

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

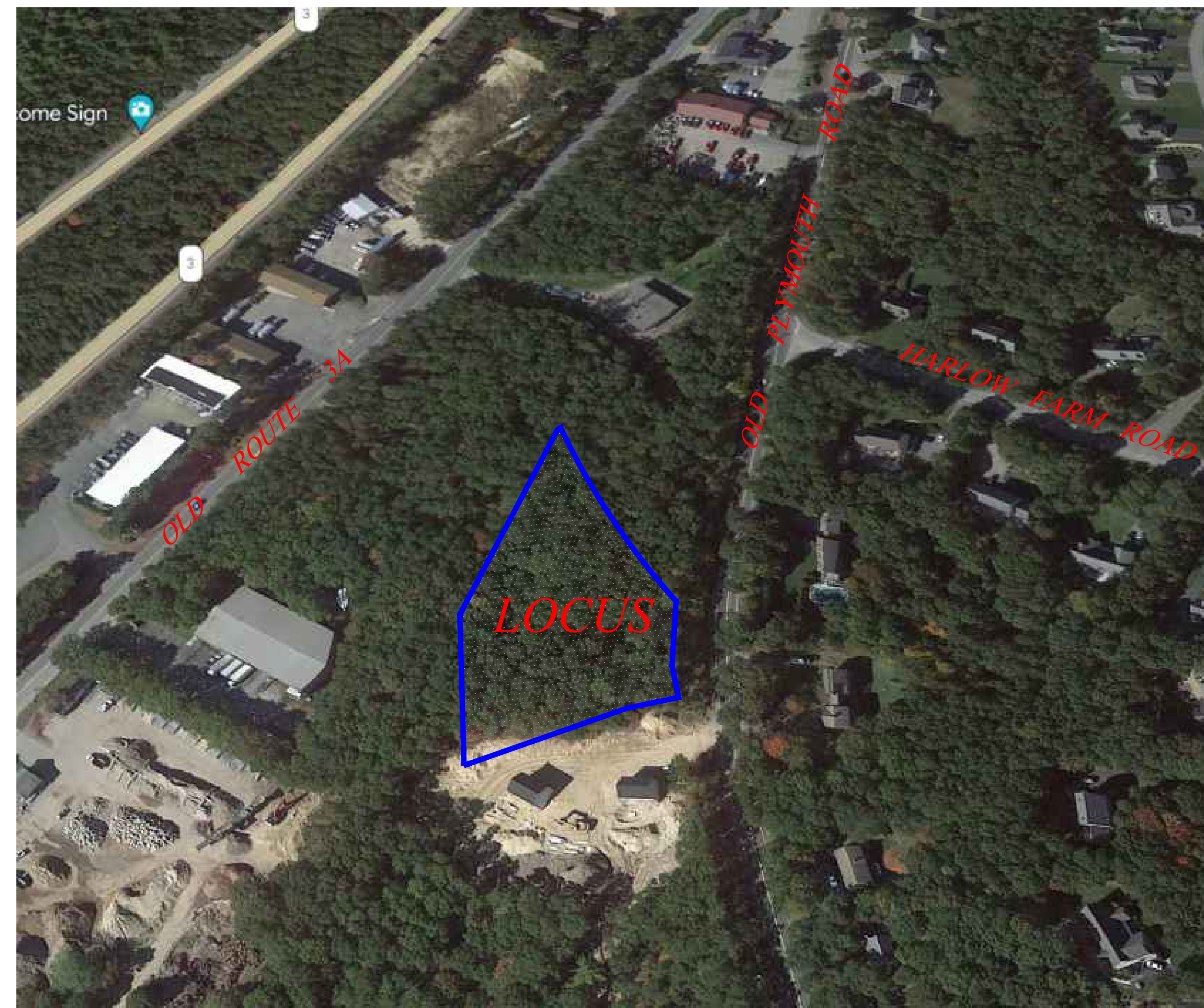
DATE: JULY 8, 2023 REV: SEPTEMBER 6, 2023

1	9-6-23	PLANNING & FIRE DEPT COMMENTS	KAF
NO.	DATE	DESCRIPTION	BY

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

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	

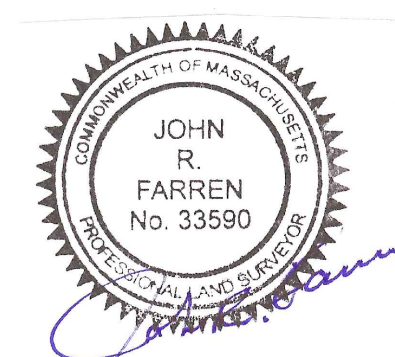


PARKING REQUIREMENTS

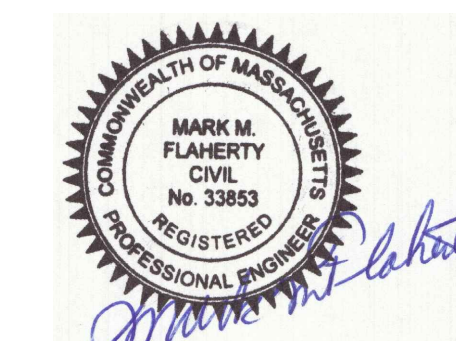
CATEGORY:	PROPOSED USAGE	RATE	REQ' SPACES
BUILDING			
OFFICE	1,500 S.F.(300 PER UNIT)	@ 1 / 180 SF	9 SPACES
STORAGE	5,000 S.F.	@ 1 SP/PER 1000 S.F.	5 SPACES
		REQUIRED:	14 SPACES
		PROVIDED:	20 SPACES

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%



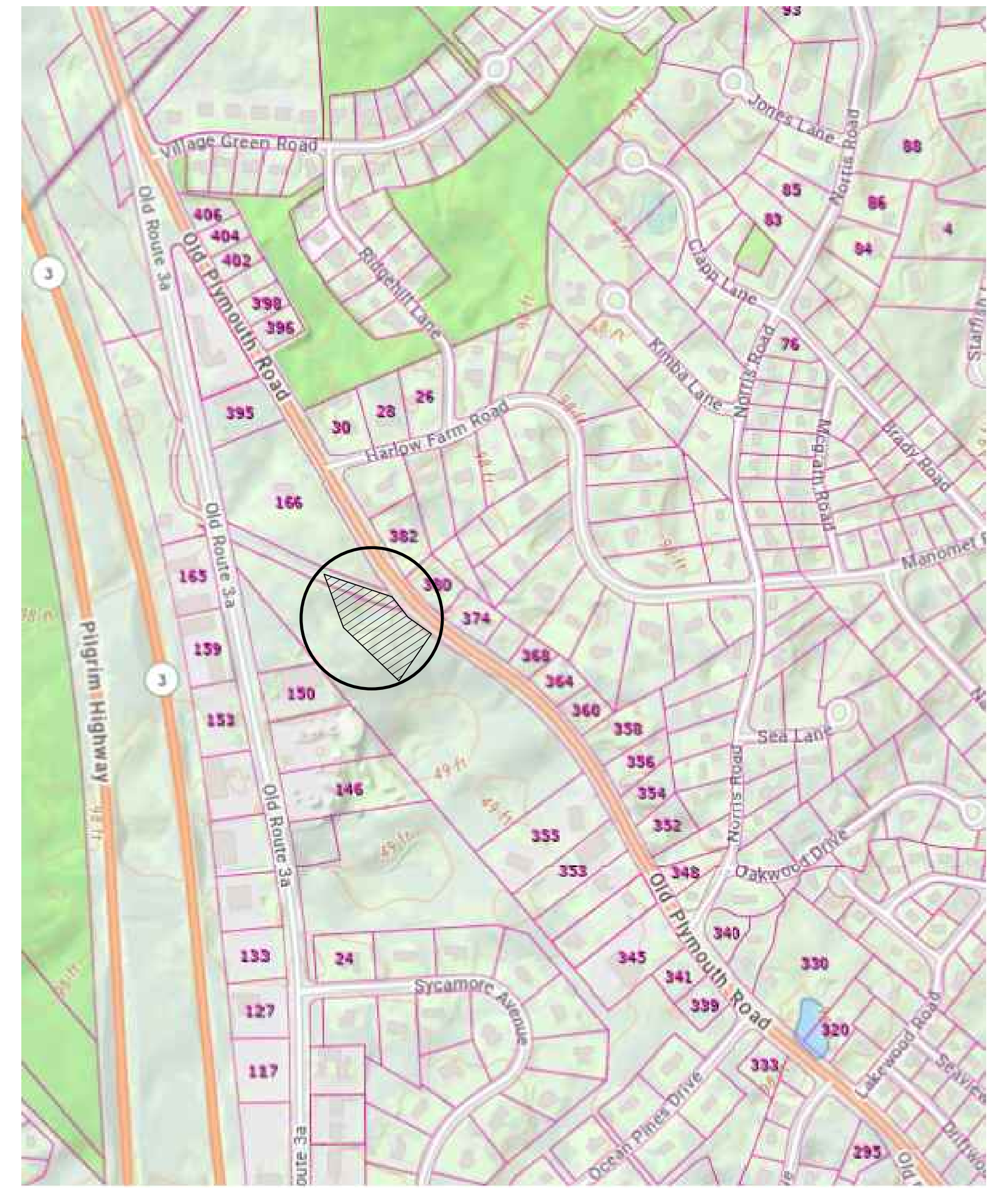
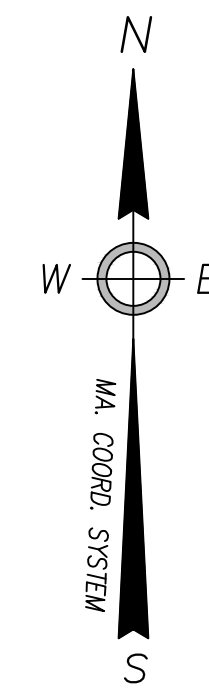
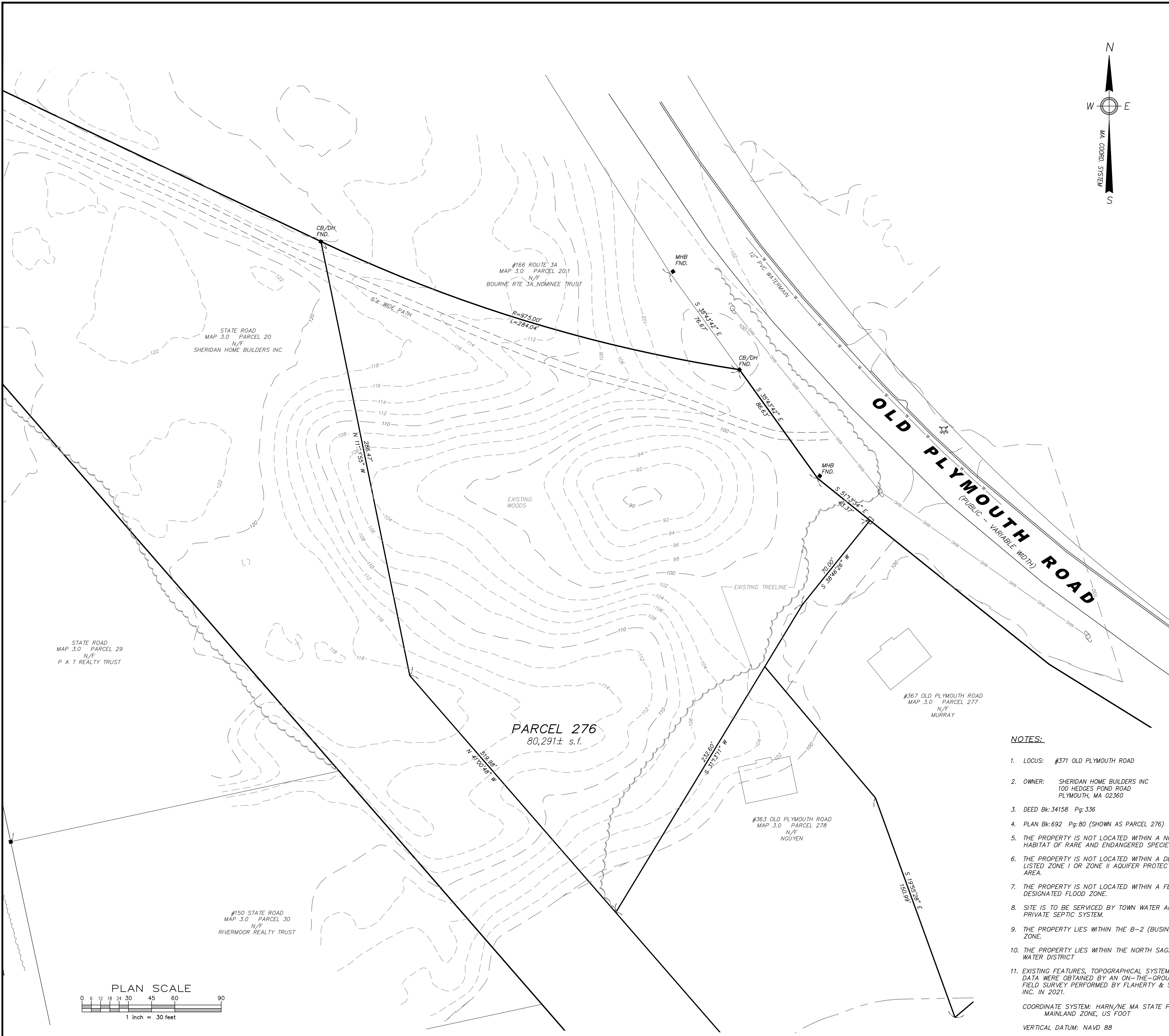
PREPARED BY:
FLAHERTY & STEFANI, INC.
 67 SAMOSET STREET
 PLYMOUTH, MA 02360
 PHONE: (508) 747-2425



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
- ADDED FIRE DEPARTMENT TURNING ANALYSIS



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.

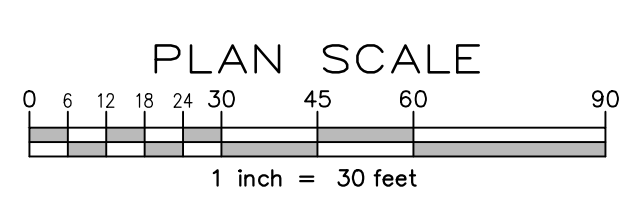
COORDINATE SYSTEM: HARN/NE MA STATE PLANES,
MAINLAND ZONE, US FOOT
VERTICAL DATUM: NAVD 88

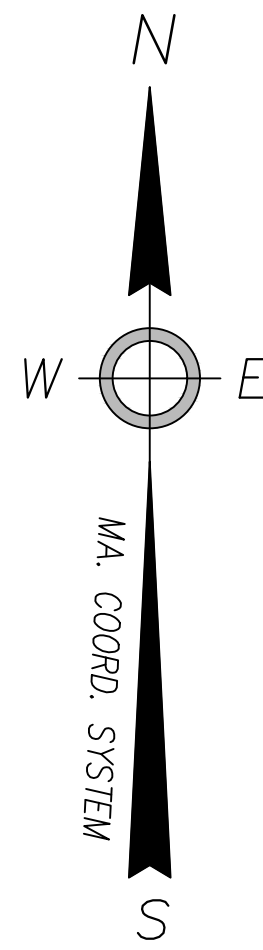
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**EXISTING CONDITIONS
IN
BOURNE, MASSACHUSETTS
PREPARED FOR
SHERIDAN HOME BUILDERS, INC
#371 OLD PLYMOUTH ROAD**

1" = 30'
JULY 8, 2023
REV: SEPTEMBER 6, 2023
FLAHERTY & STEFANI, INC.
67 SAMOSET STREET
PLYMOUTH, MASSACHUSETTS
508-747-2425





NO.	DATE	DESCRIPTION	BY
1	9-6-23	PLANNING & FIRE DEPT COMMENTS	KAF

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

LED Traditional Cut-Off Wall Pack Fixture
2986 Lumens with Light Sensor
11.4"H x 13"W x 9.25"D

Model Number FLAWM90/30/1.0L

Includes:
• Single Output Channel, Class 2 LED Driver, Model Number: AC-35C1.0A10A
• 1 PCS LED Array with LED mounted to industrial grade aluminum LED Driver bracket (10 LEDs per array)



Specifications

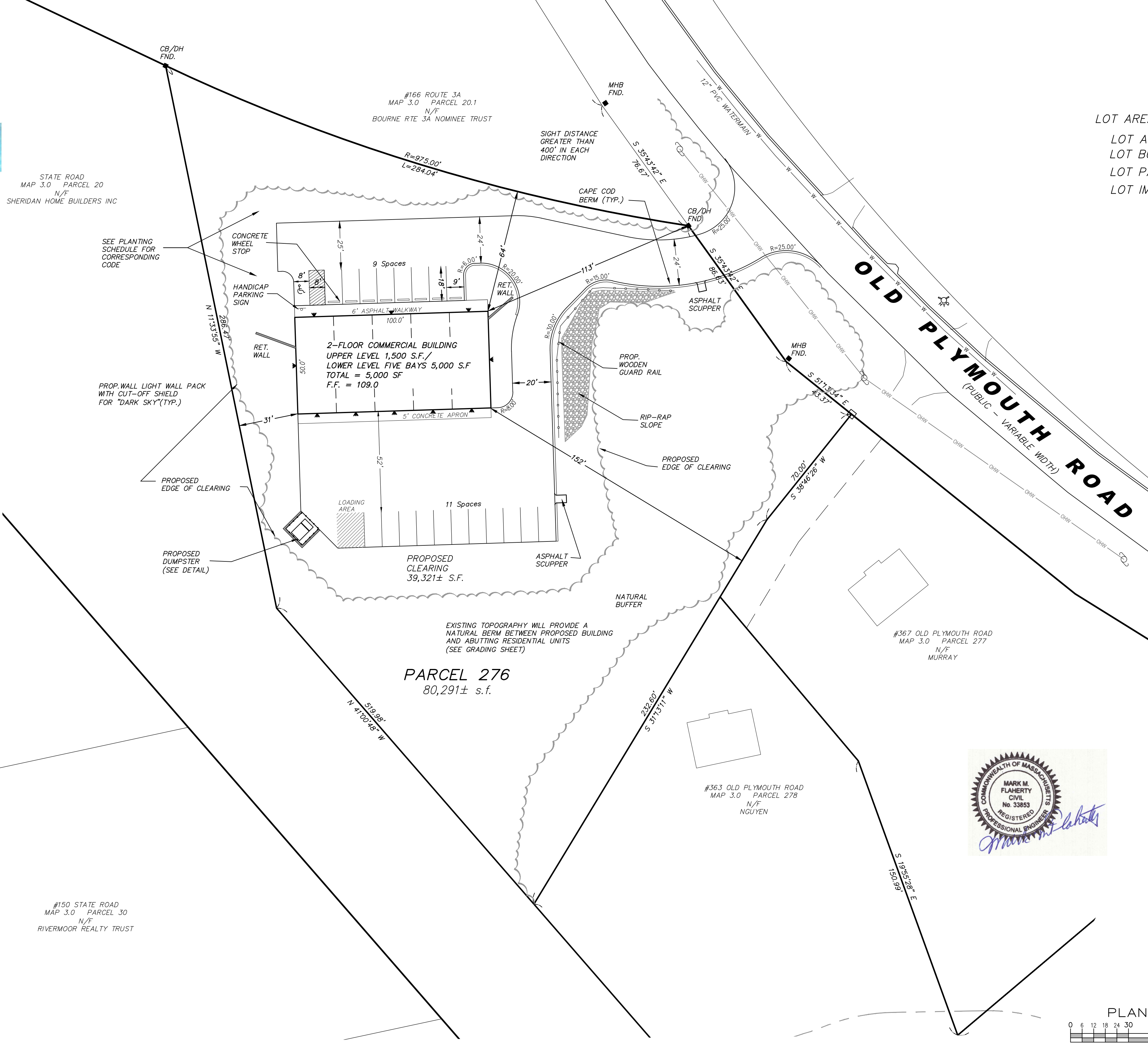
Item	Specification
Input Voltage	120-277V, 50/60Hz
Fixture CRI	74
LED Color Temperature	5200K
Fixture Lumens	2986
Fixture Efficiency	80 lumens/Watt
Lumen Maintenance	>70% @ 5 years
Zonal Lumen Performance	0.90~1.00/30-30~10.19
Warranty	7 years*
LED Quantity (Brand Samsung LM511B)	10
LED Thermal Temperature @ 35°C	81.5°C
Input Power	37.3W
Driver Efficiency	94%
Power Factor @ 277V	>0.9
THD @ 277V	<20%
Driver TAP @ 25°C Ambient	32.2°C
Noise	<24dB
EMI	FCC part 15
Max Operating Temperature	45°C Ambient
Min Operating Temperature	-40°C Ambient
Assembled Fixture Dimensions / Weight	11.4"H x 13"W x 9.25"D / 10lbs.

Warranty
* Fortified LEDs warrants to the purchaser that this fixture will be free from defects in material or workmanship for a period of 7 years from date of manufacture, when operated at a maximum ambient temperature of 113°F or 45°C, when properly installed and under normal conditions of use.
The warranty excludes damage resulting from improper installation or damage caused by fire or severe weather conditions including, but not limited to, lightning and storms. Evidence of direct exposure to water inside the fixture housing or the failed units due to improper installation voids the warranty.

Fortified LEDs vs. Standard HID Lights

Wall Pack Light Source	Input Wattage	Lifespan Hrs/ Yrs	Energy Use (24hrs/day) Kwh/yr	Annual Cost (maintenance + electricity) @ \$0.11/kWh	Electrical Cost Savings
HID	175	24,000/ 2.7	1533 kWh	168.63	
LED	37	50,000/ 5.7	324 kWh	35.65	79%

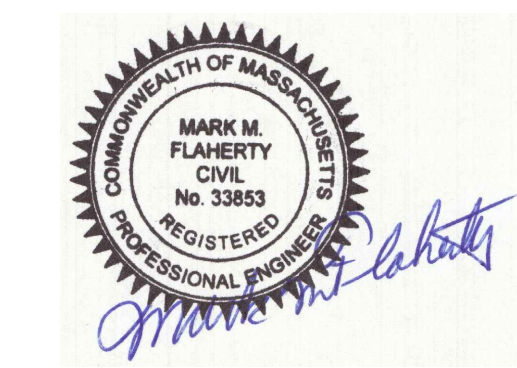
STATE ROAD MAP 3.0 PARCEL 29 N/F P A T REALTY TRUST



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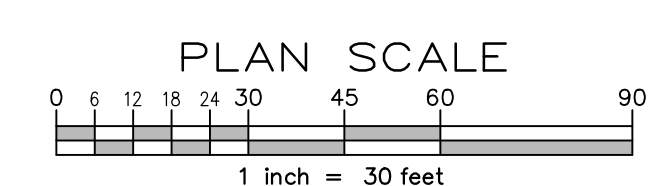
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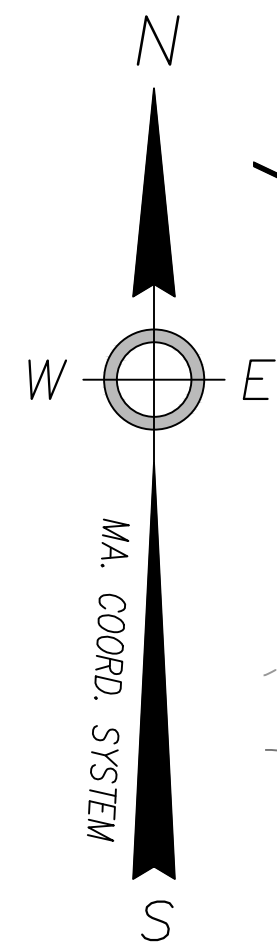
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- COORDINATE SYSTEM: HARN/NE MA STATE PLANES, MAINLAND ZONE, US FOOT
 VERTICAL DATUM: NAVD 88



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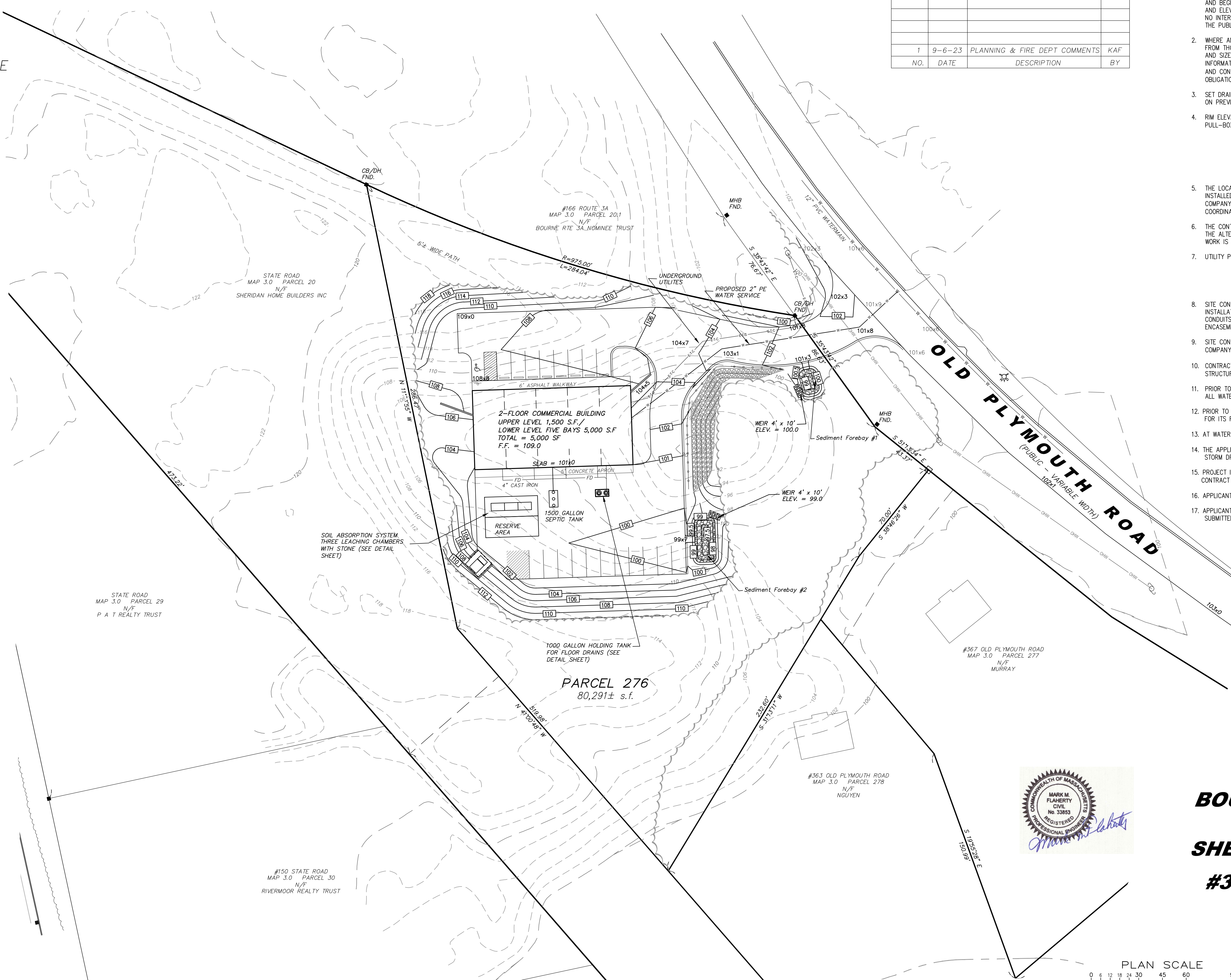
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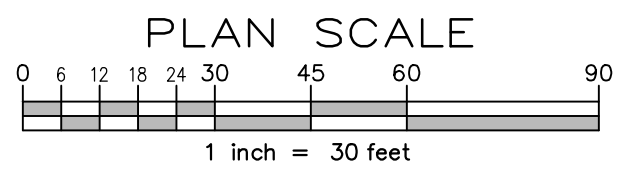
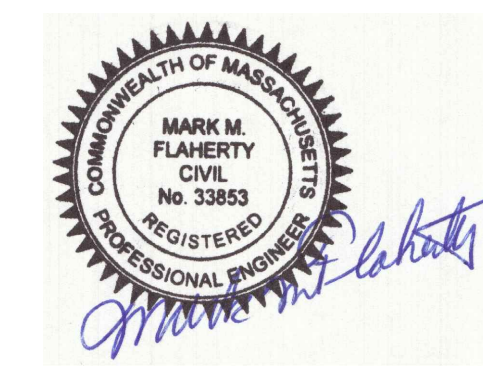


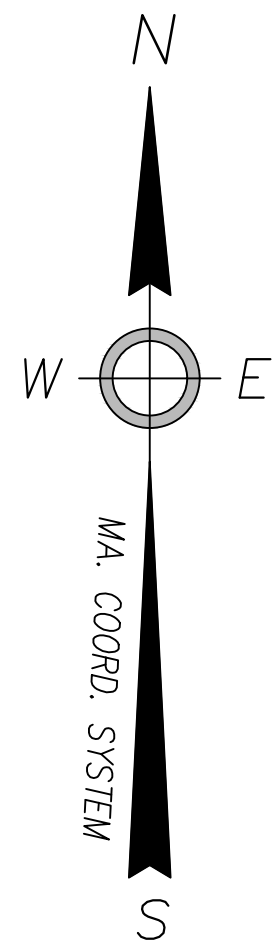
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- UTILITIES:**
- THE LOCATIONS, SIZES AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION 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.
 - 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.
 - 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.
 - 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:
 - PAVEMENT AND CONCRETE SURFACES: FLUSH
 - ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
 - LANDSCAPE, LOAM, SEED AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE THE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
 - THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR 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.
 - 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.
 - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLAN:
 - WATER SHALL BE 2" PE. WATER SERVICE IS TO COME OFF THE EXISTING 12" PVC WATER MAIN OLD PLYMOUTH ROAD.
 - SANITARY SEWER PIPES SHALL BE 4" PVC SCH 40
 - SITE CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION AND BACKFILL OF ELECTRICAL FURNISHED STEWORK 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.
 - SITE CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH THE GAS COMPANY'S REQUIREMENTS.
 - CONTRACTOR MUST OBTAIN "WATER-TIGHTNESS" CERTIFICATIONS FROM ITS SUPPLIER OF ALL DRAINAGE STRUCTURES TO PREVENT INFILTRATION.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE NORTH SAGAMORE WATER DISTRICT FOR ALL WATER-RELATED PROPOSED WORK.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT CONSTRUCTION PLANS AND MEET WITH BOURNE DPW FOR ITS FINAL REVIEW AND APPROVAL OF PROPOSED UTILITIES.
 - AT WATER AND SEWER CROSSINGS, 4" PVC SEWER LINE IS TO BE "SLEEVED" 10 FEET EACH SIDE OF WATER MAIN.
 - THE APPLICANT OR HIS DESIGNEE WILL BE RESPONSIBLE TO MAINTAIN ALL PROPOSED STORM DRAINAGE SYSTEMS WITHIN SITE.
 - PROJECT INCLUDES INSTALLATION OF A GAS TRAP SEWER STRUCTURES. DEVELOPER MUST ENTER INTO A CONTRACT TO LICENSED APPROVED HAULER/RECYCLER.
 - APPLICANT WILL ABIDE BY ALL CONDITIONS AS NOTED BY THE NORTH SAGAMORE WATER DISTRICT
 - APPLICANT WILL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS NOTED IN THE FIRE DEPT. COMMENTS SUBMITTED ON AUGUST 14, 2023.



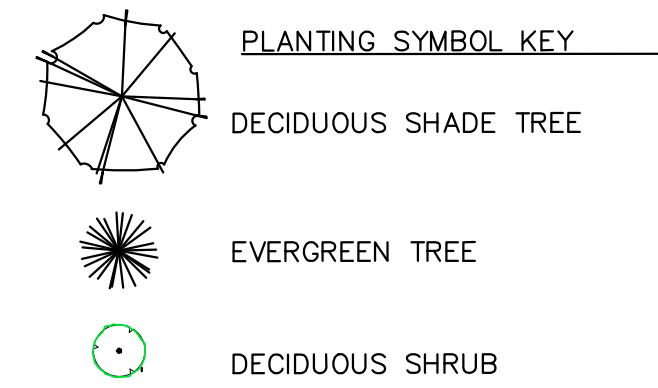
GRADING & UTILITIES PLAN
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PLANTING SCHEDULE

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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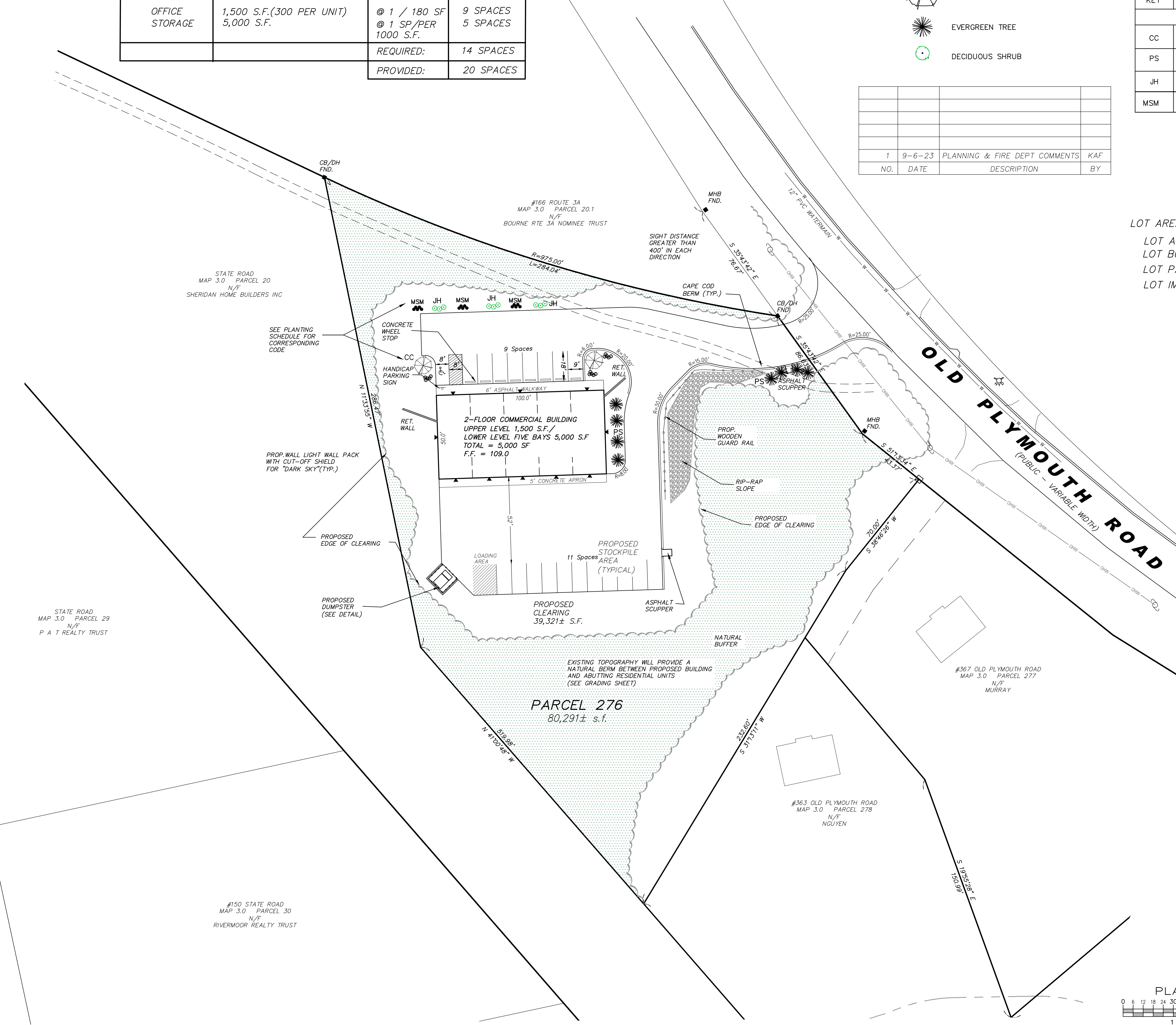
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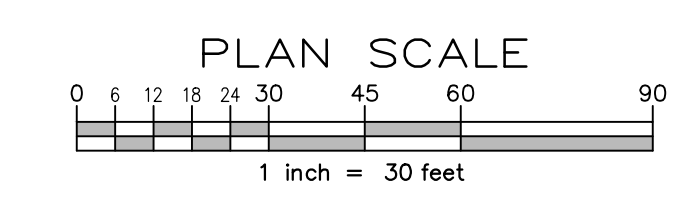
LANDSCAPING PLAN

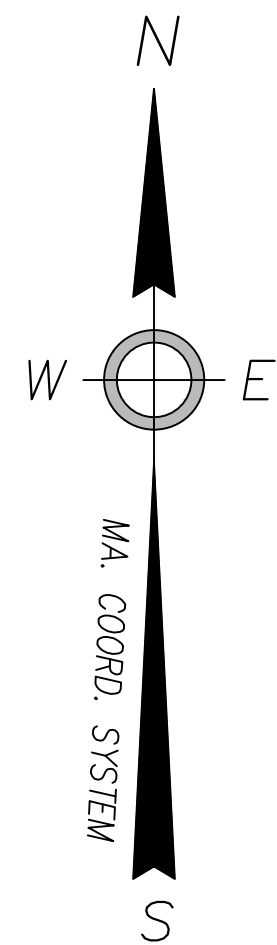
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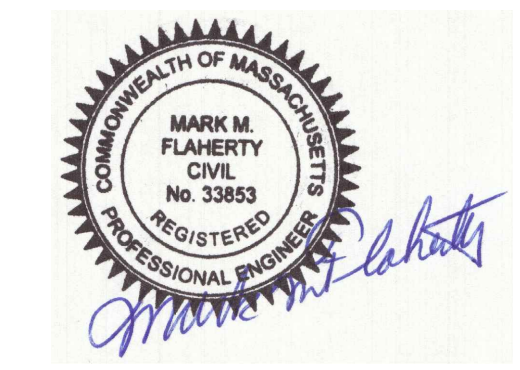
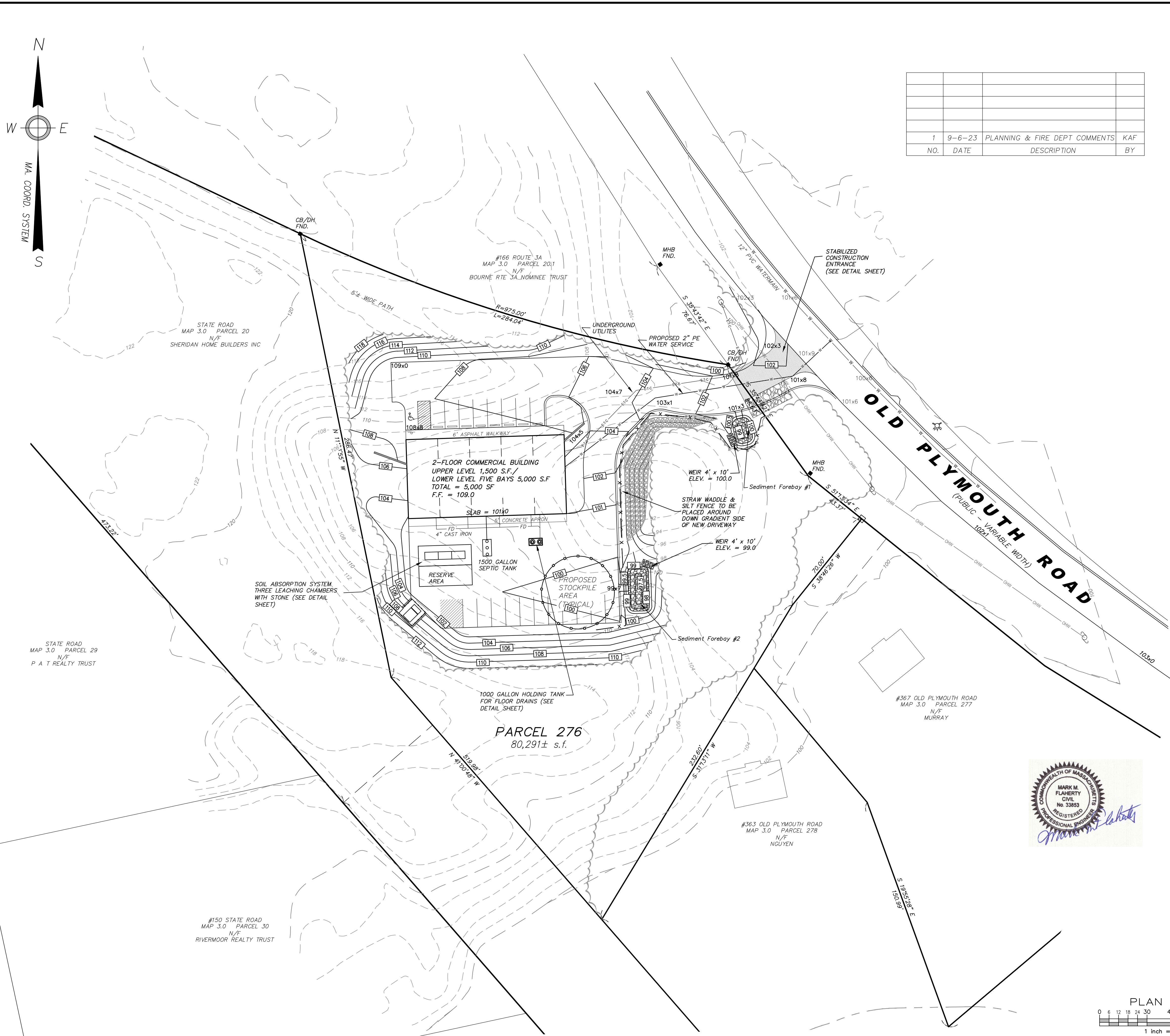
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CONSTRUCTION PHASING: SEQUENCE OF MAJOR ACTIVITIES

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.

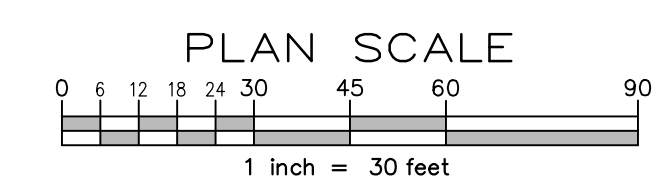
EROSION CONTROL NOTES:

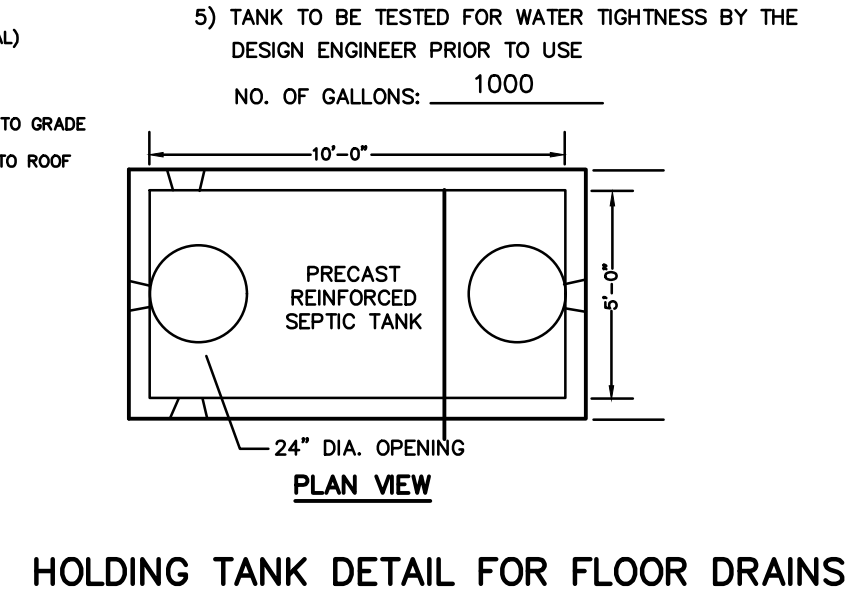
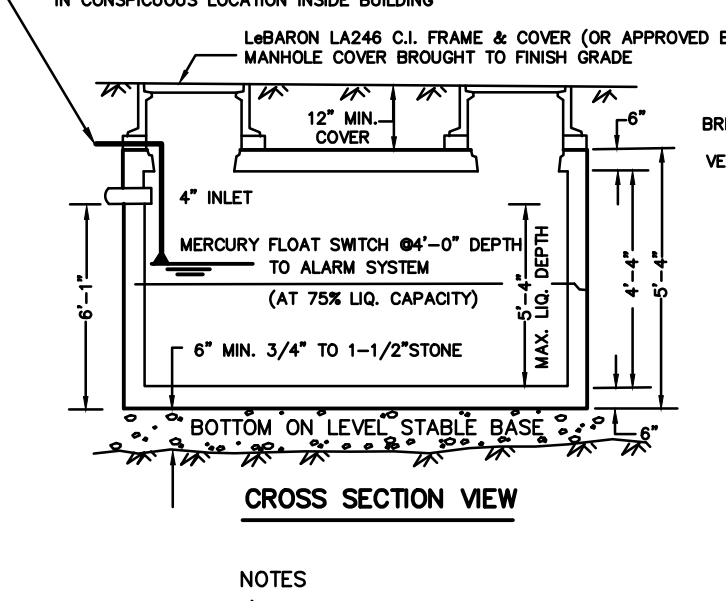
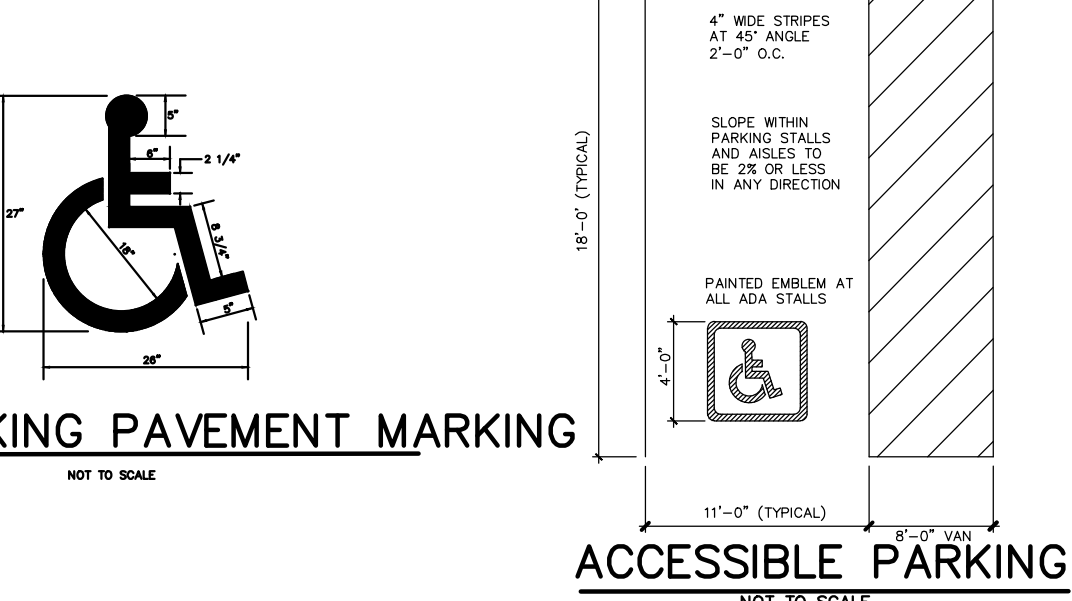
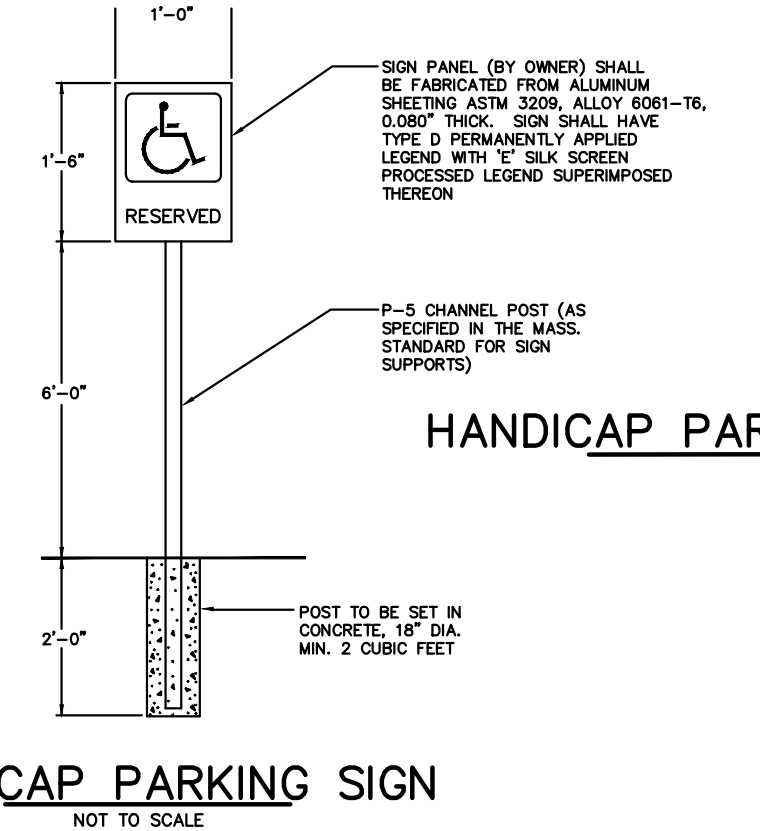
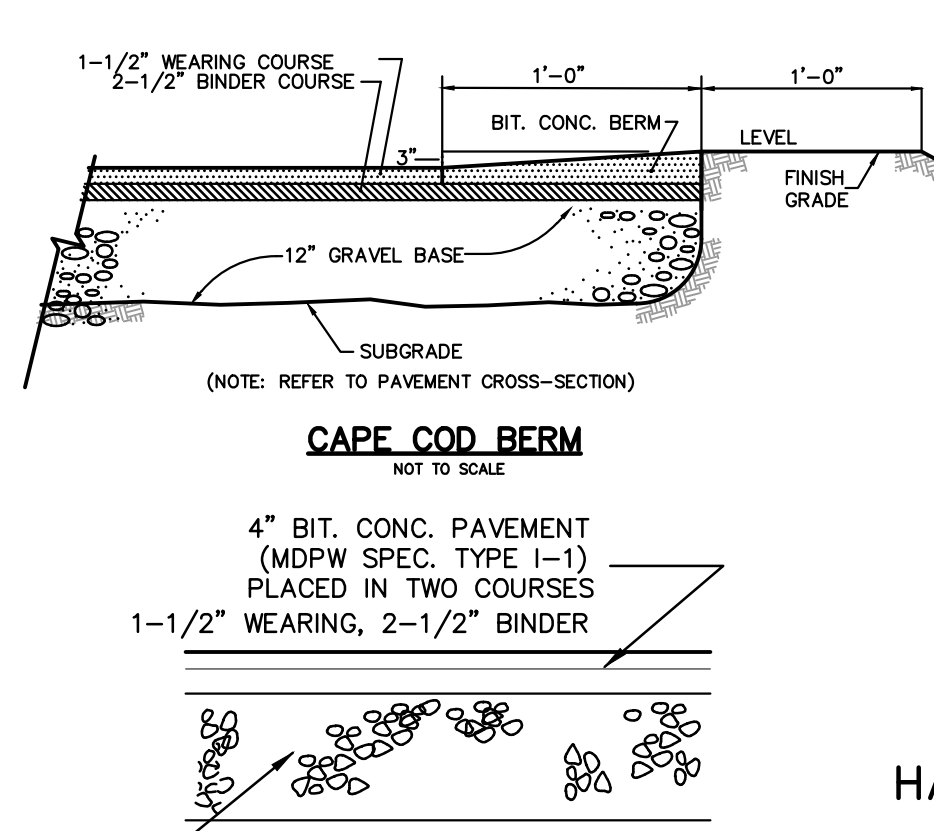
1. THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
2. EROSION CONTROL MEASURES SHALL BE MAINTAINED 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.
9. PRE-CONSTRUCTION MEETING WITH TOWN ENGINEER PRIOR TO THE COMMENCEMENT OF WORK



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

1" = 30'
 JULY 8, 2023
 REV: SEPTEMBER 6, 2023
FLAHERTY & STEFANI, INC.
 67 SAMOSET STREET
 PLYMOUTH, MASSACHUSETTS
 508-747-2425





LED Traditional Cut-Off Wall Pack Fixture
2986 Lumens with Light Sensor

Model Number **FLAWM90/30/1.0L**

Includes:
• Single Output Channel, Class 2 LED Driver, Model Number: AC-35C1.0A4A
• 1 PC LED Area with LED mounted to industrial grade aluminum LED Driver bracket (10 LEDs per array)

Specifications

Item	Specification
Input Voltage	120/277V, 50/60Hz
Fixture Dia	7 1/2"
LED Color Temperature	5200K
Fixture Lumens	2986
Fixture Efficiency	90 lumens/Watt
Lumen Maintenance	>70% @ 5 years
Total Lumen Performance	9300-10000, 80-90 \pm 1%
Warranty	7 years*
LED Quantity (Brand Samsung L485181)	10
LED Temp (Temperature @ 25°C)	85.5°C
Input Power	37.3W
Driver Efficiency	96%
Power Factor @ 277V	>0.9
THD @ 277V	<math><20</math>
Driver Temp @ 25°C Ambient	57.2°C
Noise	<math><24</math>dB
EMI	FC part 15
Max Operating Temperature	65°C Ambient
Min Operating Temperature	-40°C Ambient
Assembled Fixture Dimensions / Weight	11.4" H x 1.7" W x 9.25" D / 10.6 lbs

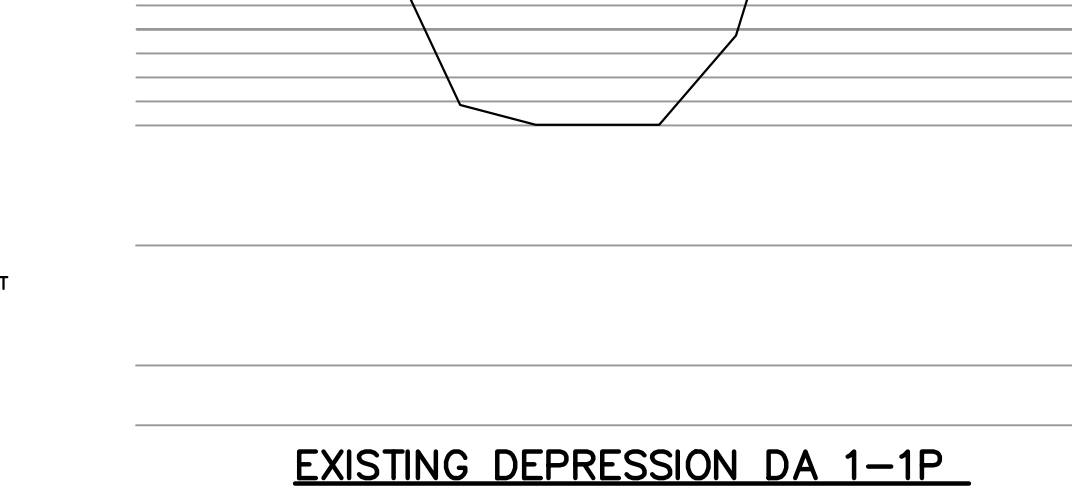
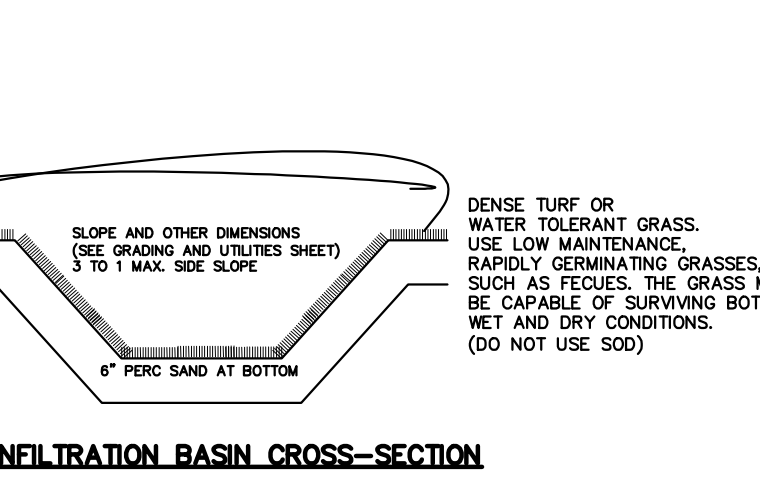
Warranty
* Fortified LEDs warrants to the purchaser that this fixture will be free from defects in material or workmanship for a period of 7 years from date of manufacture, when operated at its maximum ambient temperature of 113°F or 45°C, when properly installed and under normal conditions of use.

The warranty excludes damage resulting from improper installation or damage caused by fire or severe weather conditions including, but not limited to, lightning and storms. Evidence of direct exposure to water inside the fixture housing on the failed units due to improper installation voids the warranty.

Fortified LEDs vs. Standard HID Lights

Light Source	Input Watts	Lifespan (hrs) / Yrs	Energy Use (24hrs / Day) / Annual	Electrical Cost Savings
HID	175	24,000 / 2.7	1533 kWh	1768.63
LED	37	50,000 / 5.7	324 kWh	175.65

RoHS Compliant



SEPTIC SYSTEM REQUIREMENTS

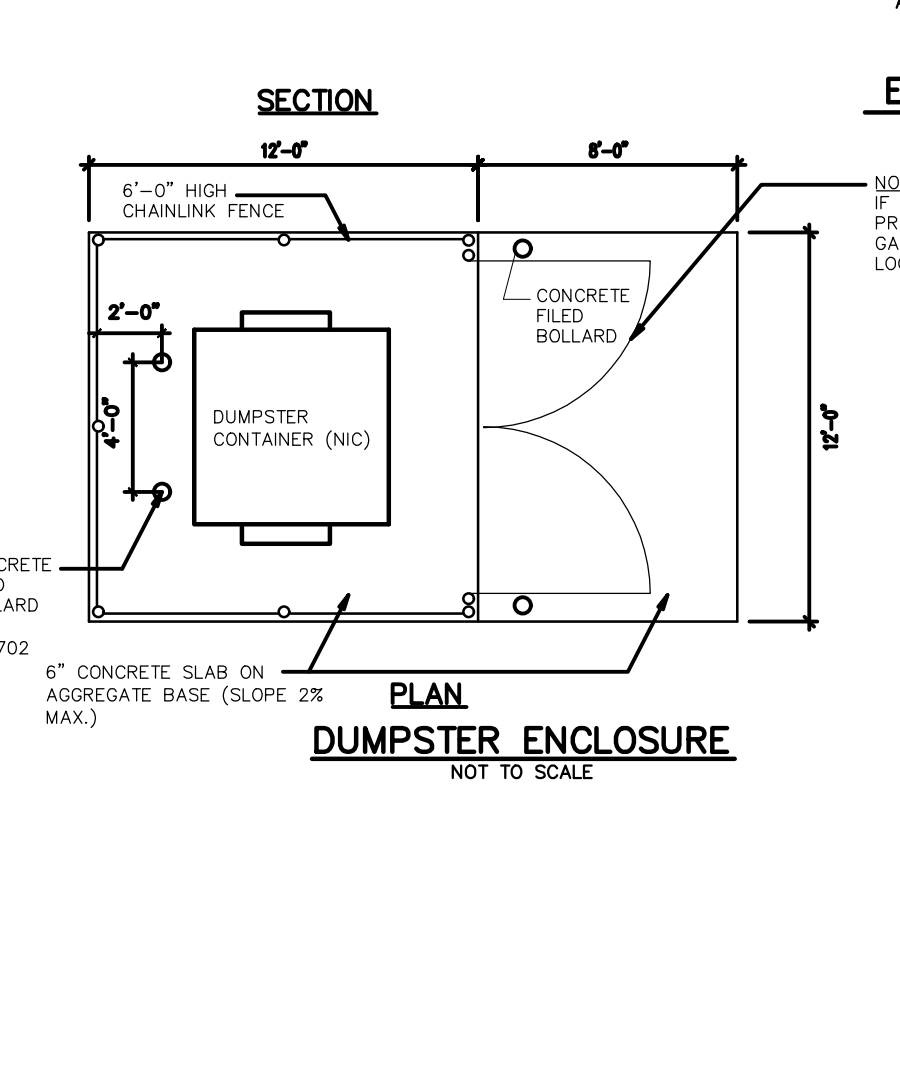
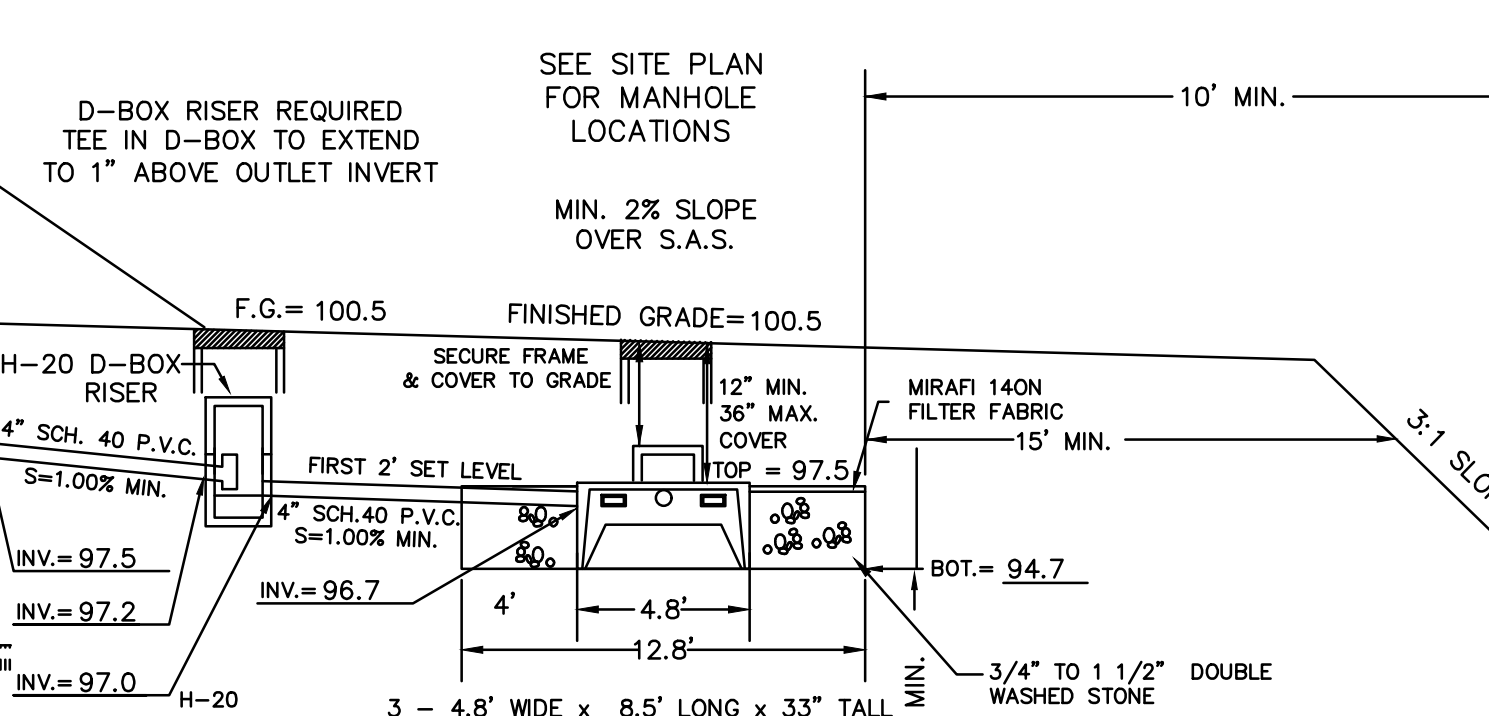
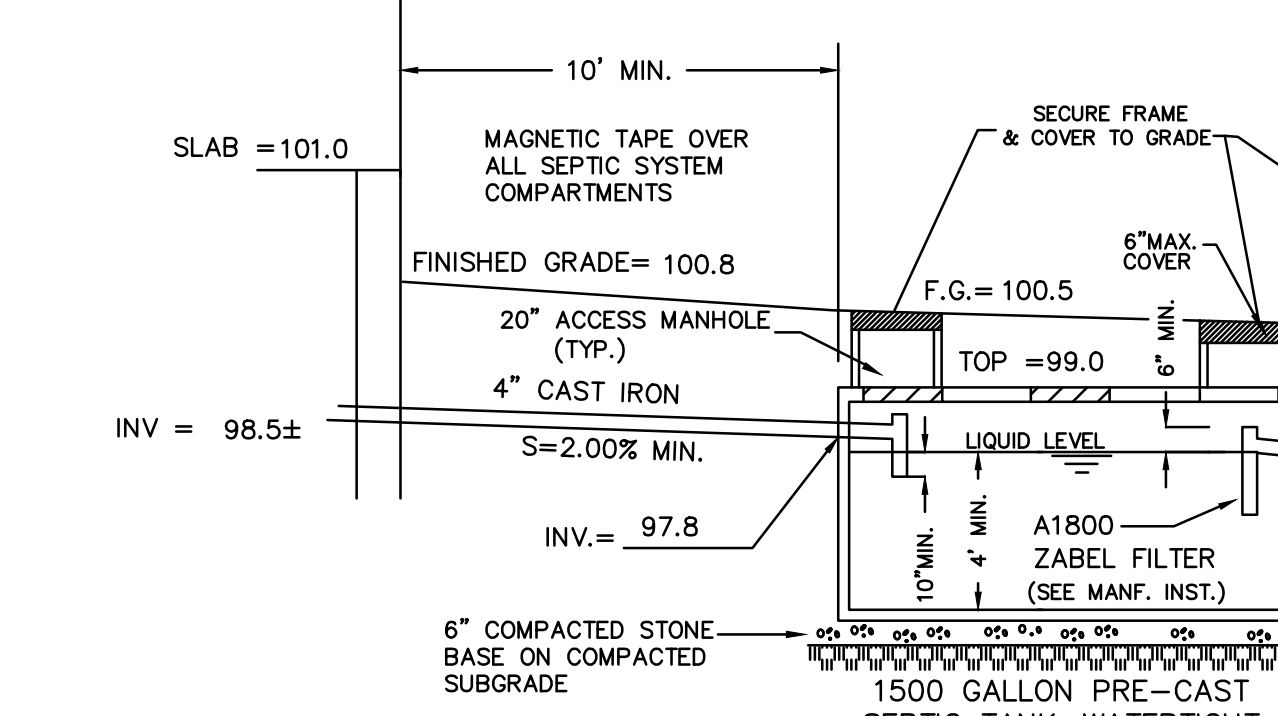
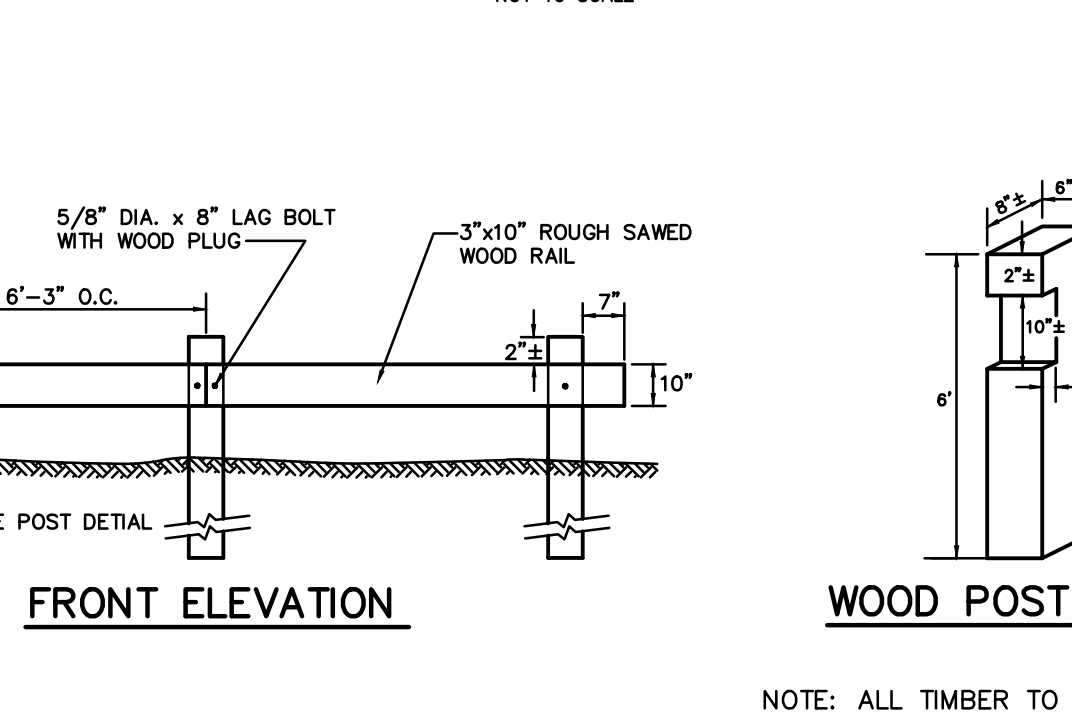
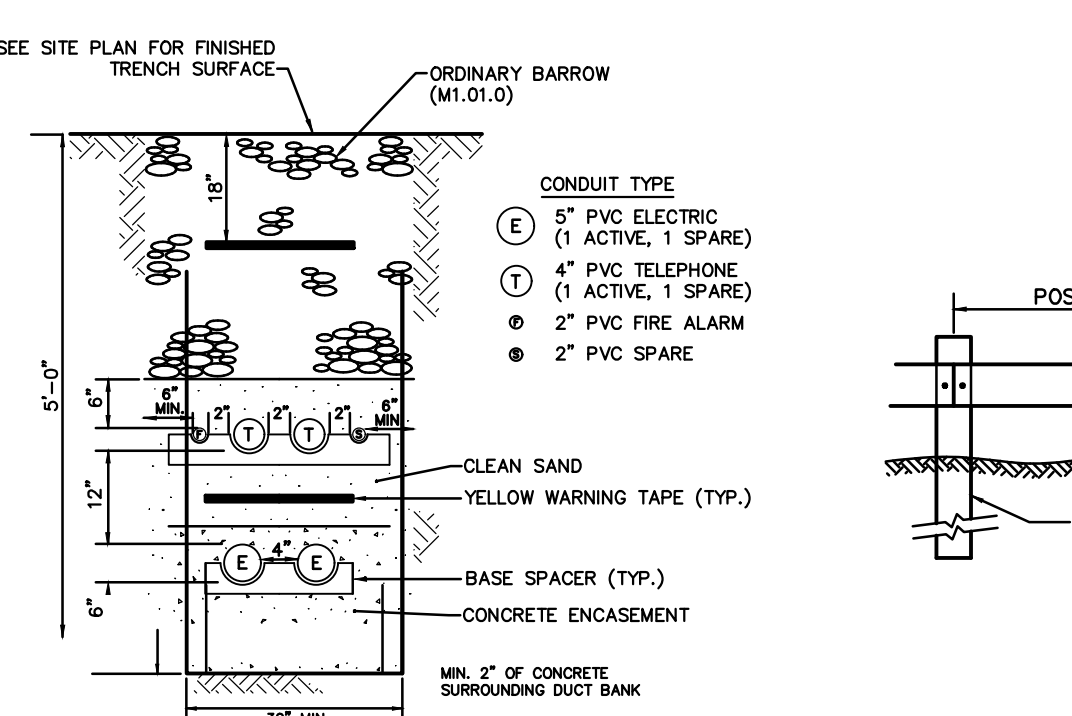
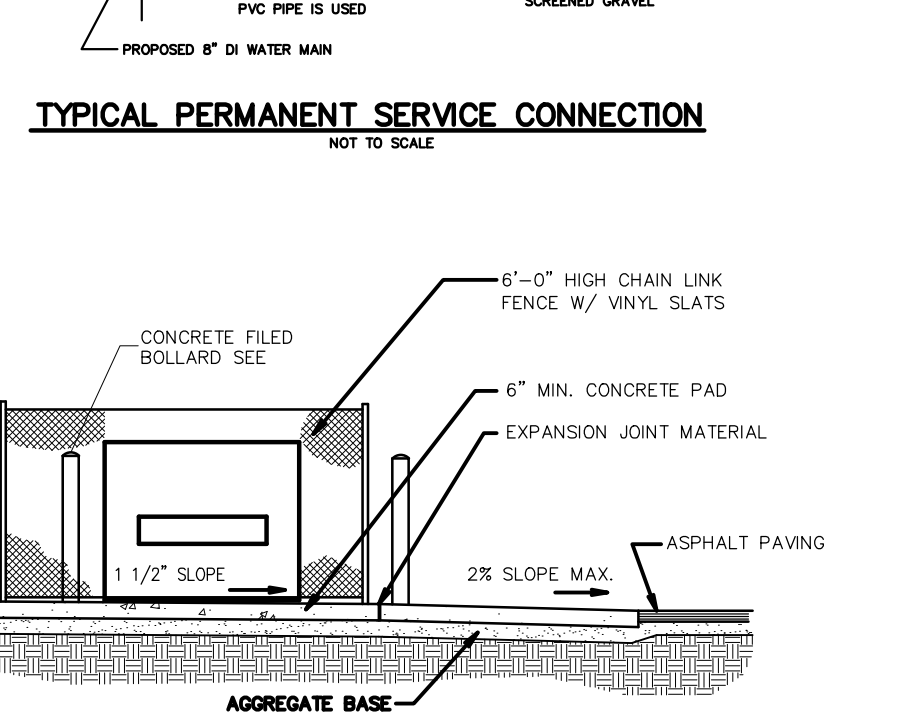
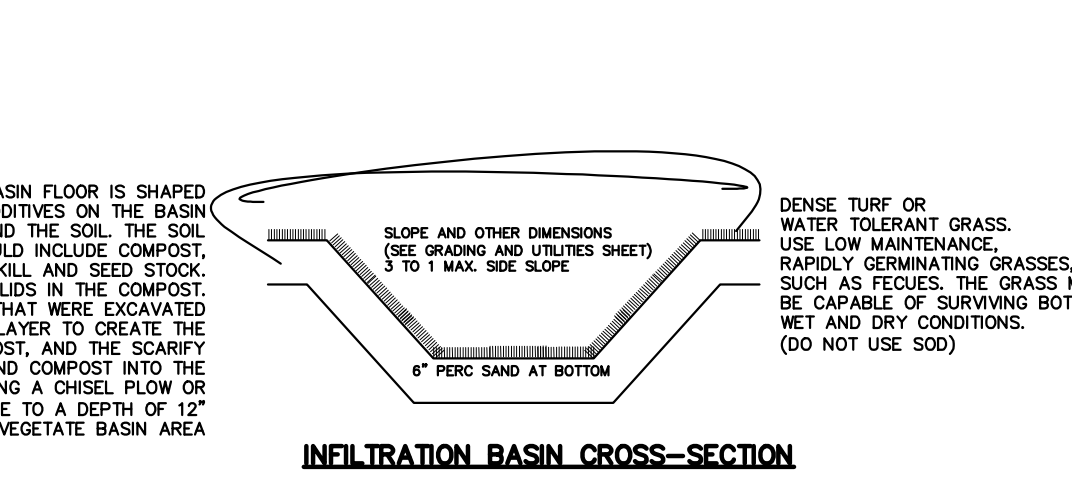
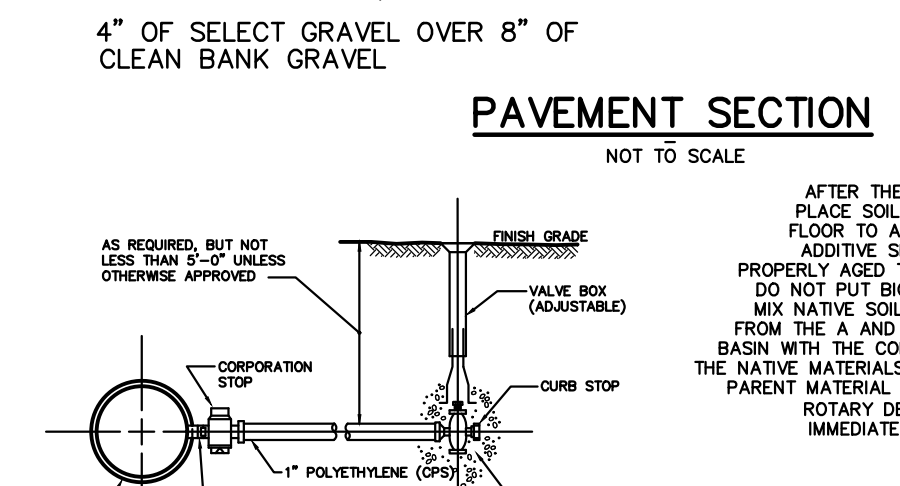
DESIGN FLOW FOR PROPOSED BUILDING:
OFFICE SPACE: 1,500 S.F.
1,500 S.F. @ 75 GPD/1,000 S.F. = 113 GPD (200 MIN)

WAREHOUSE/STORAGE SPACE: 5,350 S.F.
5,000 S.F. @ 50 GPD/1,000 S.F. = 250 GPD (200 MIN)

TOTAL REQUIRED DESIGN FLOW = 400 GPD

PROPOSED SOIL ABSORPTION SYSTEM:
3-LEACHING CHAMBERS
12.8' WIDE x 33.5' LONG x 2' DEEP
BOTTOM AREA = 428.8 S.F.
SIDEWALL AREA = 185.2 S.F.
TOTAL AREA = 614 S.F.
LOADING RATE = 0.74 GPD/S.F.
FLOW PROVIDED = 454 GPD > 400 GPD

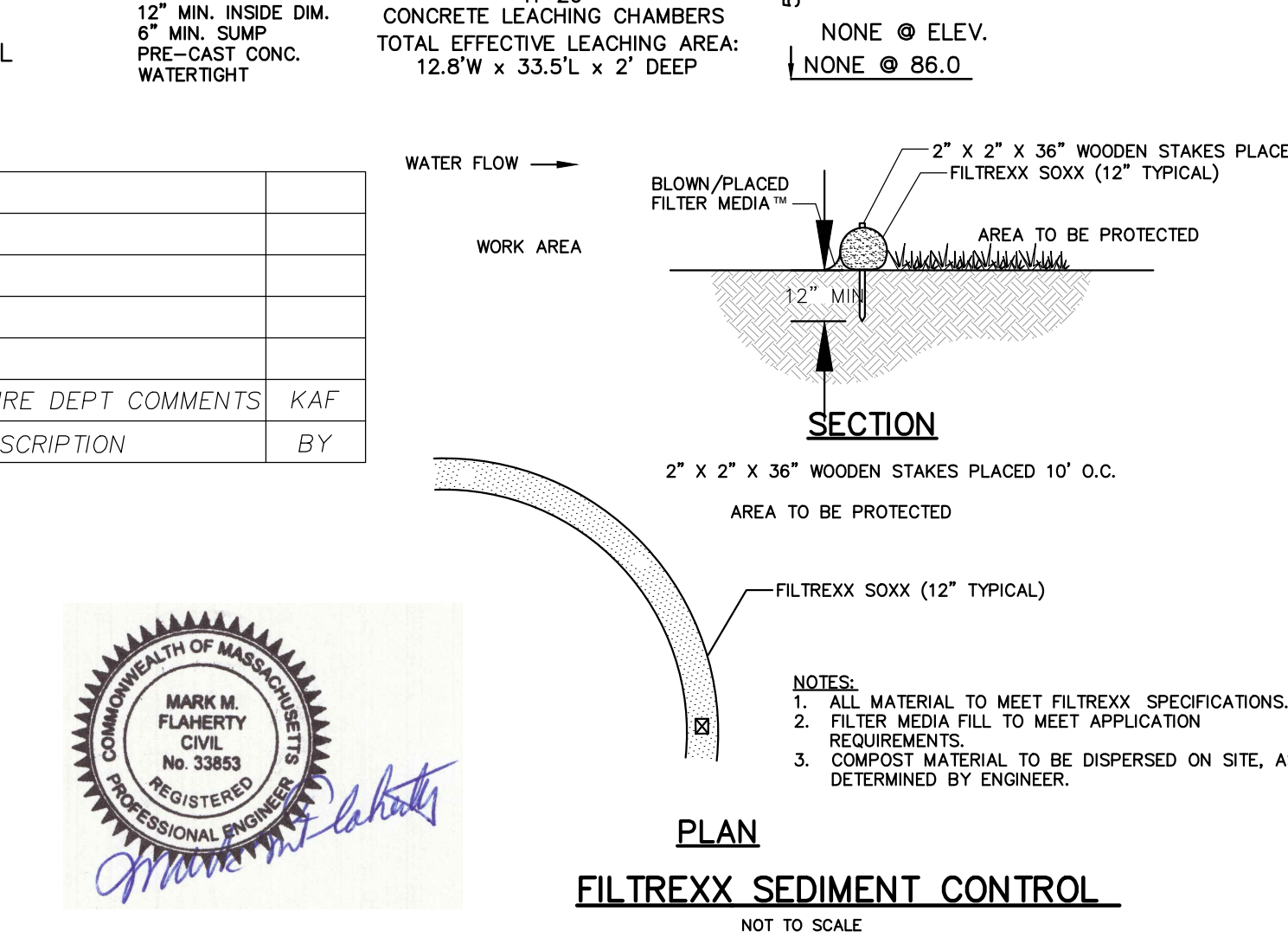
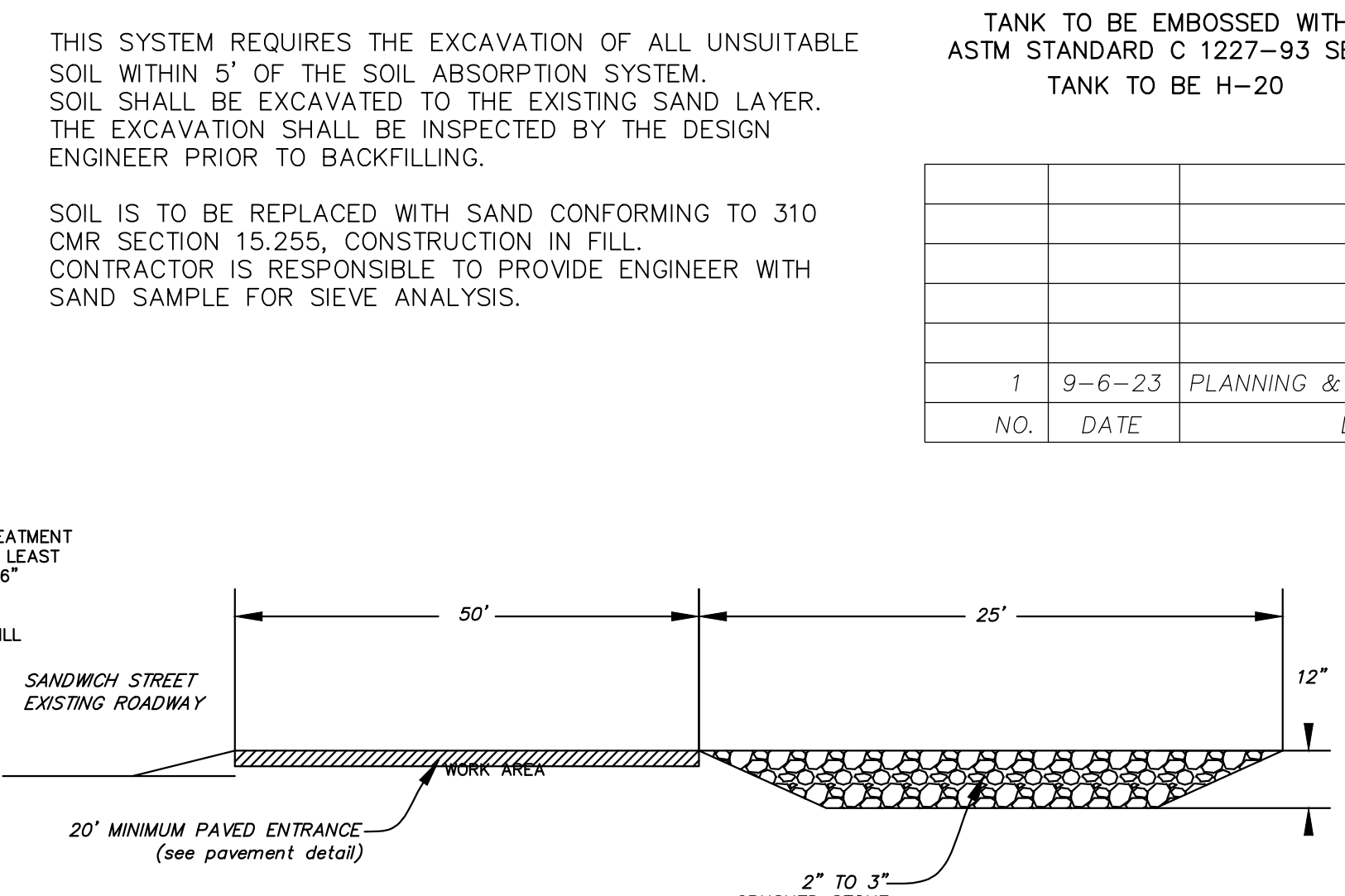
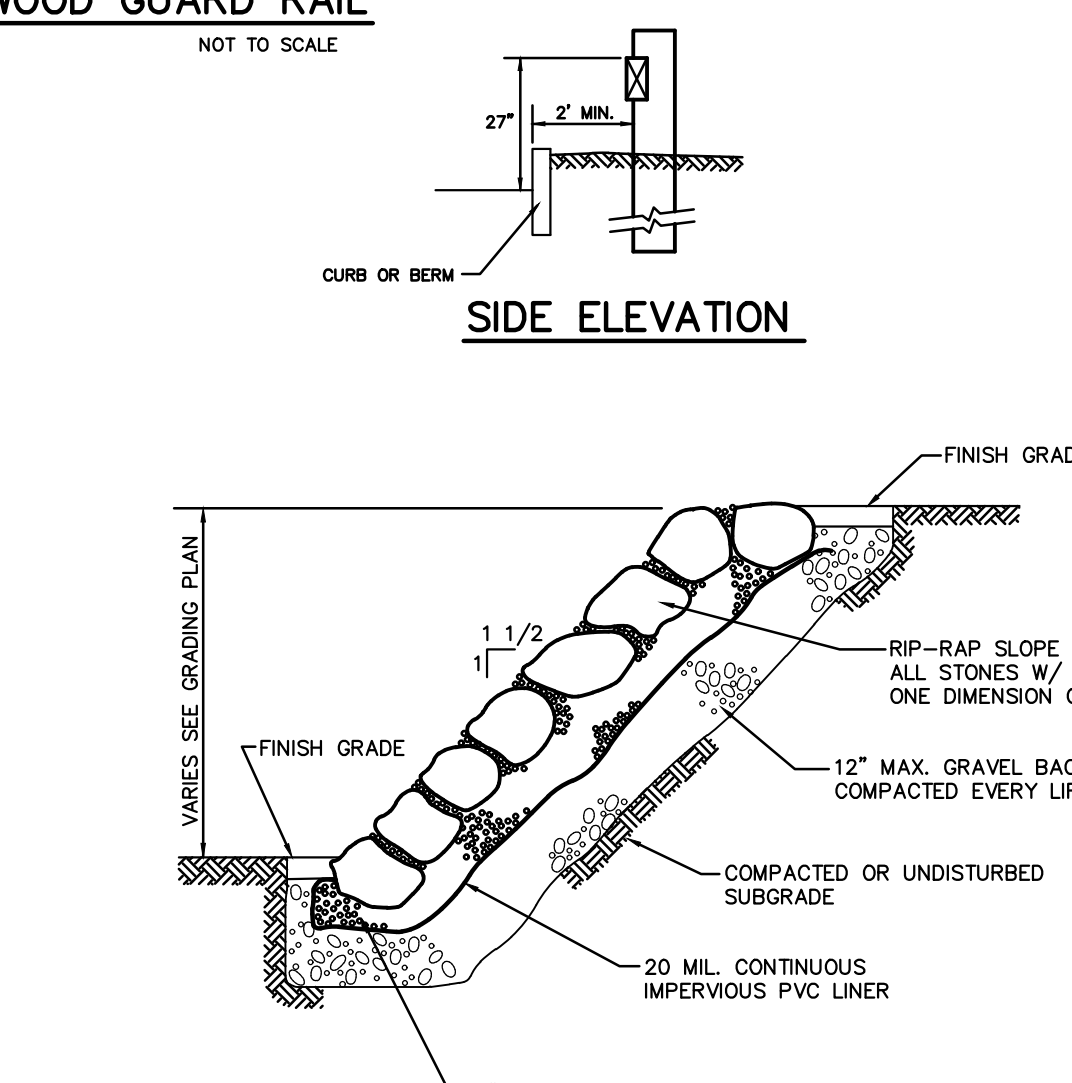
SEPTIC TANK REQUIRED: 1,500 GALLONS
SEPTIC TANK PROVIDED: 1,500 GALLONS (H2O DESIGN)



ELECTRIC/TELEPHONE/FIRE ALARM/CABLE
NOT TO SCALE

TP NO.	1	2
GRD. EL.	91.0	91.5
GW. EL.	NONE	NONE
A	SANDY LOAM	SANDY LOAM
Bw	LOAMY SAND 10YR 5/6	LOAMY SAND 10YR 5/6
C	MED-COARSE SAND 2.5Y 6/3	MED-COARSE SAND 2.5Y 6/3
10%	GRAVEL	GRAVEL
NO WATER	83.0	82.5

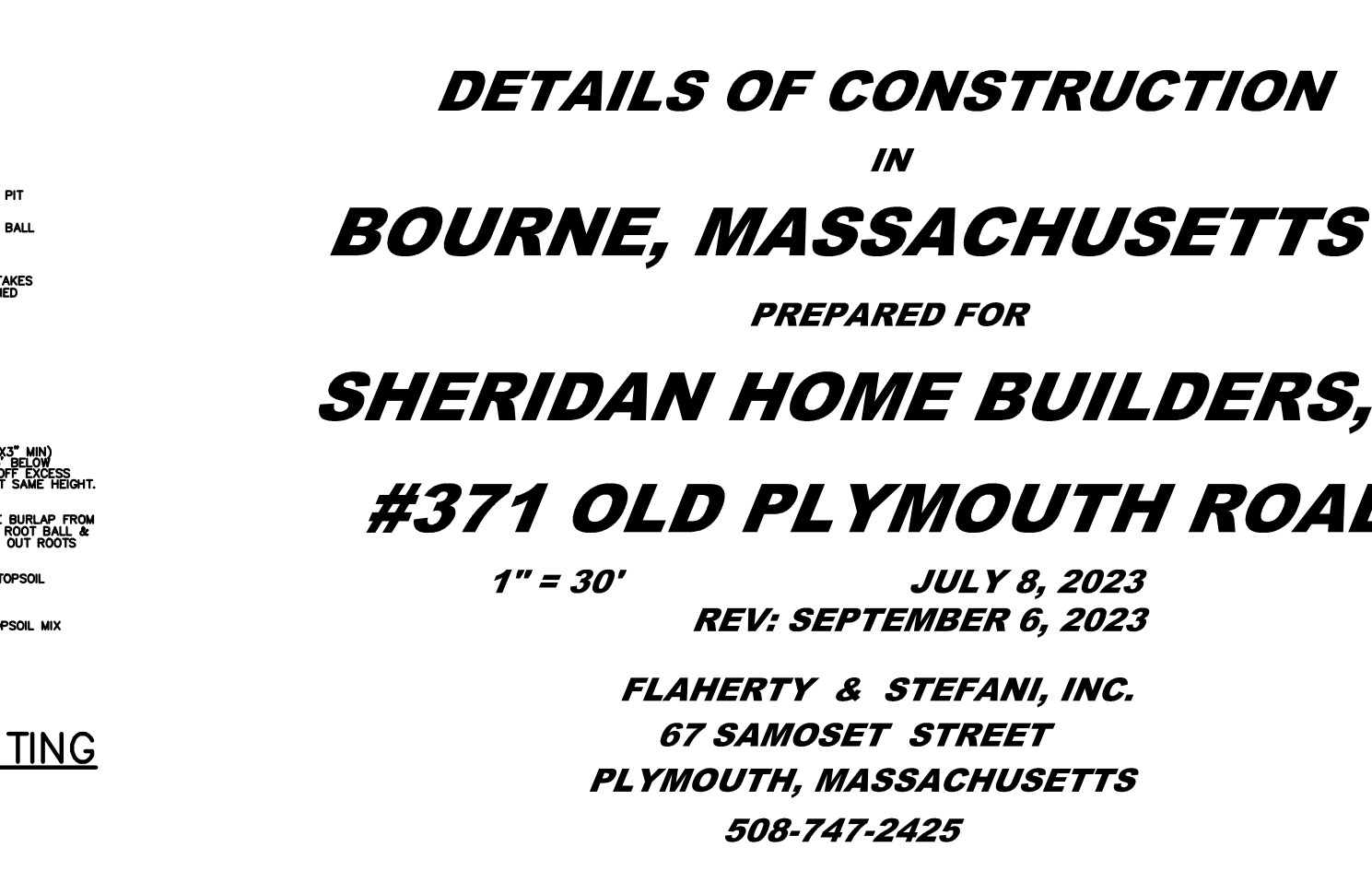
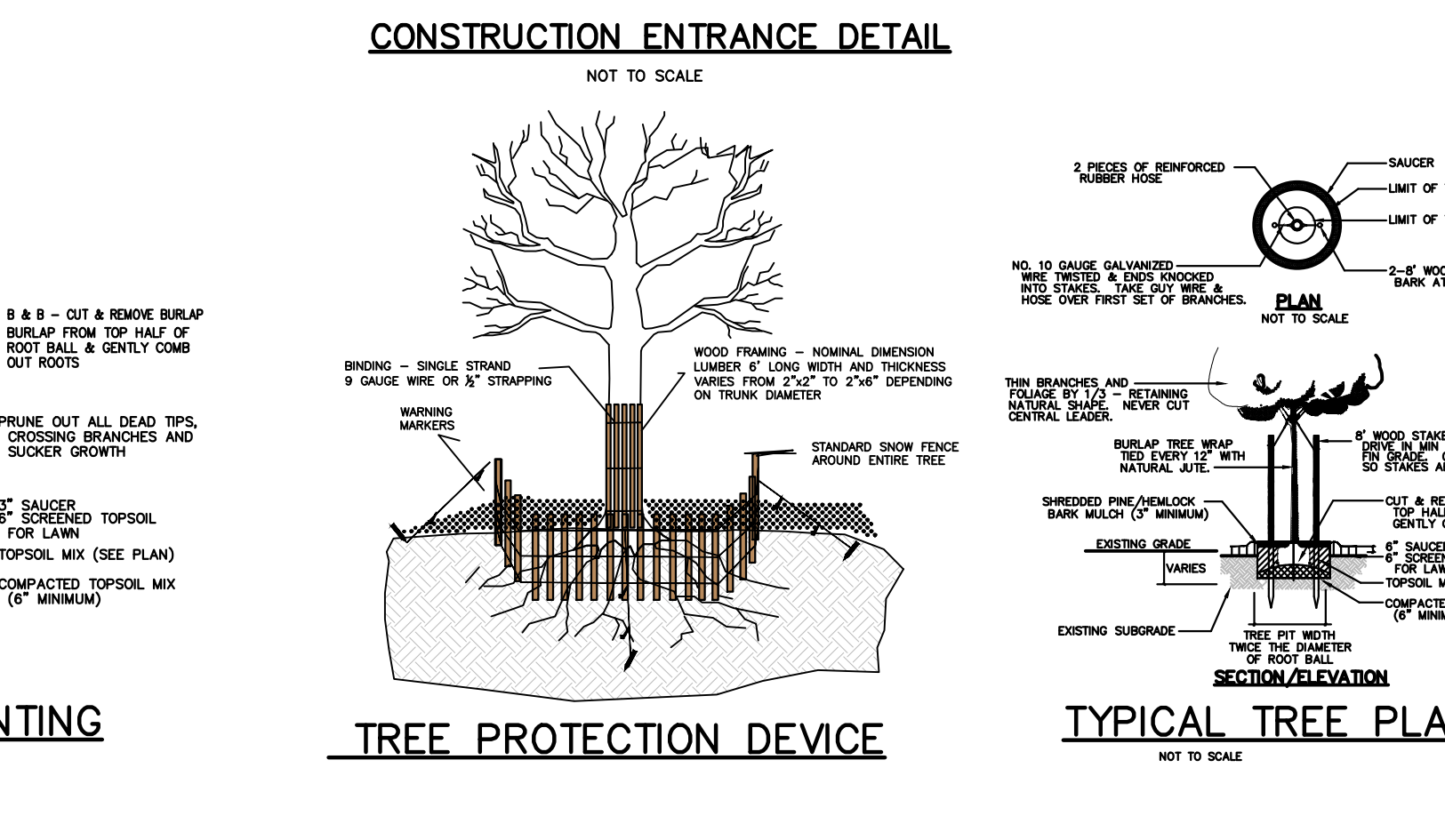
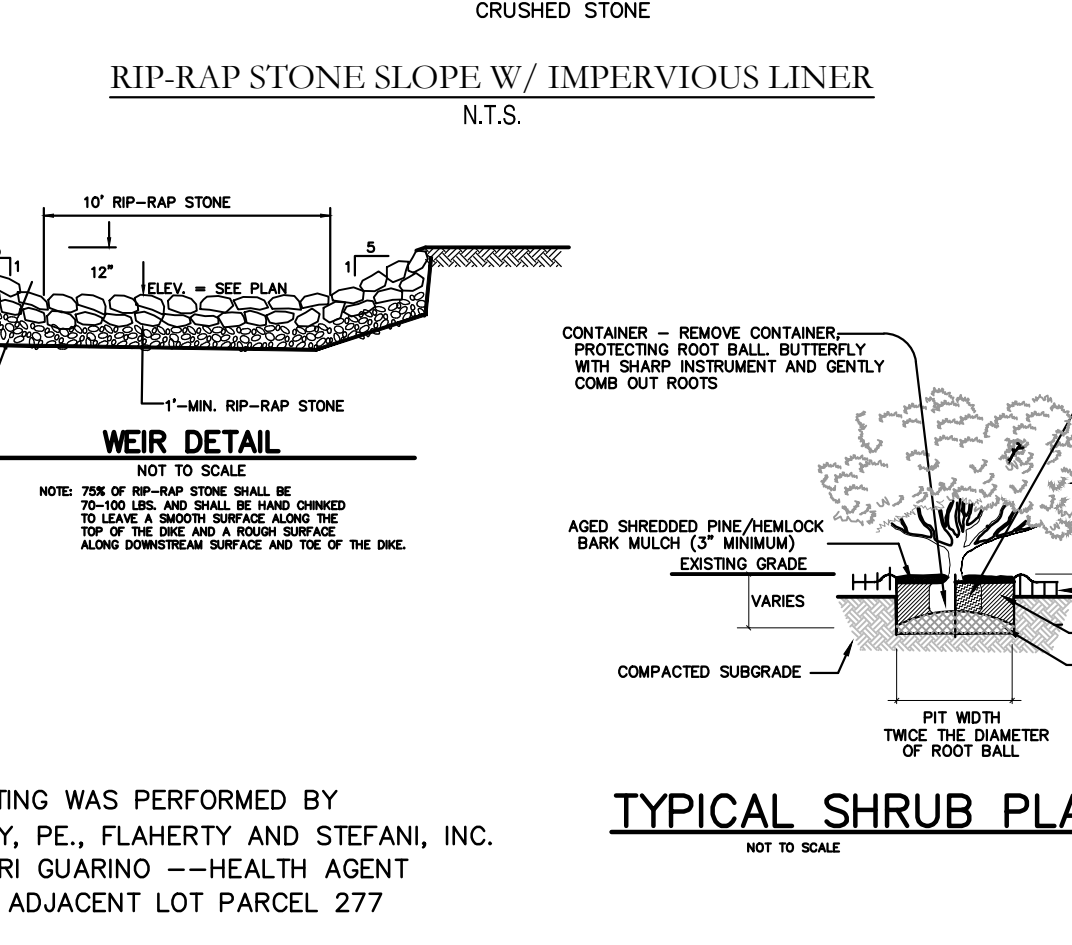
NOTE: SOIL TESTING WAS PERFORMED BY KEVIN FLAHERTY, SE., FLAHERTY AND STEFANI, INC. IN JUNE 2023



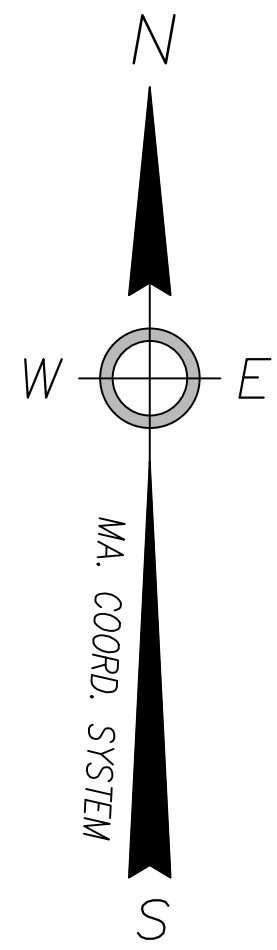
SOIL LOGS FOR PROJECT-SEPTIC SYSTEM & DRAINAGE:

TP NO.	3	4	5	6
GRD. EL.	93.0	97.0	93.0	97.0
GW. EL.	NONE	NONE	NONE	NONE
A	SANDY LOAM	SANDY LOAM	SANDY LOAM	SANDY LOAM
Bw	LOAMY SAND 10YR 5/6	LOAMY SAND 10YR 5/6	LOAMY SAND 10YR 5/6	LOAMY SAND 10YR 5/6
C	MED-COARSE SAND 2.5Y 6/3	MED-COARSE SAND 2.5Y 6/3	MED-COARSE SAND 2.5Y 6/3	MED-COARSE SAND 2.5Y 6/3
10%	GRAVEL	GRAVEL	GRAVEL	GRAVEL
NO WATER	82.0	86.0	82.0	86.0

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



DETAILS OF CONSTRUCTION
IN
BOURNE, MASSACHUSETTS
PREPARED FOR
SHERIDAN HOME BUILDERS, INC
#371 OLD PLYMOUTH ROAD
1" = 30' JULY 8, 2023
REV: SEPTEMBER 6, 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

NO.	DATE	DESCRIPTION	BY
1	9-6-23	PLANNING & FIRE DEPT COMMENTS	KAF

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%)

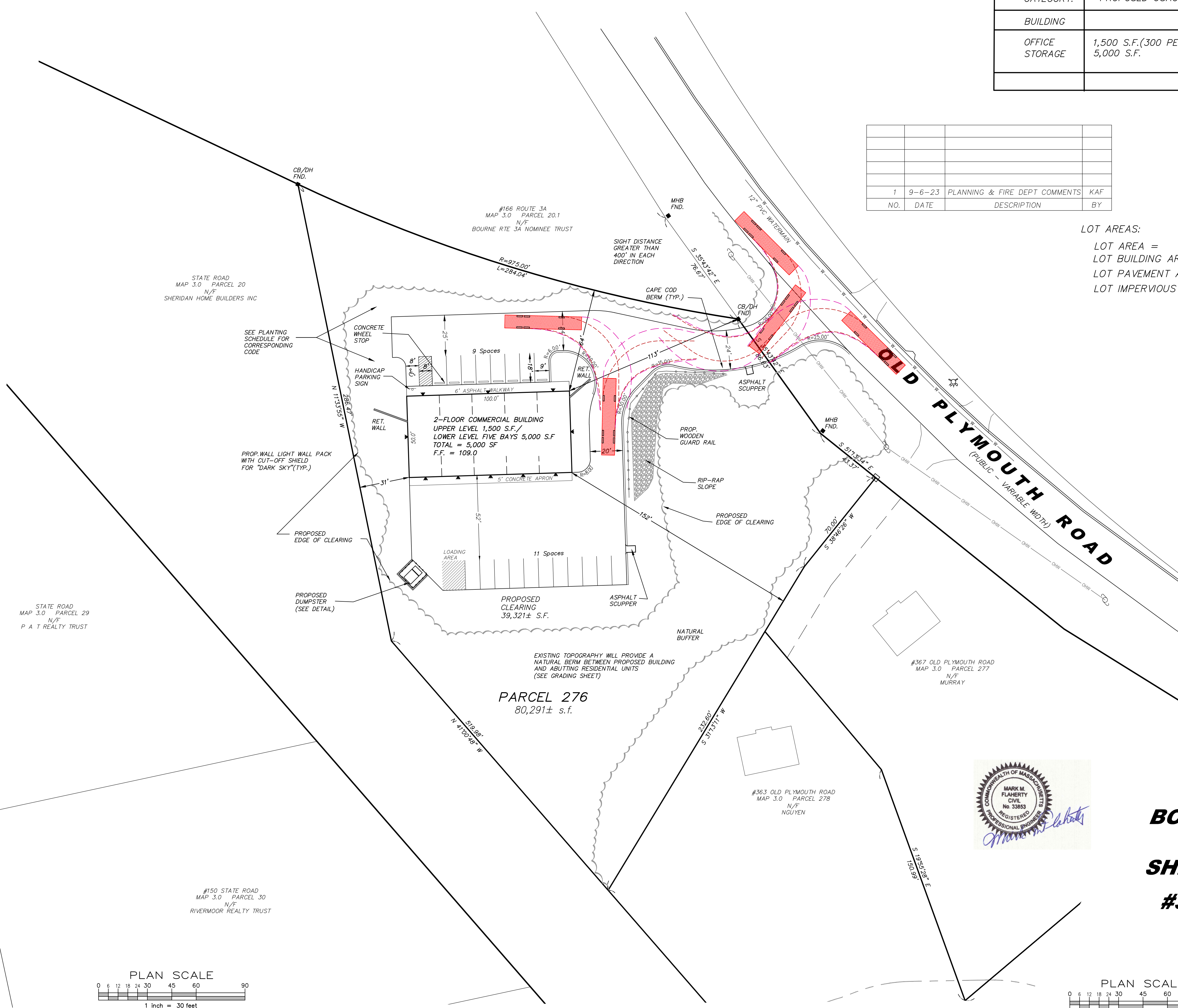
ZONE: B2
REQUIRED

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

NOTES:

- 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



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

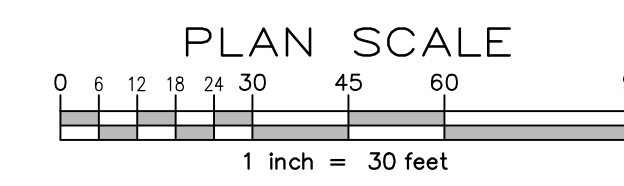
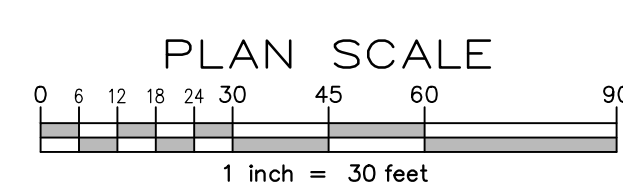
#166 ROUTE 3A
MAP 3.0 PARCEL 20.1
N/F
BOURNE RTE 3A NOMINEE TRUST

PARCEL 276
80,291± s.f.

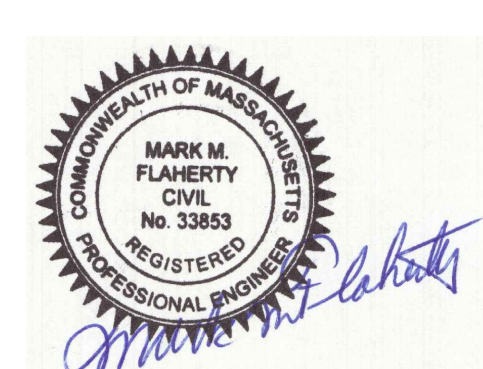
#367 OLD PLYMOUTH ROAD
MAP 3.0 PARCEL 277
N/F
MURRAY

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

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



**FIRE DEPARTMENT
TURNING ANALYSIS
IN
BOURNE, MASSACHUSETTS
PREPARED FOR
SHERIDAN HOME BUILDERS, INC
#371 OLD PLYMOUTH ROAD**



1" = 30' SEPTEMBER 6, 2023
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