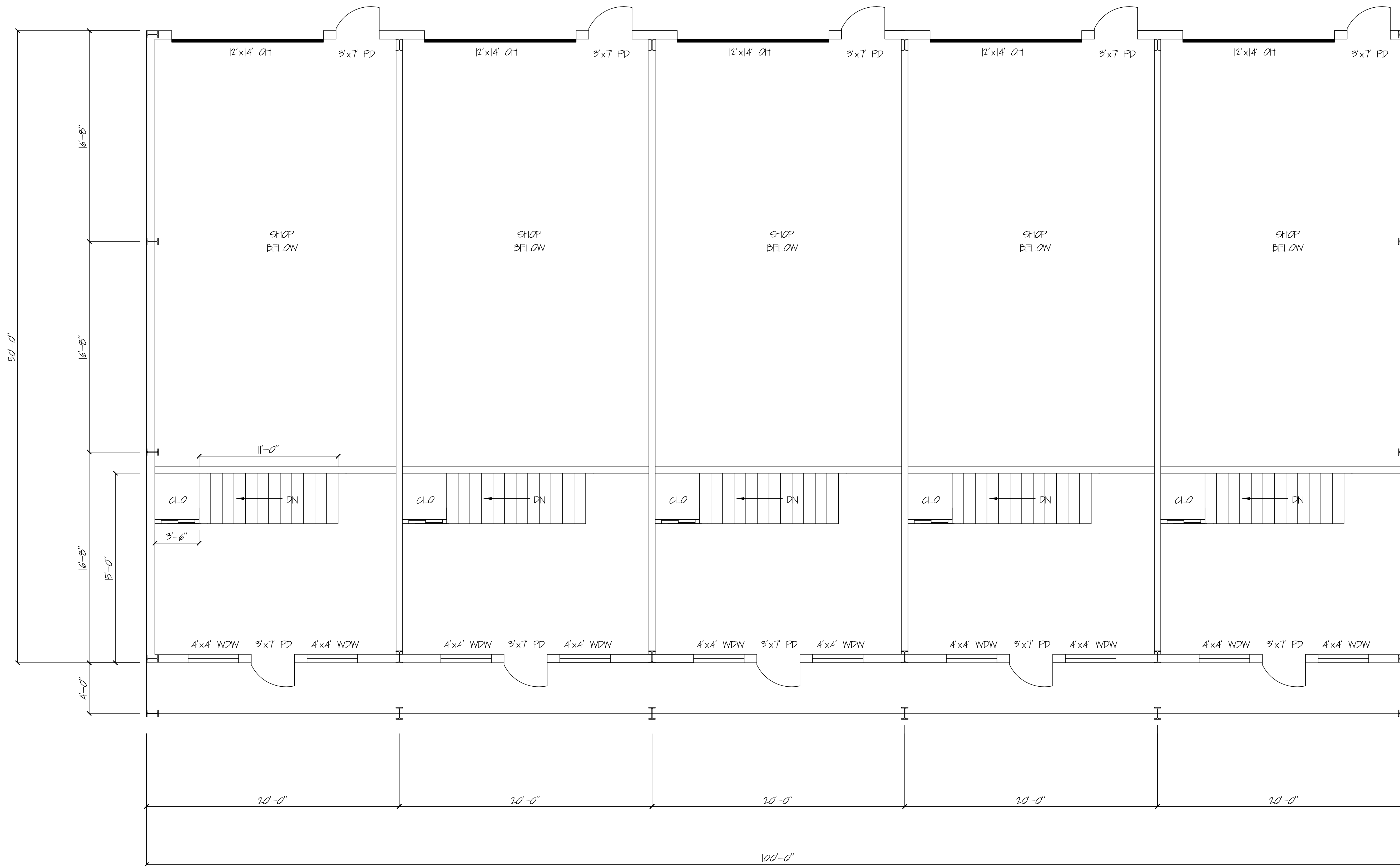
No.	Revision/Issue	Date

Firm Name and Address  
 PRIGGEN STEEL  
 133 FRANKLIN STREET  
 WRENTHAM, MA

Project Name and Address  
 MC SERVICES  
 SAGAMORE, MA

Project ELEVATION	Sheet S-2
Date 7/5/23	
Scale 3/16" = 1'-0"	





1ST FLOOR PLAN

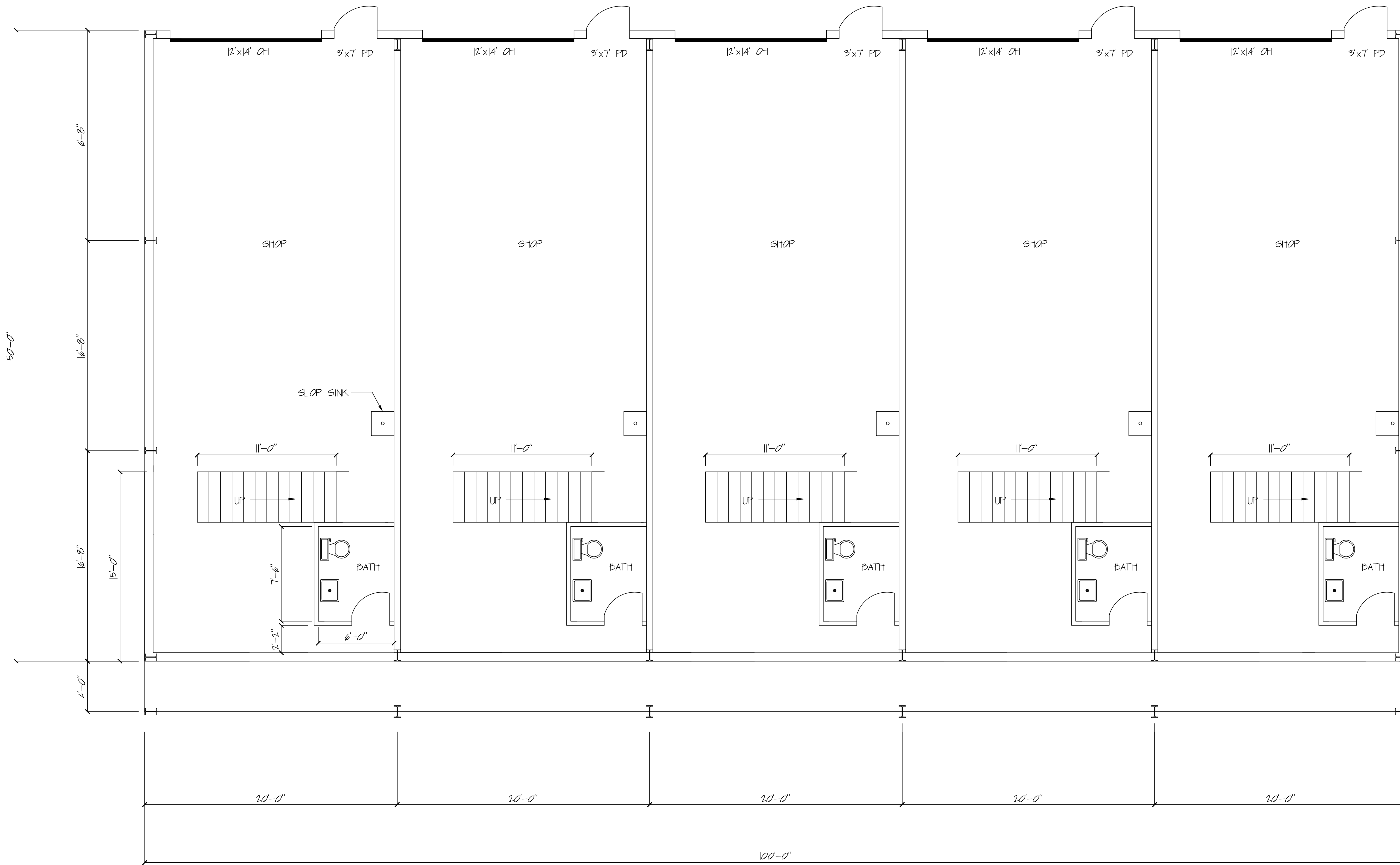
General Notes

No.	Revision/Issue	Date

Firm Name and Address  
 PRIGGEN STEEL  
 133 FRANKLIN STREET  
 WRENTHAM, MA

Project Name and Address  
 MC SERVICES  
 SAGAMORE, MA

Project 1st FLOOR	Sheet S-1
Date 7/5/23	
Scale 1/4" = 1'-0"	



BASEMENT PLAN

General Notes

No.	Revision/Issue	Date

Firm Name and Address  
 PRIGGEN STEEL  
 133 FRANKLIN STREET  
 WRENTHAM, MA

Project Name and Address  
 MC SERVICES  
 SAGAMORE, MA

Project BASEMENT	Sheet S-1
Date 7/5/23	
Scale 1/4" = 1'-0"	