

LOCUS PLAN
1" = 500' ±

- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR
 - PROPOSED ELECTRIC, TELEPHONE, AND CABLE TV SERVICES
 - PROPOSED WATER SERVICE
 - PROPOSED SPOT GRADE
 - BUILDING SETBACKS LINES

SETBACKS

BUILDING SETBACKS (MIN.)

FRONT YARD	30'*
SIDE & REAR YARD	28'/56'*
INCREASE TO TWICE BLDG HEIGHT WHEN ABUTTING BOUNDARY OF OVERALL DEVELOPMENT	

LOT 63 PARKING SUMMARY

PARKING SPOTS (9'x18')	9
GARAGE SPOTS	5
TOTAL SPOTS	14

GENERAL NOTES

1. RECORD OWNER - AMOS FINANCIL LLC
1910 FIRST ST
HIGHLAND PARK, IL 60035
DEED BK. 26237, PAGE 42
PLAN BK. 439 PAGE 35
LOCUS ADDRESS - 62 WILDWOOD LANE
2. PROPERTY IS SHOWN AS LOT 62 PARCEL 100 ON ASSESSOR'S MAP 7 AND LIES WITH IN ZONE R-20 AT THE TIME OF SPECIAL PERMIT APPROVAL.
3. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM A FIELD SURVEY PERFORMED BY EXISTING GRADE INC. AND ON RECORD INFORMATION PROVIDED BY THE OWNER.
5. PARCEL LIES WITHIN FLOOD ZONE X PER BOURNE FIRM PANEL #255210 0316J, EFFECTIVE 07/16/2014.
6. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINES.
7. NO BUILDINGS SHALL HAVE FLOOD LIGHTS.
8. ALL TRASH PICKUP SHALL BE BY PRIVATE CURB SIDE PICKUP.
9. ALL SITE LIGHTING SHALL BE LIMITED TO 15' HIGH.
10. PROPOSED TREES AND FENCING SHALL PROVIDE SCREENING TO PARKING AREAS.



Existing Grade Inc.
Surveyors & Civil Engineers
62 RIEDELL RD
DOUGLASS, MA 01516
508-694-6501 Ph/Fax

SCALE

1" = 30'

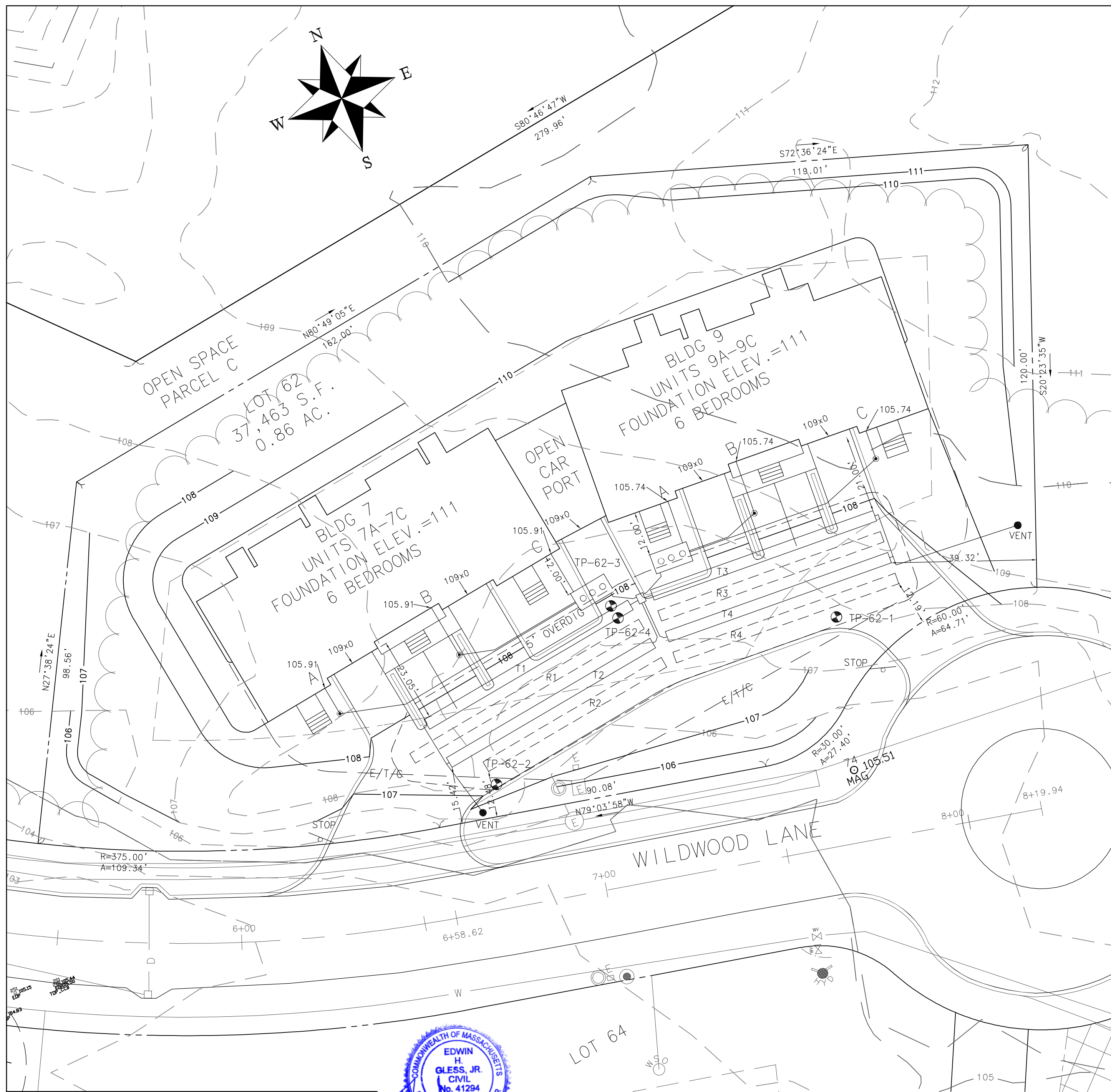
NO.	DATE	REVISIONS

CLIENT
EASTERN SKY LLC
NEWTOWN ROAD
LITTLETON, MASSACHUSETTS

PROPOSED
SITE LAYOUT PLAN
62 WILDWOOD LANE
BOURNE, MA

1292 SITEPLAN 09_25_20

PROJECT NO.	1292
DATE:	10/26/20
SHEET NO.	1 OF 4



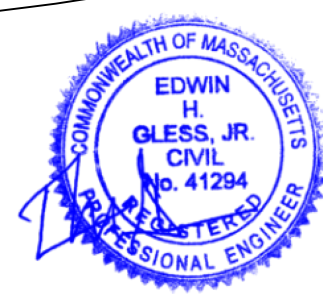
DESIGN FORMULA: (2 MIN/IN SOILS)

INFILTRATOR UNITS		
SYSTEM	REQUIRED	PROVIDED
DAILY FLOW:		
BLDG 7 - 6 BEDROOMS @ 110 GPD/BEDROOM	660 GPD	
BLDG 9 - 6 BEDROOMS @ 110 GPD/BEDROOM	660 GPD	
TOTAL (12 BEDROOMS)	1,320 GPD	1,760 GPD
2-SEPTIC TANKS:		
660 GPD x 200% (BLDGS 7/9)	1,320 GAL	2,000 GAL 2 COMPARTMENT (2 TANKS)
LEACHING AREA:		
$1,320 \text{ GAL} / 0.74 \text{ GAL/s.f.} = 1,784 \text{ s.f. TOTAL AREA}$ 3' w x 2' h TRECHES BOTTOM AREA = 3 s.f. x 1s.f. = (3 s.f.) + SIDEWALL AREA = 4 s.f. x 1 sf = (4 s.f.) TOTAL AREA PER RUNNING FOOT = 7 s.f. $1,784 \text{ s.f.} / 7.0 \text{ s.f./L.F.} = 255 \text{ L.F. (REQUIRED)}$		
T1-64'	R1-72'	
T2-64'	R2-56'	
T3-64'	R5-64'	
T4-64'	R6-64'	
TOTAL LENGTH 256' (REQUIRED) 256' (PROVIDED)		
DESIGN IS CONSERVATIVE AS NO CREDIT TAKEN FOR END WALL AREAS		

NOTE: ROWS ARE 9' APART TO ALLOW RESERVE AREA BETWEEN ROWS.

SETBACKS

SEPTIC SETBACKS (MIN.)	
LEACHING TRENCHES	
PROPERTY LINES	10'
BUILDINGS	20'
SEPTIC TANKS	
PROPERTY LINES	10'
BUILDINGS	10'



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PROPOSED
 SEPTIC/UTILITY LAYOUT PLAN
 62 WILDWOOD LANE
 BOURNE, MA

1292 SITEPLAN 09_25_20

PROJECT NO. 1292
DATE: 10/26/20
SHEET NO. 2 OF 4

SOIL LOG TEST HOLE 62-1 (EL.= 108.2')

DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES, BOULDERS, CONSISTENCY, % GRAVEL)
0"-9"	107.45'	A	LOAMY SAND	10 YR 5/1	N/A	
9"-36"	105.2'	B	LOAMY SANDY	10 YR 5/6	N/A	
36"-56"	103.53'	C1	LOAMY SAND/GRAVEL	2.5 Y 7/1	N/A	TILL
56"-132"	97.2'	C2	MED SAND	2.5 Y 7/2	N/A	

SOIL LOG TEST HOLE 62-3 (EL.= 107.4')

DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES, BOULDERS, CONSISTENCY, % GRAVEL)
0"-6"	106.9'	A	LOAMY SAND	10 YR 5/1	N/A	
6"-39"	104.15'	B	LOAMY SANDY	10 YR 5/6	N/A	
39"-56"	102.83'	C1	LOAMY SAND/GRAVEL	2.5 Y 7/1	N/A	TILL
56"-120"	97.4'	C2	MED SAND	2.5 Y 7/2	N/A	

SOIL LOG TEST HOLE 62-2 (EL.=107.5')

DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES, BOULDERS, CONSISTENCY, % GRAVEL)
0"-20"	105.83'	FILL				
20"-24"	105.5'	A	LOAMY SAND	10 YR 5/1	N/A	
20"-44"	103.83'	B	LOAMY SANDY	10 YR 5/6	N/A	
44"-68"	101.83'	C1	LOAMY SAND/GRAVEL	2.5 Y 7/1	N/A	TILL
68"-120"	97.5'	C2	MED SAND	2.5 Y 7/2	N/A	

SOIL LOG TEST HOLE 62.4 (EL.=107.4')

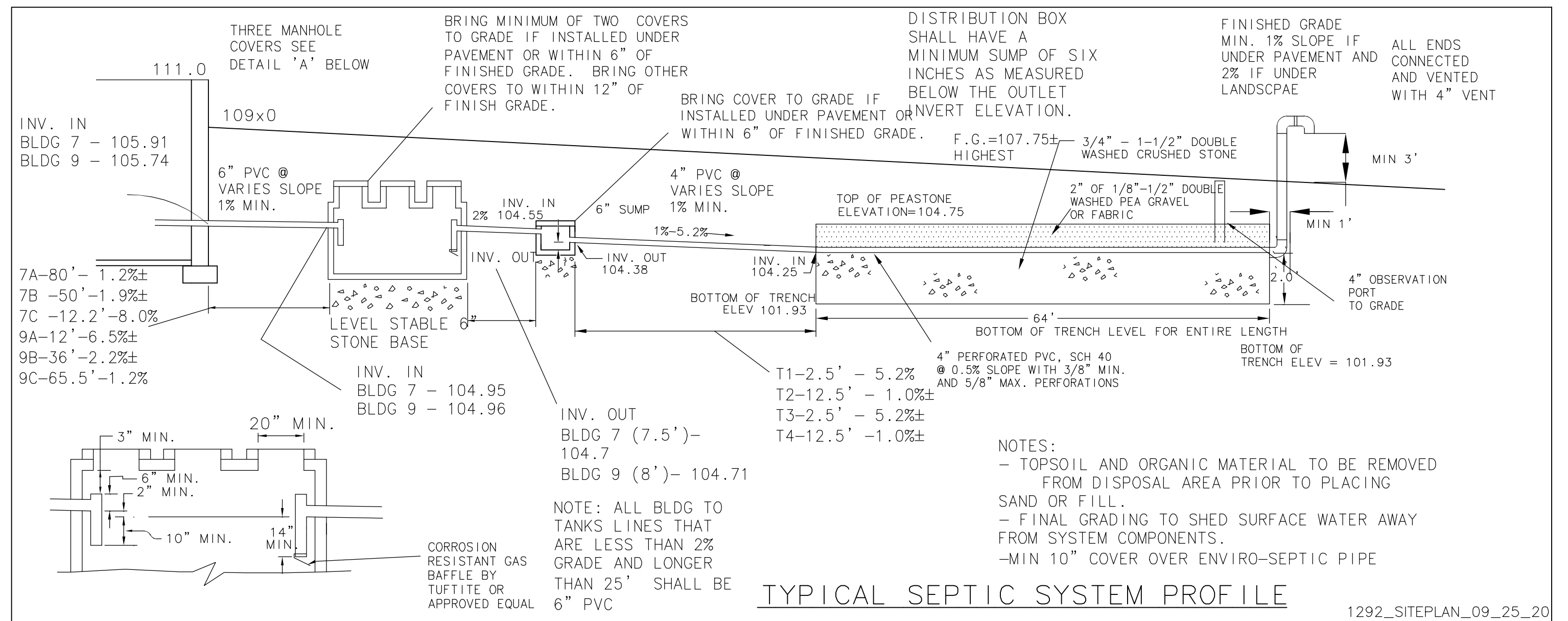
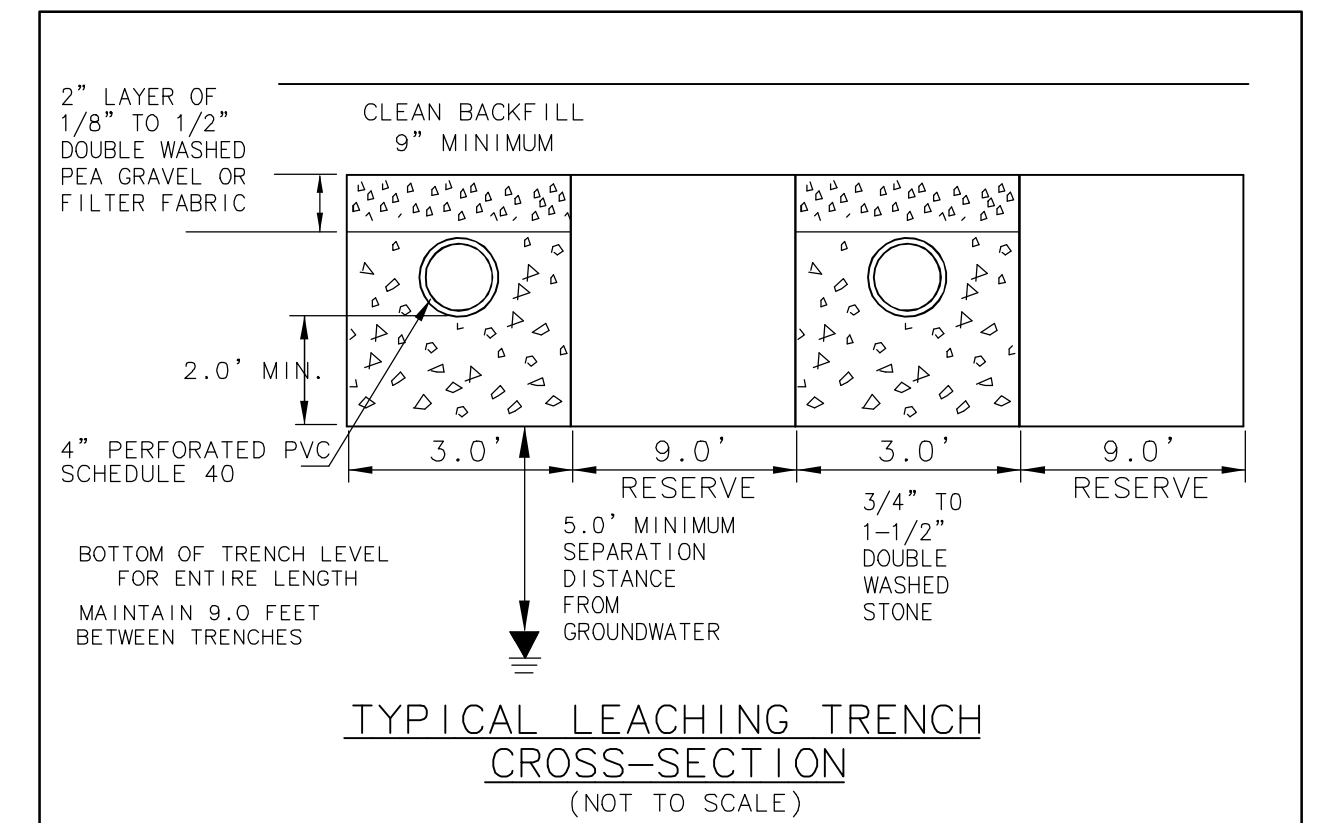
DEPTH FROM SURFACE (INCHES)	ELEVATION (FEET)	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL COLOR (MUNSELL)	SOIL MOTTLING	OTHER (STRUCTURE, STONES, BOULDERS, CONSISTENCY, % GRAVEL)
0"-6"	106.9'	A	LOAMY SAND	10 YR 5/1	N/A	
6"-39"	104.15'	B	LOAMY SANDY	10 YR 5/6	N/A	
39"-56"	102.83'	C1	LOAMY SAND/GRAVEL	2.5 Y 7/1	N/A	TILL
56"-120"	97.4'	C2	MED SAND	2.5 Y 7/2	N/A	

SOIL EVALUATION BY: SCOTT MCGANN
 WITNESSED BY: BOURNE BOH
 DATE: 08/25/2020
 PERC RATE: 2 MIN/IN TP-62-1 (TP-9022) EL=102.3 C2

NO GROUNDWATER ENCOUNTERED:

NOTES:

- ALL SYSTEM COMPONENTS SHALL BE INSTALLED IN COMPLIANCE WITH THE STATE SANITARY CODE TITLE V AND THE TOWN OF BOURNE BOARD OF HEALTH REQUIREMENTS.
- ANY CHANGE TO THIS PLAN MUST BE APPROVED BY THE BOARD OF HEALTH AND DESIGN ENGINEER.
- BEFORE BACKFILLING THE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND BOARD OF HEALTH.
- TIGHT JOINT (T.J.) PIPING SHALL CONSIST OF POLYVINYL CHLORIDE (PVC) PIPE, SCHEDULE 40. ALL PIPES TO BE LAID ON FIRM BASE AND TO BE WATERTIGHT. ALL CONNECTIONS AND JOINTS SHALL BE MECHANICALLY SOUND AND TIGHT.
- DISTRIBUTION BOX SHALL BE WATER TESTED FOR LEVELNESS AND BE H20 RATED.
- NO GARBAGE GRINDER IS ALLOWED.
- DISTRIBUTION BOX SHALL HAVE AN INLET TEE EXTENDING TO ONE INCH ABOVE THE OUTLET INVERT ELEVATION.
- CONTRACTOR SHALL COORDINATE WITH THE BOARD OF HEALTH TO OBSERVE THE EXCAVATION OF UNSUITABLE SOILS UNDER THE AREA OF THE PROPOSED SOIL ABSORPTION SYSTEM (S.A.S.) IF ENCOUNTERED
- SEPTIC TANK SHALL BE EMBOSSED WITH SEAL STATING CONFORMANCE WITH ASTM C 1227-94.
- ALL SEPTIC SYSTEM COMPONENTS SHALL BE DESIGNED TO WITHSTAND H-20 LOADINGS.
- SEPTIC TANKS SHALL BE PROVIDED WITH AT LEAST THREE 20" DIAMETER MANHOLES WITH READILY REMOVABLE IMPERMEABLE COVERS OF DURABLE MATERIAL.
- ALL UNSUITABLE SOIL MATERIAL IN AREA OF AND BELOW PROPOSED SOIL ABSORPTION SYSTEM (S.A.S.) SHALL BE REMOVED AND REPLACED WITH CLEAN, COARSE SAND WITH A PERCOLATION RATE OF 2 MIN/INCH.
- AREA 5 FEET BEYOND LIMIT OF SOL ABSORPTION SYSTEM (SAS) SHALL BE EXCAVATED OF UNSUITABLE MATERIAL TO TOP OF C2 LAYER IF ENCOUNTERED.



- NOTES:
- TOPSOIL AND ORGANIC MATERIAL TO BE REMOVED FROM DISPOSAL AREA PRIOR TO PLACING SAND OR FILL.
 - FINAL GRADING TO SHED SURFACE WATER AWAY FROM SYSTEM COMPONENTS.
 - MIN 10" COVER OVER ENVIRO-SEPTIC PIPE



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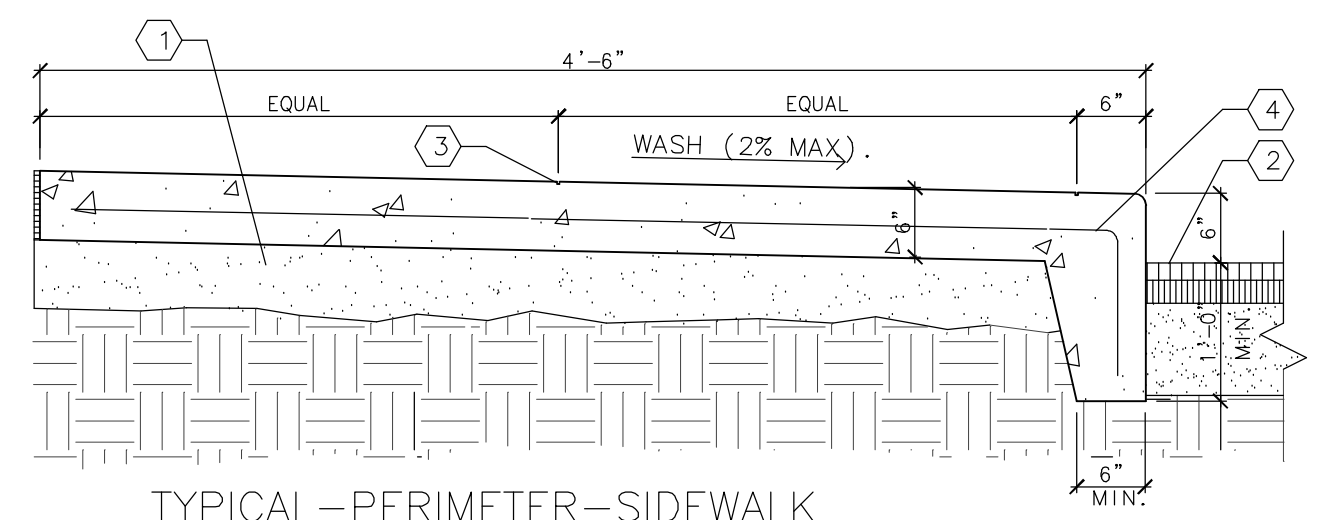
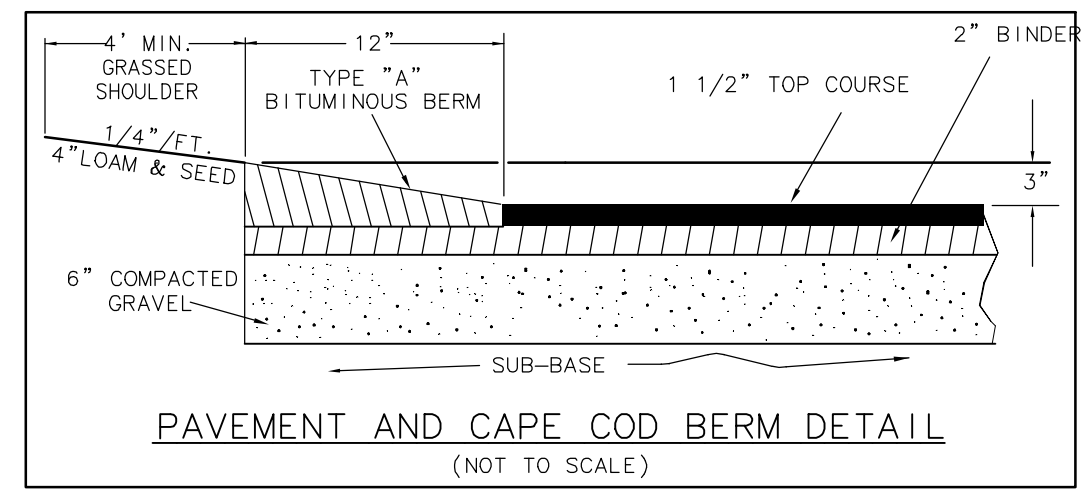
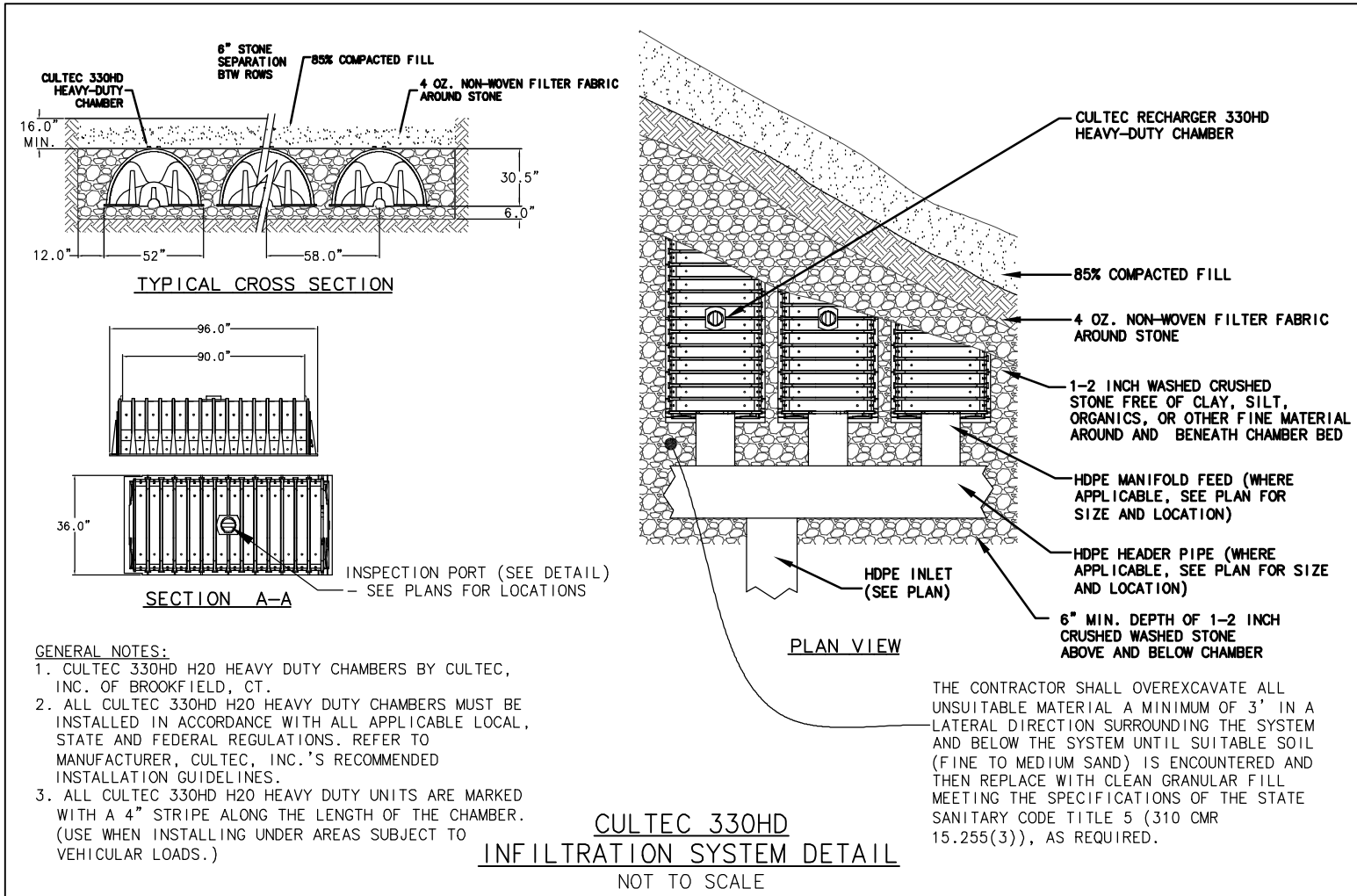
SCALE	NO.	DATE	BY	REVISIONS
N.T.S.				

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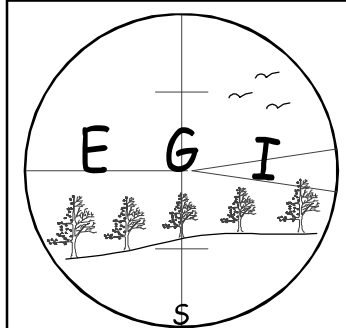
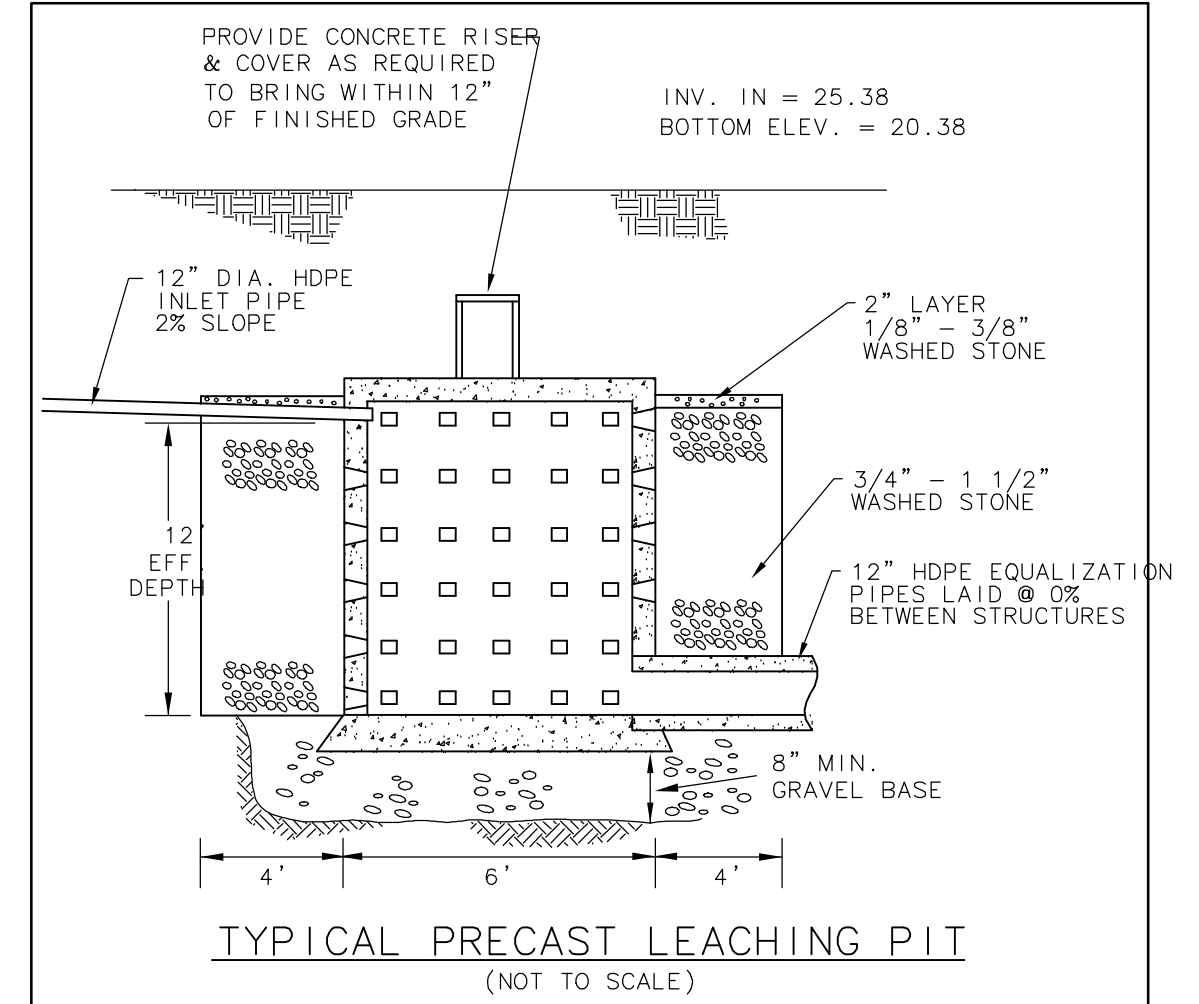
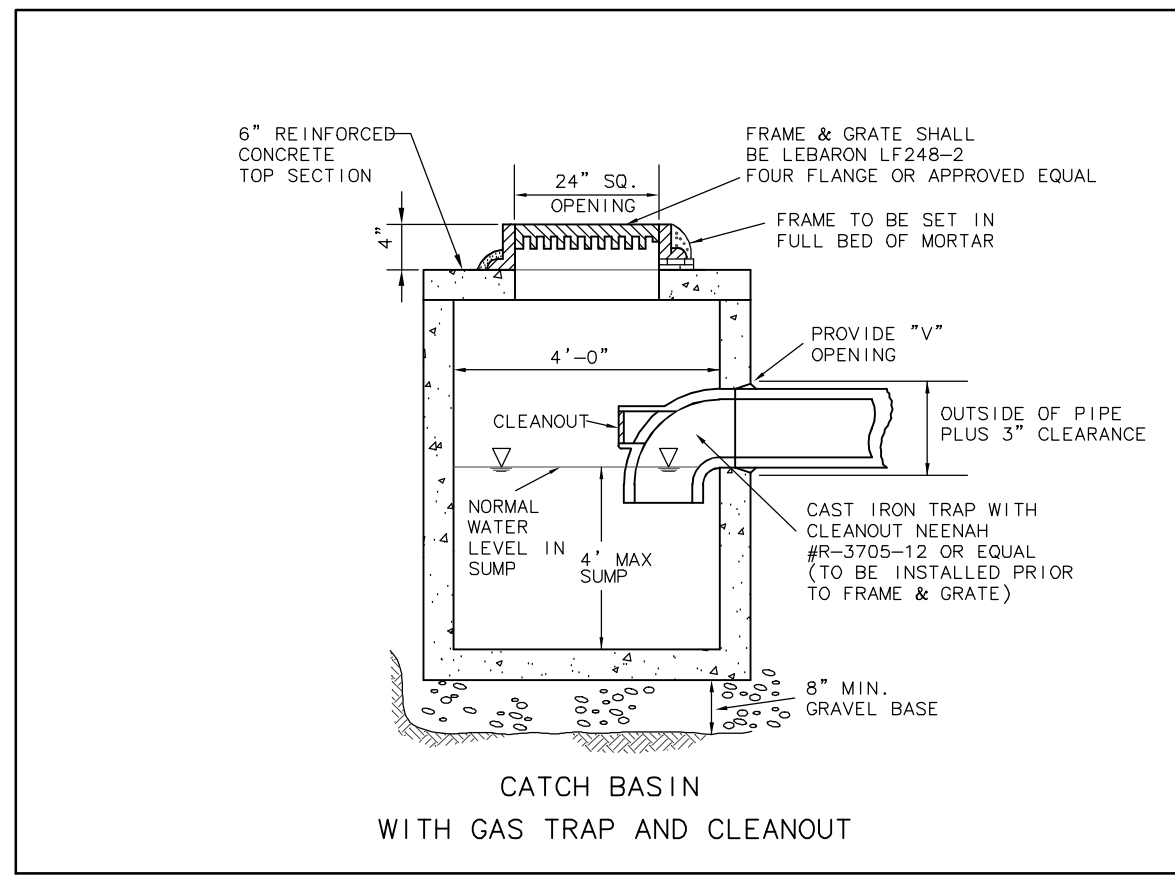
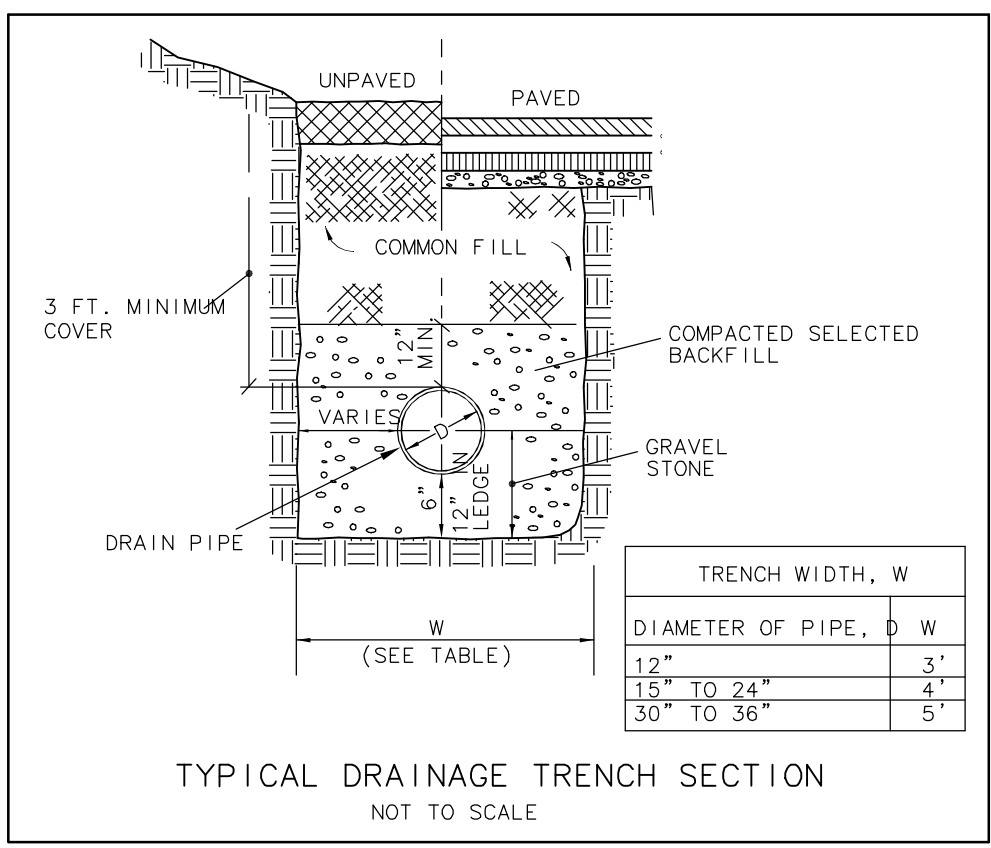
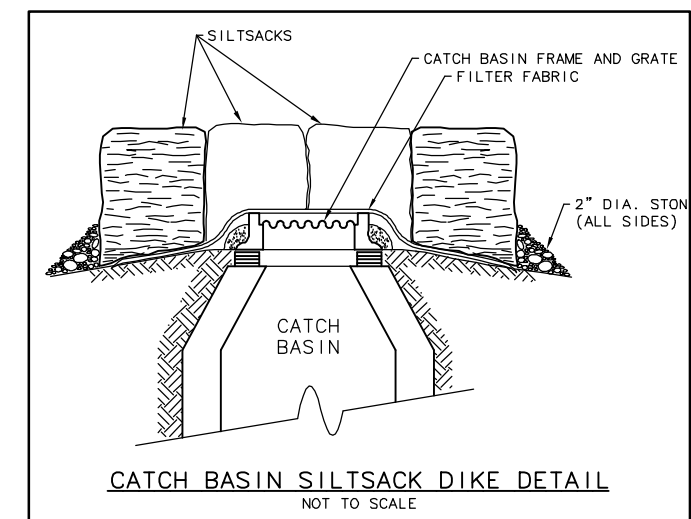
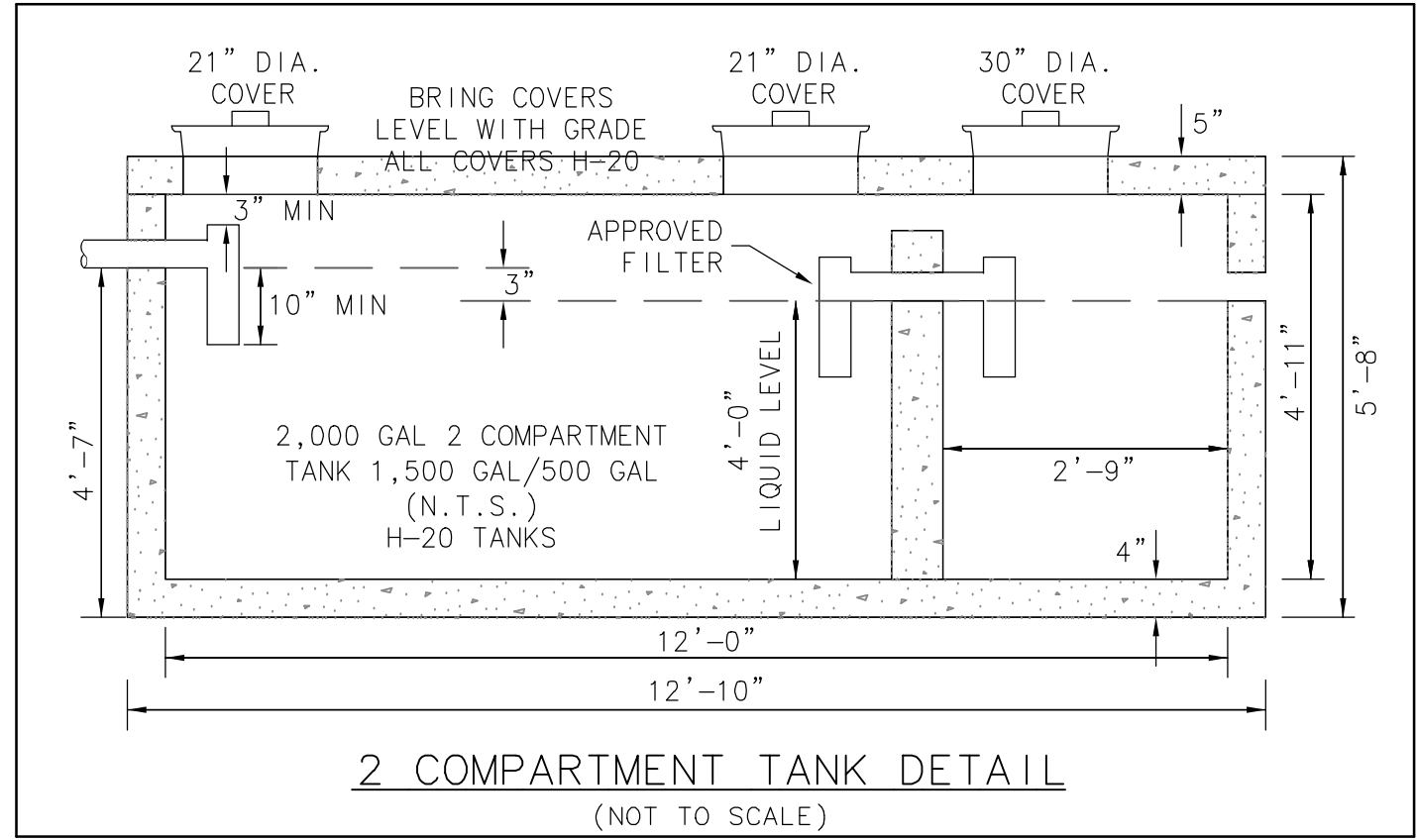
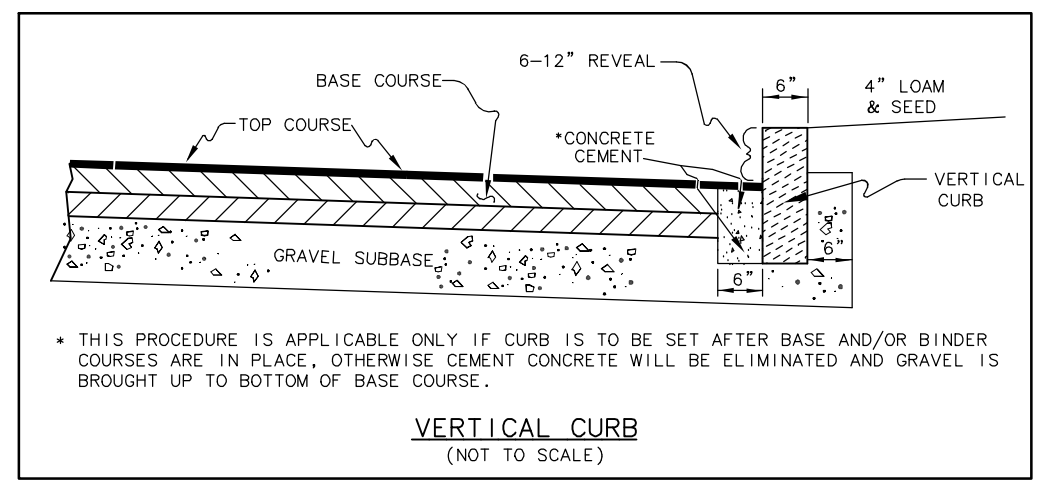
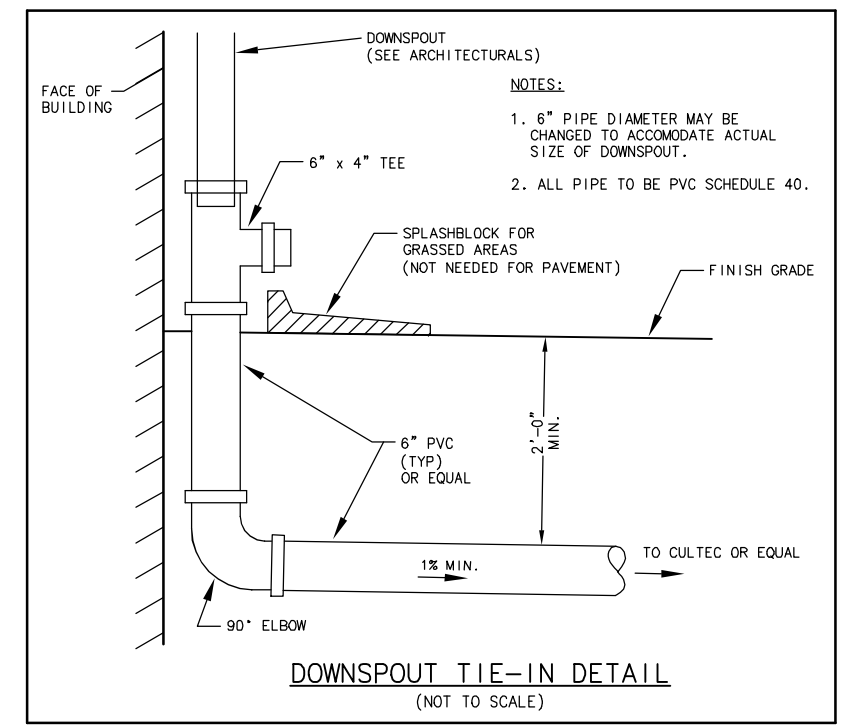
PROPOSED
 SEPTIC PLAN
 62 WILDWOOD LANE
 BOURNE, MA

PROJECT NO.
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 3 OF 4

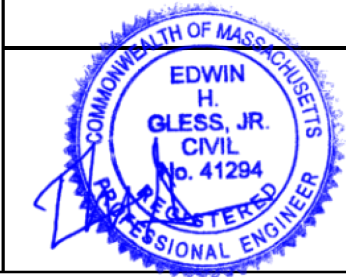
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- KEYED NOTES**
- ① 4" COMPACTED AGGREGATE BASE PAVEMENT.
 - ② 1/4" TOOLED JOINT
 - ③ 6" X 6" #10 W.W.F.



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NEWTOWN ROAD
LITTLETON, MASSACHUSETTS

PROPOSED
DETAILS
62 WILDWOOD LANE
BOURNE, MA

PROJECT NO.
1292
DATE: 10/26/20
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4 OF 4