

PARCEL DATA:
ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 0.41 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 6C
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 1.27 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 31
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 3.75 Acres
TOTAL AREA: 5.43 Acres
ZONING REFERENCE: COMMERCIAL
& BUSINESS
MIN. LOT SIZE: 40,000 S.F.
MIN. FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY
AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY
PANEL No. 25023C03264, DATED JULY 17, 2012.

BUILDING DATA: RESIDENTIAL BUILDINGS
DUPLEX QUADRAPLEX TOTAL
5 BUILDINGS 5 BUILDINGS 10 BUILDINGS
10 UNITS 20 UNITS 30 UNITS
(2 BEDROOMS EACH) (15 W/ 2 BEDROOMS
5 W/ 3 BEDROOMS)
20 BEDROOMS 45 BEDROOMS 65 BEDROOMS
TOTAL AREA: 236,531 SF or 5.43 Acres (including Easements)
BUILDING COVERAGE: 27,360 S.F. (11.6%)
DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)
ROADWAY COVERAGE: 27,727 S.F. (11.7%)
OPEN AREAS: 157,050 S.F. (66.4%)
DRAINAGE: 14,816 S.F. (EASEMENT)
UPLANDS: 206,699 S.F. (87.4%)
WETLANDS: 29,832 S.F. (12.6%)
PARKING SPACES REQUIRED: 2.5 PER UNIT
PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)
(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)
SEPTIC REQUIREMENTS:
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND
WATER REQUIREMENTS:
7,150 * 120% = 8,580 GPD MAX

SPECIAL PERMIT REQUEST:

A SPECIAL PERMIT IS REQUESTED TO ALLOW A MULTIFAMILY DEVELOPMENT ON LAND ZONED AR AND B PURSUANT TO 167-7-D(2)(a)-(d)

VARIANCE REQUESTS:

- THE PROPOSED DEVELOPMENT FROM ZBL §167-7 D (2)(A) WHICH REQUIRES THAT EACH BUILDING IN A MULTIFAMILY DEVELOPMENT COMPLEX BE ON AN INDIVIDUAL LOT WITH CONTINUOUS FRONTAGE ON A PUBLIC WAY. THE PROPOSED DESIGN IS FOR 10 BUILDINGS; 30 UNITS ON A SINGLE LOT WITH EXCLUSIVE ACCESS TO THE 208-ACRE GOLF COURSE DIRECTLY ABUTTING DEVELOPMENT.
- A VARIANCE IS REQUESTED FROM ZBL §167-11 TO ALLOW FOR A REDUCTION OF THE REQUIRED FRONTAGE OF 150- FEET TO 110.98- FEET.
 - A VARIANCE IS REQUESTED FROM ZBL §167-12 A (1) WHICH SPECIFIES THAT "THE NUMBER OF UNITS IN A MULTIFAMILY DEVELOPMENT SHALL NOT EXCEED THE NUMBER OF ACRES IN THE PARCEL ON WHICH THEY ARE TO BE BUILT." THE PROPOSED DESIGN IS FOR 10 BUILDINGS; 30 UNITS ON A SINGLE LOT WITH EXCLUSIVE ACCESS TO THE 208-ACRE GOLF COURSE DIRECTLY ABUTTING DEVELOPMENT.
 - A VARIANCE IS REQUESTED FROM ZBL §167-12 A (3) WHICH SPECIFIES THAT THE MINIMUM PARCEL SIZE SHALL BE TEN (10) ACRES. THE PROPOSED DESIGN IS FOR 10 BUILDINGS; 30 UNITS ON A SINGLE LOT WITH EXCLUSIVE ACCESS TO THE 208-ACRE GOLF COURSE DIRECTLY ABUTTING DEVELOPMENT.
 - A VARIANCE IS REQUESTED FROM ZBL §167-12 A (5) WHICH SPECIFIES:

FRONT YARD SETBACK	REQUIRED	REQUESTED
REAR YARD SETBACK	75 FEET	100 FEET
SIDE YARD SETBACK	100 FEET	13 FEET
BUILDING TO BUILDING SETBACK	30 FEET	15 FEET
SIDE YARD VEGETATED BUFFER	100 FEET	15 FEET
	30 FEET	10 FEET
 - A VARIANCE IS REQUESTED FROM ZBL §1607-12 A (6) WHICH REQUIRES A MINIMUM OF 750 SQUARE FEET (S.F.) OF RESIDENTIAL FLOOR AREA ON THE LOWEST LEVEL (GROUND FLOOR). THE FIRST FLOOR OF EACH UNIT CONTAINS 672 S.F. AND 240 S.F. OF GARAGE FOR A TOTAL OF 912 S.F.

WAIVER REQUEST:

A WAIVER IS REQUESTED FOR THE SETBACK TO A WETLAND TO BE A 25' "NO TOUCH".

HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT
ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL

DATE OF ENDORSEMENT

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY
CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF
APPEALS ON _____
NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY DAYS NEXT FOLLOWING.

DATE HALIFAX TOWN CLERK

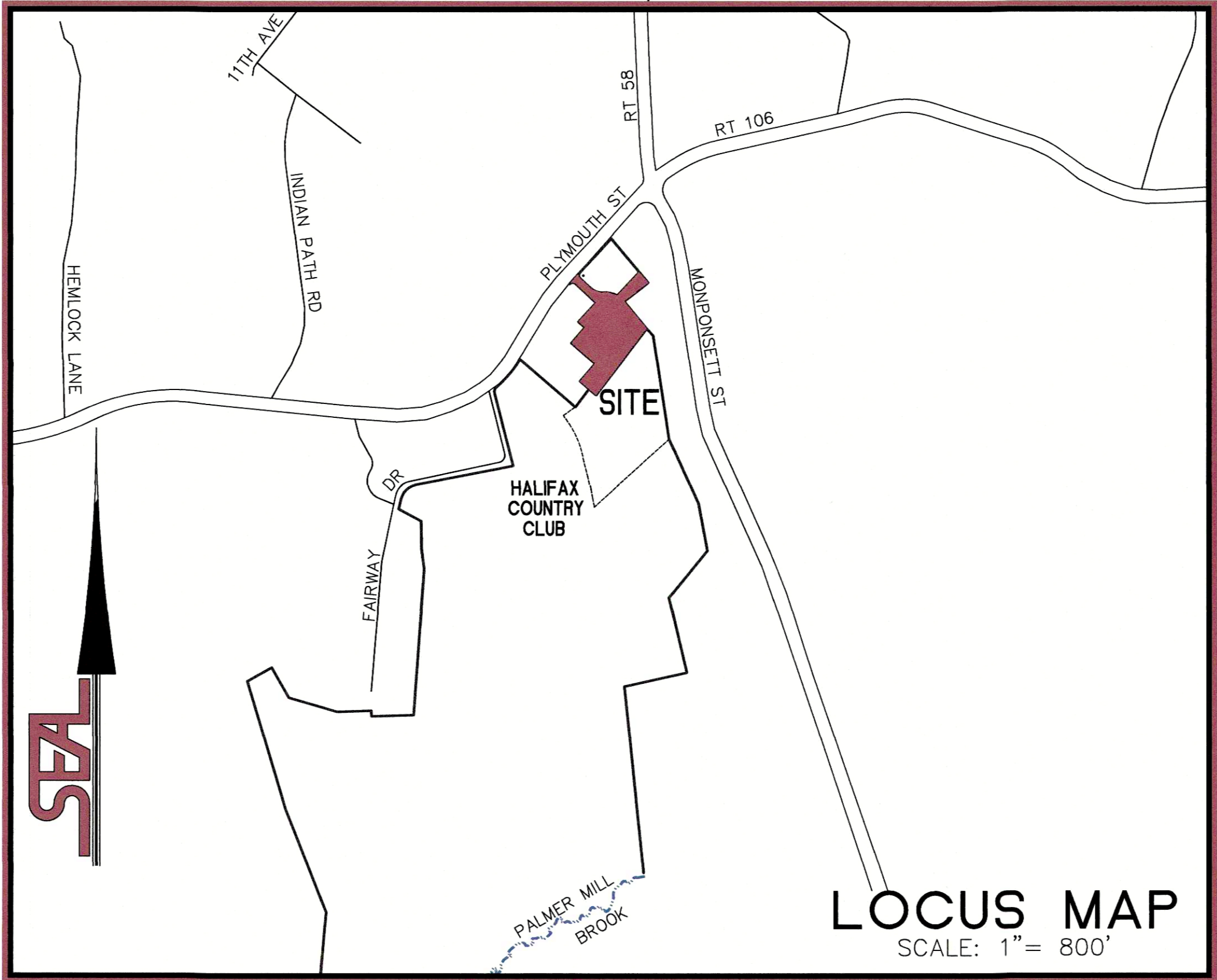
PLAN REFERENCES:

- MAP AND LOT NUMBERS REFER TO THE TOWN OF HALIFAX ASSESSOR'S MAP AND LOT NUMBERS.
- FIELD SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES P.C. AND COMPLETED ON JULY 14, 2015.
- WETLAND LINE SHOWN WAS OBTAINED FROM A PLAN ENTITLED "RESOURCE AREA DELINEATION"; ASSESSOR'S MAP 63, LOT 6 & 31; 314/314A & 0 PLYMOUTH STREET, HALIFAX, MASSACHUSETTS; PREPARED FOR R & J LLC; PREPARED BY SILVA ENGINEERING ASSOCIATES P.C.; DATED AUGUST 17, 2015. LOCATED DURING FIELD SURVEY. THE CONSERVATION COMMISSION ISSUED AN ORAD ON OCTOBER 21, 2015.
- PROPERTY LINE INFORMATION OBTAINED FROM THE FOLLOWING:
~PLYMOUTH STREET HALIFAX DECREE No. 1236
~PLAN BOOK 54, PAGE 26
~PLAN BOOK 18, PAGE 1172
~PLAN BOOK 63 PAGE 180: "EASEMENT PLAN" PREPARED FOR R & J LLC, PREPARED BY SILVA ENGINEERING ASSOCIATES P.C.; DATED DECEMBER 31, 2018.

COMPREHENSIVE PERMIT
SITE PLAN

"COUNTRY CLUB ESTATES"

ASSESSOR'S MAP 63, LOT 6B, 6C, & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS
JULY 22, 2020



FOR REGISTRY USE ONLY

APPLICANT / PREPARED FOR:

R & J LLC
415 THOMPSON STREET
HALIFAX, MASSACHUSETTS

PREPARED BY:

SILVA ENGINEERING ASSOCIATES, P.C.
1615 BEDFORD STREET
BRIDGEWATER, MASSACHUSETTS 02324



LAWRENCE P. SILVA, P.E.

SHEET #

DESCRIPTION

LATEST DATE

1 OF 13	—	LOCATION PLAN	—	7/22/2020
2 OF 13	—	EXISTING CONDITIONS	—	7/22/2020
3 OF 13	—	EXISTING CONDITIONS	—	7/22/2020
4 OF 13	—	OVERALL SITE PLAN	—	7/22/2020
5 OF 13	—	PLAN & PROFILE	—	7/22/2020
6 OF 13	—	PLAN & PROFILE	—	7/22/2020
7A OF 13	—	SITE LAYOUT	—	7/22/2020
7B OF 13	—	UTILITY LAYOUT	—	7/22/2020
8 OF 13	—	GRADING & DRAINAGE LAYOUT	—	7/22/2020
9 OF 13	—	LANDSCAPE PLAN	—	7/22/2020
10 OF 13	—	SEPTIC SYSTEM DESIGN PLAN	—	7/22/2020
11 OF 13	—	SEPTIC SYSTEM DESIGN PLAN	—	7/22/2020
12 OF 13	—	CONSTRUCTION DETAILS	—	7/22/2020
13 OF 13	—	CONSTRUCTION DETAILS	—	7/22/2020

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS, OF
THE COMMONWEALTH OF MASSACHUSETTS.



LAWRENCE P. SILVA, P.E. REG No. 33381-C
DATE 7/22/2020

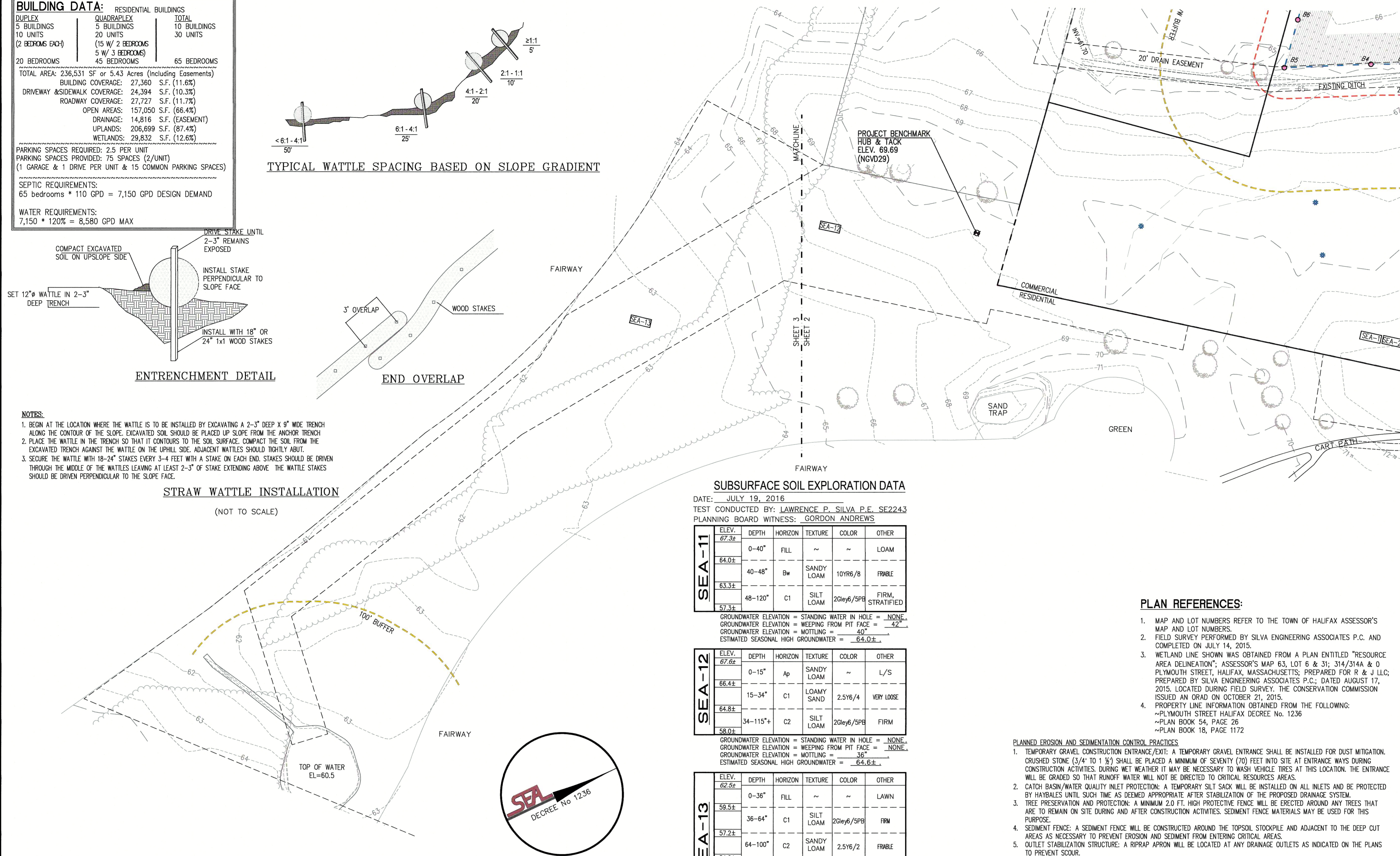
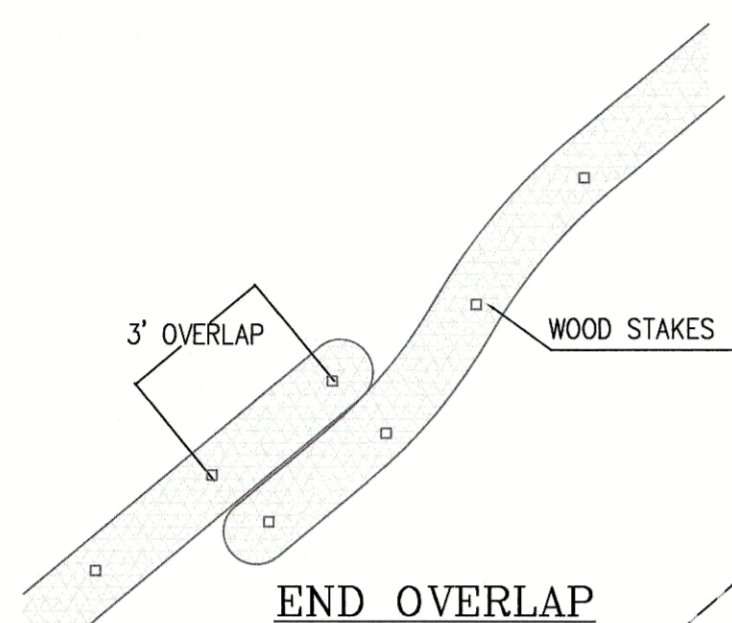
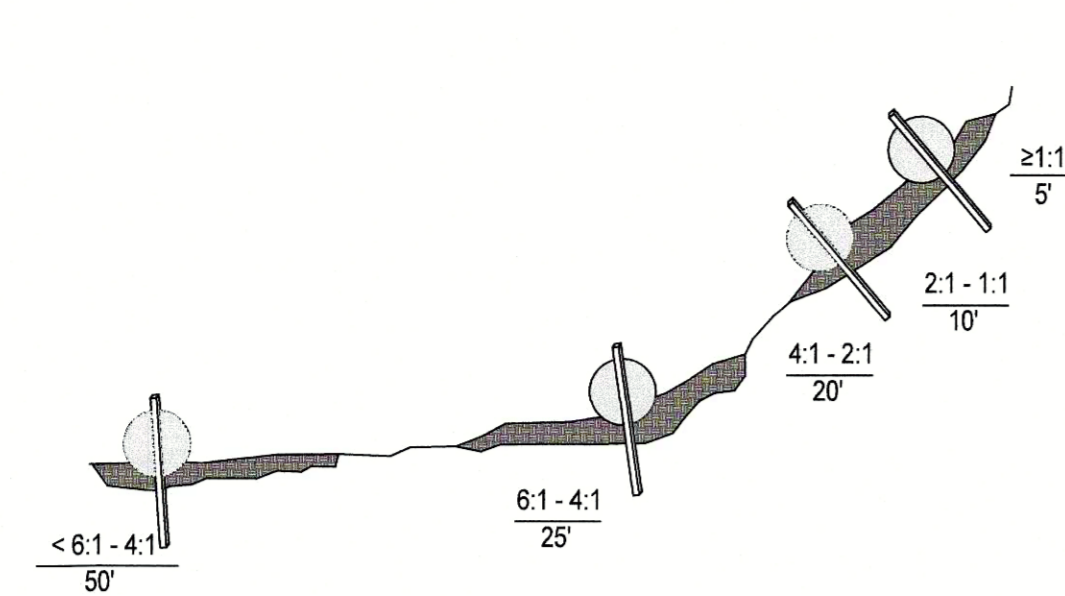
REVISIONS			
DATE	DRAWN	DESCRIPTION	
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020	
DRAWN	DATE	ACAD FILE	SHEET
DAT	1/13/20	1300240B3	1 OF 13

TYPICAL WATTLE SPACING BASED ON SLOPE GRADIENT



1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP X 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP SLOPE FROM THE ANCHOR TRENCH
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTIGUOUS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 16-24" STAKES EVERY 3-4 FEET WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLES LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE. THE WATTLE STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

(NOT TO SCALE)



DATE: JULY 19, 2016
TEST CONDUCTED BY: LAWRENCE P. SILVA P.E. SE2243
PLANNING BOARD WITNESS: GORDON ANDREWS

GROUNDWATER ELEVATION = STANDING WATER IN HOLE = NONE
GROUNDWATER ELEVATION = WEEPING FROM PIT FACE = 42"
GROUNDWATER ELEVATION = MOTTILING = 40"
ESTIMATED SEASONAL HIGH GROUNDWATER = 64.0±

GROUNDWATER ELEVATION = STANDING WATER IN HOLE = NONE
GROUNDWATER ELEVATION = WEEPING FROM PIT FACE = NONE
GROUNDWATER ELEVATION = MOTTILING = 36"
ESTIMATED SEASONAL HIGH GROUNDWATER = 64.6±

GROUNDWATER ELEVATION = STANDING WATER IN HOLE = NONE
GROUNDWATER ELEVATION = WEEPING FROM PIT FACE = NONE
GROUNDWATER ELEVATION = MOTTILING = 36"
ESTIMATED SEASONAL HIGH GROUNDWATER = 59.5±

1. MAP AND LOT NUMBERS REFER TO THE TOWN OF HALIFAX ASSESSOR'S MAP AND LOT NUMBERS.
2. FIELD SURVEY PERFORMED BY SILVA ENGINEERING ASSOCIATES P.C. AND COMPLETED ON JULY 14, 2015.
3. WETLAND LINE SHOWN WAS OBTAINED FROM A PLAN ENTITLED "RESOURCE AREA ASSESSMENT" BY SILVA ENGINEERING ASSOCIATES P.C., DATED AUGUST 0, 2015, LOCATED AT PLYMOUTH STREET, HALIFAX, MASSACHUSETTS, PREPARED FOR R + J LLC, PREPARED BY SILVA ENGINEERING ASSOCIATES P.C.; DATED AUGUST 17, 2015. LOCATED DURING FIELD SURVEY. THE CONSERVATION COMMISSION ISSUED AN ORAD ON OCTOBER 21, 2015.
4. PROPERTY LINE INFORMATION OBTAINED FROM THE FOLLOWING:
 - ~PLYMOUTH STREET IN MAP DECREE NO. 1236
 - ~PLAN BOOK 54, PAGE 26
 - ~PLAN BOOK 18, PAGE 1172

1. TEMPORARY GRAVEL/CONSTRUCTION ENTRANCE/EXIT: A TEMPORARY GRAVEL ENTRANCE SHALL BE INSTALLED FOR DUST MITIGATION. CRUSHED STONE (3/4" TO 1 1/2") SHALL BE PLACED A MINIMUM OF SEVENTY (70) FEET INTO SITE AT ENTRANCE DWAYS DURING CONSTRUCTION ACTIVITIES. DURING WET WEATHER IT MAY BE NECESSARY TO WASH VEHICLE TIRES AT THIS LOCATION. THE ENTRANCE WILL BE GRADED SO THAT RUNOFF WATER WILL NOT BE DIRECTED TO CRITICAL RESOURCES AREAS.
2. CATCH BASIN/WATER QUALITY INLET PROTECTION: A TEMPORARY SILT SACK WILL BE INSTALLED ON ALL INLETS AND BE PROTECTED BY HAYBALES UNTIL SUCH TIME AS DEEMED APPROPRIATE AFTER STABILIZATION OF THE PROPOSED DRAINAGE SYSTEM.
3. TREE PRESERVATION AND PROTECTION: A MINIMUM 2.0 FT. HIGH PROTECTIVE FENCE WILL BE ERCTED AROUND ANY TREES THAT ARE TO REMAIN ON SITE DURING AND AFTER CONSTRUCTION ACTIVITIES. SEDIMENT FENCE MATERIALS MAY BE USED FOR THIS PURPOSE.
4. SEDIMENT FENCE: A SEDIMENT FENCE WILL BE CONSTRUCTED AROUND THE TOPSOIL STOCKPILE AND ADJACENT TO THE DEEP CUT AREAS AS NECESSARY TO PREVENT EROSION AND SEDIMENT FROM ENTERING CRITICAL AREAS.
5. STABILIZATION STRUCTURE: A RIPRAP APRON WILL BE LOCATED AT ANY DRAINAGE OUTLETS AS INDICATED ON THE PLANS TO PREVENT SCOUR.
6. SURFACE ROUGHENING: THE 3:1 CUT SLOPES WILL BE LIGHTLY ROUGHENED BY DISKING JUST PRIOR TO VEGETATING.
7. SURFACE STABILIZATION: STABILIZATION OF THE SURFACE WILL BE ACCOMPLISHED WITH VEGETATION AND MULCH. ROADWAY AND PARKING LOT BASE COURSES WILL BE INSTALLED AS SOON AS FINISHED GRADE IS REACHED. 2:1 SLOPES WILL BE STABILIZED WITH JUTE MAT OR SIMILAR MATERIAL.

DUST CONTROL: THE CONTRACTOR SHALL TAKE STEPS TO MINIMIZE THE AMOUNT OF DUST GENERATED ON THE SITE INCLUDING THOSE PROCEDURES CONTAINED IN THIS DOCUMENT.

SURFACE WETTING: THE CONTRACTOR SHALL ENSURE THAT ALL SURFACES TO BE EXCAVATED ARE WET PRIOR TO, AND IF NECESSARY, DURING EXCAVATION, OTHER POTENTIAL WETTING AND/OR DUST CONTROL AGENTS MAY BE PROPOSED FOR USE BY THE CONTRACTOR AND MUST BE APPROVED BY THE TOWN PRIOR TO USE ON SITE. IF WATER IS APPLIED TO THE SITE, IT SHALL NOT BE APPLIED IN SUFFICIENT QUANTITY OR PRESSURE TO CAUSE CHANNELING OR EROSION OF THE SURFACE TO WHICH IT IS APPLIED.


PAVEMENT WASHING: DURING PERIODS WHEN TRUCKS ARE TRANSPORTING SOIL AND/OR LANDSCAPING MATERIALS TO OR FROM THE SITE, DIRT THAT MAY HAVE BEEN TRACKED OFF THE SITE SHALL BE REMOVED DAILY FROM THE PAVEMENT AND SIDEWALKS. THE AREA TO BE CLEANED IS EXTENDING TO THE LIMIT OF NOTICEABLE DIRT TRACKED FROM THE SITE OR FOR A DISTANCE OF 100 FEET ON EACH SIDE OF A VEHICLE ENTRANCE OR EXIT, WHICHEVER IS GREATER. IF WATER IS USED TO CLEAN THE SIDEWALK OR STREET THEN THE QUANTITY OF WATER USED SHALL NOT RESULT IN SEDIMENT BEING WASHED INTO THE STORM SEWER CHUTE BASINS OR FOR EXCESS WATER TO FREEZE ON THE STREET. IF, IN THE OPINION OF THE TOWN, MANUAL STREET SWEEPING IS INSUFFICIENT TO CONTROL THE DIRT TRACKED FROM THE SITE, THE TOWN MAY REQUIRE THE CONTRACTOR TO USE A MECHANICAL STREET SWEEPER FOR PAVING AREAS. STREET SWEEPING EQUIPMENT THAT IS NOT BEING USED TO CONTROL DIRT TRACKING SHALL NOT BE USED. STREET SWEEPINGS SHALL BE DISPOSED OF AS A WASTE ALONG WITH WASTE SOIL IN ACCORDANCE WITH APPLICABLE REGULATIONS.

LEAVING/EXIT POINTS: ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO VEHICLES, TRUCKS, EXCAVATING EQUIPMENT AND HAND TOOLS LEAVING THE SITE MUST BE FREE OF DIRT PRIOR TO REMOVAL (EITHER TEMPORARILY OR PERMANENTLY) FROM THE SITE.

DESIGNATED ROUTES: ALL VEHICLES TRANSPORTING SOIL OR OTHER MATERIALS TO OR FROM THE SITE SHALL FOLLOW DESIGNATED ROUTES WITHIN THE SITE. THESE ROUTES ARE TO BE ESTABLISHED BY THE CONTRACTOR AND MARKED BY THE CONTRACTOR. THE PRIMARY PURPOSE OF THESE ROUTES IS TO REDUCE THE CONTACT BETWEEN VEHICLES AND IMPACTED AREAS OF THE SITE. THE CONTRACTOR SHALL DEBAR THE SITE FROM BEING SUBJECT TO ENVIRONMENTAL AND GEOCHEMICAL RECOGNIZED.

TARPPED LOADS: ALL TRUCKS LEAVING THE SITE WHICH HAVE BEEN LOADED WITH SOIL OR DIRTS SHALL BE TARPPED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

FOR REGISTRY USE ONLY


LAWRENCE P. SILVA, P.E. REG. NO. 33381-C

DATE 7-22-00

REVISIONS			
DATE	DRAWN	DESCRIPTION	
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020	

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
O PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 0.41 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 6C
O PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 1.27 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 31
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DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 3.75 Acres
TOTAL AREA: 5.43 Acres
ZONING REFERENCE: COMMERCIAL
& BUSINESS
MIN. LOT SIZE: 40,000 S.F.
MIN. FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY
AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY
PANEL NO. 25023C03266J DATED JULY 17, 2012.

"COUNTRY CLUB ESTATES"

"EXISTING CONDITIONS"

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA SILVA
ENGINEERING
ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET
BRIDGEWATER, MA. 02324

PHONE (508) 697-3100 FAX (508) 697-3136

www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"=40'	RAB/DAT	1/13/20	1300240B3	3 OF 13

HALIFAX ZONING BOARD OF APPEALS

HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT
ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL

DATE OF ENDORSEMENT

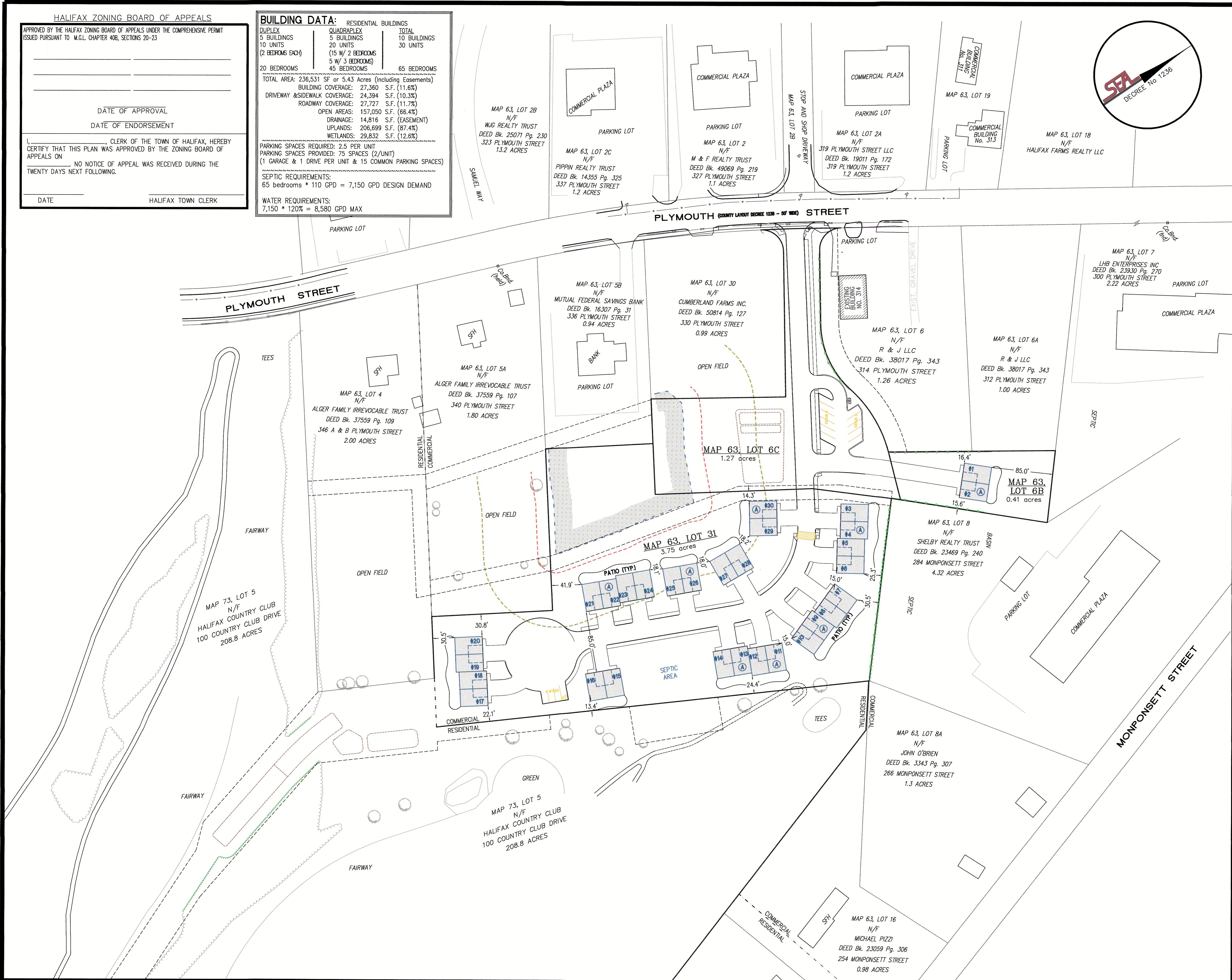
I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY
CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF
APPEALS ON _____ NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY DAYS NEXT FOLLOWING.

DATE

HALIFAX TOWN CLERK

BUILDING DATA:

DUPLEX	QUADRAPLEX	TOTAL
5 BUILDINGS	5 BUILDINGS	10 BUILDINGS
10 UNITS	20 UNITS	30 UNITS
(2 BEDROOMS EACH)	(15 W/ 2 BEDROOMS 5 W/ 3 BEDROOMS)	
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS
TOTAL AREA: 236,531 SF or 5.43 Acres (Including Easements)		
BUILDING COVERAGE: 27,360 S.F. (11.6%)		
DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)		
ROADWAY COVERAGE: 27,727 S.F. (11.7%)		
OPEN AREAS: 157,050 S.F. (66.4%)		
DRAINAGE: 14,816 S.F. (EASEMENT)		
UPLANDS: 206,699 S.F. (87.4%)		
WETLANDS: 29,832 S.F. (12.6%)		
PARKING SPACES REQUIRED: 2.5 PER UNIT		
PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)		
(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND		
WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS, OF
THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E.
CIVIL ENGINEER
REG. NO. 13381
PROFESSIONAL ENGINEER

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

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AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY
PANEL No. 2502300326; DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'OVERALL SITE PLAN'

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA SILVA
ENGINEERING
ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
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PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1=60'	RAB/DAT	1/13/20	1300240B3	4 OF 13

BUILDING DATA: RESIDENTIAL BUILDINGS
DUPLEX 5 BUILDINGS 10 UNITS (2 BEDROOMS EACH)
QUADRAPLEX 5 BUILDINGS 20 UNITS (15 W/ 2 BEDROOMS 5 W/ 3 BEDROOMS)
TOTAL 10 BUILDINGS 30 UNITS
TOTAL AREA: 236,531 SF or 5.43 Acres (Including Easements)
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(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)
SEPTIC REQUIREMENTS:
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND
WATER REQUIREMENTS:
7,150 * 120% = 8,580 GPD MAX

LEGEND

- ML B20 — WETLAND FLAG
— BORDERING VEGETATED WETLANDS
— PROPERTY LINE
— EXISTING EDGE OF PAVEMENT
— EXIST. UTILITY POLE
— OHW — EXIST. OVERHEAD WIRES
— — EXIST. WATER LINE
— — EXIST. WATER SHUTOFF
— — EXIST. HYDRANT
— — EXIST. STONE WALL
— — PROP. WATER LINE
— — PROP. GATE VALVE
— — PROP. WATER SHUTOFF
— — PROP. HYDRANT
— — PROP. DRAIN MANHOLE
— — PROP. CATCHBASIN w/ CURB INLET
— — PROP. DRAIN LINE
— — PROP. UNDERGROUND ELEC (UEL)
— — PROP. GAS LINE
— — PROP. SEWER MANHOLE
— — PROP. LOW PRESSURE SEWER

ILLEGAL DISCHARGE COMPLIANCE STATEMENT:
STORMWATER SYSTEMS IDENTIFIED ON SITE
ARE FOR CONVEYING STORMWATER SHALL
NOT ALLOW THE ENTRY OF ANY
WASTEWATER DISCHARGES INTO THE
STORMWATER MANAGEMENT SYSTEM.

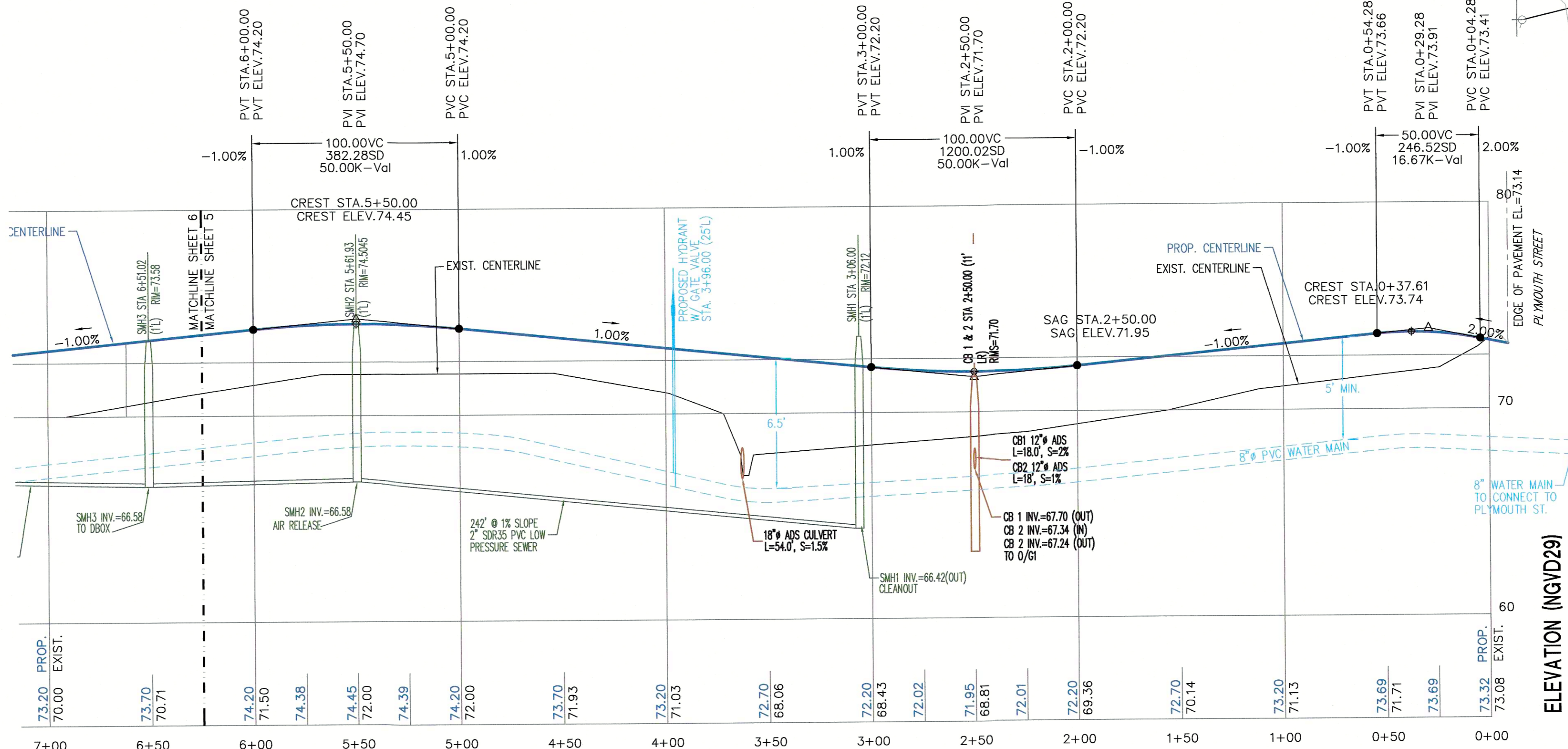
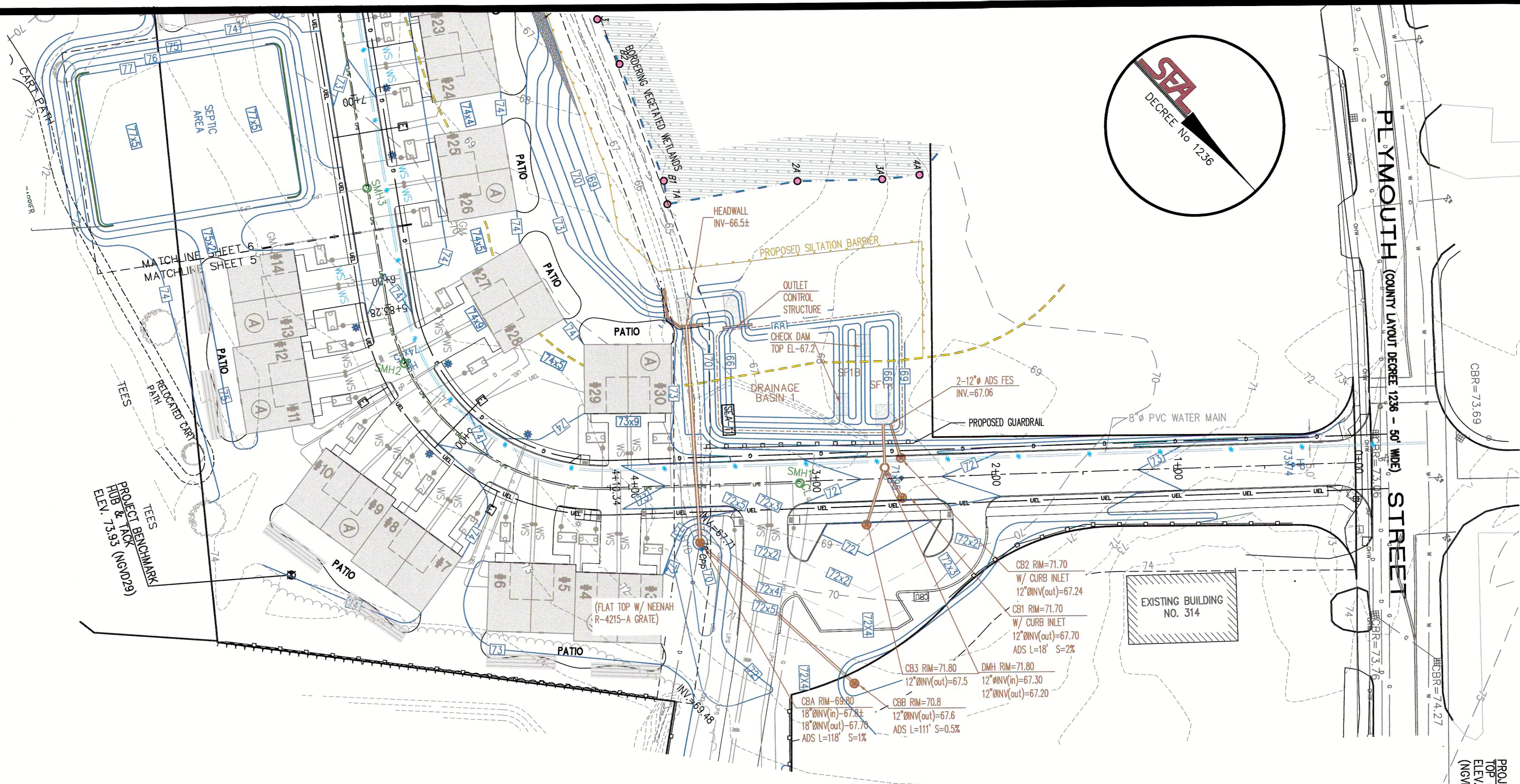
HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT
ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL
DATE OF ENDORSEMENT

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY
CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF
APPEALS ON _____ NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY DAYS NEXT FOLLOWING.

DATE HALIFAX TOWN CLERK



'CONDOR DRIVE' PROFILE
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS, OF
THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E.
REG. NO. 33381-C
CIVIL
NO. 33381
PROFESSIONAL ENGINEER

DATE 7-22-2020

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 0.41 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 6C
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 1.27 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 31
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 3.75 Acres
TOTAL AREA: 5.43 Acres
ZONING REFERENCE: COMMERCIAL
& BUSINESS
MIN. LOT SIZE: 40,000 S.F.
MIN. FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY
AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY
PANEL No. 25023C0326J; DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'PLAN & PROFILE'

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA SILVA
ENGINEERING
ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"= 40'	RAB/DAT	1/13/20	1300240B3	5 OF 13

BUILDING DATA:

DUPLICATE	QUADRAPLEX	TOTAL
5 BUILDINGS	5 BUILDINGS	10 BUILDINGS
10 UNITS	20 UNITS	30 UNITS
(2 BEDROOMS EACH)	(15 W/ 2 BEDROOMS)	
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS
TOTAL AREA: 236,531 SF or 5.43 Acres (Including Easements)		
BUILDING COVERAGE: 27,360 S.F. (11.6%)		
DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)		
ROADWAY COVERAGE: 27,727 S.F. (11.7%)		
OPEN AREAS: 157,050 S.F. (66.4%)		
DRAINAGE: 14,816 S.F. (EASEMENT)		
UPLANDS: 206,699 S.F. (87.4%)		
WETLANDS: 29,832 S.F. (12.6%)		

PARKING SPACES REQUIRED: 2.5 PER UNIT
PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)
(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)

SEPTIC REQUIREMENTS:
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND

WATER REQUIREMENTS:
7,150 * 120% = 8,580 GPD MAX

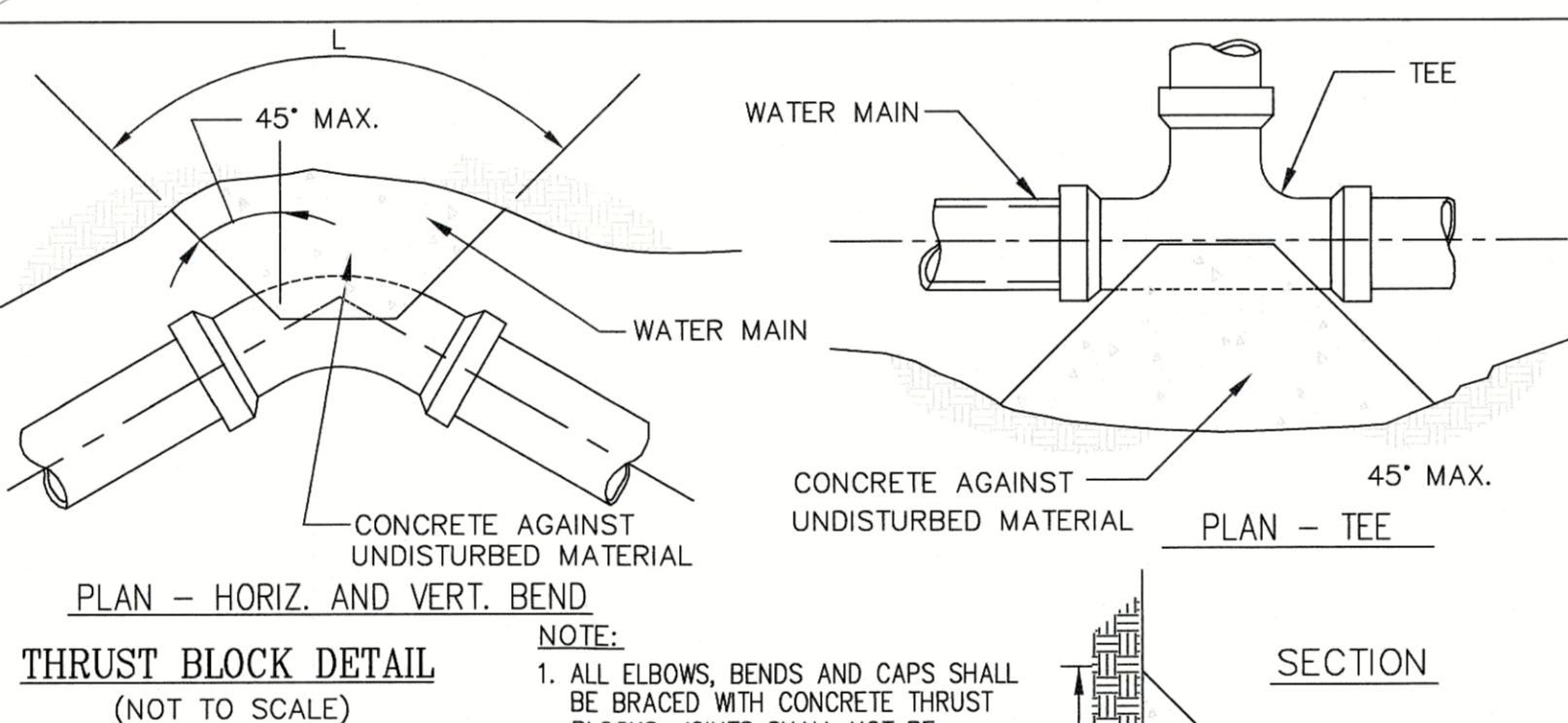
ILLEGAL DISCHARGE COMPLIANCE STATEMENT:
STORMWATER SYSTEMS IDENTIFIED ON SITE
ARE FOR CONVEYING STORMWATER SHALL
NOT ALLOW THE ENTRY OF ANY
WASTEWATER DISCHARGES INTO THE
STORMWATER MANAGEMENT SYSTEM.



FAIRWAY

FAIRWAY

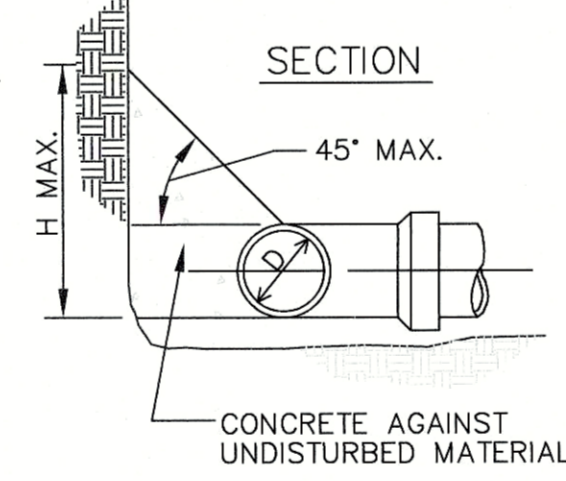
GREEN



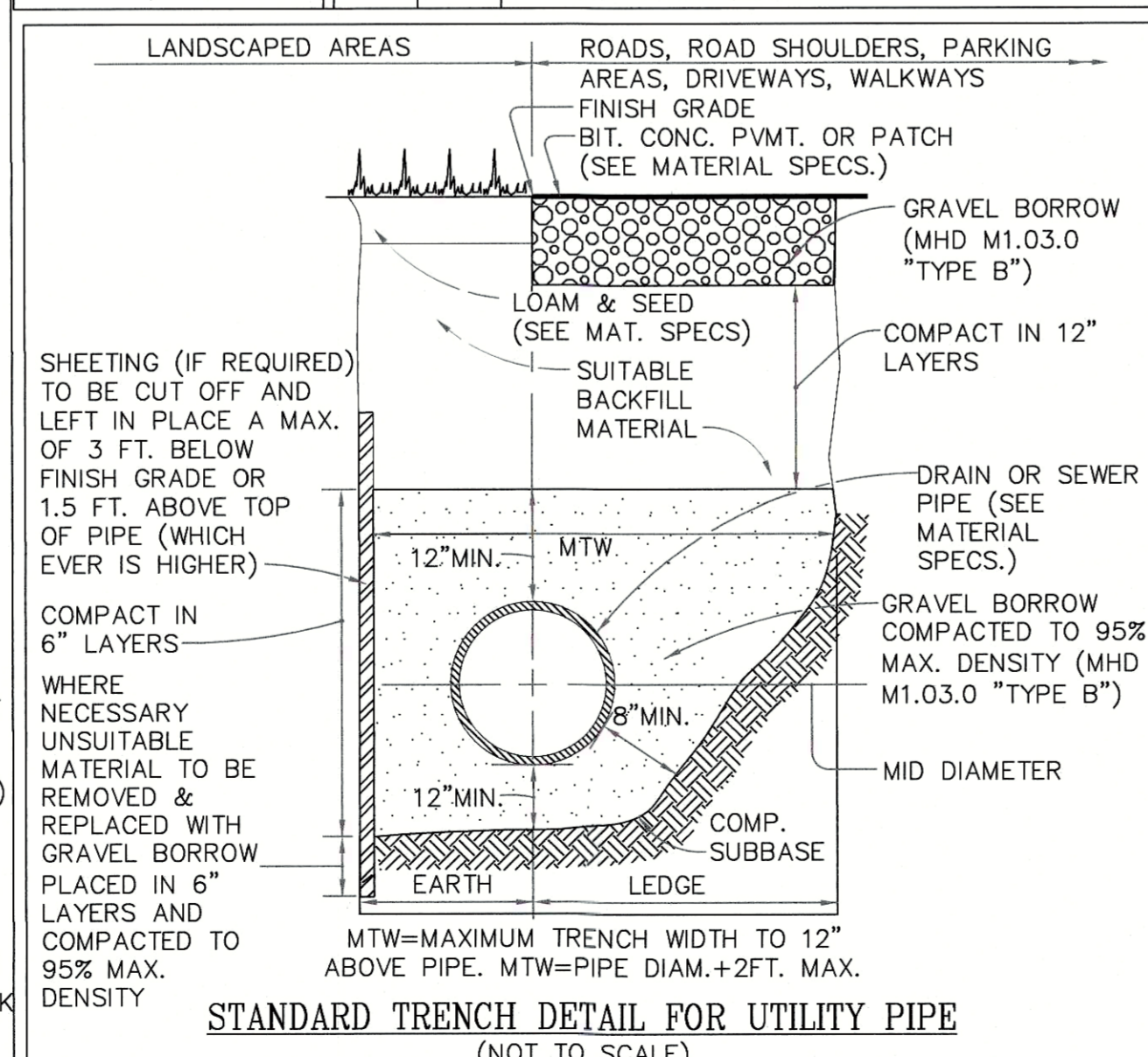
FITTING	8"	10"
1/32 BEND (11 1/4")	2 S.F. 2 S.F.	
1/16 BEND (22 1/2")	3 S.F. 3 S.F.	
1/8 BEND (45")	3 S.F. 5 S.F.	
1/4 BEND (90")	6 S.F. 9 S.F.	
TEE / PLUG	4 S.F. 6 S.F.	

NOTE:

- ALL ELBOWS, BENDS AND CAPS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS. JOINTS SHALL NOT BE ENCASED IN CONCRETE.
- BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH (H x L).
- HEIGHT AND LENGTH AS REQUIRED TO OBTAIN BEARING AREA SHOWN ON TABLE W/ H APPROX. 1/2 L.
- THRUST BLOCK SIZING BASED ON 150 PSI WATER PRESSURE AND 2000 PSI SOIL BEARING CAPACITY.

**LEGEND**

- WETLAND FLAG
- BORDERING VEGETATED WETLANDS
- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXIST. UTILITY POLE
- EXIST. OVERHEAD WIRES
- EXIST. WATER LINE
- EXIST. WATER SHUTOFF
- EXIST. HYDRANT
- EXIST. STONE WALL
- PROP. WATER LINE
- PROP. GATE VALVE
- PROP. WATER SHUTOFF
- PROP. HYDRANT
- PROP. DRAIN MANHOLE
- PROP. CATCHBASIN W/ CURB INLET
- PROP. DRAIN LINE
- PROP. UNDERGROUND ELEC. (UEL)
- PROP. GAS LINE
- PROP. CURB RADII
- PROP. SEWER MANHOLE
- PROP. LOW PRESSURE SEWER
- PROP. 1500 GAL. SEPTIC TANK
- PROP. EFFLUENT PUMP

**HALIFAX ZONING BOARD OF APPEALS**

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT
ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

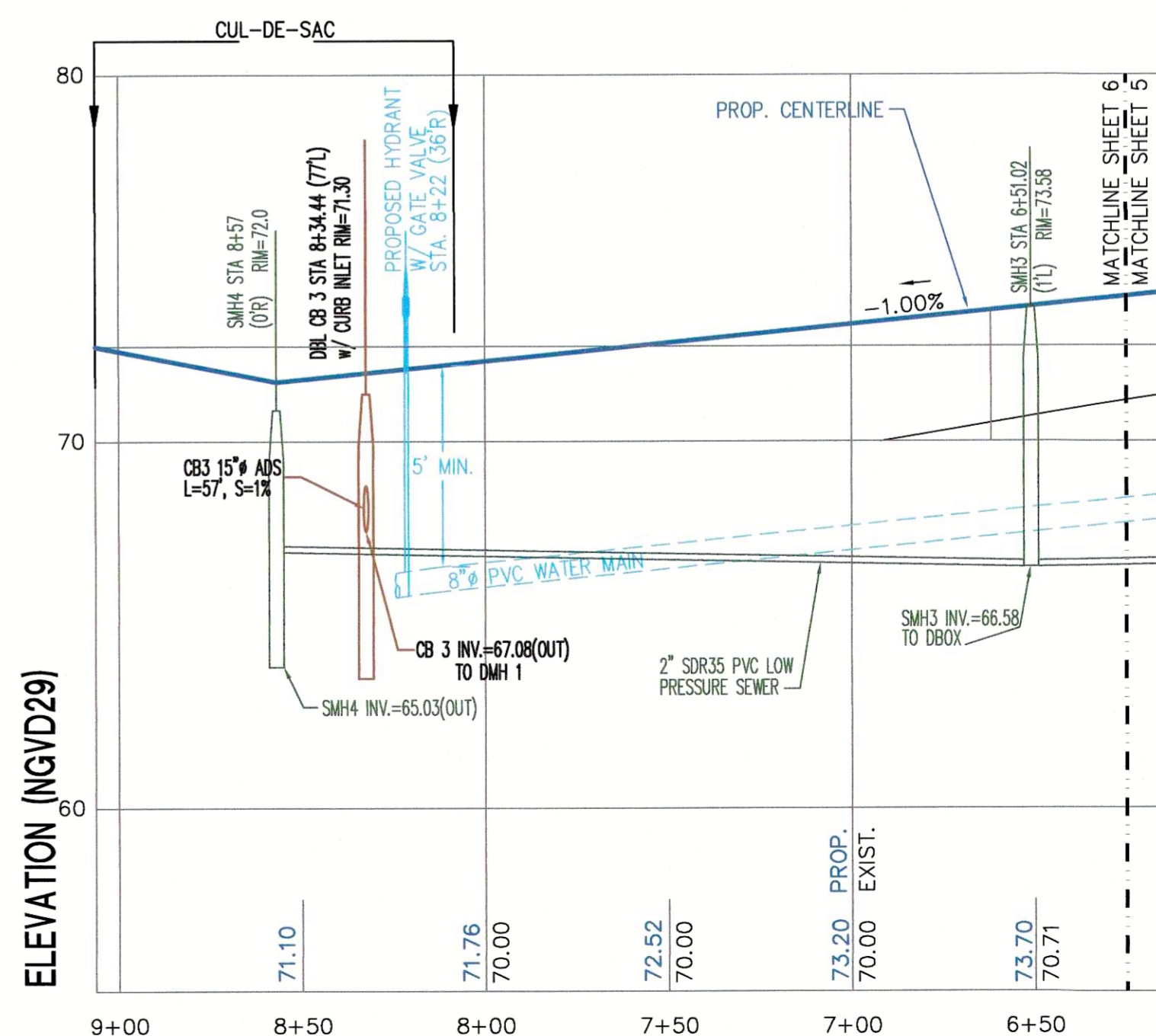
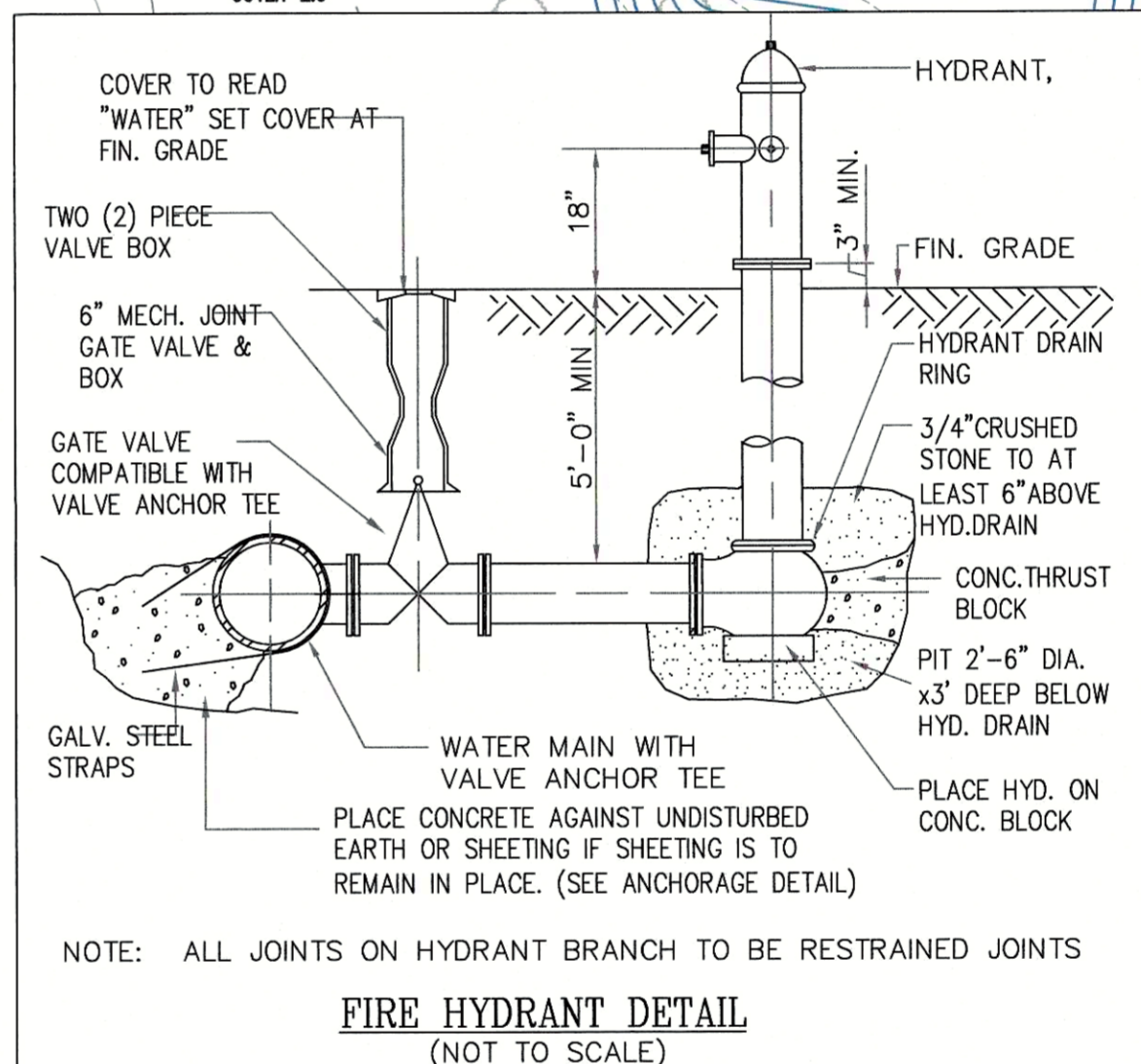
DATE OF APPROVAL

DATE OF ENDORSEMENT

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY
CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF
APPEALS ON _____ NO NOTICE OF APPEAL WAS RECEIVED DURING THE
TWENTY DAYS NEXT FOLLOWING.

DATE

HALIFAX TOWN CLERK

**'CONDO DRIVE' PROFILE**

SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH THE RULES AND
REGULATIONS OF THE REGISTRY OF DEEDS, OF
THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E. REG. NO. 33381-C
7-22-2020

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 0.41 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 6C
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 1.27 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 31
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 3.75 Acres
TOTAL AREA: 5.43 Acres
ZONING REFERENCE: COMMERCIAL
& BUSINESS
MIN. LOT SIZE: 40,000 S.F.
MIN. FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY
AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY
PANEL No. 25023003264, DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'**'PLAN & PROFILE'**

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SILVA
ENGINEERING
ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
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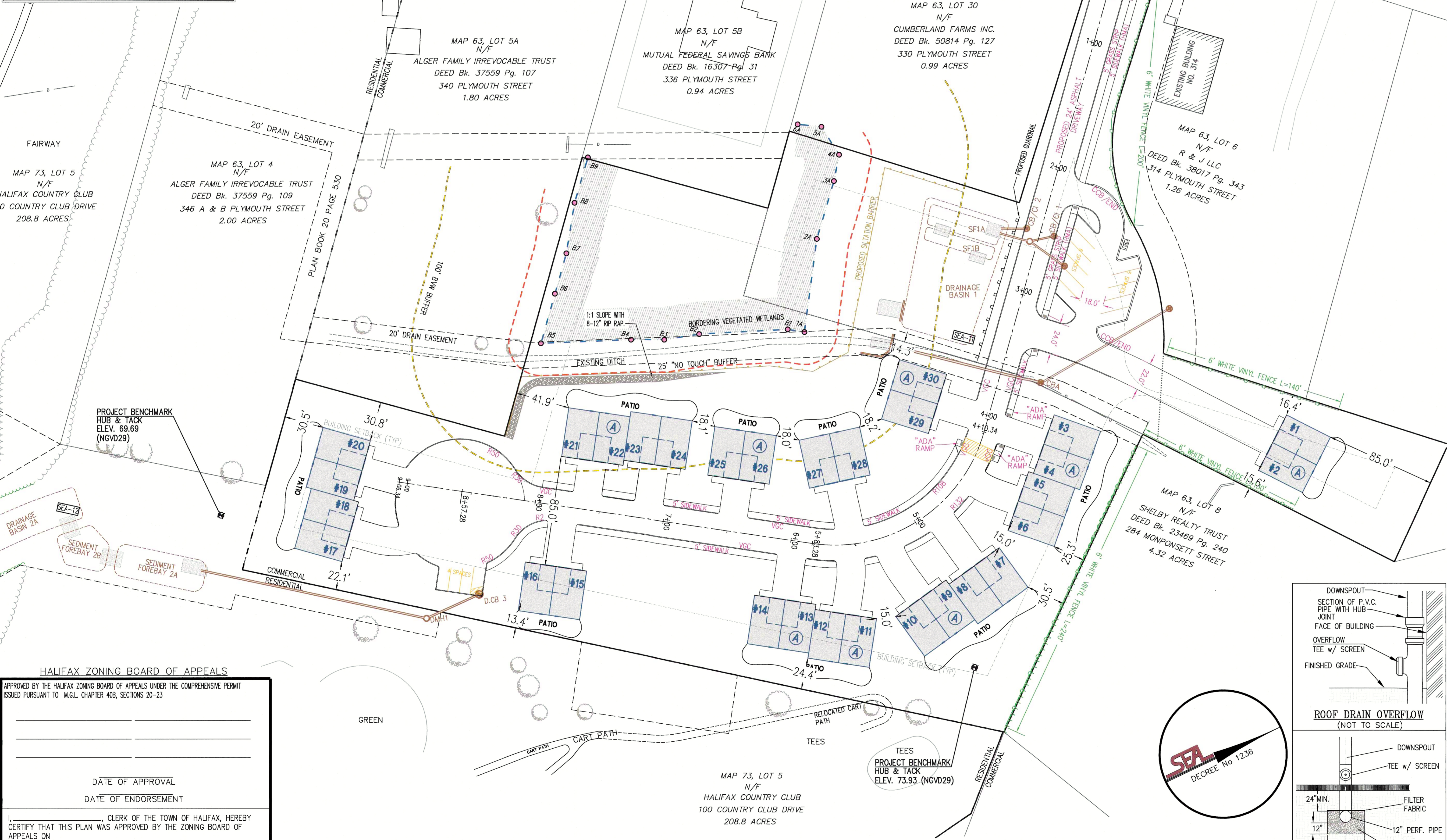
SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	RAB/DAT	1/13/20	1300240B3	6 OF 13

BUILDING DATA:

DUPLEX	QUADRAPLEX	TOTAL
5 BUILDINGS	5 BUILDINGS	10 BUILDINGS
10 UNITS	20 UNITS	30 UNITS
(2 BEDROOMS EACH)	(15 W/ 2 BEDROOMS 5 W/ 3 BEDROOMS)	
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS
TOTAL AREA: 236,531 SF or 5.43 Acres (Including Easements)		
BUILDING COVERAGE: 27,360 S.F. (11.6%)		
DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)		
ROADWAY COVERAGE: 27,727 S.F. (11.7%)		
OPEN AREAS: 157,050 S.F. (66.4%)		
DRAINAGE: 14,816 S.F. (EASEMENT)		
UPLANDS: 206,699 S.F. (87.4%)		
WETLANDS: 29,832 S.F. (12.6%)		
PARKING SPACES REQUIRED: 2.5 PER UNIT		
PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)		
(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND		
WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		

LEGEND

W. B20	WETLAND FLAG	WS	PROP. LIGHT POLE
WS	BORDERING VEGETATED WETLANDS	DMH	PROP. WATER LINE
WS	PROPERTY LINE	CB/C	PROP. WATER SHUTOFF
WS	EXISTING EDGE OF PAVEMENT	UCL	PROP. HYDRANT
WS	EXIST. UTILITY POLE	G	PROP. DRAIN MANHOLE
WS	EXIST. OVERHEAD WIRES	R=20'	PROP. CATCHBASIN w/ CURB INLET
WS	EXIST. WATER LINE	CCB	PROP. DRAIN LINE
WS	EXIST. WATER SHUTOFF	VCC	PROP. UNDERGROUND ELEC (UEL)
WS	EXIST. HYDRANT	VGC	PROP. GAS LINE
WS	EXIST. STONE WALL		PROP. CURB RADII
WS	PROP. LOW PRESSURE SEWER		PROP. CAPE COD BERM
WS	PROP. SEWER SERVICE		PROP. VERT. CONC. CURB
WS	PROP. EFFLUENT PUMP		PROP. VERT. GRANITE CURB



HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL _____

DATE OF ENDORSEMENT _____

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF APPEALS ON _____ NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING.

DATE _____ HALIFAX TOWN CLERK _____

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS, OF THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E. REG. NO. 63381-C

7-22-2020

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET

CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

TOTAL AREA: 0.41 Acres

ASSESSOR'S REFERENCE: MAP 63, LOT 6C
0 PLYMOUTH STREET

CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

TOTAL AREA: 1.27 Acres

ASSESSOR'S REFERENCE: MAP 63, LOT 31
0 PLYMOUTH STREET

CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

TOTAL AREA: 3.75 Acres

TOTAL AREA: 5.43 Acres

ZONING REFERENCE: COMMERCIAL & BUSINESS

MIN. LOT SIZE: 40,000 S.F.

MIN. FRONTAGE: 150 FEET

MIN. DEPTH: 200 FEET

MIN. FRONT YARD: 50 FEET

MIN. SIDE YARD: 30 FEET

MIN. REAR YARD: 40 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X, AREAS OF MINIMAL FLOODING: COMMUNITY PANEL No. 25023003265, DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'SITE LAYOUT'

SITE:

ASSESSOR'S MAP 63, LOTS 6B, 6C & 31

PLYMOUTH STREET

HALIFAX, MASSACHUSETTS

PREPARED FOR:

R & J LLC

SEA SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

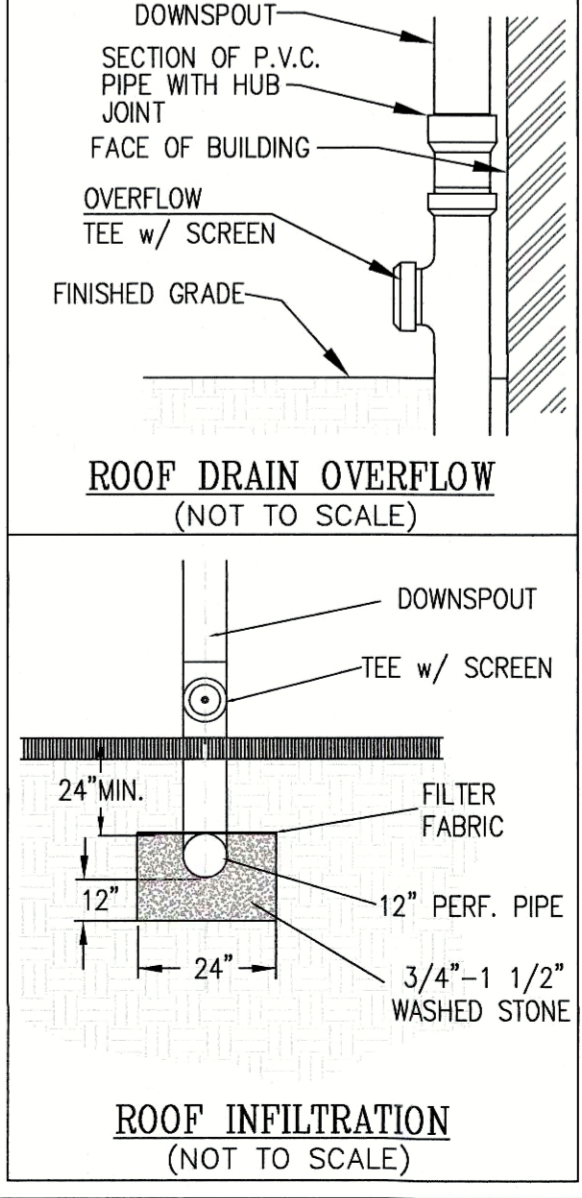
1615 BEDFORD STREET

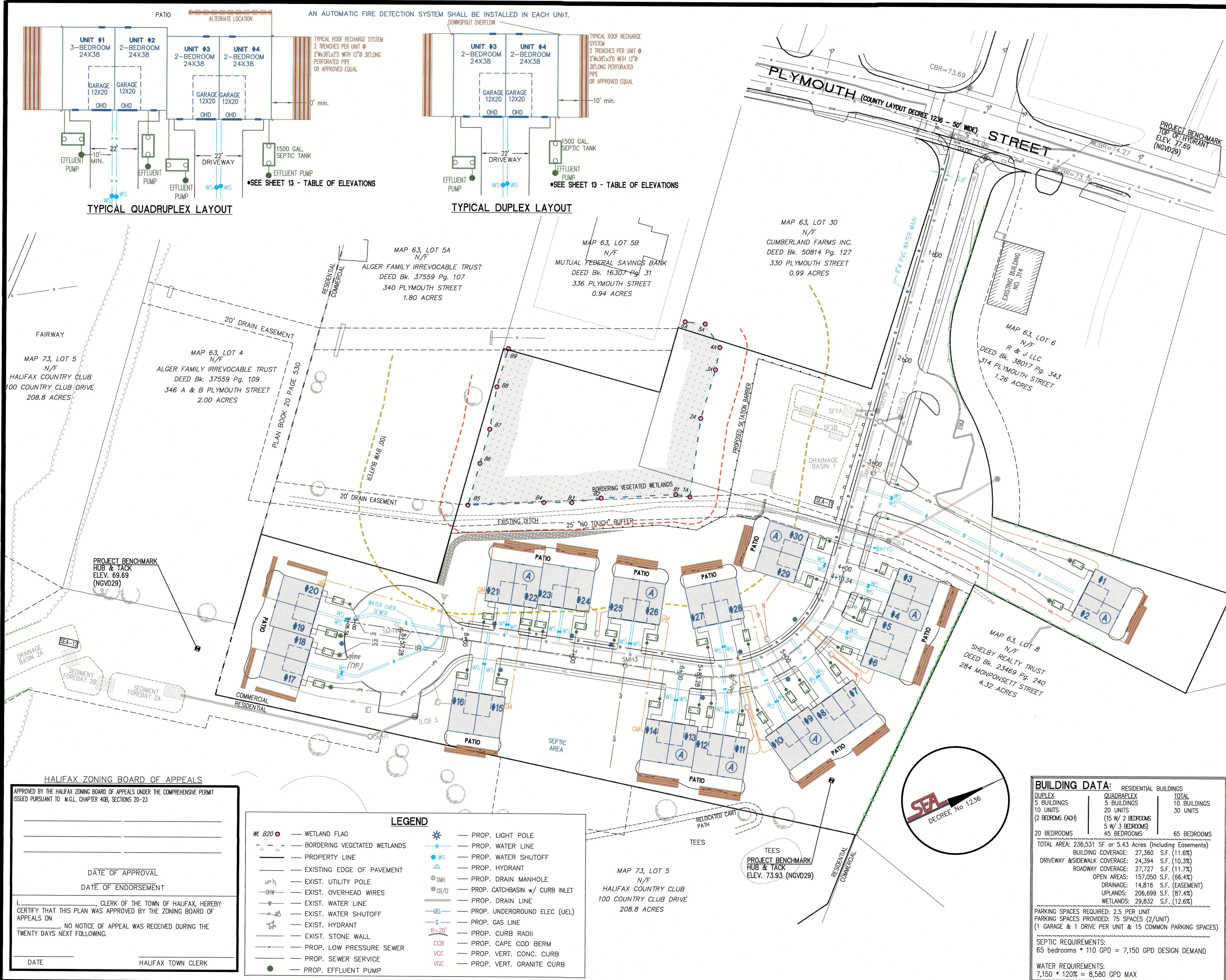
BRIDGEWATER, MA. 02324

PHONE (508) 697-3100 FAX (508) 697-3136

www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"= 40'	DAT	1/13/20	1300240B3	7A OF 13





FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS, OF THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA

CIVIL ENGINEER

LAWRENCE P. SILVA, P.E. REG. NO. 93381-C

7-22-2020

DATE

REVISIONS

DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:
ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 0.41 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 6C
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 1.27 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 31
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
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TOTAL AREA: 3.75 Acres
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ZONING REFERENCE: COMMERCIAL & BUSINESS
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MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY PANEL No. 250230326; DATED JULY 17, 2012.

"COUNTRY CLUB ESTATES"

"UTILITY LAYOUT"

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA

SILVA
ENGINEERING
ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	DAT	1/13/20	1300240B3	7B OF 13

BUILDING DATA:

RESIDENTIAL BUILDINGS	QUADRAPLEX	TOTAL
DUPLEX	5 BUILDINGS	10 BUILDINGS
5 BUILDINGS	20 UNITS	30 UNITS
10 UNITS	(15 W/ 2 BEDROOMS	5 W/ 3 BEDROOMS)
(2 BEDROOMS EACH)		
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS

TOTAL AREA: 236,531 SF or 5.43 Acres (including Easements)

BUILDING COVERAGE: 27,360 S.F. (11.6%)

DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)

ROADWAY COVERAGE: 27,727 S.F. (11.7%)

OPEN AREAS: 157,050 S.F. (66.4%)

DRAINAGE: 14,816 S.F. (EASEMENT)

UPLANDS: 206,699 S.F. (87.4%)

WETLANDS: 29,832 S.F. (12.6%)

PARKING SPACES REQUIRED: 2.5 PER UNIT

PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)

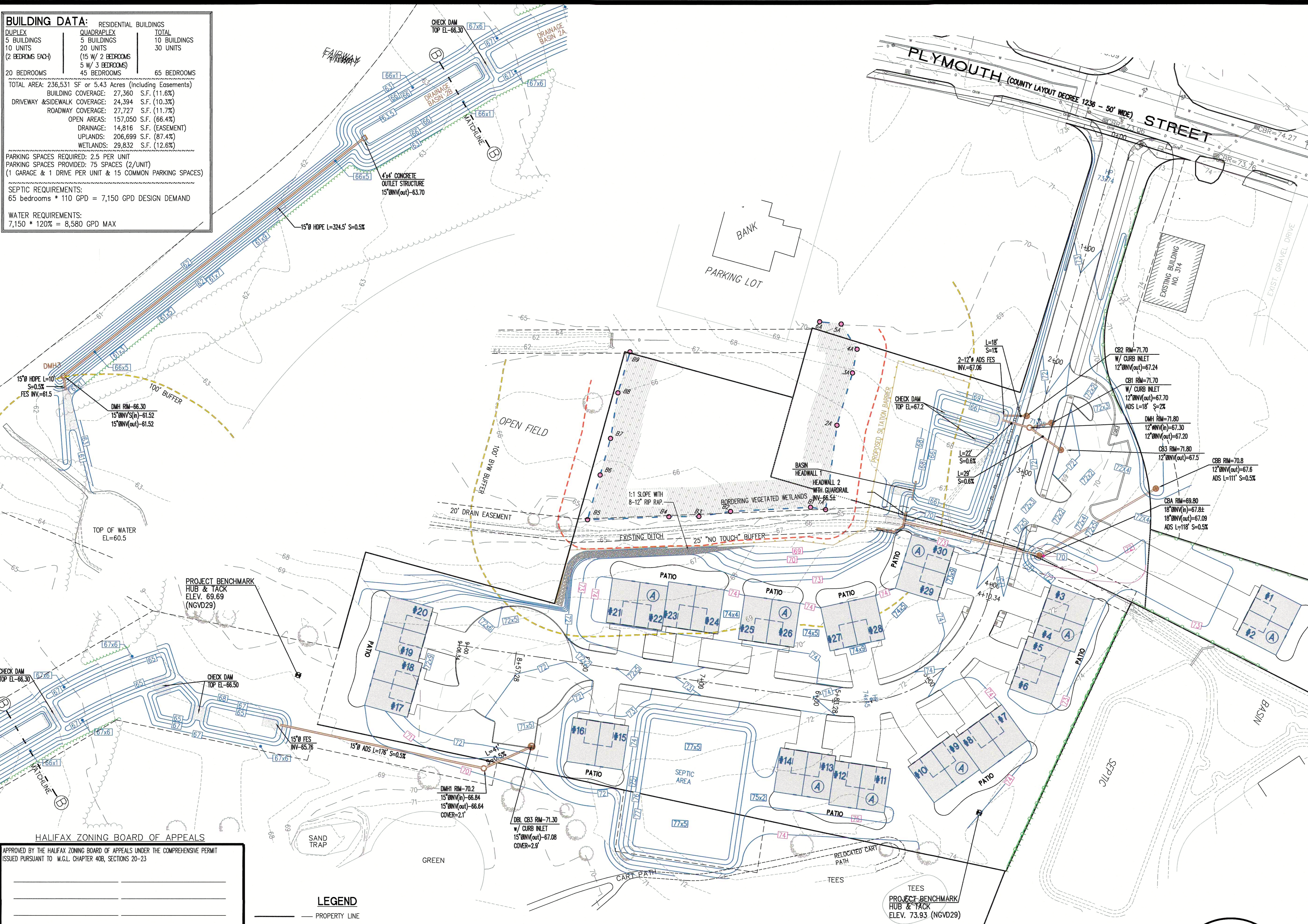
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SEPTIC REQUIREMENTS:

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WATER REQUIREMENTS:

7,150 * 120% = 8,580 GPD MAX



HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL _____

DATE OF ENDORSEMENT _____

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF APPEALS ON _____ NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING.

DATE _____ HALIFAX TOWN CLERK

LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 50' EXISTING CONTOUR
- 50' PROPOSED CONTOUR
- 7.5' X 3' PROPOSED SPOT GRADE

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS, OF THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E. REG. NO. 83381-C

7-22-2020

DATE _____

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 63, LOT 6B

0 PLYMOUTH STREET

CURRENT OWNER: R & J LLC

415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

TOTAL AREA: 0.41 Acres

ASSESSOR'S REFERENCE: MAP 63, LOT 6C

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CURRENT OWNER: R & J LLC

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THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY PANEL No. 25023C03264; DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'GRADING & DRAINAGE LAYOUT'

SITE:

ASSESSOR'S MAP 63, LOTS 6B, 6C & 31

PLYMOUTH STREET

HALIFAX, MASSACHUSETTS

PREPARED FOR:

R & J LLC

SEA SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET

BRIDGEWATER, MA. 02324

PHONE (508) 697-3100 FAX (508) 697-3136

www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"= 40'	RAB/DAT	1/13/20	1300240B3	8 OF 13

BUILDING DATA:

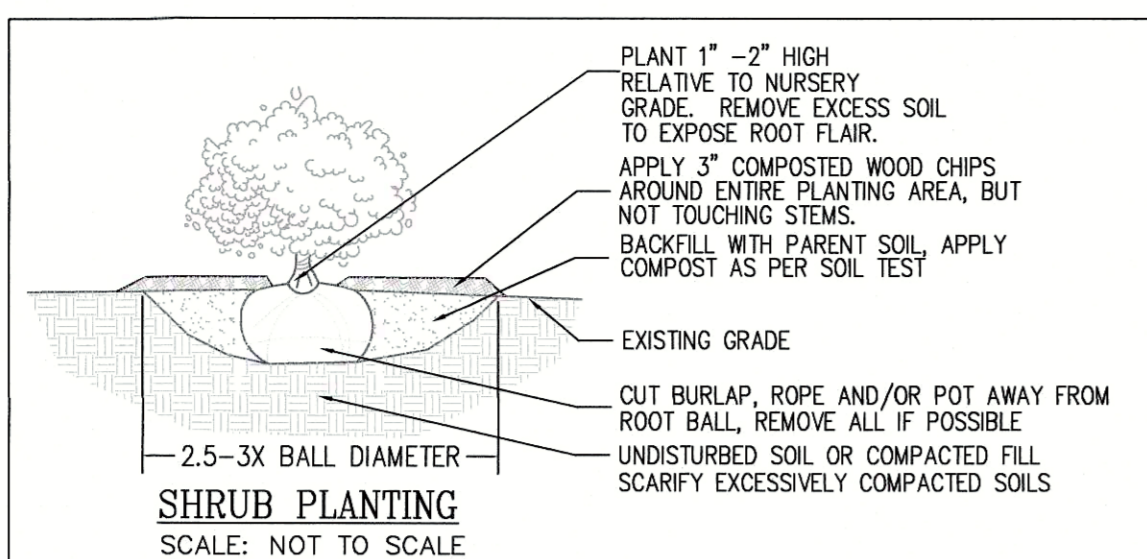
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SEPTIC REQUIREMENTS:		
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WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		

PLANT LIST

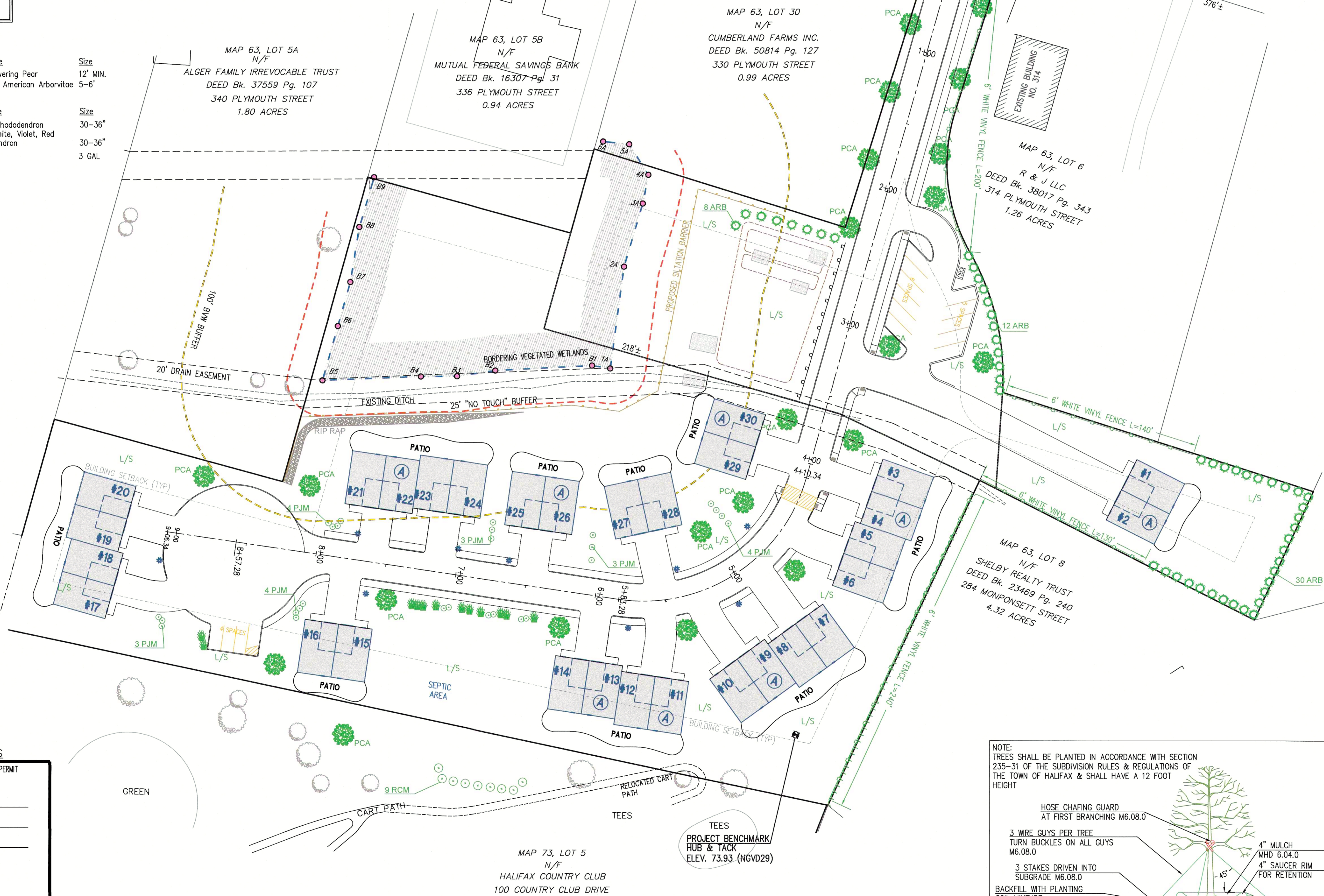
TREES	Item	Quant.	Scientific Name	Common Name	Size
PCA	23		Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	12" MIN.
ARB	8		Thuja occidentalis nigra	Dark Green N. American Arborvitae	5'-6"
SHRUBS	Item	Quant.	Scientific Name	Common Name	Size
RCM	9		Rhododendron cawtawbiense cultivars	Mixed colors Rhododendron	30-36"
PJM	32		Rhododendron spp. P.J.M.	'PJM' Rhododendron	30-36"
	7		Miscanthus sinensis	Autumn Light	3 GAL

L/S = LOAM AND SEED

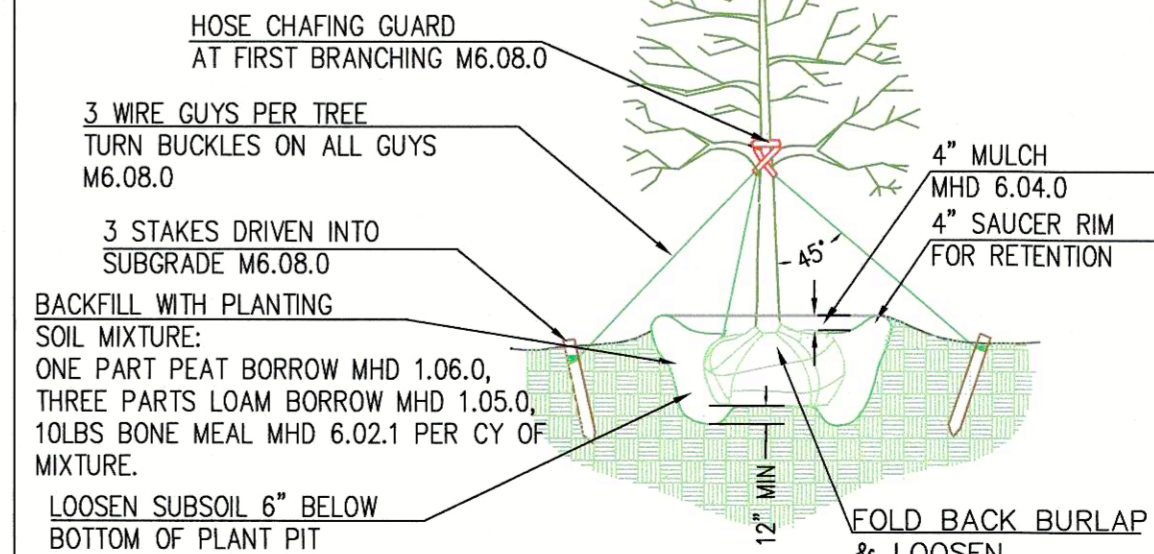
■ = RIP RAP



BASIN AREA 1 AND 2 ARE TO BE LOAM AND SEED. THIS INCLUDED BASINS, SEDIMENT FOREBAYS AND SURROUNDING AREAS.



NOTE:
TREES SHALL BE PLANTED IN ACCORDANCE WITH SECTION 235-31 OF THE SUBDIVISION RULES & REGULATIONS OF THE TOWN OF HALIFAX & SHALL HAVE A 12 FOOT HEIGHT



TREE PLANTING / STAKING DETAIL
(NOT TO SCALE)

HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL
DATE OF ENDORSEMENT

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF APPEALS ON _____ NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING.

DATE _____ HALIFAX TOWN CLERK

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS, OF THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E. REG. NO. 33381-C
7-22-2020

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 0.41 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 6C
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 1.27 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 31
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 3.75 Acres
TOTAL AREA: 5.43 Acres
ZONING REFERENCE: COMMERCIAL & BUSINESS
40,000 S.F.
MIN. LOT SIZE: 150 FEET
MIN. FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY PANEL No. 25023C0326; DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'LANDSCAPE PLAN'

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA SILVA ENGINEERING ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	DAT	1/13/20	1300240B3	9 OF 13

BUILDING DATA:		
RESIDENTIAL BUILDINGS		
DUPLEX	QUADRAPLEX	TOTAL
5 BUILDINGS	5 BUILDINGS	10 BUILDINGS
10 UNITS	20 UNITS	30 UNITS
(2 BEDROOMS EACH)	(15 W/ 2 BEDROOMS 5 W/ 3 BEDROOMS)	
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS
TOTAL AREA: 236,531 SF or 5.43 Acres (Including Easements)		
BUILDING COVERAGE: 27,360 S.F. (11.6%)		
DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)		
ROADWAY COVERAGE: 27,727 S.F. (11.7%)		
OPEN AREAS: 157,050 S.F. (66.4%)		
DRAINAGE: 14,816 S.F. (EASEMENT)		
UPLANDS: 206,699 S.F. (87.4%)		
WETLANDS: 29,832 S.F. (12.6%)		
PARKING SPACES REQUIRED: 2.5 PER UNIT		
PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)		
(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND		
WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		

CONVENTIONAL TITLE 5 SEPTIC SYSTEM

DAILY FLOW REQUIREMENTS:

65 BEDROOMS @ 110 GPD = 7,150 GPD

LOADING RATE CRITERIA SOIL CLASS: 1

DESIGN PERCOLATION RATE = 2 MIN/INCH

SYSTEM DESCRIPTION:

1. LEACHING FIELD(s) W/ 6" STONE UNDER

3,090 S.F. AREA + 6,675 S.F. AREA = 9,765 BOTTOM AREA S.F.

TOTAL CAPACITY:

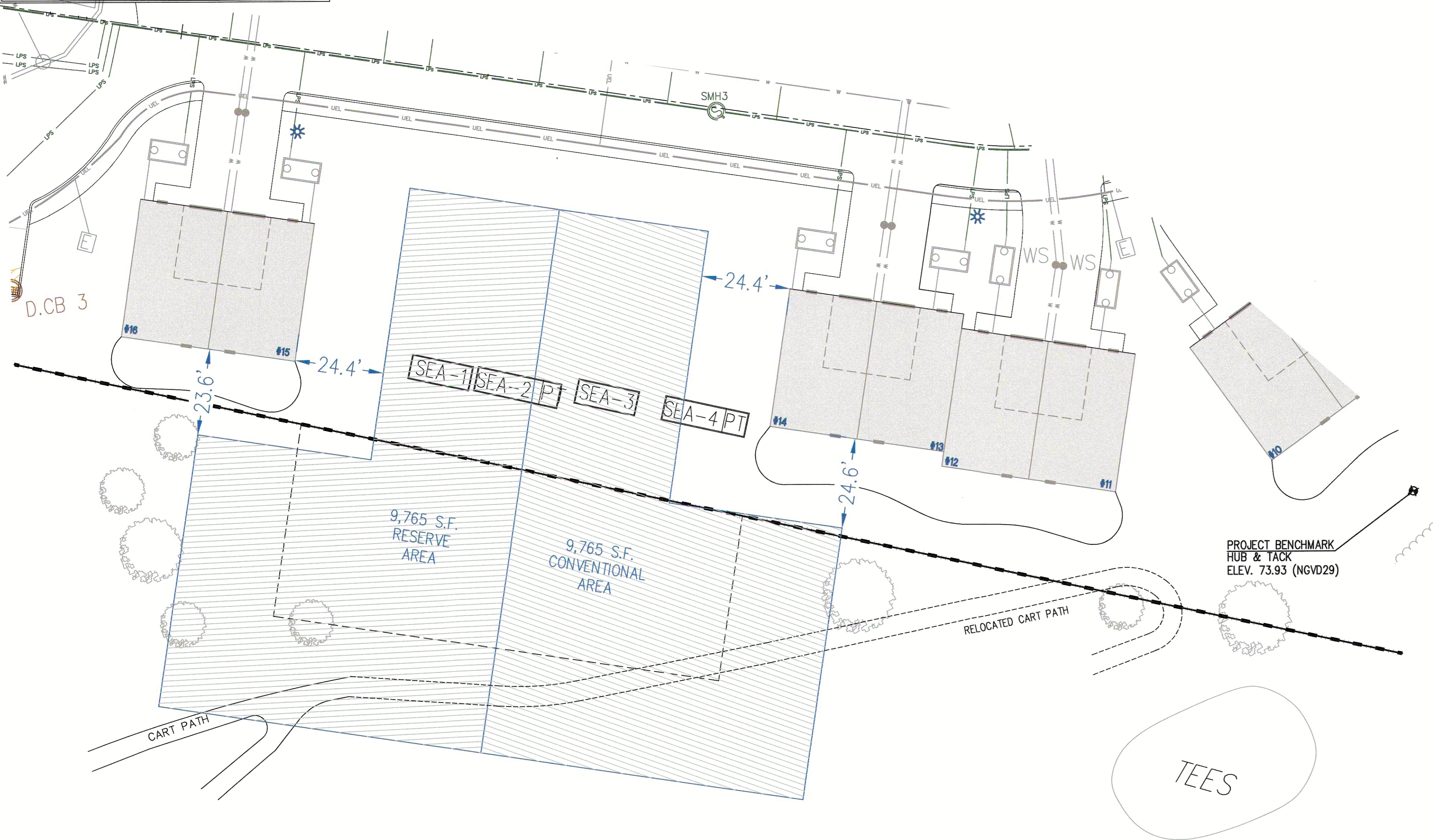
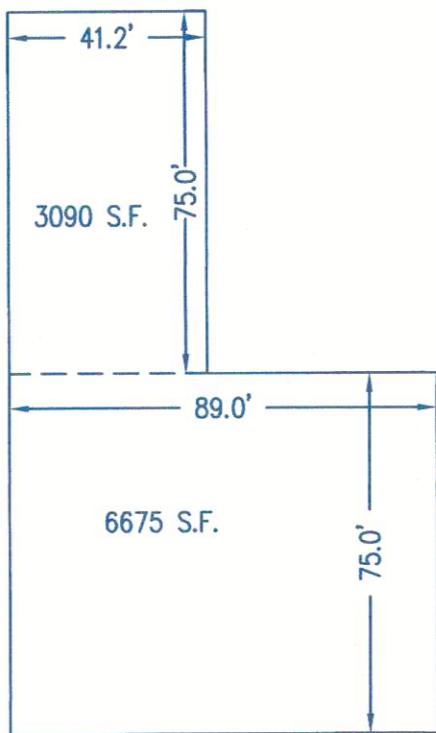
9,765 S.F. TOTAL AREA x 0.74 GPD/S.F. = 7,226 GPD

PROPERTY IS NOT LOCATED WITHIN A ZONE II.

NO WELLS LOCATED WITHIN 200' OF SYSTEM.

NO STREAMS WITHIN 100' OF THE SYSTEM.

NO ABUTTERS WITHIN 25' OF SYSTEM.



GENERAL NOTES:

- BOUNDARY LINE ILLUSTRATED ON THIS PLAN IS NOT A DETERMINATION OF THE ACTUAL PROPERTY LINE. CERTIFICATION BY THE PROFESSIONAL ENGINEER IS FOR ENGINEERING AND LAND SURVEYING INCIDENTAL TO SUCH WORK. SEE REFERENCES FOR SOURCE OF BOUNDARY ILLUSTRATED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE AND ALL UTILITY COMPANIES AND AGENCIES PRIOR TO CONSTRUCTION FOR THE LOCATION OF ALL UNDERGROUND UTILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT ALL WASTEWATER FLOW IS DIRECTED TO THE NEW SEPTIC SYSTEM. SOME INTERNAL PLUMBING CHANGES MAY BE REQUIRED IF LAUNDRY OR OTHER FLOW IS CURRENTLY DIRECTED TO A SECONDARY LEACHING FIELD.
- H-20 TANKS TO BE USED IF LOCATION IS SUBJECT TO HEAVY TRAFFIC OR IF SOIL COVER IS TO EXCEED 36".
- MONOLITHIC (OR WATER TIGHT CONSTRUCTION) TANKS ARE TO BE UTILIZED WHEN GROUNDWATER IS HIGHER THAN SEAM IN TANK.
- HYDRAULIC BARRIERS & RETAINING WALLS MUST NOT EXTEND DOWNWARD OF ELEVATIONS SHOWN TO ENSURE UNRESTRICTED LATERAL MOVEMENT OF LEACHATE.
- CAUTION: TO AVOID POTENTIAL BUOYANCY ISSUES, SEPTIC TANK MUST BE BACKFILLED IMMEDIATELY AFTER INSTALLATION. COVER OVER TANK IS NEEDED TO OFFSET UPWARD FORCES.
- BOARD OF HEALTH AGENT SHALL BE CONTACTED AT THE TIME OF EXCAVATION TO INSPECT BOTTOM OF HOLE PRIOR TO INSTALLATION OF SYSTEM. IF SOILS OR SITE CONDITIONS ARE NOT CONSISTENT WITH DESIGN PLAN CONTRACTOR SHALL CONTACT SEA BEFORE PROCEEDING.
- THE STANDARD DISPOSAL FACILITY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 5 OF THE MASSACHUSETTS ENVIRONMENTAL CODE AND THE LOCAL B. O. H. AND NO VARIATIONS FROM THIS DESIGN SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE LOCAL BOH AND THIS OFFICE.
- ASBUILT PLAN REQUIRED; THE CONTRACTOR/HOMEOWNER WILL NOT BACK FILL SEPTIC SYSTEM UNTIL AN ASBUILT SURVEY HAS BEEN PERFORMED AND APPROVAL IS GIVEN BY THE LOCAL BOARD OF HEALTH AND THIS OFFICE. FOR SYSTEMS CONSTRUCTED IN FILL A SIEVE SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF FILL AS PER TITLE 5 AND BE PROVIDED TO THE DESIGN ENGINEER BEFORE RELEASE OF ASBUILT PLAN. GRADING ASBUILT MAY BE REQUIRED AT THE DISCRETION OF THE BOH AND/OR DESIGN ENGINEER. PRIOR TO REQUESTING SYSTEM INSPECTION/ASBUILT SURVEY, THE CONTRACTOR SHALL INSTALL ALL SYSTEM COMPONENTS INCLUDING: WATERTIGHT RISERS, MAGNETIC TAPE, EFFLUENT FILTER, INSPECTION PORT AND VENTS. FOR PUMP SYSTEMS, ALL EQUIPMENT MUST BE INSTALLED AND OPERATIONAL. RE-INSPECTIONS OF INCOMPLETE WORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

REFER TO CMR 310 15.00 (TITLE V) EXCEPT WHERE NOTED:

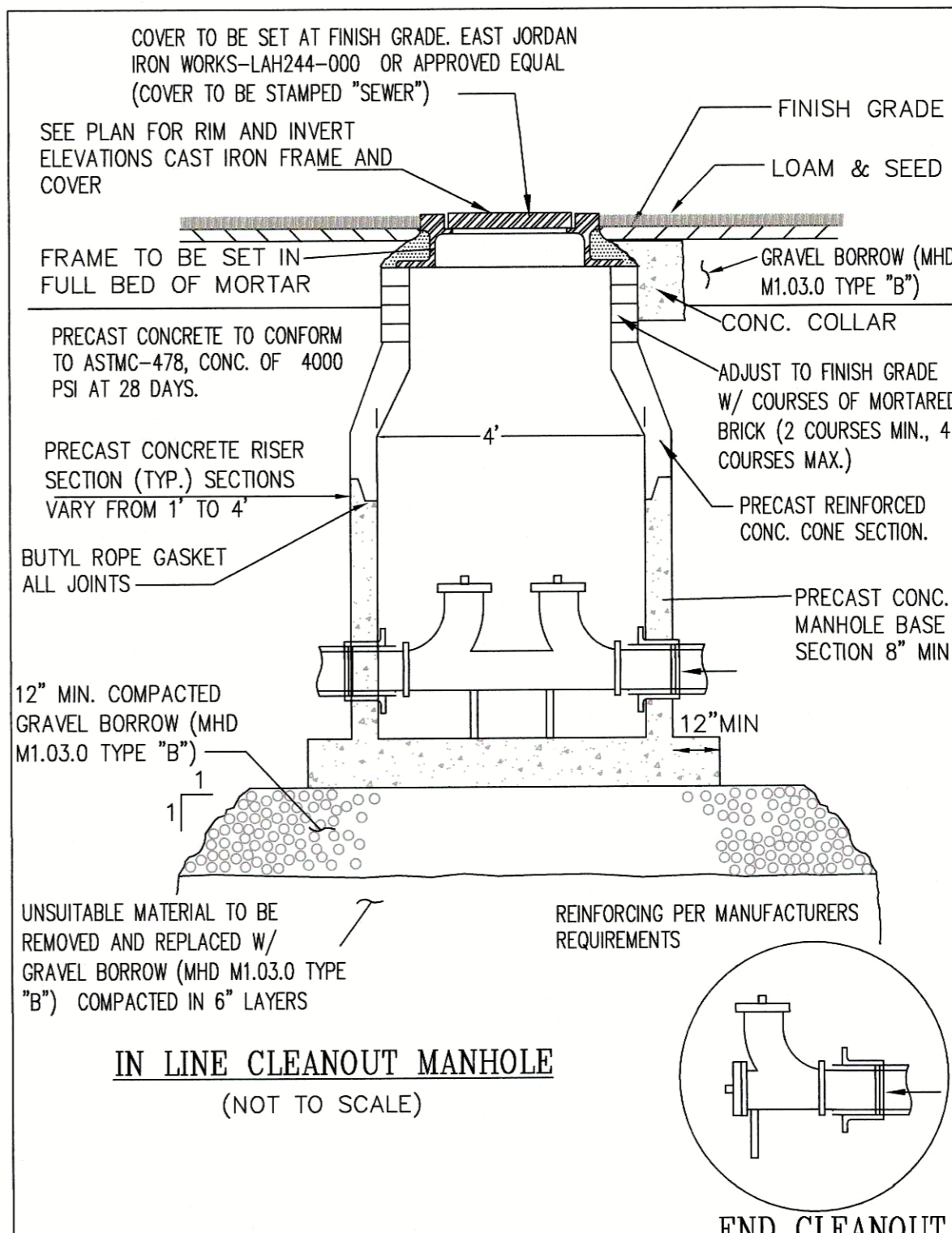
- WHERE ANY PORTION OF ANY COMPONENT IS TO BE PLACED AT OR BELOW THE GROUNDWATER TABLE, ALL SYSTEM TANKAGE, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, DOSING CHAMBER OR GREASE TRAP SHALL BE INSTALLED WITH COUNTER WEIGHTS, ANCHORS OR BALLAST.
- THE SOIL ABSORPTION SYSTEM STONE SHALL CONSIST OF WASHED STONE 1 1/2 INCHES IN SIZE AND FREE OF IRON, FINES AND DUST. THE STONE SHALL BE COVERED WITH AT LEAST A 2 INCH LAYER OF WASHED STONE RANGING FROM 1/8 TO 1/2 INCH IN SIZE, AND BE FREE OF IRON, FINES AND DUST IN PLACE. ALL STONE MUST HAVE LESS THAN A 0.2% MATERIAL FINER THAN A NUMBER 200 SIEVE AS DETERMINED BY THE AASHTO TEST METHODS T-11 AND T-27. (NOT APPLICABLE FOR PRESBY ENVIRO-SEPTIC SYSTEMS)

GENERAL CONSTRUCTION REQUIREMENTS FOR ALL SYSTEM COMPONENTS

- ALL SEPTIC TANKS, DISTRIBUTION BOXES, PUMP CHAMBERS, DOSING CHAMBERS, GREASE TRAPS AND RISERS, SHALL BE EITHER:
(A) WATERTIGHT THROUGH MANUFACTURER'S SPECIFICATION AND WARRANTY; OR
(B) MADE WATERTIGHT BY THE MANUFACTURER, EQUIPMENT SUPPLIER OR INSTALLER USING ASPHALT OR SYNTHETIC POLYMER SEALER SPECIFIED BY THE CONCRETE OR SYNTHETIC MATERIAL MANUFACTURER.
- SEPTIC TANKS, GREASE TRAPS, PUMP CHAMBERS, DOSING CHAMBERS AND DISTRIBUTION BOXES SHALL BE CONSTRUCTED OR SET LEVEL AND TRUE TO GRADE ON A LEVEL STABLE BASE WHICH HAS BEEN MECHANICALLY COMPACTED. IF THE COMPONENT IS PLACED IN FILL, PROPER COMPACTION IS REQUIRED TO ENSURE STABILITY AND TO PREVENT SETTLING; NATIVE GROUND WITH A SIX INCH AGGREGATE BASE IS OTHERWISE ADEQUATE.
- ALL SYSTEM COMPONENTS SHALL BE CONSTRUCTED OF CORROSION RESISTANT MATERIALS.
- ALL PIPING SHALL BE A MINIMUM OF SDR 35 PVC IN AREAS NOT SUBJECT TO AUTOMOBILE OR HEAVY EQUIPMENT TRAFFIC. IN AREAS WHERE SUCH TRAFFIC EXISTS OR IS ANTICIPATED, SCHEDULE 40 PVC, OR AN EQUIVALENT STANDARD APPROVED BY THE DEPARTMENT, SHALL BE USED.
- THE TOP OF ALL SYSTEM COMPONENTS, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, PUMP CHAMBER, DOSING CHAMBER AND SOIL ABSORPTION SYSTEM, SHALL BE INSTALLED NO MORE THAN 36" BELOW FINISH GRADE.
- WHERE ANY PORTION OF ANY COMPONENT IS TO BE PLACED AT OR BELOW THE GROUNDWATER TABLE, ALL SYSTEM TANKAGE, INCLUDING THE SEPTIC TANK, DISTRIBUTION BOX, PUMP CHAMBER OR GREASE TRAP, SHALL BE DESIGNED WITH COUNTER WEIGHTS, ANCHORS OR BALLAST AND A BUOYANCY CALCULATION FOR THE ENTIRE VOLUME OF EACH COMPONENT, WHEN EMPTY, SHALL BE PERFORMED AND SUBMITTED WITH THE SYSTEM PLANS AND SPECIFICATIONS.
- EXCEPT AS PROVIDED IN 310 CMR 15.232(3), ALL PIPES CONNECTING SYSTEM COMPONENTS SHALL BE DESIGNED TO PROVIDE A MINIMUM FLOW VELOCITY OF TWO FEET PER SECOND WHEN FLOWING FULL.
- ALL SEPTIC TANKS, TIGHT TANKS, PUMP CHAMBERS, DOSING CHAMBERS AND GREASE TRAPS SHALL BE WATERTIGHT.
- ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
- FOR SEPTIC TANKS AND D-BOXES EQUIPPED WITH RISERS, THE RISERS SHALL BE NO DEEPER THAN SIX (6) INCHES BELOW GROUND SURFACE AND BE MADE WATER TIGHT.
- LOAM AND SEED ALL SLOPES AND DISTURBED AREAS.

LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- BOUND
- IRON PIPE
- 96- EXISTING CONTOUR
- 98- PROPOSED GRADE
- SEA-1 DEEP OBSERVATION HOLE
- PT PERCOLATION TEST
- W WATER LINE
- UEL UNDERGROUND ELEC
- OHW OVERHEAD WIRES
- UTILITY POLE
- W-Water Shutoff
- FENCE
- TREE LINE



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THE SEWAGE DISPOSAL FACILITY SHOWN HEREON HAS BEEN DESIGNED IN ACCORDANCE WITH THE REGULATIONS OF THE LOCAL BOARD OF HEALTH AND TITLE V OF THE MASSACHUSETTS ENVIRONMENTAL CODE.

LAWRENCE P. SILVA, P.E., REG. NO. 33381
7-22-2020

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET
CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA
DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 0.41 Acres
ASSESSOR'S REFERENCE: MAP 63, LOT 6C
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CURRENT OWNER: R & J LLC
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TOTAL AREA: 3.75 Acres
TOTAL AREA: 5.43 Acres
ZONING REFERENCE: COMMERCIAL & BUSINESS
MIN. LOT SIZE: 40,000 S.F.
MIN. FRONTAGE: 150 FEET
MIN. DEPTH: 200 FEET
MIN. FRONT YARD: 50 FEET
MIN. SIDE YARD: 30 FEET
MIN. REAR YARD: 40 FEET
THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY PANEL No. 250230326a, DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'SEPTIC SYSTEM DESIGN PLAN'

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA SILVA
ENGINEERING
ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
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SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"=20'	RAB/DAT	1/13/20	1300240B3	11 OF 13

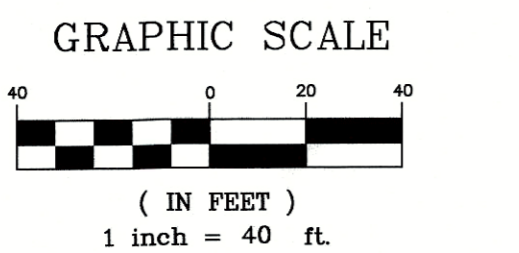
HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL
DATE OF ENDORSEMENT

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF APPEALS ON _____ NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING.

DATE
HALIFAX TOWN CLERK

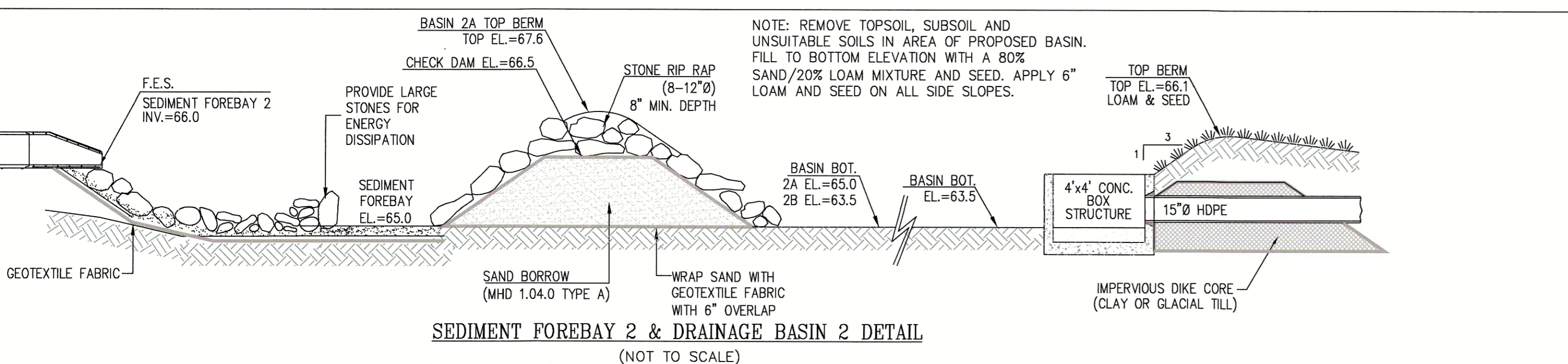
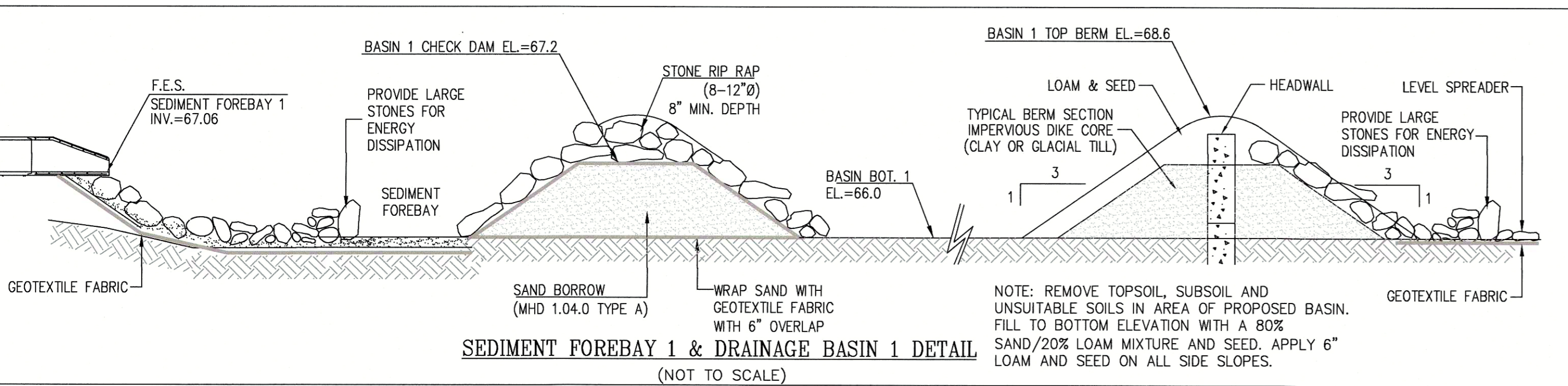
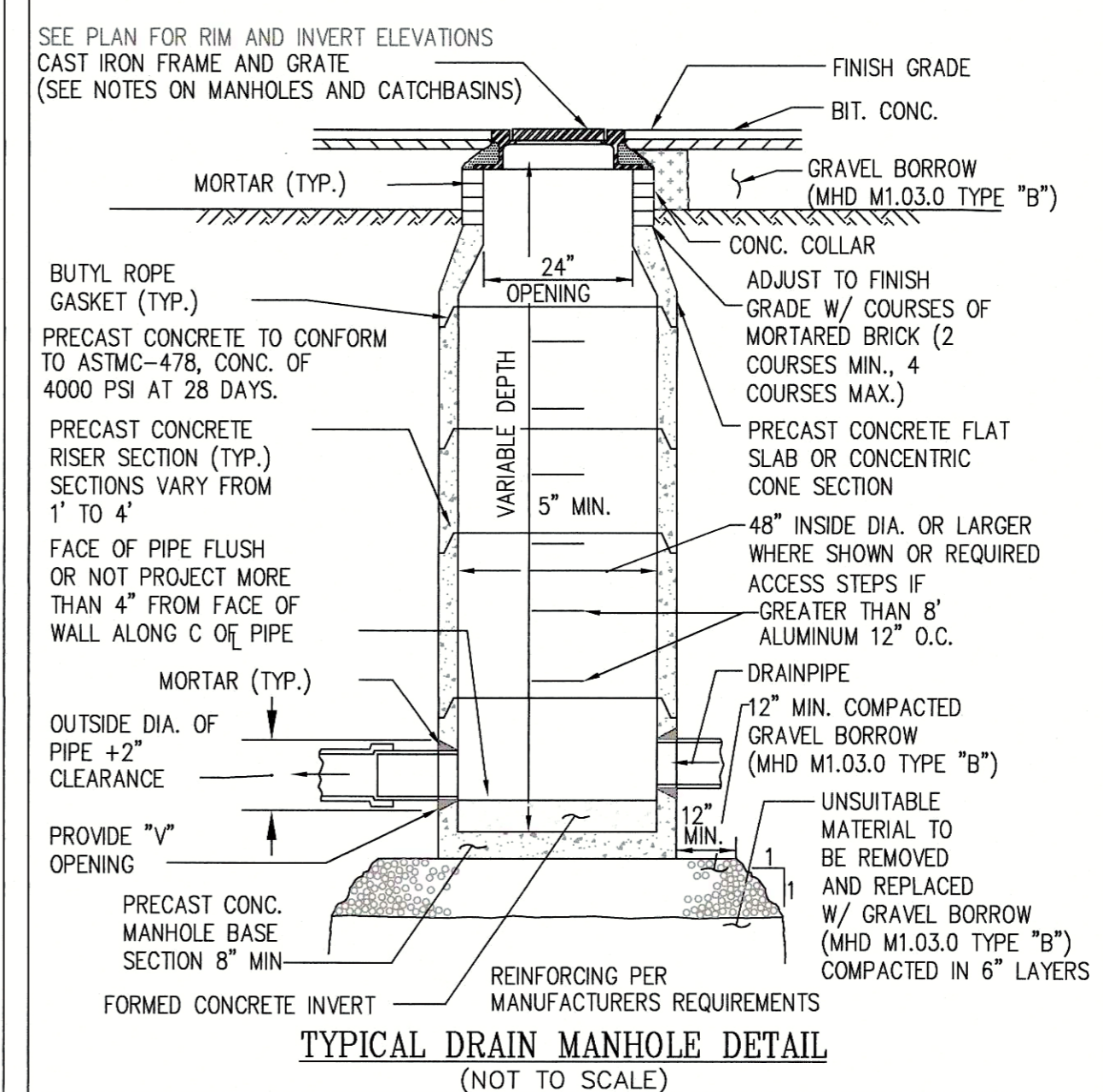
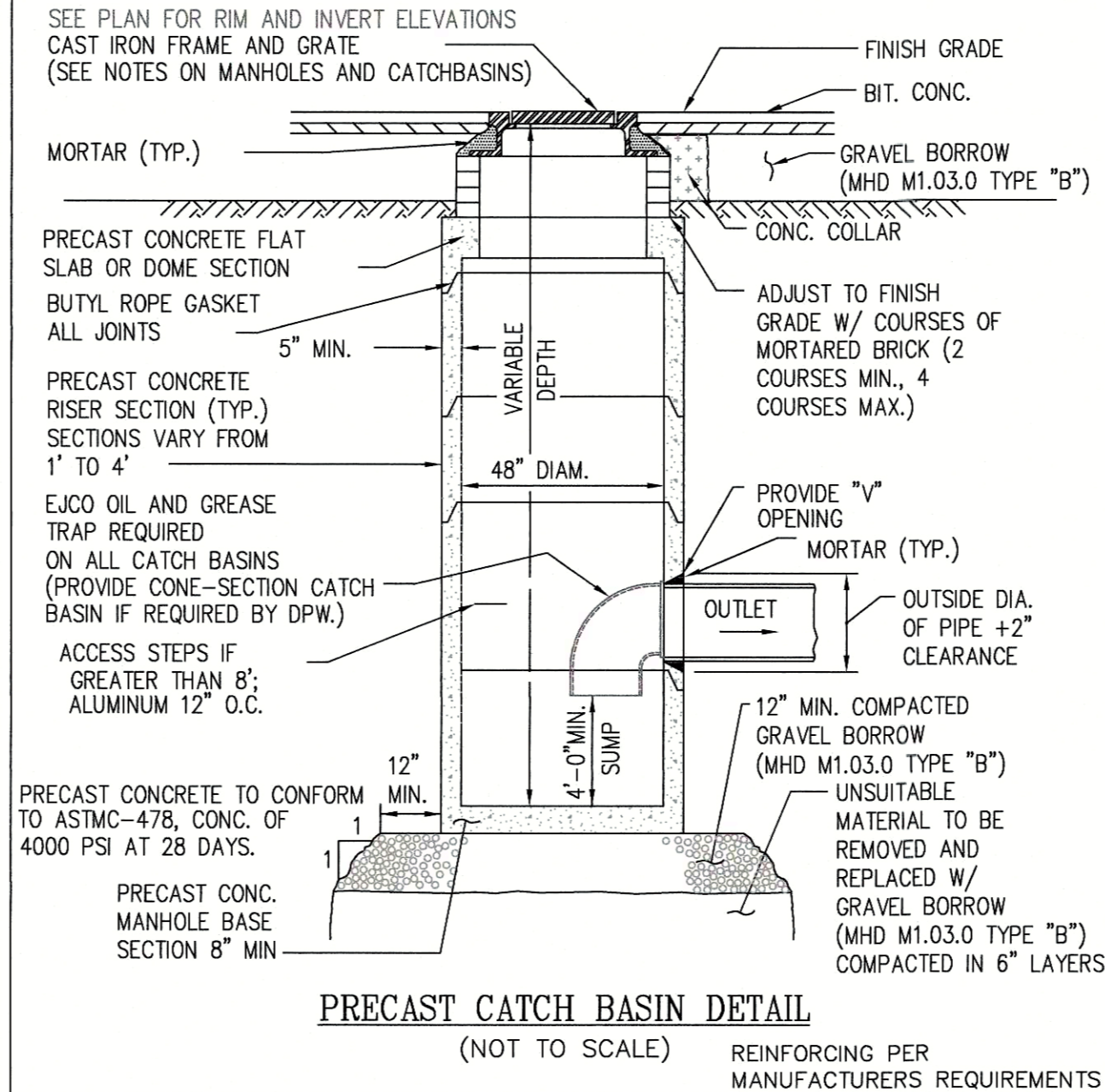
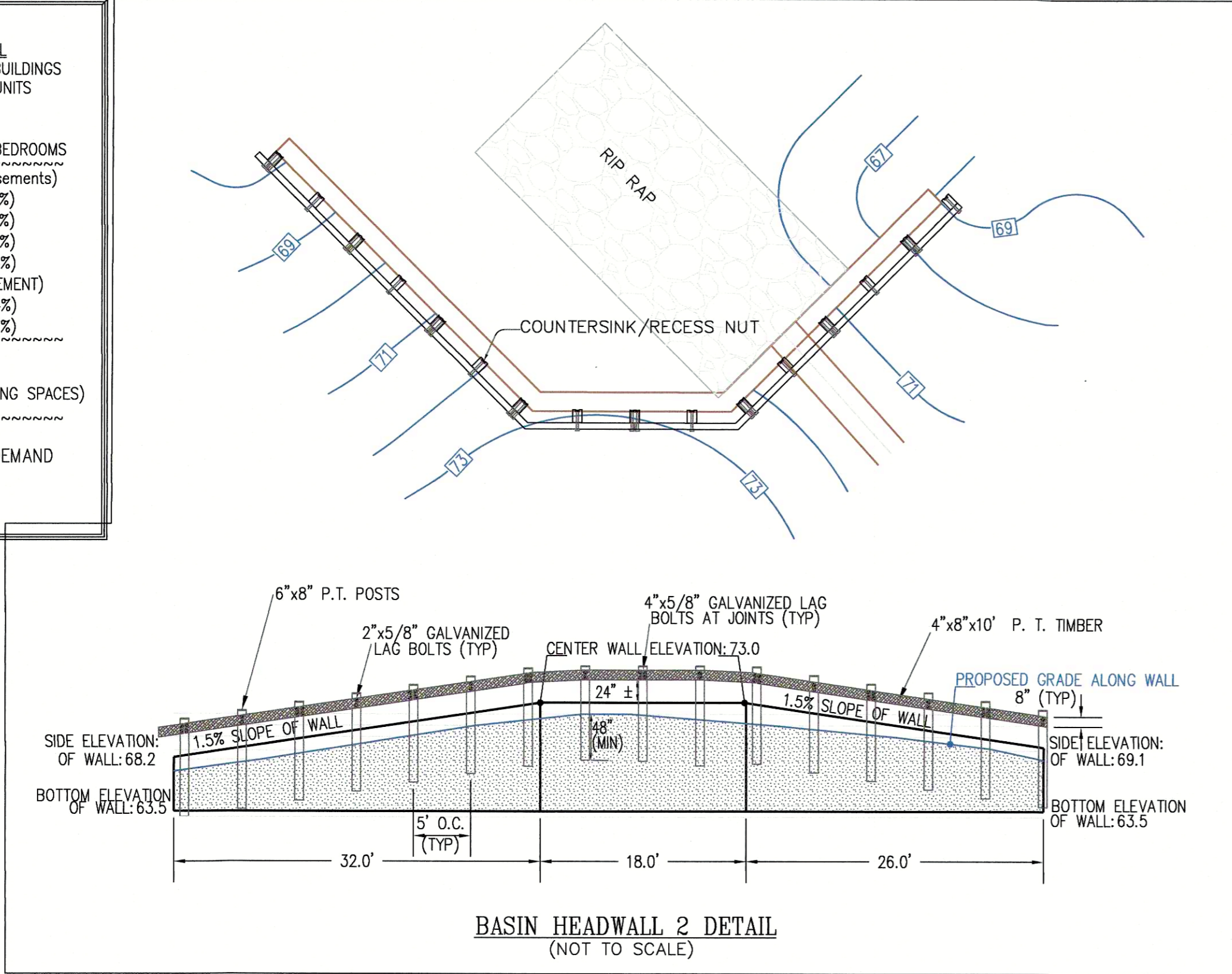


BUILDING DATA:

RESIDENTIAL BUILDINGS	QUADRAPLEX	TOTAL
5 BUILDINGS	10 BUILDINGS	15 BUILDINGS
10 UNITS	20 UNITS	30 UNITS
(2 BEDROOMS EACH)	(15 W/ 2 BEDROOMS 5 W/ 3 BEDROOMS)	
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS
TOTAL AREA: 236,531 S.F. or 5.43 Acres (including Easements)		
BUILDING COVERAGE: 27,360 S.F. (11.6%)		
DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)		
ROADWAY COVERAGE: 27,727 S.F. (11.7%)		
OPEN AREAS: 157,050 S.F. (66.4%)		
DRAINAGE: 14,816 S.F. (EASEMENT)		
UPLANDS: 206,699 S.F. (87.4%)		
WETLANDS: 29,832 S.F. (12.6%)		
PARKING SPACES REQUIRED: 2.5 PER UNIT		
PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)		
(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND		
WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		

MANHOLES AND CATCHBASINS

ALL MATERIALS CONTAINED HEREIN SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES (MASS DOT LATEST EDITION). MANHOLE FRAMES AND COVERS SHALL CONFORM TO SECTION M 8.03.0 OF THE SPECIFICATIONS. MANHOLE FRAMES SHALL ALSO CONFORM TO TYPE A AS SHOWN ON PLATE NO. 202.6.0 OF THE SPECIFICATIONS AND SHALL PROVIDE A CLEAR OPENING OF 24 INCHES IN DIAMETER. SUCH FRAMES SHALL HAVE A MINIMUM WEIGHT OF 265 POUNDS. MANHOLE COVERS SHOULD HAVE A MINIMUM WEIGHT OF 200 POUNDS. COVERS SHALL HAVE THE WORD "DRAIN" CAST ON THEM. CATCH BASIN FRAMES SHALL CONFORM TO PLATE NO. 201.6.0 OF THE SPECIFICATIONS. THEY SHALL PROVIDE FOR A CLEAR OPENING OF 22 INCHES SQUARE. CATCH BASIN FRAMES SHALL HAVE A MINIMUM WEIGHT OF 265 POUNDS FOR THE 3 FLANGE TYPE AND 295 POUNDS FOR THE 4 FLANGE TYPE. CATCH BASIN GRATES SHALL BE OF THE SQUARE HOLE TYPE AND SHALL HAVE A MINIMUM WEIGHT OF 220 POUNDS. THE OPENINGS SHALL BE 2 INCHES BY 2 INCHES AND SHALL BE A MINIMUM OF FIFTY PERCENT OF THE GRATE AREA."



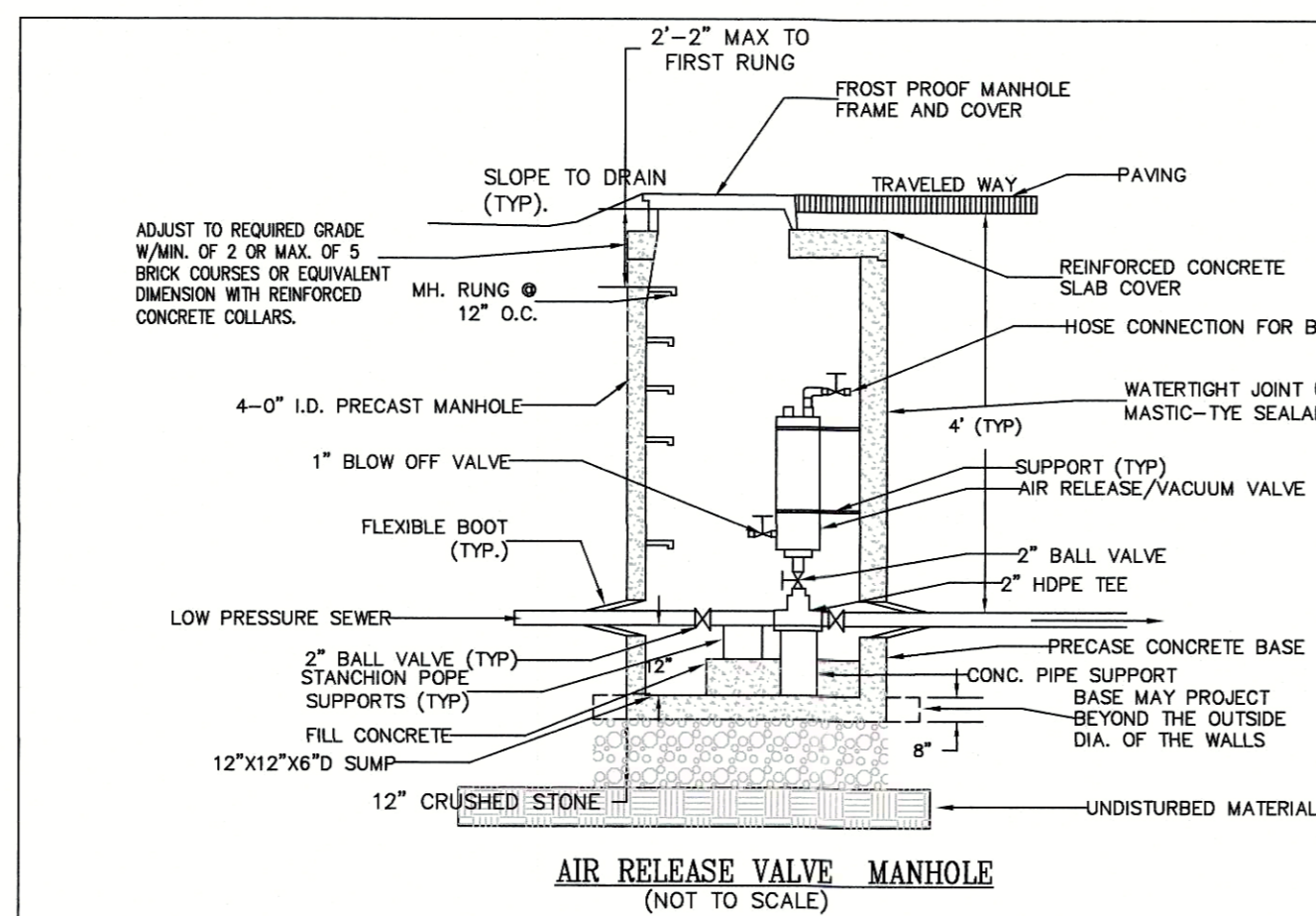
HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL
DATE OF ENDORSEMENT

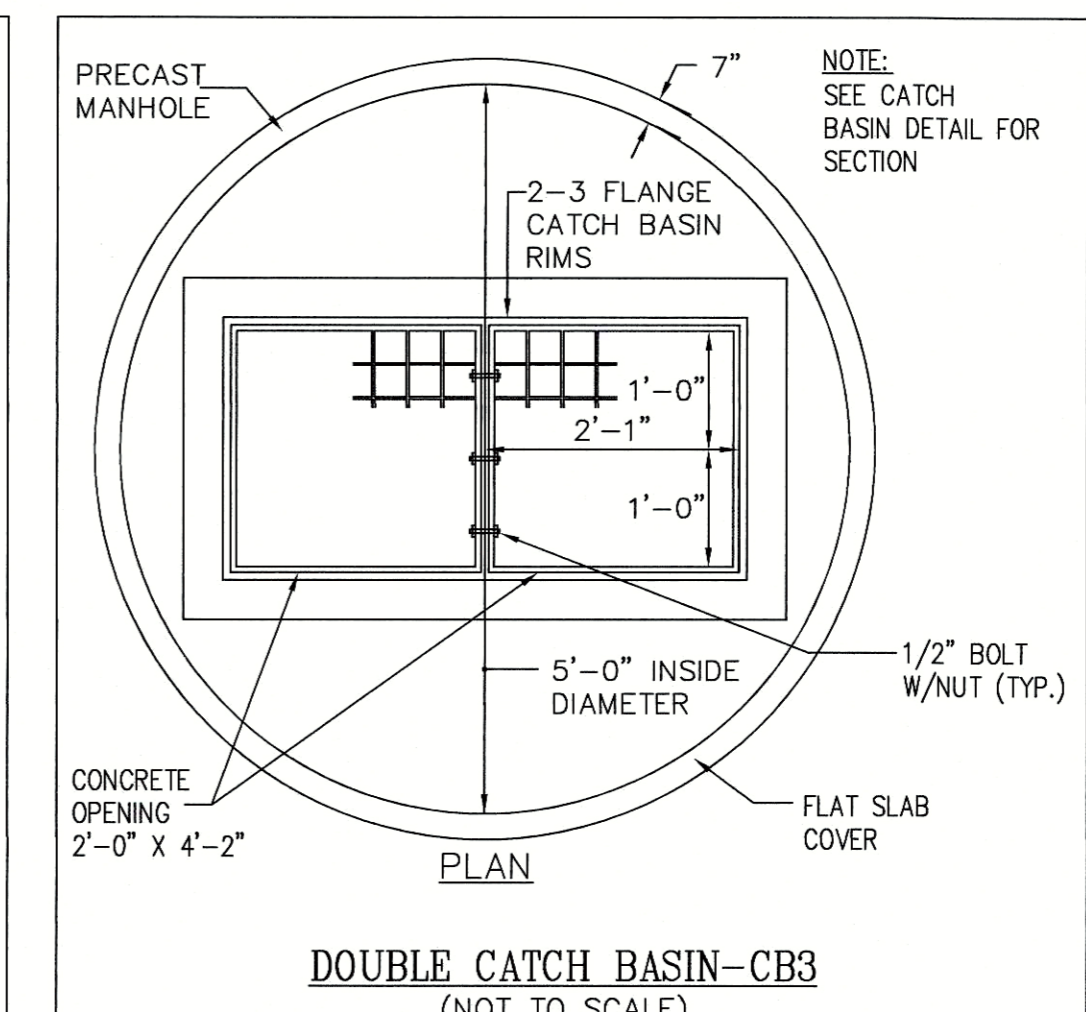
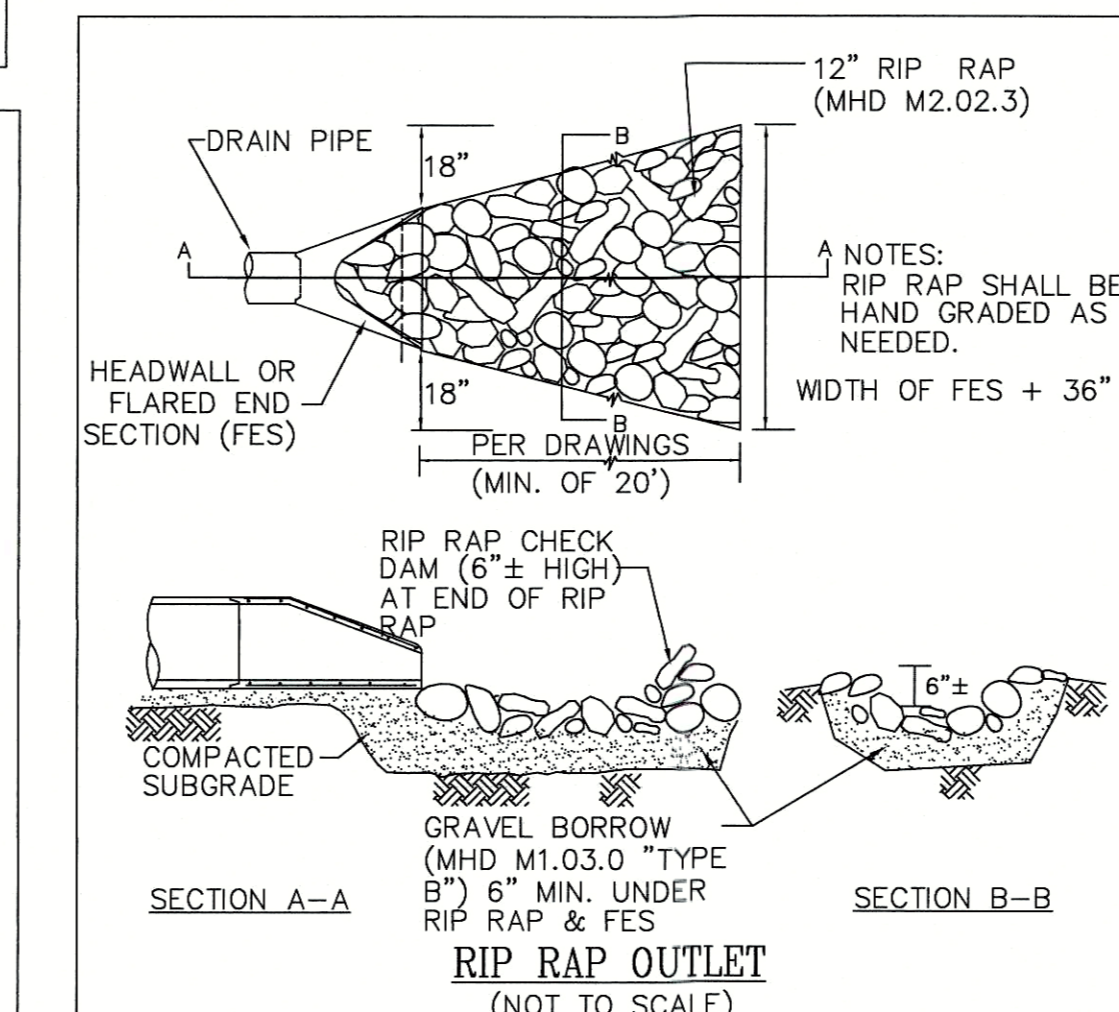
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DATE _____ HALIFAX TOWN CLERK



CATCHBASIN MAINTENANCE:

- THE INLET GRATE MUST NOT BE WELDED TO THE FRAME SO THAT SEDIMENTS MAY BE EASILY REMOVED.
- HOODS MUST BE USED IN DEEP SUMP CATCH BASINS.
- INSPECT OR CLEAN DEEP SUMP BASINS AT LEAST FOUR TIMES PER YEAR AND AT THE END OF THE FOLIAGE AND SNOW REMOVAL SEASONS.
- SEDIMENTS MUST BE REMOVED A MINIMUM OF FOUR TIMES PER YEAR OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT OF THE LOWEST PIPE IN THE BASIN.
- CLAMSHELL BUCKETS ARE TYPICALLY USED TO REMOVE SEDIMENT IN MASSACHUSETTS. HOWEVER, VACUUM TRUCKS ARE PREFERABLE, BECAUSE THEY REMOVE MORE TRAPPED SEDIMENT AND SUPERNATANT THAN CLAMSHILLS.
- VACUUMING IS ALSO A SPEEDIER PROCESS AND IS LESS LIKELY TO SNAP THE CAST IRON HOOD WITHIN THE DEEP SUMP CATCH BASIN.



FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS, OF THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E. REG. NO. 33581-C
DATE 7-22-2020

REVISIONS			
DATE	DRAWN	DESCRIPTION	
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020	

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THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY PANEL No. 2502303263; DATED JULY 17, 2012.

"COUNTRY CLUB ESTATES"

"CONSTRUCTION DETAILS"

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA SILVA ENGINEERING ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
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SCALE	DRAWN	DATE	ACAD FILE	SHEET
NOTED	RAB/DAT	1/13/20	1300240B3	12 OF 13

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BUILDING COVERAGE: 27,360 S.F. (11.6%)		
DRIVEWAY & SIDEWALK COVERAGE: 24,394 S.F. (10.3%)		
ROADWAY COVERAGE: 27,727 S.F. (11.7%)		
OPEN AREAS: 157,050 S.F. (66.4%)		
DRAINAGE: 14,816 S.F. (EASEMENT)		
UPLANDS: 206,699 S.F. (87.4%)		
WETLANDS: 29,832 S.F. (12.6%)		
PARKING SPACES REQUIRED: 2.5 PER UNIT		
PARKING SPACES PROVIDED: 75 SPACES (2/UNIT)		
(1 GARAGE & 1 DRIVE PER UNIT & 15 COMMON PARKING SPACES)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 GPD DESIGN DEMAND		
WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		

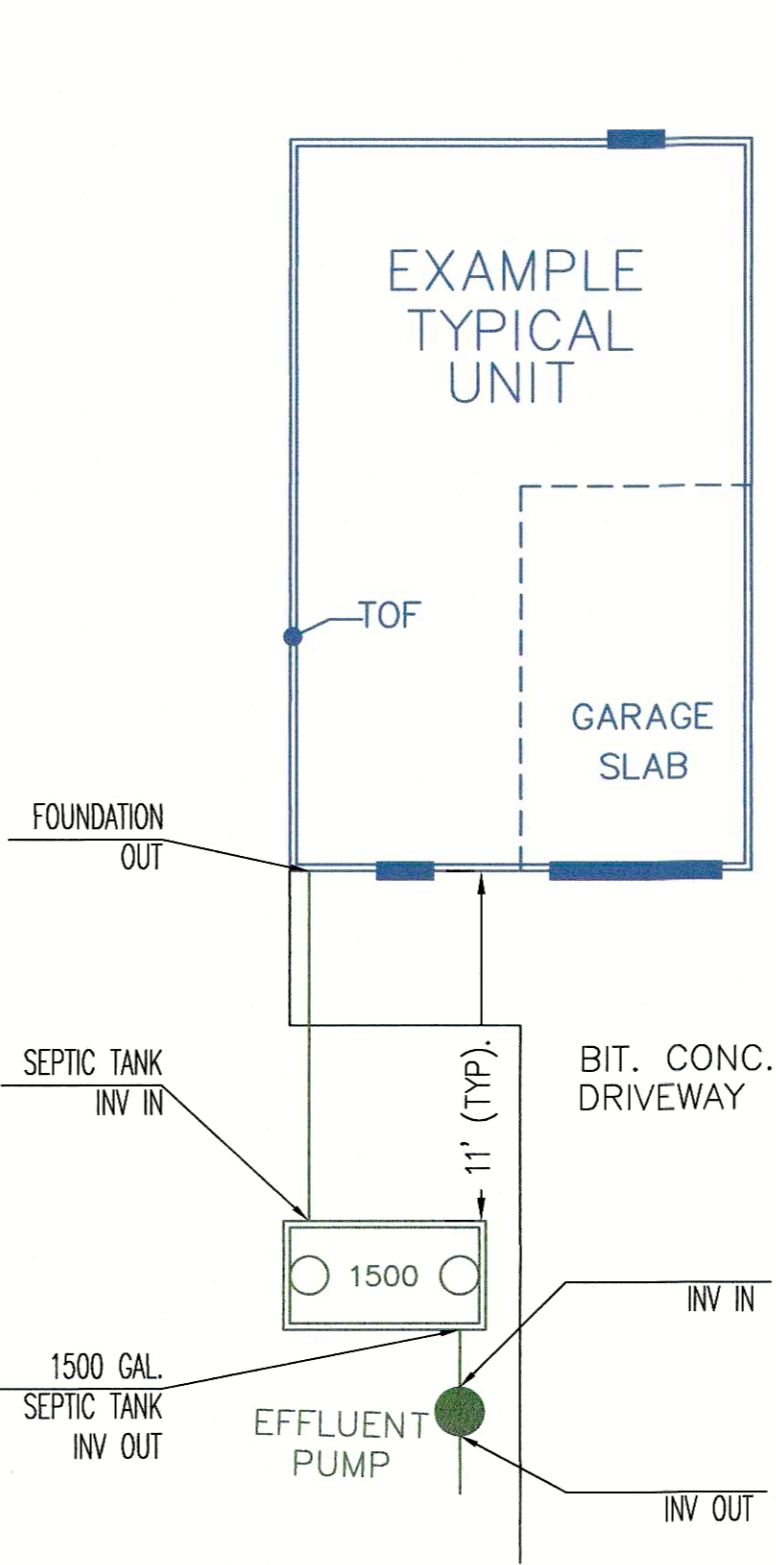
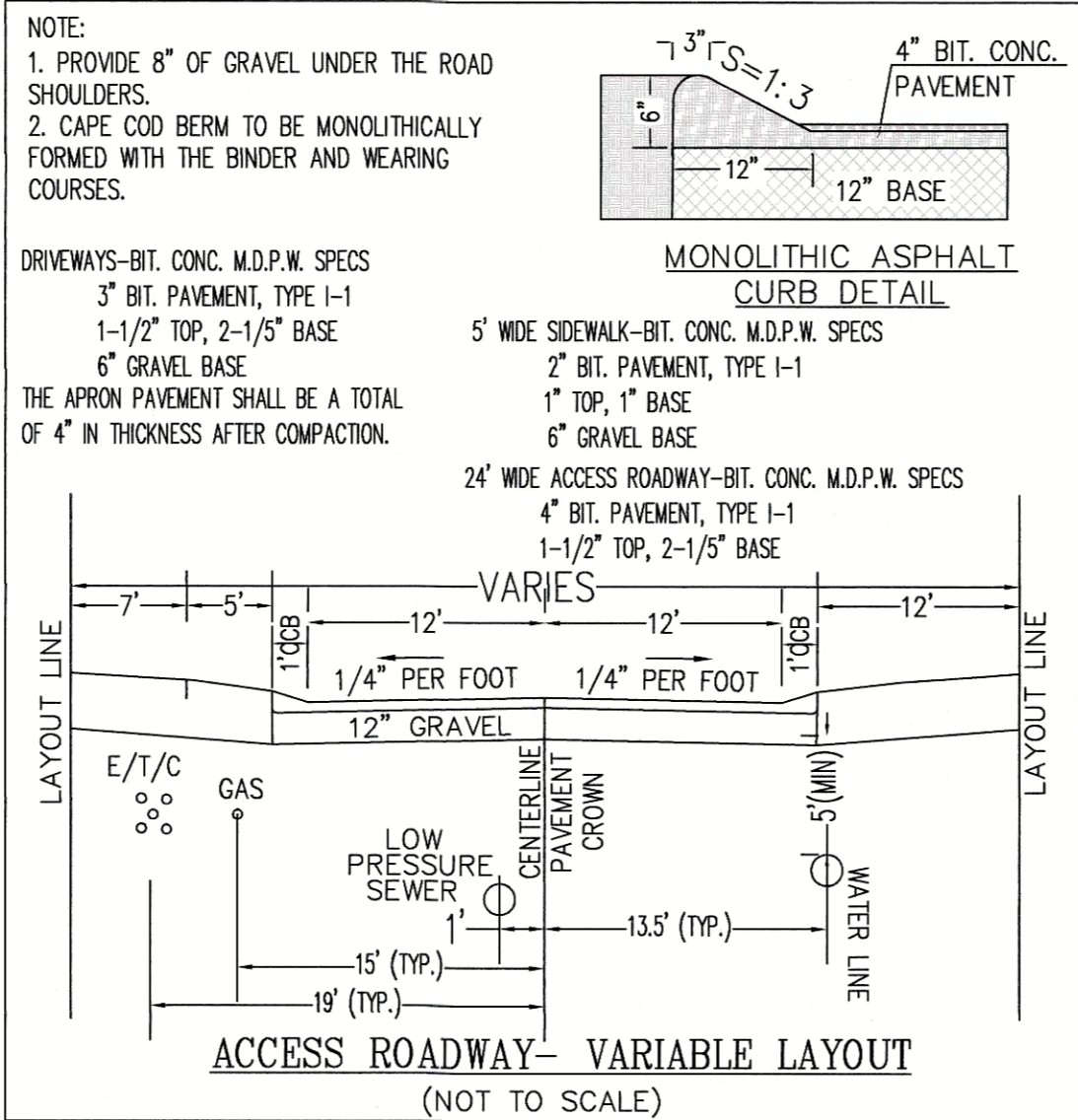


TABLE OF ELEVATIONS							
BUILDING UNIT	FINISH GRADES			SEPTIC GRADES			
	SLAB	TOP OF FOUNDATION	FINISH FLOOR	FOUNDATION OUT	SEPTIC TANK INV IN	SEPTIC TANK INV OUT	PUMP INV IN / PUMP INV OUT
1	73.50	74.00	75.25	69.75	69.53	69.28	69.22 / 69.87
2	73.50	74.00	75.25	69.75	69.53	69.28	69.22 / 69.87
3	73.50	74.00	75.25	69.75	69.53	69.28	69.22 / 69.87
4	73.50	74.00	75.25	69.75	69.53	69.28	69.22 / 69.87
5	73.50	74.00	75.25	69.75	69.53	69.28	69.22 / 69.87
6	73.50	74.00	75.25	69.75	69.53	69.28	69.22 / 69.87
7	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
8	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
9	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
10	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
11	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
12	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
13	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
14	74.50	75.00	76.25	70.75	70.53	70.28	70.22 / 70.87
15	73.20	73.70	74.95	69.45	69.23	68.98	68.92 / 69.57
16	73.20	73.70	74.95	69.45	69.23	68.98	68.92 / 69.57
17	73.00	73.50	74.75	69.25	69.03	68.78	68.72 / 69.57
18	73.00	73.50	74.75	69.25	69.03	68.78	68.72 / 69.57
19	73.00	73.50	74.75	69.25	69.03	68.78	68.72 / 69.57
20	73.00	73.50	74.75	69.25	69.03	68.78	68.72 / 69.57
21	74.20	74.70	75.95	70.45	70.23	69.98	69.92 / 70.57
22	74.20	74.70	75.95	70.45	70.23	69.98	69.92 / 70.57
23	74.20	74.70	75.95	70.45	70.23	69.98	69.92 / 70.57
24	74.20	74.70	75.95	70.45	70.23	69.98	69.92 / 70.57
25	74.20	74.70	75.95	70.45	70.23	69.98	69.92 / 70.57
26	74.20	74.70	75.95	70.45	70.23	69.98	69.92 / 70.57
27	75.00	75.50	76.75	71.25	71.23	70.98	70.92 / 71.57
28	75.00	75.50	76.75	71.25	71.23	70.98	70.92 / 71.57
29	74.00	74.50	75.75	70.25	70.23	69.98	69.92 / 70.57
30	74.00	74.50	75.75	70.25	70.23	69.98	69.92 / 70.57

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS, OF THE COMMONWEALTH OF MASSACHUSETTS.

LAWRENCE P. SILVA, P.E. REG. NO. 34581-C

7-22-2020

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION
7/22/2020	RAB	ADDRESS PEER COMMENTS OF 5/18/2020

PARCEL DATA:

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
0 PLYMOUTH STREET

CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

TOTAL AREA: 0.41 Acres

ASSESSOR'S REFERENCE: MAP 63, LOT 6C
0 PLYMOUTH STREET

CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

TOTAL AREA: 1.27 Acres

ASSESSOR'S REFERENCE: MAP 63, LOT 31
0 PLYMOUTH STREET

CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

TOTAL AREA: 3.75 Acres

TOTAL AREA: 5.43 Acres

ZONING REFERENCE: COMMERCIAL & BUSINESS

MIN. LOT SIZE: 40,000 S.F.

MIN. FRONTAGE: 150 FEET

MIN. DEPTH: 200 FEET

MIN. FRONT YARD: 50 FEET

MIN. SIDE YARD: 30 FEET

MIN. REAR YARD: 40 FEET

THE FLOOD INSURANCE RATE MAP IDENTIFIES THE SUBJECT PROPERTY AS BEING IN ZONE X; AREAS OF MINIMAL FLOODING: COMMUNITY PANEL No. 25023C0326J, DATED JULY 17, 2012.

"COUNTRY CLUB ESTATES"

"CONSTRUCTION DETAILS"

SITE:

ASSESSOR'S MAP 63, LOTS 6B, 6C & 31

PLYMOUTH STREET

HALIFAX, MASSACHUSETTS

PREPARED FOR:

R & J LLC

SILVA ENGINEERING ASSOCIATES, P.C.

CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET

BRIDGEWATER, MA. 02324

PHONE (508) 697-3100 FAX (508) 697-3136

www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
NOTED	RAB/DAT	1/13/20	1300240B3	13 OF 13

HALIFAX ZONING BOARD OF APPEALS

APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

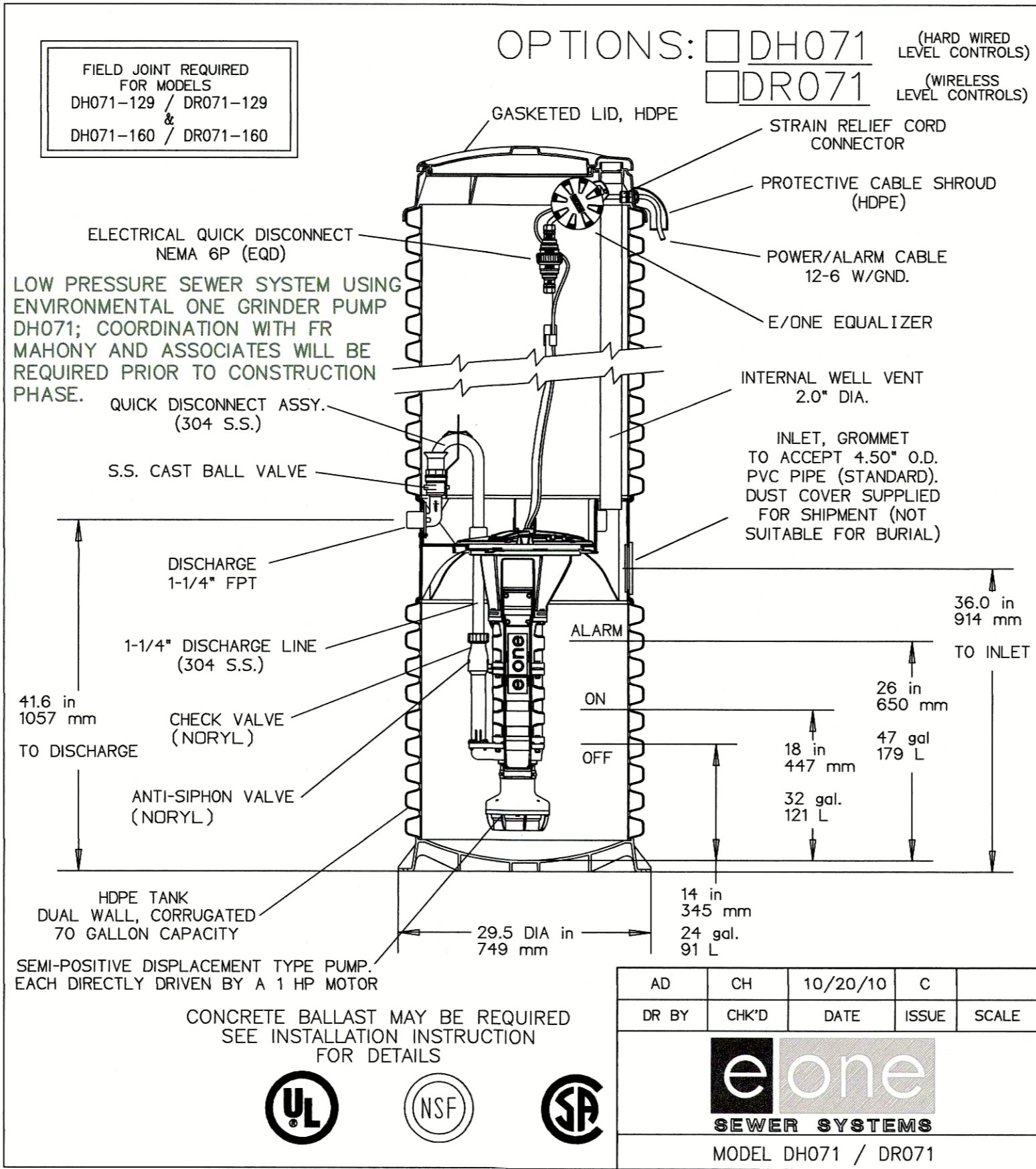
DATE OF APPROVAL

DATE OF ENDORSEMENT

I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF APPEALS ON _____, NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING.

DATE

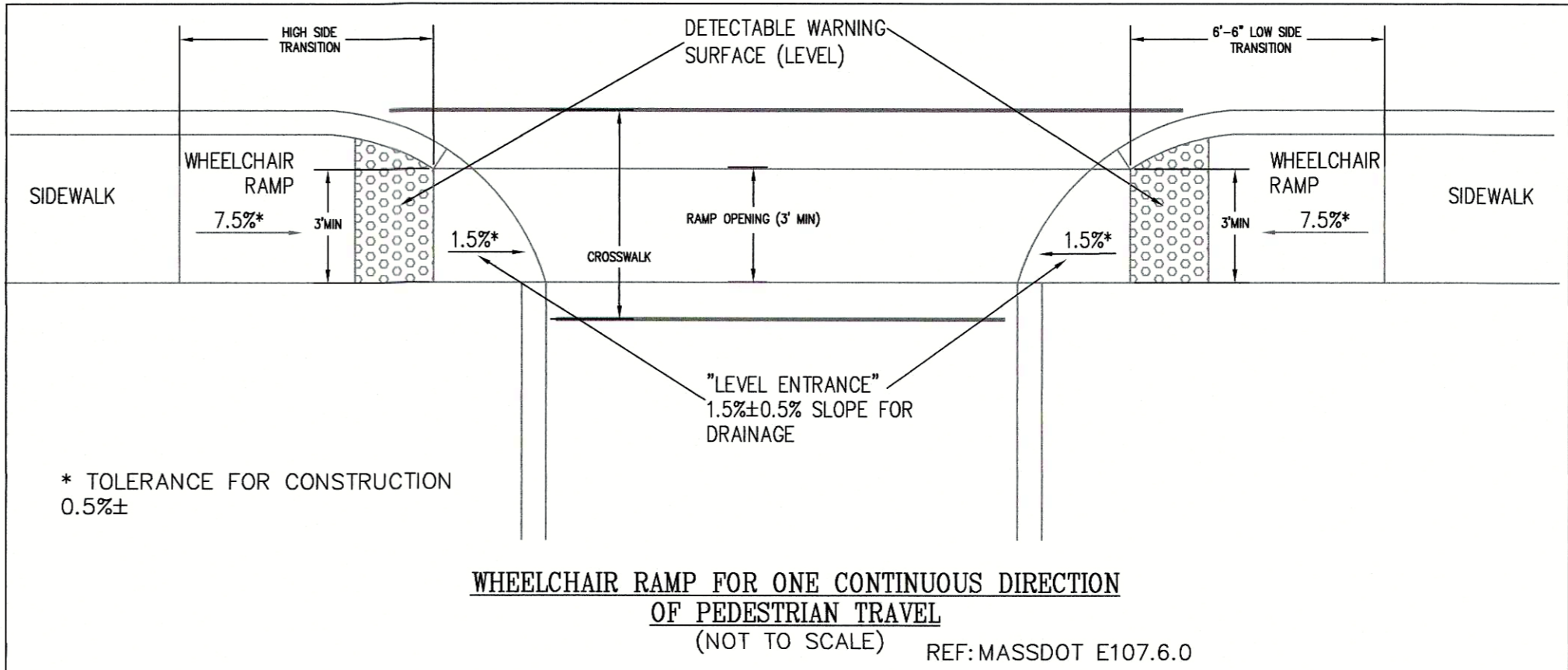
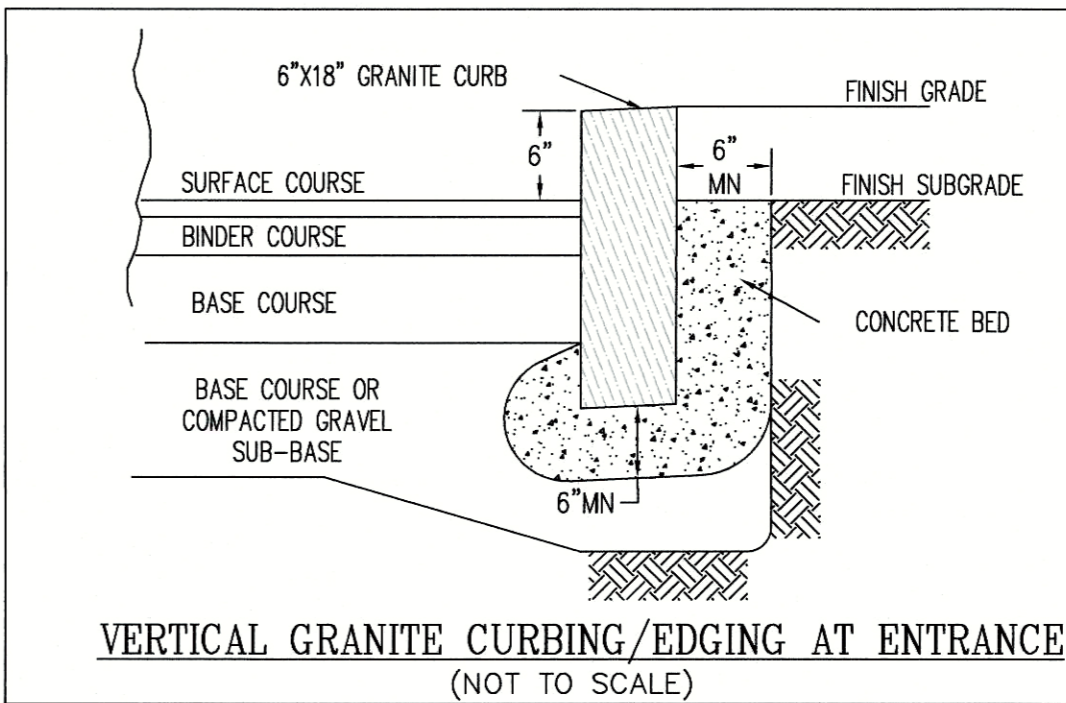
HALIFAX TOWN CLERK



ROADWAY PROFILE GRADE	*HIGH SIDE TRANSITION LENGTH
%	ENGLISH UNITS
=0%	6'-6"
>0% TO 1%	7'-8"
>1% TO 2%	9'-0"
>2% TO 3%	11'-0"
>3% TO 4%	14'-0"
>4% TO 5%	15'-0" TO MAX

* BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6" REF: MASSDOT E107.9.0

CURB TRANSITION LENGTH FOR WHEELCHAIR RAMPS



* TOLERANCE FOR CONSTRUCTION 0.5%±