

REVISIONS			
DATE	DRAWN	DESCRIPTION	
DRAWN	DATE	ACAD FILE	SHEET
DAT	1/13/20	1300240B3	1 OF 13

BUILDING DATA:

RESIDENTIAL BUILDINGS	QUADRAFLUX	TOTAL
DUPLEX	5 BUILDINGS	10 BUILDINGS
5 BUILDINGS	20 UNITS	30 UNITS
10 UNITS	(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 PER UNIT

PARKING SPACES PROVIDED: 2 PER UNIT (1 GARAGE & 1 DRIVE)

SEPTIC REQUIREMENTS:

65 bedrooms * 110 GPD = 7,150 GPD

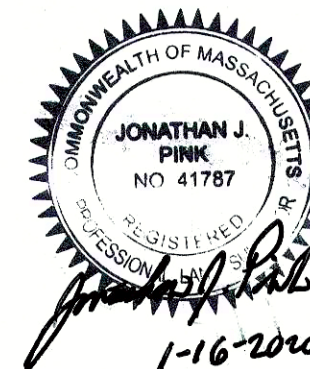
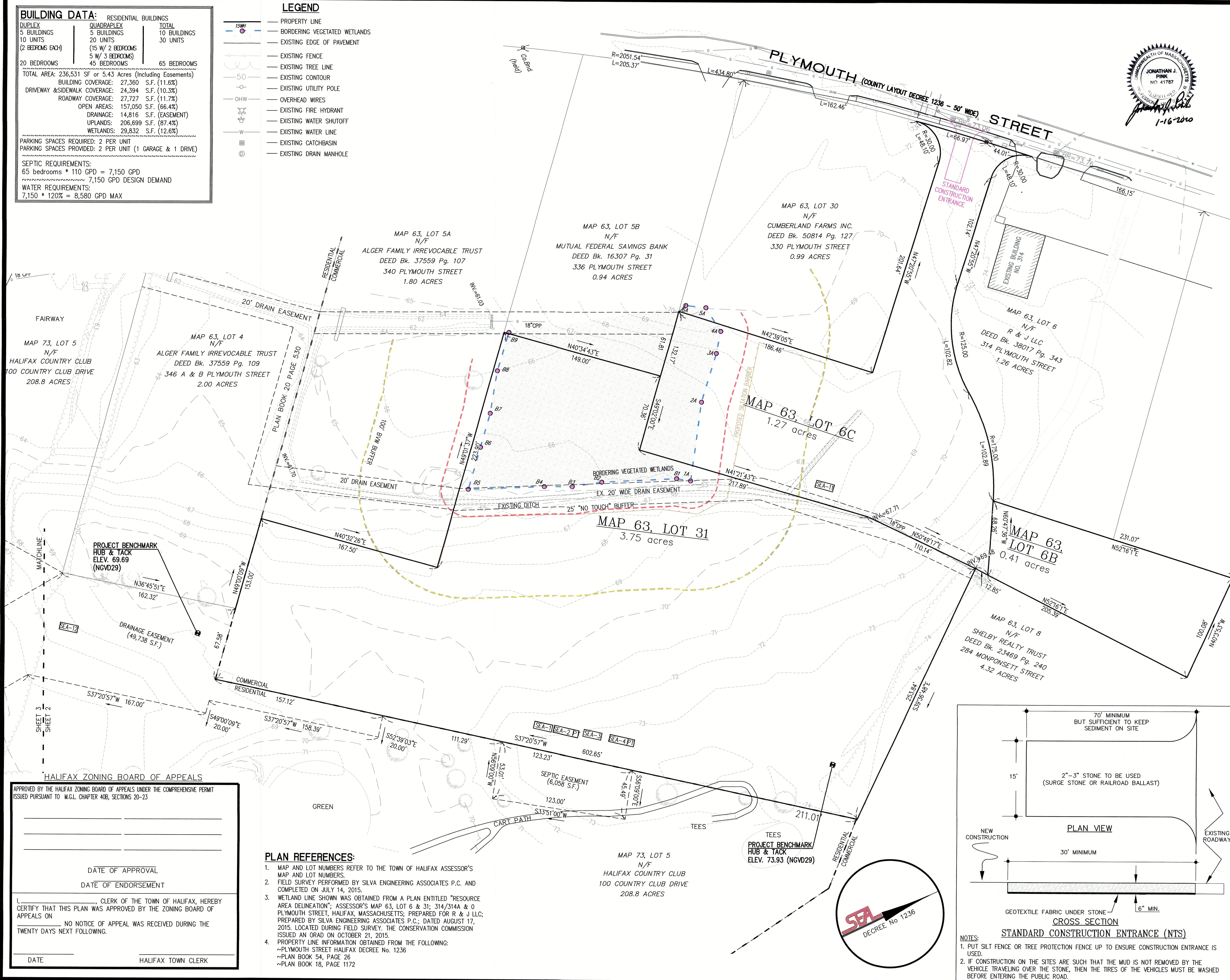
7,150 GPD DESIGN DEMAND

WATER REQUIREMENTS:

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

LEGEND

- PROPERTY LINE
- BORDERING VEGETATED WETLANDS
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING TREE LINE
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- OVERHEAD WIRES
- EXISTING FIRE HYDRANT
- EXISTING WATER SHUTOFF
- EXISTING WATER LINE
- EXISTING CATCHBASIN
- EXISTING DRAIN MANHOLE



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
LAWRENCE P. SILVA, P.E. REG. NO. 33381-C
1-16-2020

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION

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

ASSESSOR'S REFERENCE: MAP 63, LOT 6B
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CURRENT OWNER: R & J LLC
415 THOMPSON ST, HALIFAX, MA

DEED REFERENCE: BOOK 38017, PAGE 343

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.

"COUNTRY CLUB ESTATES"

"EXISTING CONDITIONS"

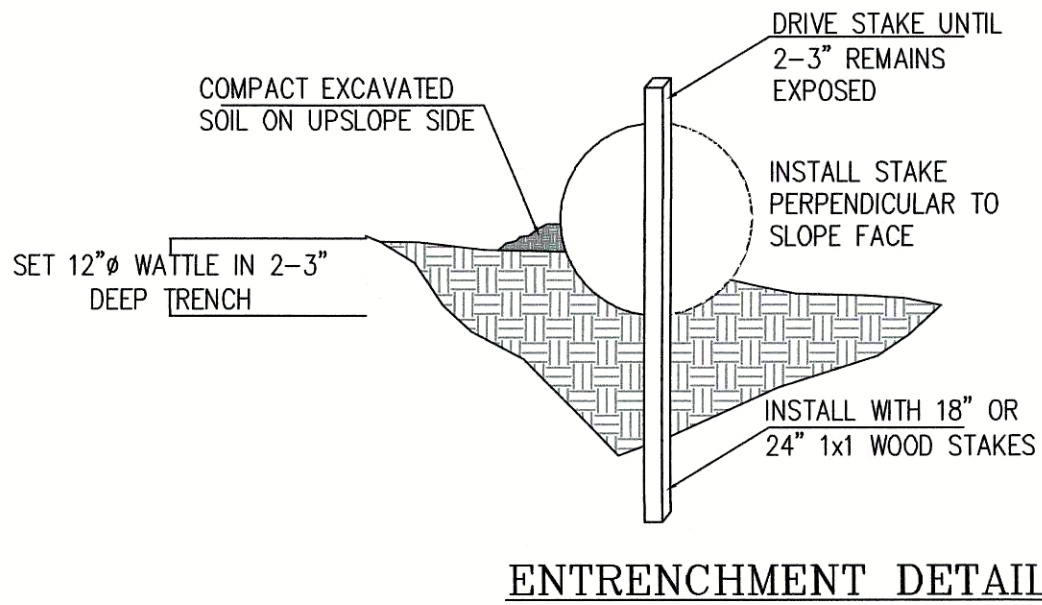
SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SEA SILVA
ENGINEERING
ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA 02324
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SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	RAB/DAT	1/13/20	1300240B3	2 OF 13

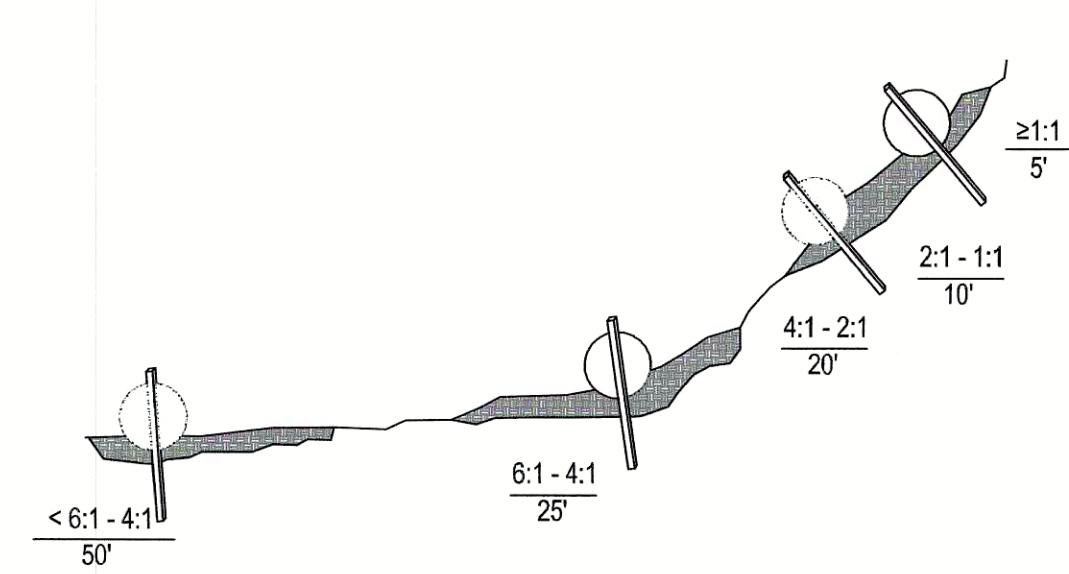
BUILDING DATA:		
DUPLEX	QUADRAPLEX	TOTAL
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10 UNITS	20 UNITS	30 UNITS
(2 BEDROOMS EACH)	(15 W/ 2 BEDROOMS 5 W/ 3 BEDROOMS)	
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS
TOTAL AREA: 236,531 SF or 5.43 Acres (Including Easements)		
BUILDING COVERAGE: 27,360 S.F. (11.6%)		
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PARKING SPACES PROVIDED: 2 PER UNIT (1 GARAGE & 1 DRIVE)		
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65 bedrooms * 110 GPD = 7,150 GPD		
7,150 GPD DESIGN DEMAND		
WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		



- NOTES:**
- 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.
 - PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT THE SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
 - SECURE THE WATTLE WITH 18-24" 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.

STRAW WATTLE INSTALLATION

(NOT TO SCALE)



TYPICAL WATTLE SPACING BASED ON SLOPE GRADIENT

SUBSURFACE SOIL EXPLORATION DATA

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

ELEV.	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
67.3±	0-40"	FILL	~	~	LOAM
64.0±	40-48"	Bw	SANDY LOAM	10YR6/8	FRABLE
63.3±	48-120"	C1	SILT LOAM	2Gley6/5PB	FIRM, STRATIFIED
57.3±					

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

ELEV.	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
67.6±	0-15"	Ap	SANDY LOAM	~	L/S
66.4±	15-34"	C1	LOAMY SAND	2.5Y6/4	VERY LOOSE
64.8±	34-115"+	C2	SILT LOAM	2Gley6/5PB	FIRM
58.0±					

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

ELEV.	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
62.5±	0-36"	FILL	~	~	LAWN
59.5±	36-64"	C1	SILT LOAM	2Gley6/5PB	FIRM
57.2±	64-100"	C2	SANDY LOAM	2.5Y6/2	FRABLE
54.2±	100-120"+	C3	LOAMY SAND	2.5Y6/4	~
52.5±					

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

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

PLANNED EROSION AND SEDIMENTATION CONTROL PRACTICES

- 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 WAYS 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.
- 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.
- TREE PRESERVATION AND PROTECTION: A MINIMUM 2.0 FT. HIGH PROTECTIVE FENCE WILL BE ERRECTED AROUND ANY TREES THAT ARE TO REMAIN ON SITE DURING AND AFTER CONSTRUCTION ACTIVITIES. SEDIMENT FENCE MATERIALS MAY BE USED FOR THIS PURPOSE.
- 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.
- OUTLET STABILIZATION STRUCTURE: A RIPRAP APRON WILL BE LOCATED AT ANY DRAINAGE OUTLETS AS INDICATED ON THE PLANS TO PREVENT SCOUR.
- SURFACE ROUGHENING: THE 3:1 CUT SLOPES WILL BE LIGHTLY ROUGHENED BY DISKING JUST PRIOR TO VEGETATING.
- 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 CLEANING: 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 TO EXTEND 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 CATCH 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 PAVEMENT CLEANING OPERATIONS. STREET SWEEPINGS SHALL NOT BE DISPOSED IN ANY CATCH BASIN OR ANY SEWER. STREET SWEEPINGS SHALL BE DISPOSED OF AS A WASTE ALONG WITH WASTE SOIL IN ACCORDANCE WITH APPLICABLE REGULATIONS.
ENTRY/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 LOCATION OF THE DESIGNATED ROUTES ON THE SITE SHALL BE SUBJECT TO ENVIRONMENTAL AND GEOTECHNICAL REQUIREMENTS.
TARPED LOADS: ALL TRUCKS LEAVING THE SITE WHICH HAVE BEEN LOADED WITH SOIL OR DEBRIS SHALL BE TARPED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

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. 43381-C
1-16-2020

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION

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
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. 25023C03263; DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'EXISTING CONDITIONS'

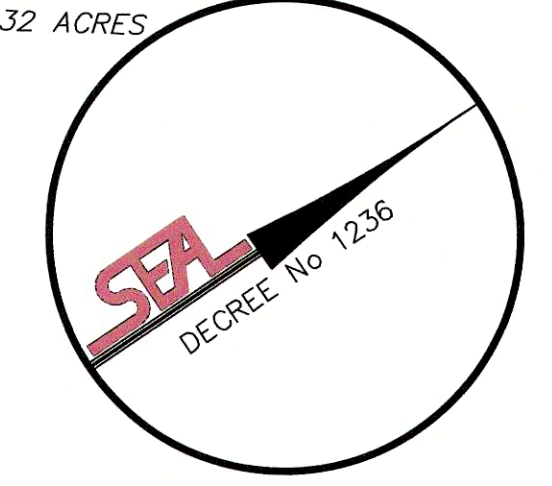
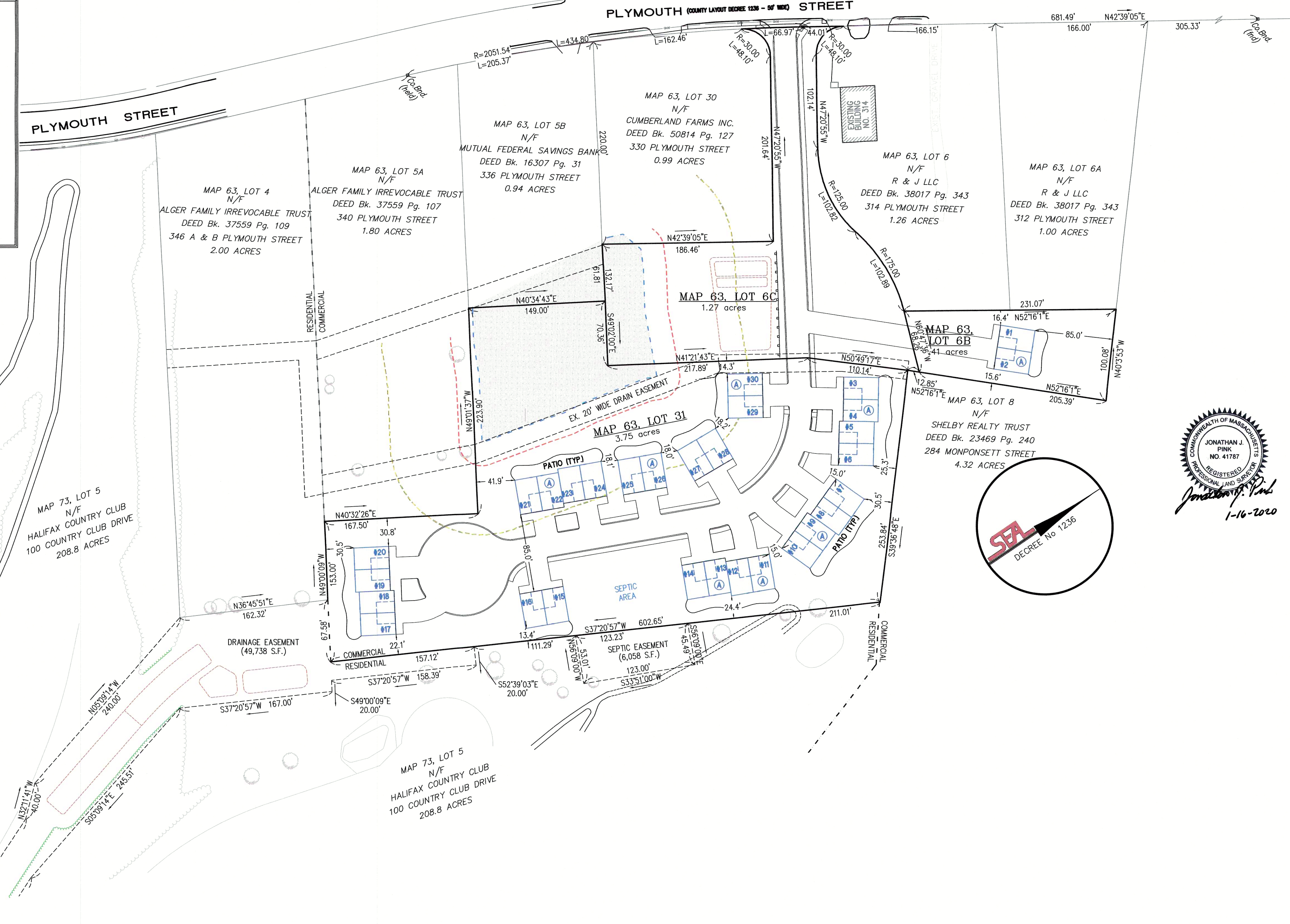
SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C & 31
PLYMOUTH STREET
HALIFAX, MASSACHUSETTS

PREPARED FOR:
R & J LLC

SILVA
ENGINEERING
ASSOCIATES, P.C.
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SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"=40'	RAB/DAT	1/13/20	1300240B3	3 OF 13

BUILDING DATA: RESIDENTIAL BUILDINGS
DUPEX 5 BUILDINGS 10 UNITS (2 BEDROOMS EACH)
QUADRAPLEX 5 BUILDINGS 20 UNITS (15 W/ 2 BEDROOMS 5 W/ 3 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%)
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OPEN AREAS: 157,050 S.F. (66.4%)
DRAINAGE: 14,816 S.F. (EASEMENT)
UPLANDS: 206,699 S.F. (87.4%)
WETLANDS: 29,632 S.F. (12.6%)
PARKING SPACES REQUIRED: 2 PER UNIT
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SEPTIC REQUIREMENTS:
65 bedrooms * 110 GPD = 7,150 GPD
7,150 GPD DESIGN DEMAND
WATER REQUIREMENTS:
7,150 * 120% = 8,580 GPD MAX



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LAWRENCE P. SILVA, P.E. REG. NO. 33881-C
1-16-2020

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

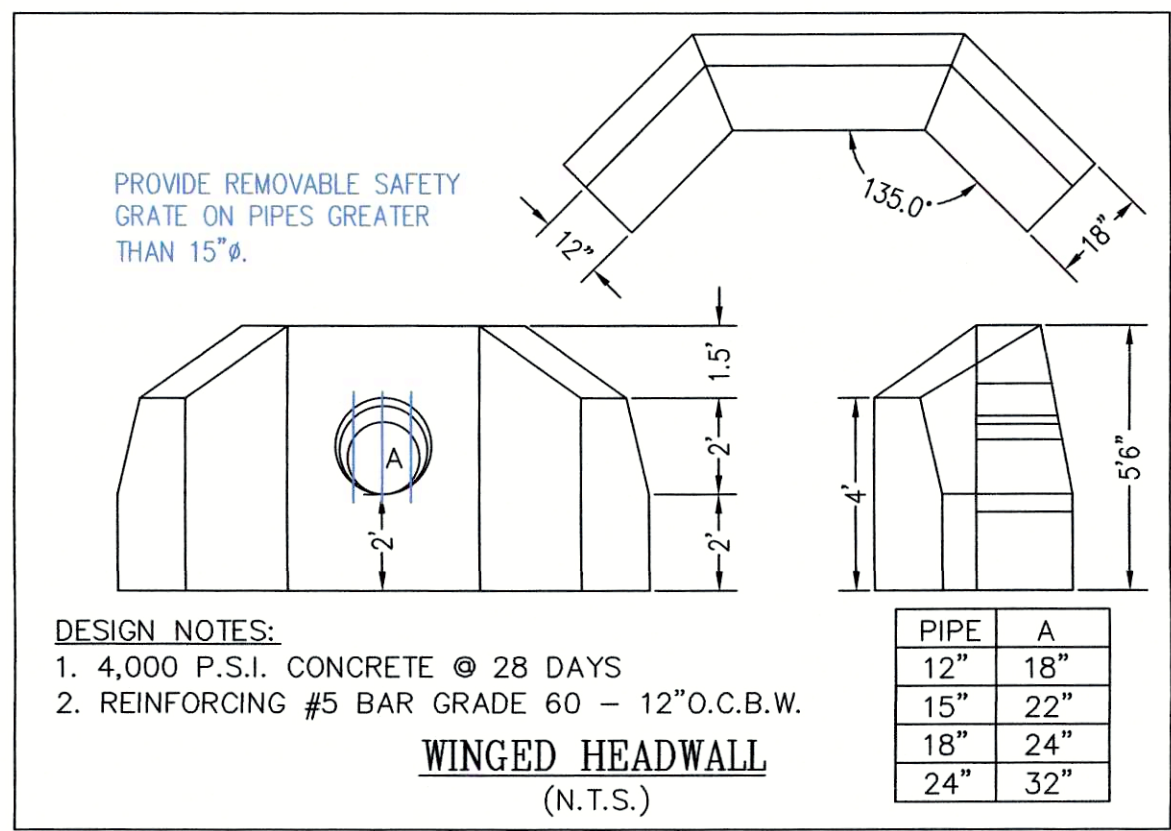
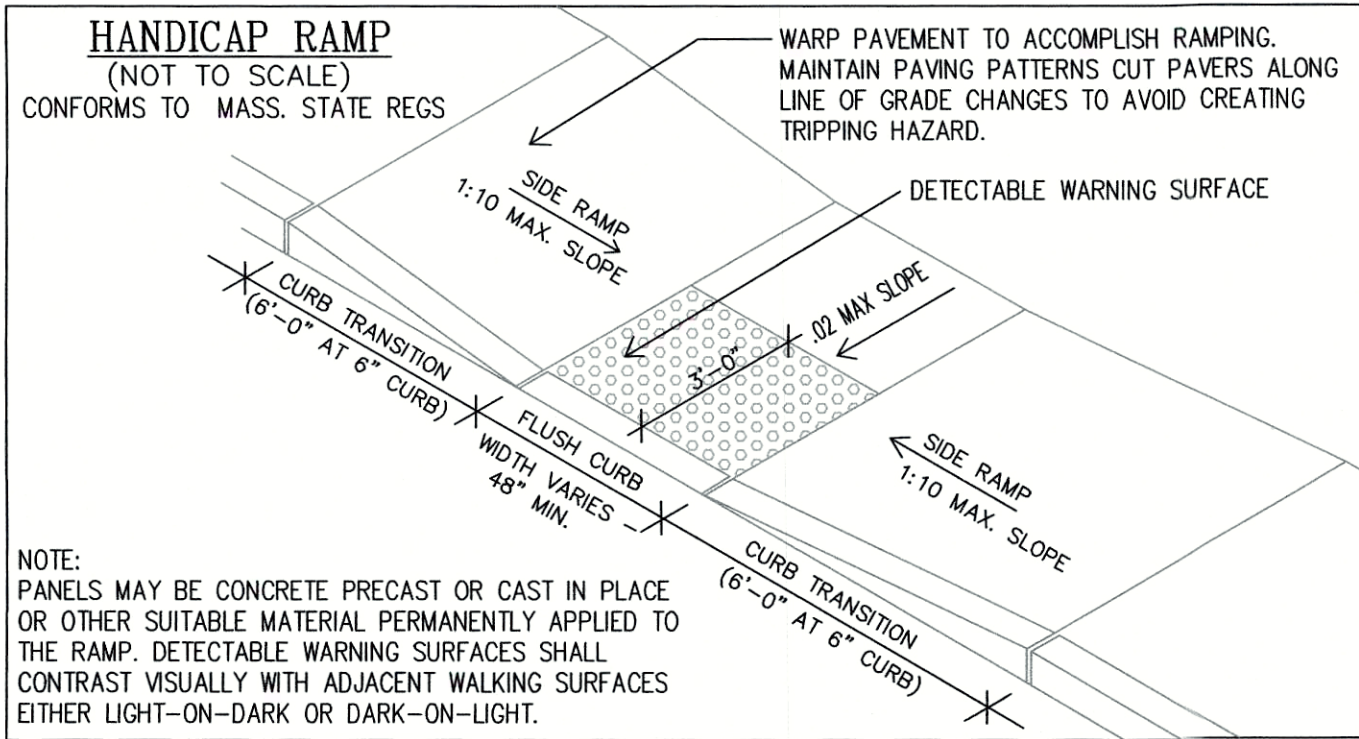
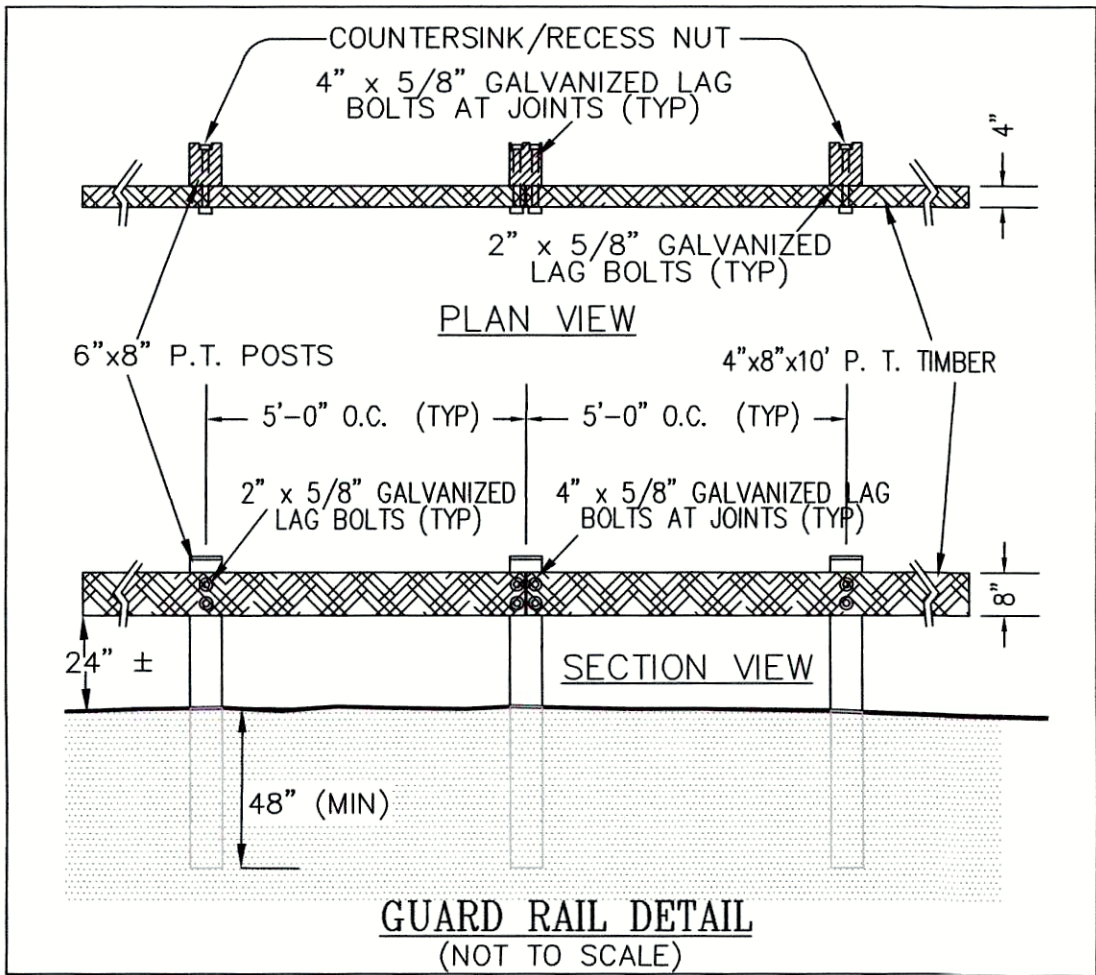
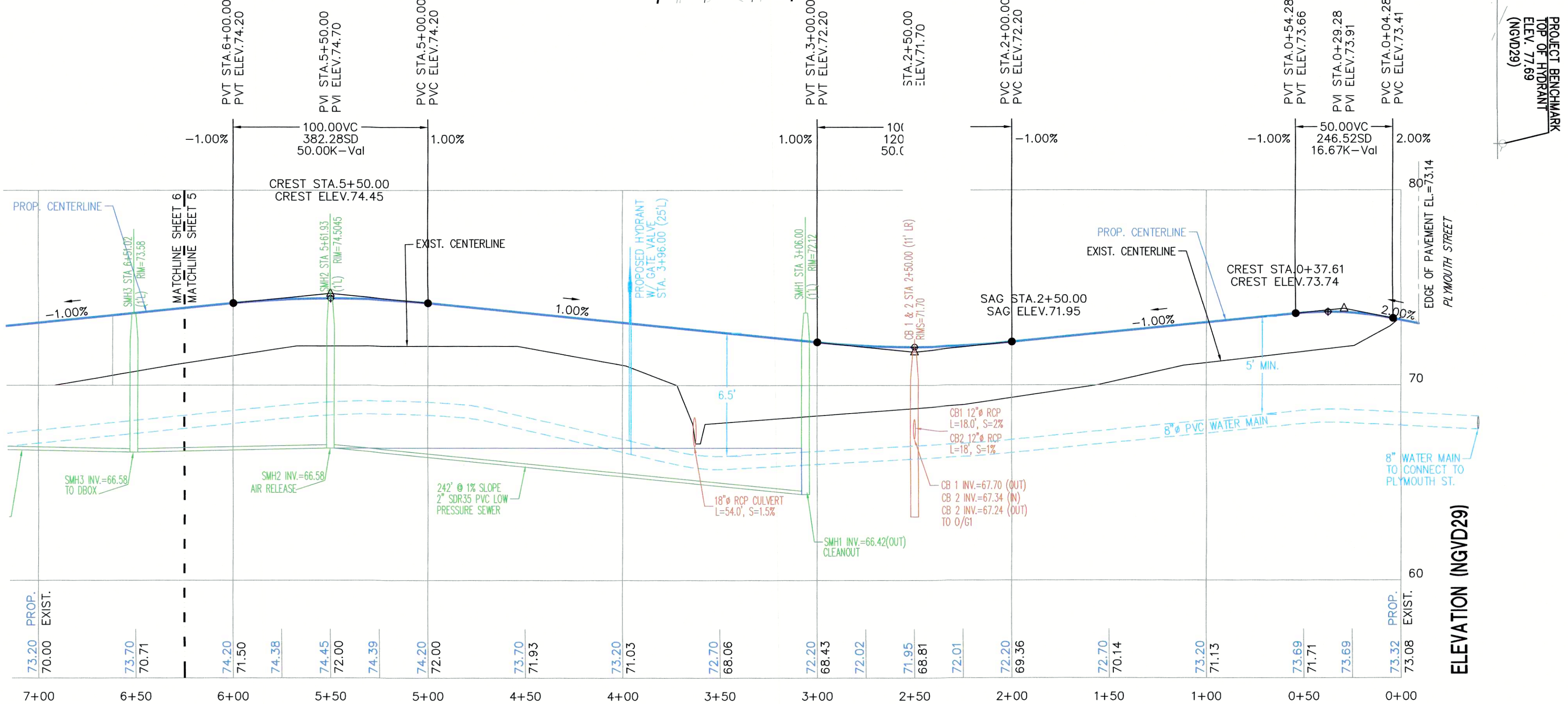
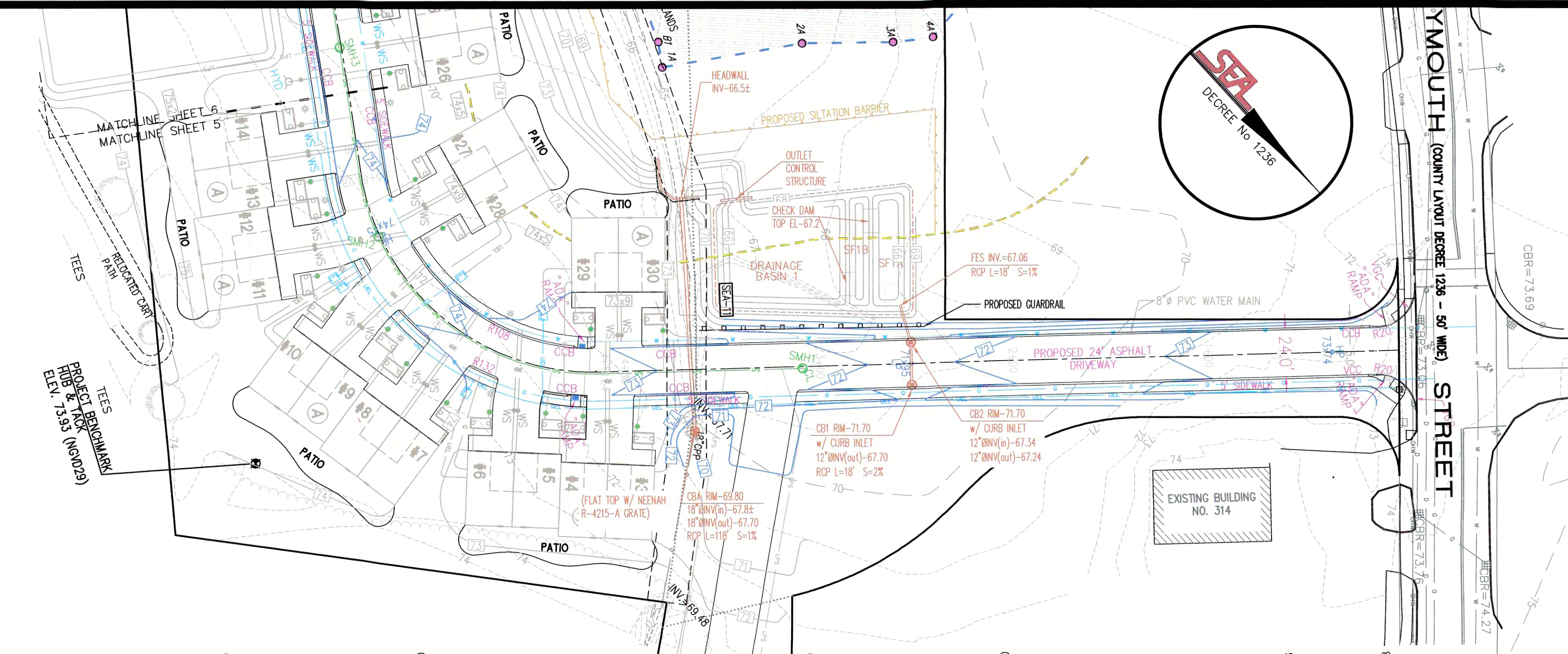
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---	BORDERING VEGETATED WETLANDS
---	PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
UP	EXIST. UTILITY POLE
OHW	EXIST. OVERHEAD WIRES
W	EXIST. WATER LINE
WS	EXIST. WATER SHUTOFF
HY	EXIST. HYDRANT
SW	EXIST. STONE WALL
W	PROP. WATER LINE
GV	PROP. GATE VALVE
WS	PROP. WATER SHUTOFF
HY	PROP. HYDRANT
DMH	PROP. DRAIN MANHOLE
CB/C	PROP. CATCHBASIN W/ CURB INLET
---	PROP. DRAIN LINE
UEL	PROP. UNDERGROUND ELEC (UEL)
G	PROP. GAS LINE
R20	PROP. CURB RADII
SMH	PROP. SEWER MANHOLE
LPS	PROP. LOW PRESSURE SEWER
E-3	PROP. 1500 GAL. SEPTIC TANK
P	PROP. E/ONE PUMP
L	PROP. DRIVEWAY LANTERN

ILLCIT 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.



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. 33381-0
1-16-2010
DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION

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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
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: 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. 2502300326J; 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
www.silvaeng.com

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

ILLCIT 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.

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.

REVISIONS		
DATE	DRAWN	DESCRIPTION

"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.

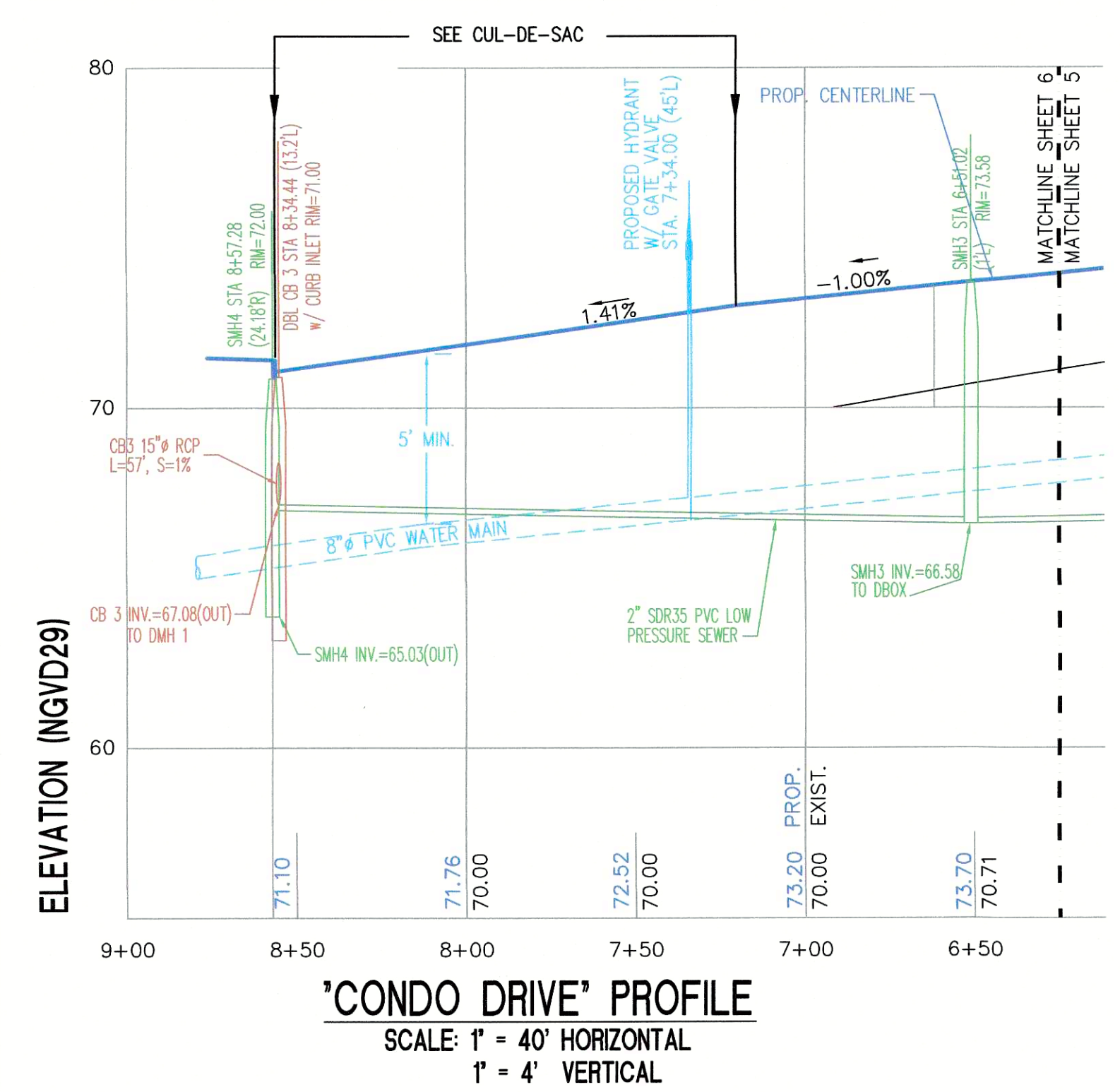
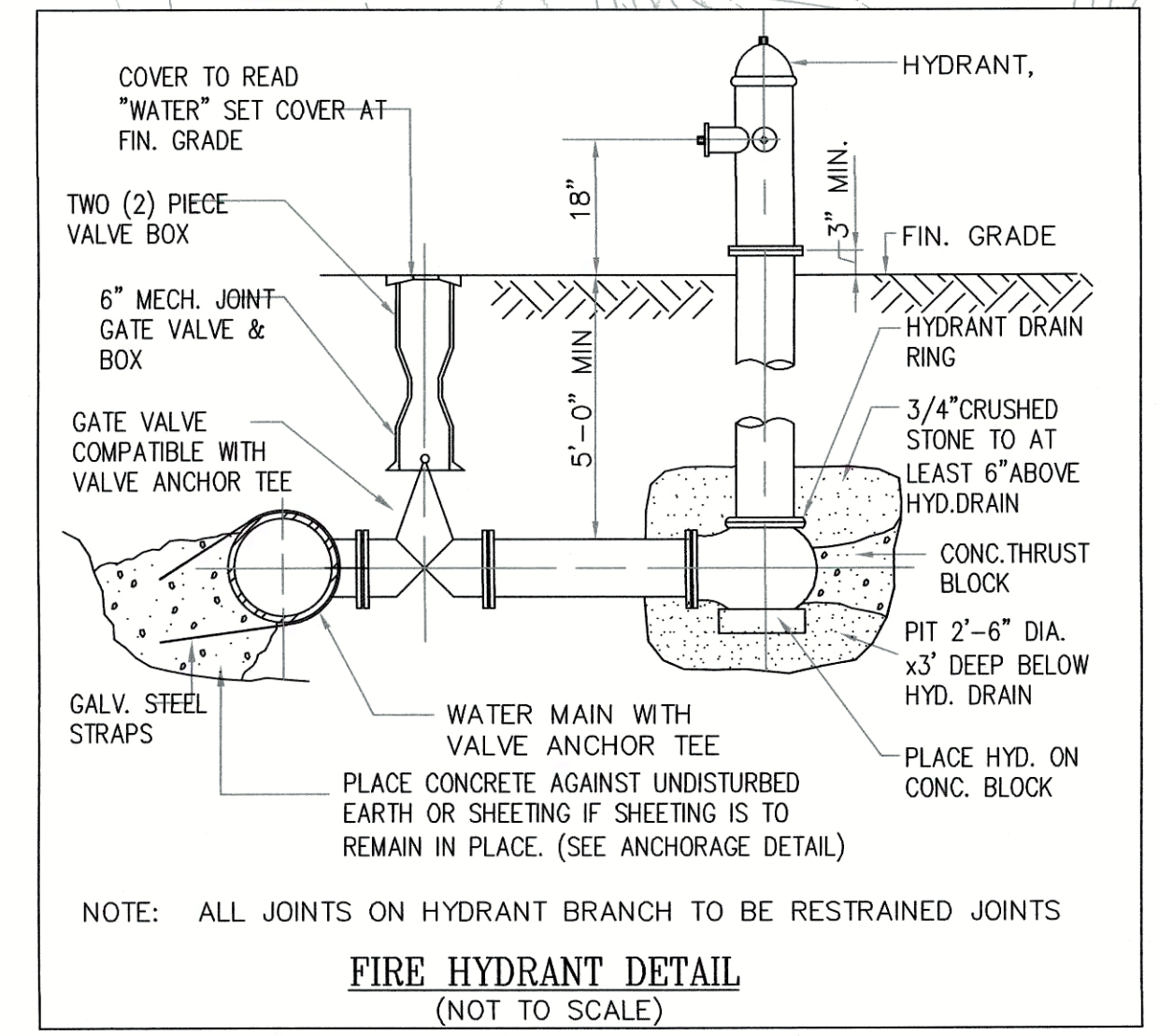
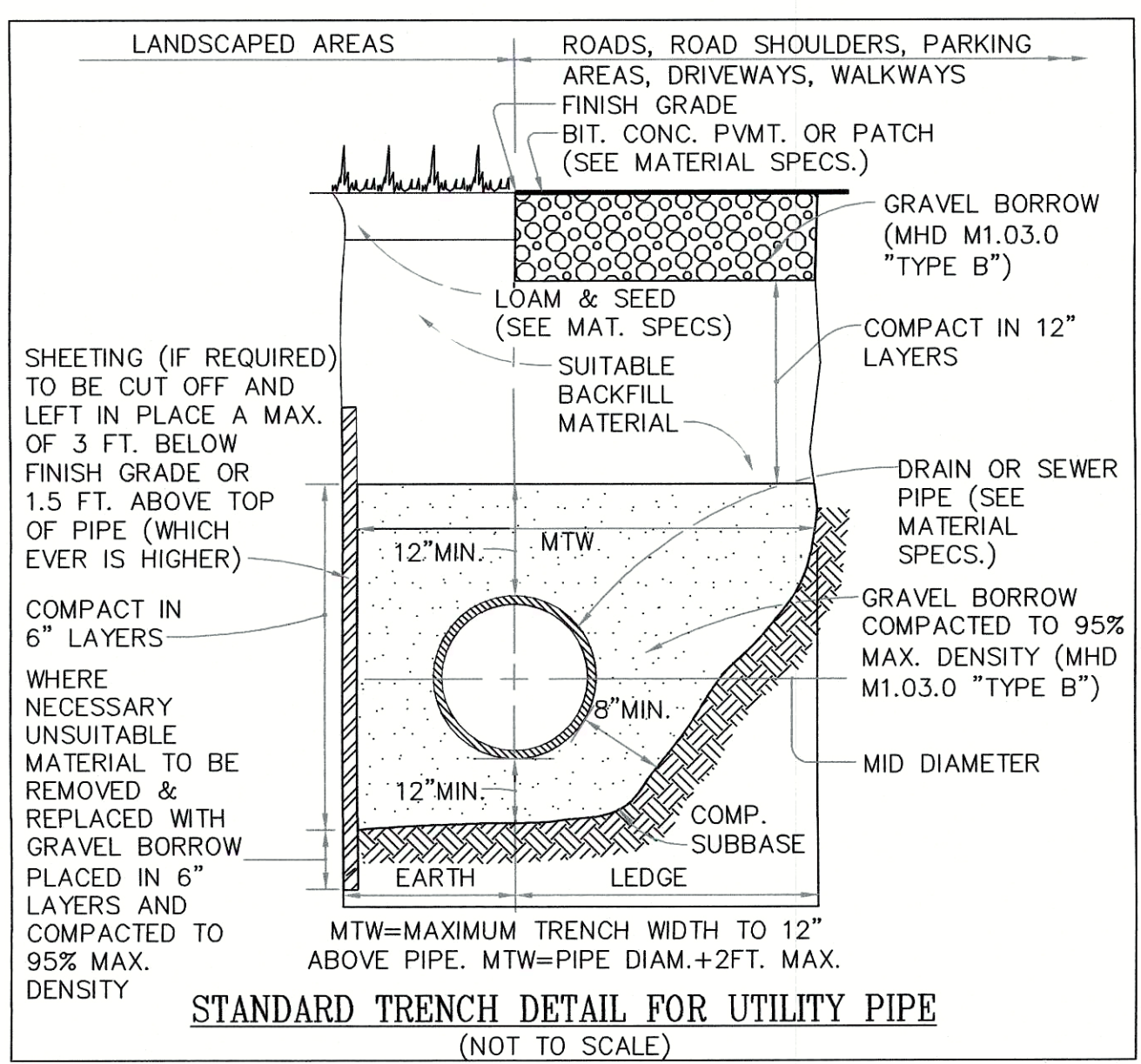
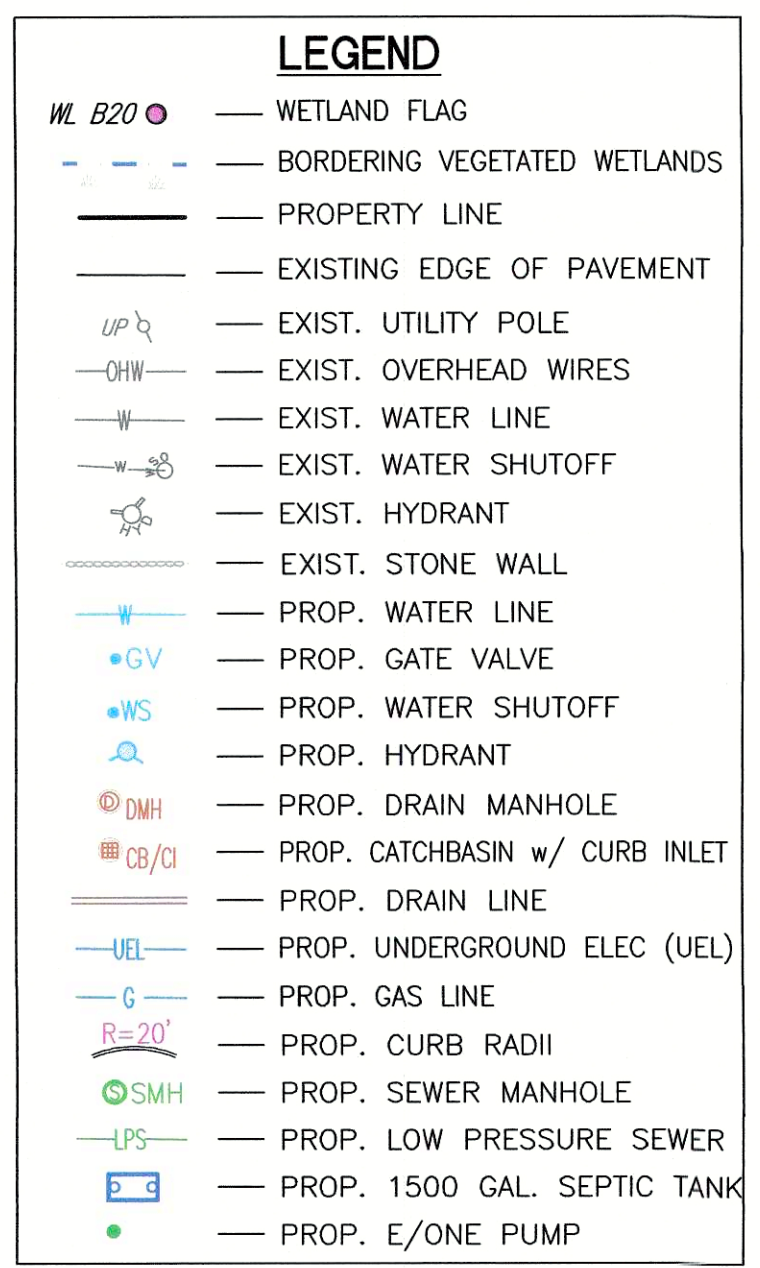
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SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	RAB/DAT	1/13/20	1300240B3	6 OF 13



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

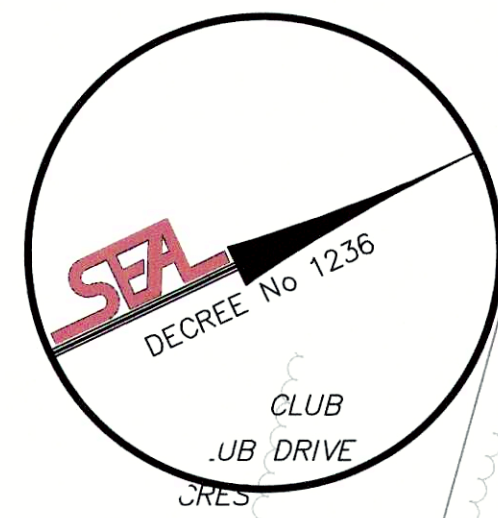
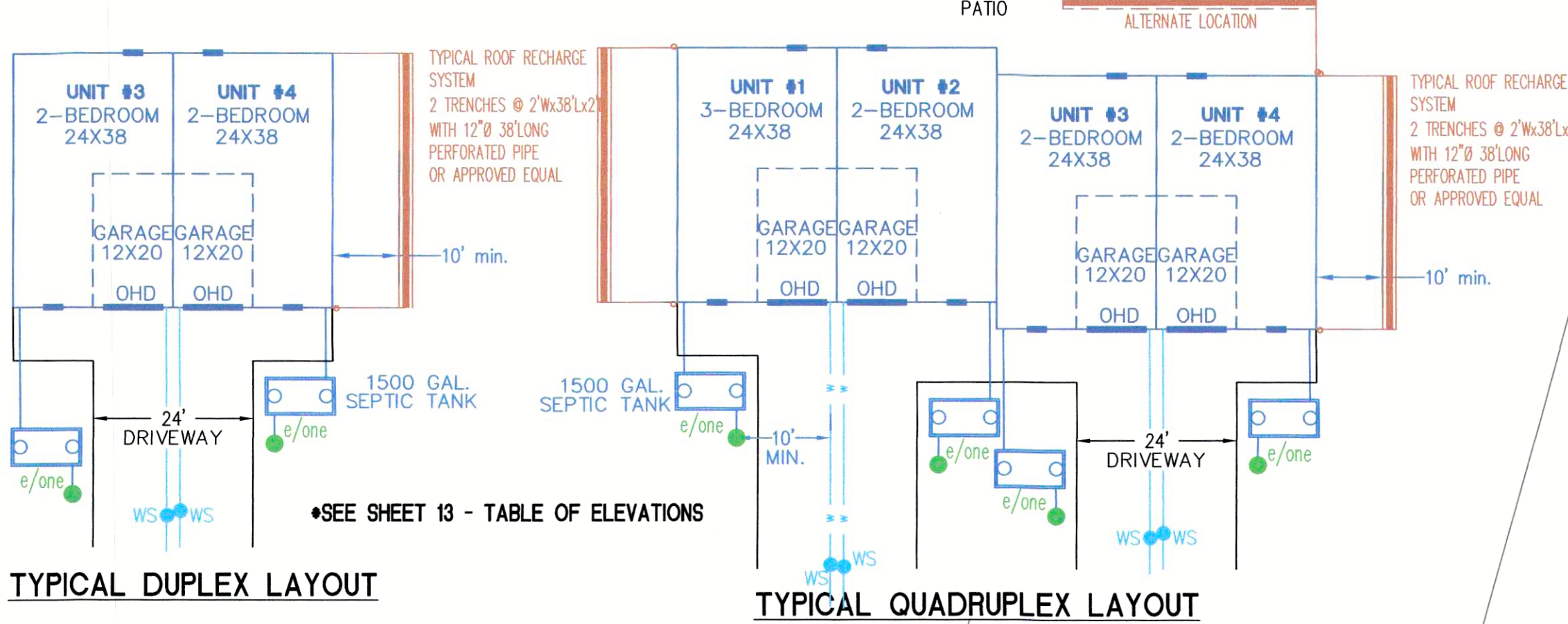
DATE OF APPROVAL _____

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:		
DUPLEX	QUADRUPLEX	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 PER UNIT		
PARKING SPACES PROVIDED: 2 PER UNIT (1 GARAGE & 1 DRIVE)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 GPD		
7,150 GPD DESIGN DEMAND		
WATER REQUIREMENTS:		
7,150 * 120% = 8,580 GPD MAX		



PROJECT BENCHMARK
HUB & TACK
ELEV. 69.69
(NGVD29)

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 _____

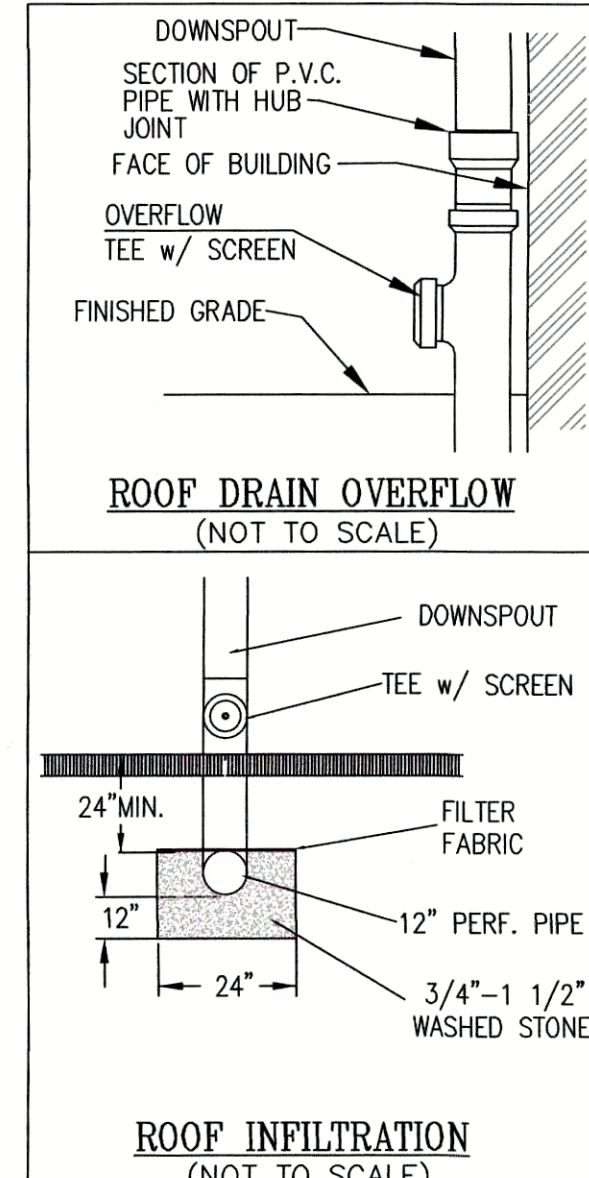
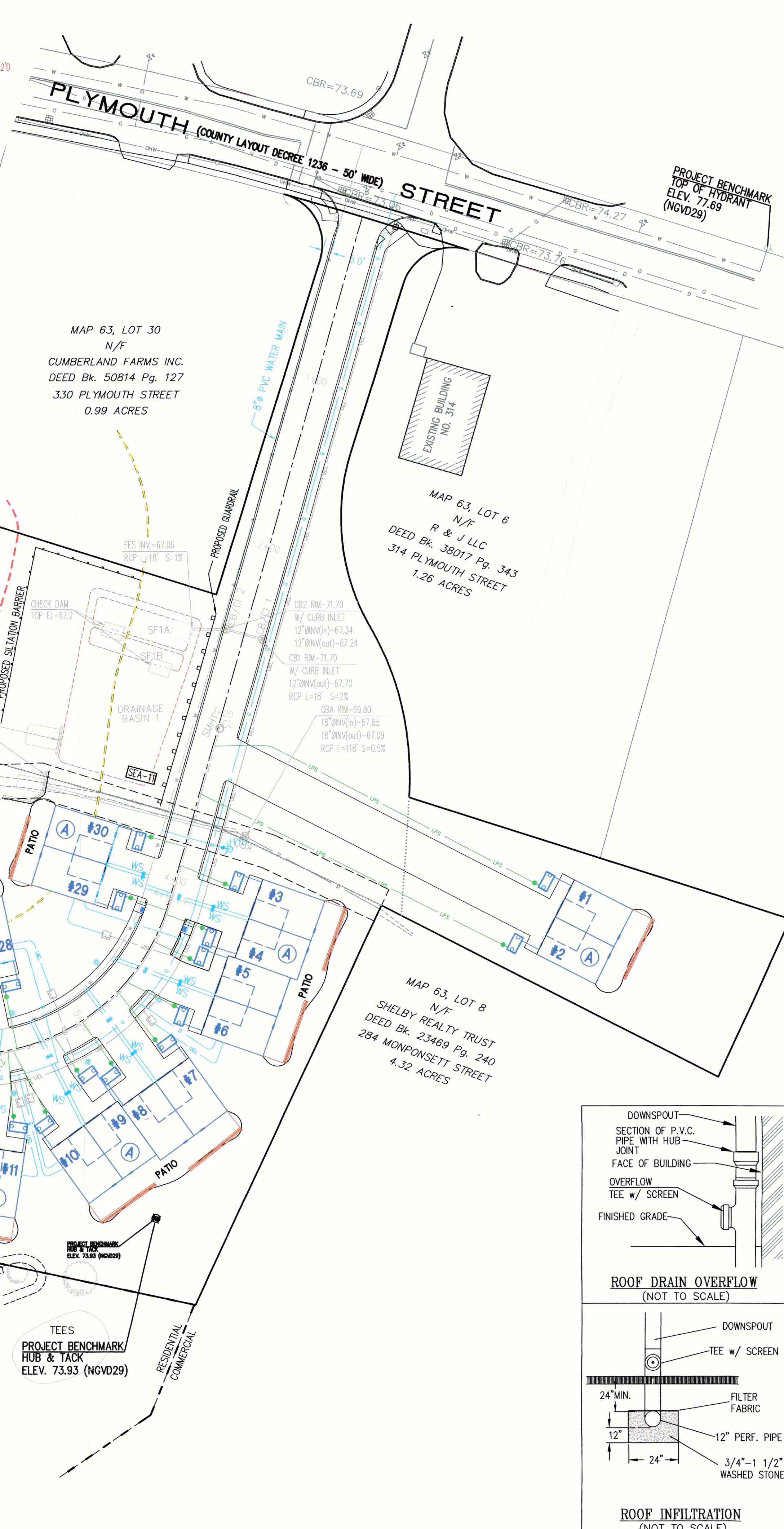
DATE OF ENDORSEMENT _____

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	
ML B20	WETLAND FLAG
---	BORDERING VEGETATED WETLANDS
---	PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
UP	EXIST. UTILITY POLE
OH	EXIST. OVERHEAD WIRES
W	EXIST. WATER LINE
WS	EXIST. WATER SHUTOFF
HY	EXIST. HYDRANT
SW	EXIST. STONE WALL
---	PROP. LOW PRESSURE SEWER
---	PROP. SEWER SERVICE
●	PROP. E/ONE PUMP
---	PROP. LIGHT POLE
---	PROP. WATER LINE
WS	PROP. WATER SHUTOFF
HY	PROP. HYDRANT
DMH	PROP. DRAIN MANHOLE
CB/CI	PROP. CATCHBASIN w/ CURB INLET
---	PROP. DRAIN LINE
---	PROP. UNDERGROUND ELEC (UEL)
---	PROP. GAS LINE
---	PROP. CURB RADII
---	PROP. CAPE COD BERM
---	PROP. VERT. CONC. CURB
---	PROP. VERT. GRANITE CURB

MAP 73, LOT 5
N/F
HALIFAX COUNTRY CLUB
100 COUNTRY CLUB DRIVE
208.8 ACRES



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

DATE _____

REVISIONS		
DATE	DRAWN	DESCRIPTION

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

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: 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
PANAL No. 2502300326X, DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

'SITE & UTILITY LAYOUT'

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

PREPARED FOR:
R & J LLC

SILVA
ENGINEERING
ASSOCIATES, P.C.

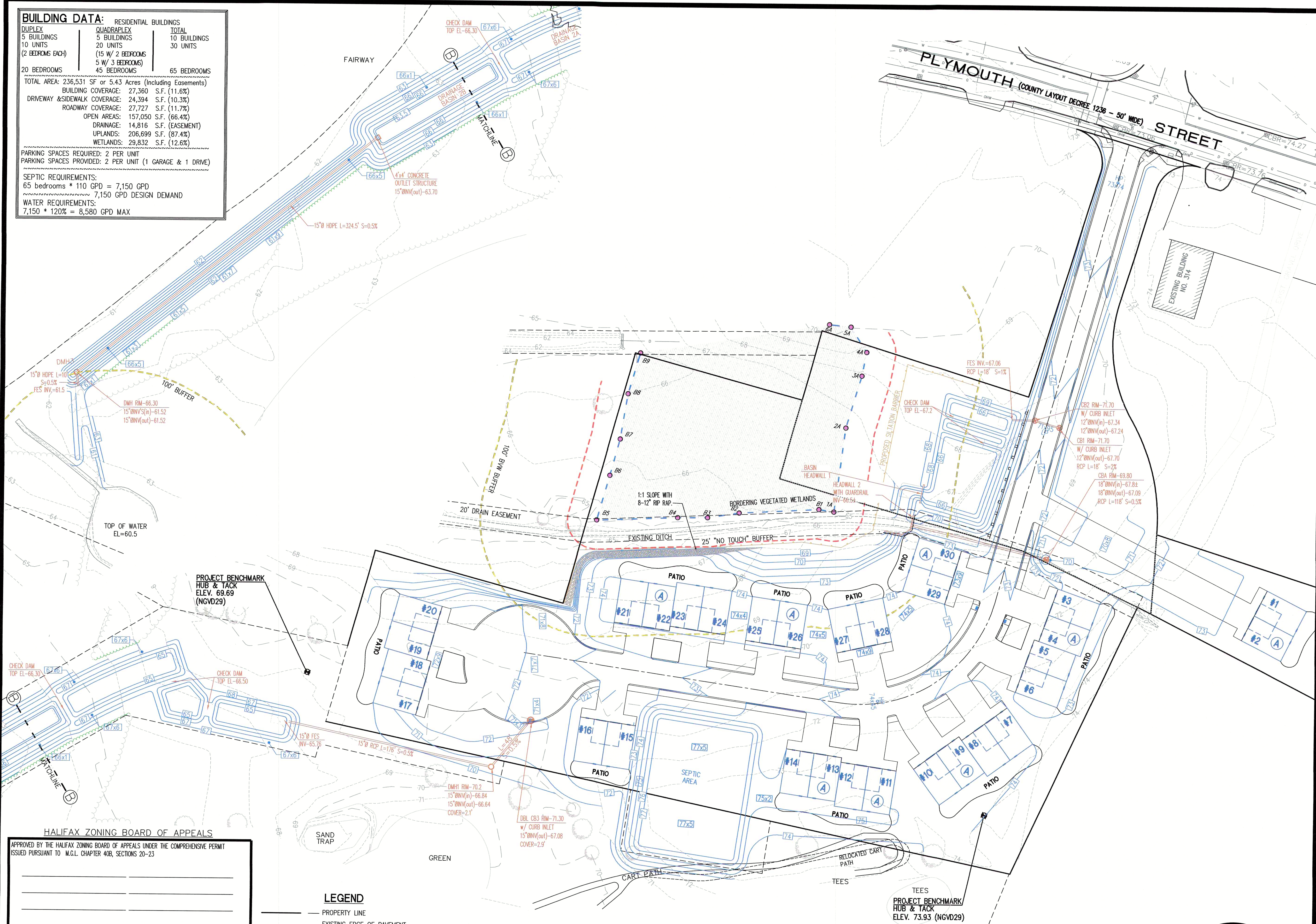
CIVIL ENGINEERS, LAND SURVEYORS
& ENVIRONMENTAL CONSULTANTS

1615 BEDFORD STREET
BRIDGEWATER, MA. 02324

PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

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

BUILDING DATA: RESIDENTIAL BUILDINGS
DUPLICATE 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)
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 PER UNIT
PARKING SPACES PROVIDED: 2 PER UNIT (1 GARAGE & 1 DRIVE)
SEPTIC REQUIREMENTS:
65 bedrooms * 110 GPD = 7,150 GPD
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

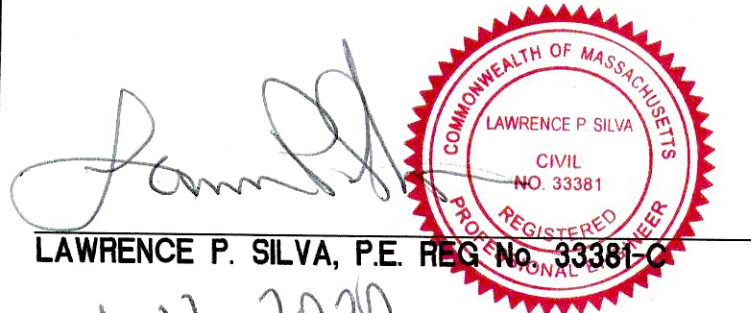
HALIFAX TOWN CLERK

LEGEND

- PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- 50' — EXISTING CONTOUR
- 50' — PROPOSED CONTOUR
- 75X3' — 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.



DATE 1-16-2020

REVISIONS

DATE	DRAWN	DESCRIPTION

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
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DEED REFERENCE: BOOK 38017, PAGE 343
TOTAL AREA: 3.75 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'

'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:

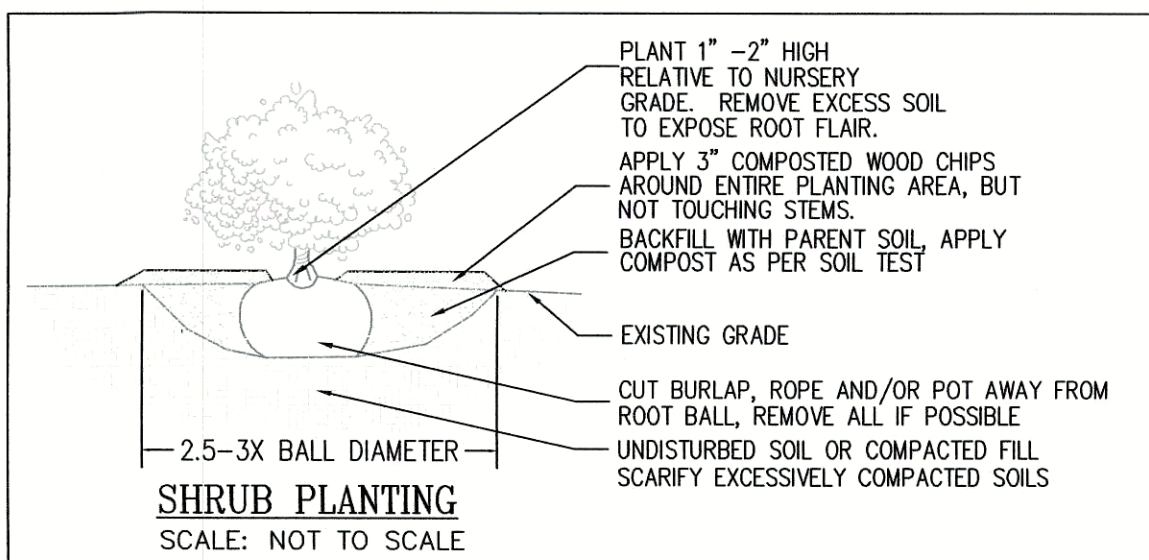
RESIDENTIAL BUILDINGS	QUADRAPLEX	TOTAL
5 BUILDINGS	5 BUILDINGS	10 BUILDINGS
10 UNITS	20 UNITS	30 UNITS
(2 BEDROOMS EACH)	(15 W/ 2 BEDROOMS)	
	5 W/ 3 BEDROOMS	
20 BEDROOMS	45 BEDROOMS	65 BEDROOMS
TOTAL AREA: 236,531 SF or 5.43 Acres (including Easements)		
BUILDING COVERAGE: 27,360 S.F. (11.6%)		
DRIVEWAY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

PLANT LIST

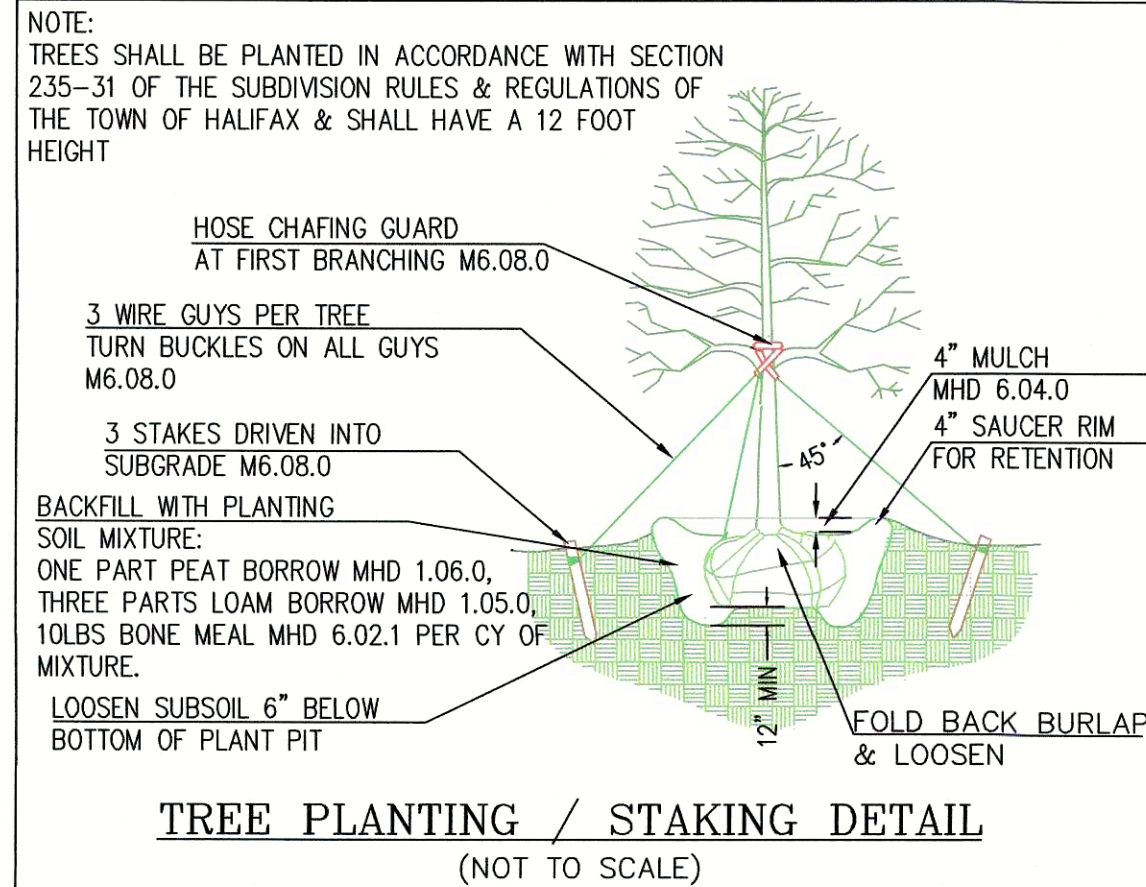
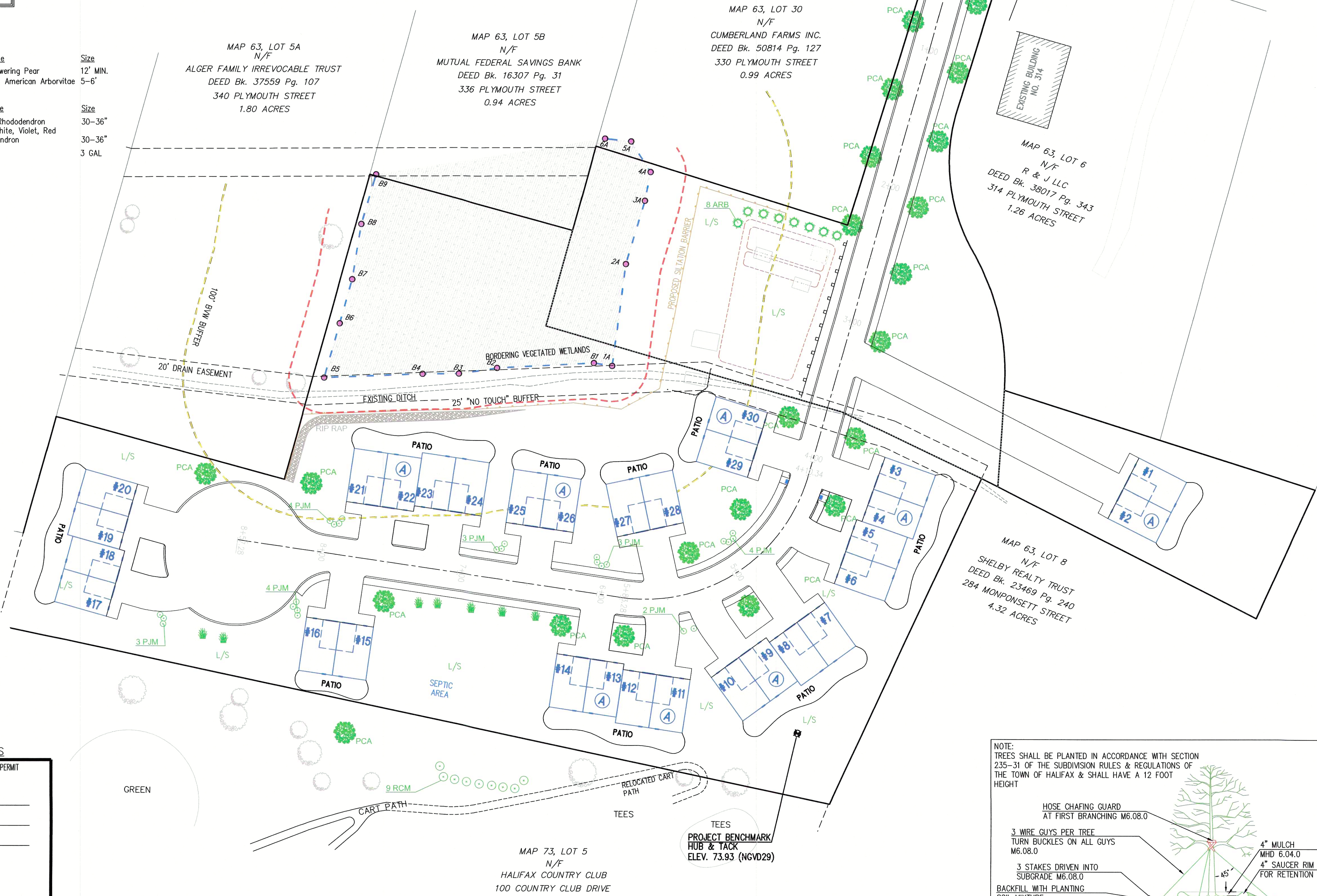
Item	Quant.	Scientific Name	Common Name	Size
PCA	23	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	12" MIN.
ARB	8	Thuja occidentalis nigra	Dark Green N. American Arborvitae	5-6'
SHRUBS				
RCM	9	Rhododendron cawtowlense	Mixed colors Rhododendron cultivars	30-36"
PJM	32	Rhododendron spp. P.J.M.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

L/S = LOAM AND SEED

RIIP RAP



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



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
1-16-2020

REVISIONS		
DATE	DRAWN	DESCRIPTION

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
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CURRENT OWNER: R & J LLC
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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. 25023C0326J, 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
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SCALE	DRAWN	DATE	ACAD FILE	SHEET
1" = 40'	DAT	1/13/20	1300240B3	9 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

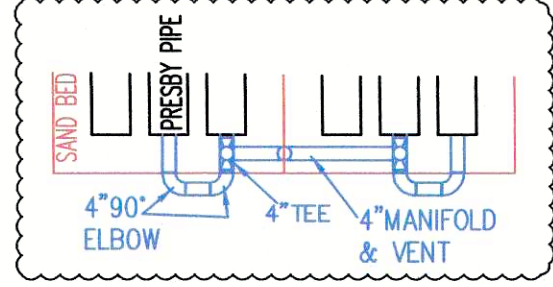
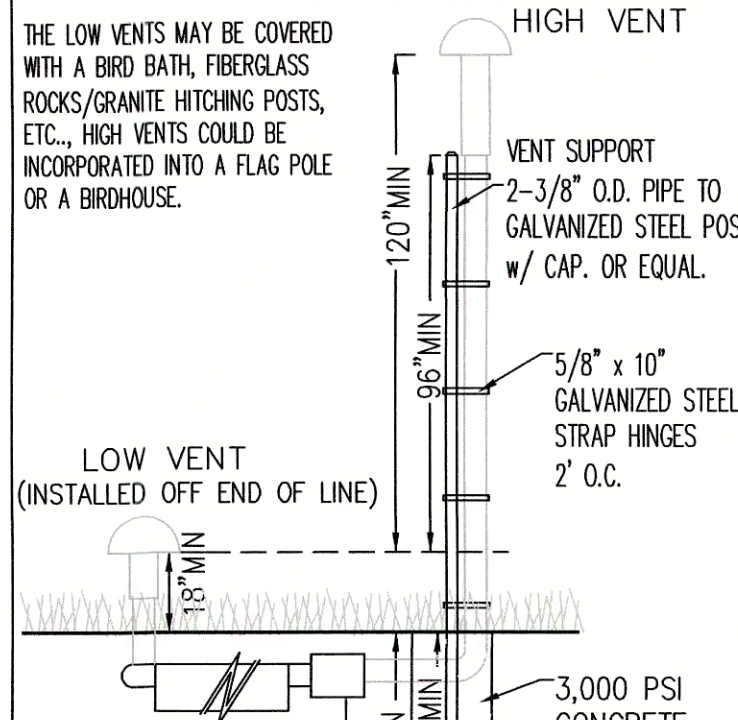
PLAN & PROFILE
(NOT TO SCALE)

SYSTEMS LOCATED IN WHOLE OR PARTLY UNDER DRIVEWAYS, PARKING, OR OTHER AREAS OF IMPERVIOUS MATERIAL SHALL BE DESIGNED TO ACHIEVE PROPER VENTING PROVIDED IN ACCORDANCE WITH 310 CMR 15.241.

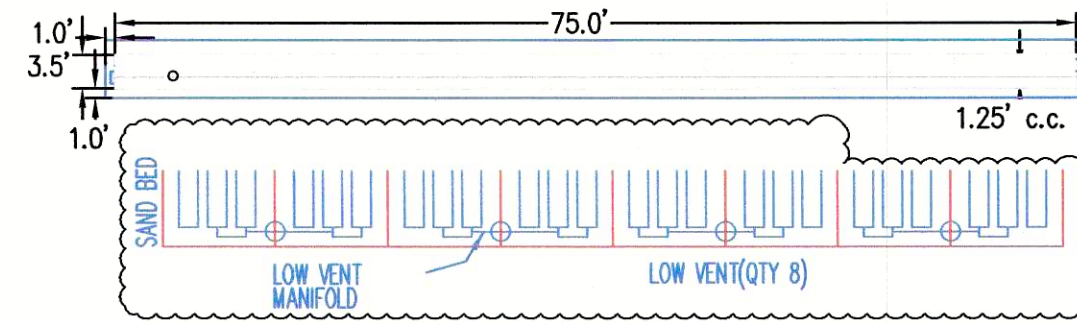
PROPERTY IS NOT LOCATED WITHIN A ZONE II. NO WELLS LOCATED WITHIN 200' OF SYSTEM. NO STREAMS WITHIN 100' OF THE SYSTEM. NO ABUTTERS WITHIN 25' OF SYSTEM.

LEGEND

- PROPERTY LINE
- EDGE OF DRIVEWAY
- BOUND
- IRON PIPE
- EXISTING CONTOUR
- PROPOSED GRADE
- SEA-1 DEEP OBSERVATION HOLE
- PERCOLATION TEST
- WATER LINE
- UNDERGROUND ELEC
- OVERHEAD WIRES
- UTILITY POLE
- WATER SHUTOFF
- FENCE
- TREE LINE

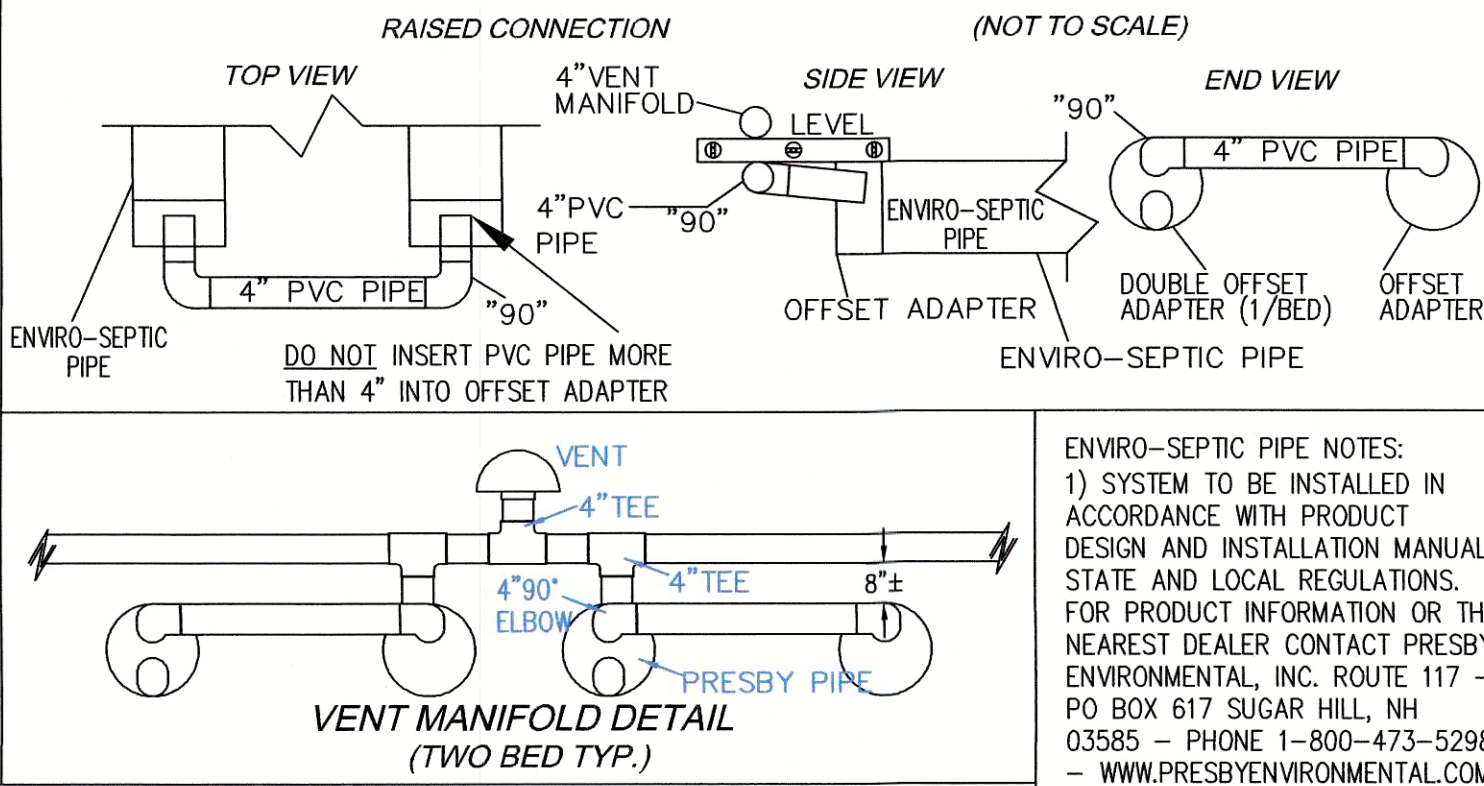


TYPICAL BED LAYOUT - 15 TOTAL

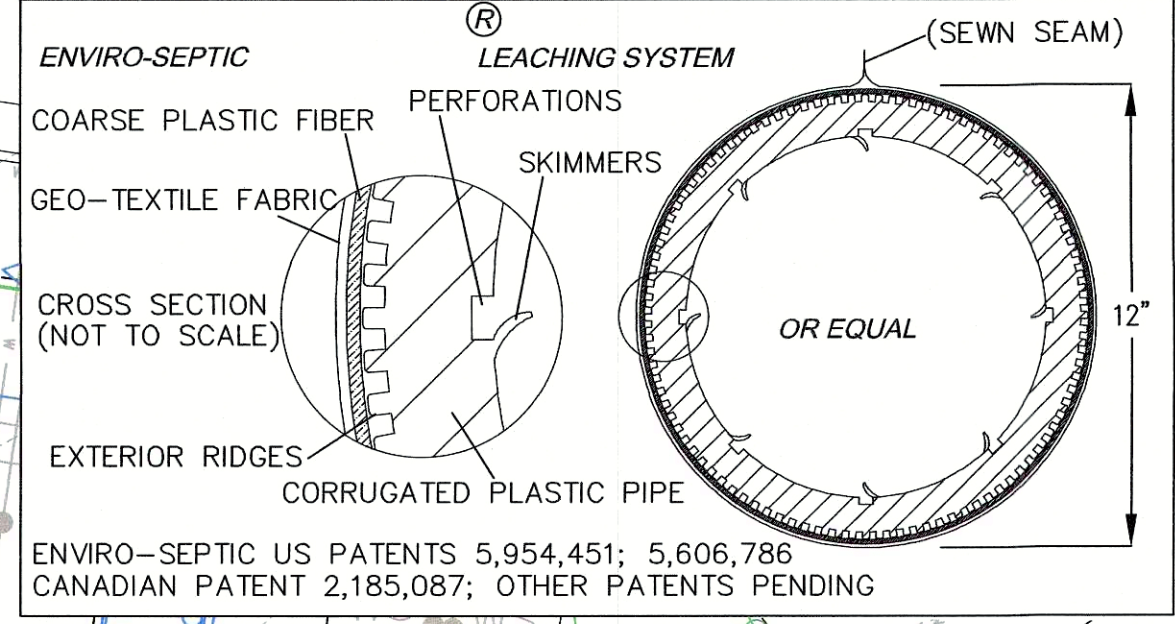


HIGH VENT w/ SUPPORT DETAIL

VENTS ARE ESSENTIAL TO PROPER OPERATION OF SYSTEM. AESTHETIC TREATMENT ENCOURAGED TO HIDE APPEARANCE OF HIGH VENT. (BIRD HOUSE, FLAGPOLE, ETC.)



ENVIRO-SEPTIC PIPE NOTES:
1) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS, FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. ROUTE 117 - PO BOX 617 SUGAR HILL, NH 03585 - PHONE 1-800-473-5298 - WWW.PRESBYENVIRONMENTAL.COM
2) MINIMUM OF 6\"/>



PRESBY SEPTIC SYSTEM

DAILY FLOW REQUIREMENTS:

25 UNITS @ 2 BEDROOMS EACH = 50 BEDROOMS
5 UNITS @ 3 BEDROOMS EACH = 15 BEDROOMS
65 BEDROOMS @ 110 GPD/BEDROOM = 7,150 GPD
7,150 GPD/500 GALLONS PER DAY PER BED OR 15 PRESBY BEDS.

SEPTIC TANK REQUIREMENTS:

REQUIRED: 220 GPD x 2 = 440 GALLONS
330 GPD x 2 = 660 GALLONS
(USE OF DOMESTIC GARBAGE GRINDER PROHIBITED)

LOADING RATE CRITERIA SOIL CLASS:

DESIGN PERCOLATION RATE = 2 MIN/INCH
SYSTEM DESCRIPTION:
50 LINEAR FEET PER BEDROOM @ 65 BEDROOMS = 3,250 LF
3,250 LF / 15 BEDS = 217 LF MINIMUM PER BED
LINEAR FOOTAGE OF ENVIRO-SEPTIC PIPE PROVIDED:
75-FT x 3 LINES x 15 BEDS = 3,375 LF
MINIMUM SAND BED AREA SIZE REQUIRED:
89 SQUARE FEET PER BEDROOM @ 65 BEDROOMS = 5785 SF REQUIRED
5785 SF REQUIRED IN 15 BEDS = 386 SF PER BED

15 LEACHING BEDS W/ 6\"/>

MINIMUM SAND BED AREA SIZE PROVIDED:
5.5-FT WIDE x 77-FT LENGTH = 423 S.F. PER BED
423 SF PER BED x 15 BEDS = 6,345 S.F. TOTAL

WAIVER/VARIANCE REQUESTS

MAXIMUM FEASIBLE COMPLIANCE: 310 CMR 15.404(1)(b)
USE OF ALTERNATIVE SYSTEM: PRESBY ENVIRO-SEPTIC LEACHING SYSTEM;
CERTIFICATE OF APPROVAL FOR GENERAL USE DATED MARCH 19, 2013 WITH REVISIONS.

MAXIMUM FEASIBLE COMPLIANCE: 310 CMR 15.404(2)

USE OF HYDRAULIC BARRIER PROPOSED TO PROVIDE EQUIVALENT SEPARATION FOR 15-FT BREAKOUT.

NOTE:
SOIL FROM TEST PIT LOCATIONS WITHIN THE SYSTEM FOOTPRINT TO BE REMOVED AND REPLACED TO FULL DEPTH WITH CLEAN SAND.
EXCAVATE UNSUITABLE MATERIAL 5' BEYOND THE SOIL ABSORPTION SYSTEM & TO HORIZON C1 AND FILL WITH CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND DELETERIOUS MATERIALS. IF SOIL CONDITIONS ARE FOUND TO DIFFER FROM SOIL LOGS, CALL DESIGN ENGINEER.

SUBSURFACE SOIL EXPLORATION DATA

DATE: MAY 22, 2015

TEST CONDUCTED BY: LAWRENCE P. SILVA P.E. SE2243
BOARD OF HEALTH WITNESS: KATHY DRINAN

ELEV.	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
72.5±	0-8"	Ap	SANDY LOAM	10YR5/2	LOOSE
71.8±	8-60"	C1	MEDIUM COARSE SAND	2.5Y5/4	VERY LOOSE, 2% GRAVEL
67.5±	60-128"	C2	SILT LOAM	2.5Y6/2	FIRM

GROUNDWATER ELEVATION = STANDING WATER IN HOLE = NONE
GROUNDWATER ELEVATION = WEEPING FROM PIT FACE = NONE
GROUNDWATER ELEVATION = MOTTILING = NONE TO 48"
ESTIMATED SEASONAL HIGH GROUNDWATER = 68.5+±

ELEV.	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
72.0±	0-10"	Ap	SANDY LOAM	10YR5/2	LOOSE
72.0±	10-64"	C1	MEDIUM COARSE SAND	2.5Y5/4	VERY LOOSE, 5% GRAVEL, 2% COBBLE
67.5±	64-122"	C2	SILT LOAM	2.5Y6/2	FIRM

GROUNDWATER ELEVATION = STANDING WATER IN HOLE = NONE
GROUNDWATER ELEVATION = WEEPING FROM PIT FACE = NONE
GROUNDWATER ELEVATION = MOTTILING = NONE TO 49"
DEPTH TO PERCOLATION TEST: 14-32 INCHES
PERCOLATION RATE: 2 MIN/INCH
ESTIMATED SEASONAL HIGH GROUNDWATER = 68.7+±

ELEV.	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
73.3±	0-8"	A	SANDY LOAM	10YR5/2	LOOSE
72.6±	8-66"	C1	MEDIUM COARSE SAND	2.5Y5/4	VERY LOOSE, 5% GRAVEL, 2% COBBLE
67.8±	66-120+"	C2	SILT LOAM	2.5Y6/2	FIRM

GROUNDWATER ELEVATION = STANDING WATER IN HOLE = NONE
GROUNDWATER ELEVATION = WEEPING FROM PIT FACE = NONE
GROUNDWATER ELEVATION = MOTTILING = NONE TO 50"
DEPTH TO PERCOLATION TEST: 14-32 INCHES
PERCOLATION RATE: 2 MIN/INCH
ESTIMATED SEASONAL HIGH GROUNDWATER = 69.1+±

ELEV.	DEPTH	HORIZON	TEXTURE	COLOR	OTHER
73.5±	0-10"	A	SANDY LOAM	10YR5/2	LOOSE
72.7±	10-67"	C1	MEDIUM COARSE SAND	2.5Y5/4	VERY LOOSE, 5% GRAVEL, 2% COBBLE
67.9±	67-120"	C2	SILT LOAM	2.5Y6/2	FIRM

GROUNDWATER ELEVATION = STANDING WATER IN HOLE = NONE
GROUNDWATER ELEVATION = WEEPING FROM PIT FACE = 80"
GROUNDWATER ELEVATION = MOTTILING = NONE TO 48"
DEPTH TO PERCOLATION TEST: 14-32 INCHES
PERCOLATION RATE: 2 MIN/INCH
ESTIMATED SEASONAL HIGH GROUNDWATER = 69.5+±

4\"/>

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-C
1-16-2020

REVISIONS		
DATE	DRAWN	DESCRIPTION

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
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: 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. 25023C0326X, DATED JULY 17, 2012.

'COUNTRY CLUB ESTATES'

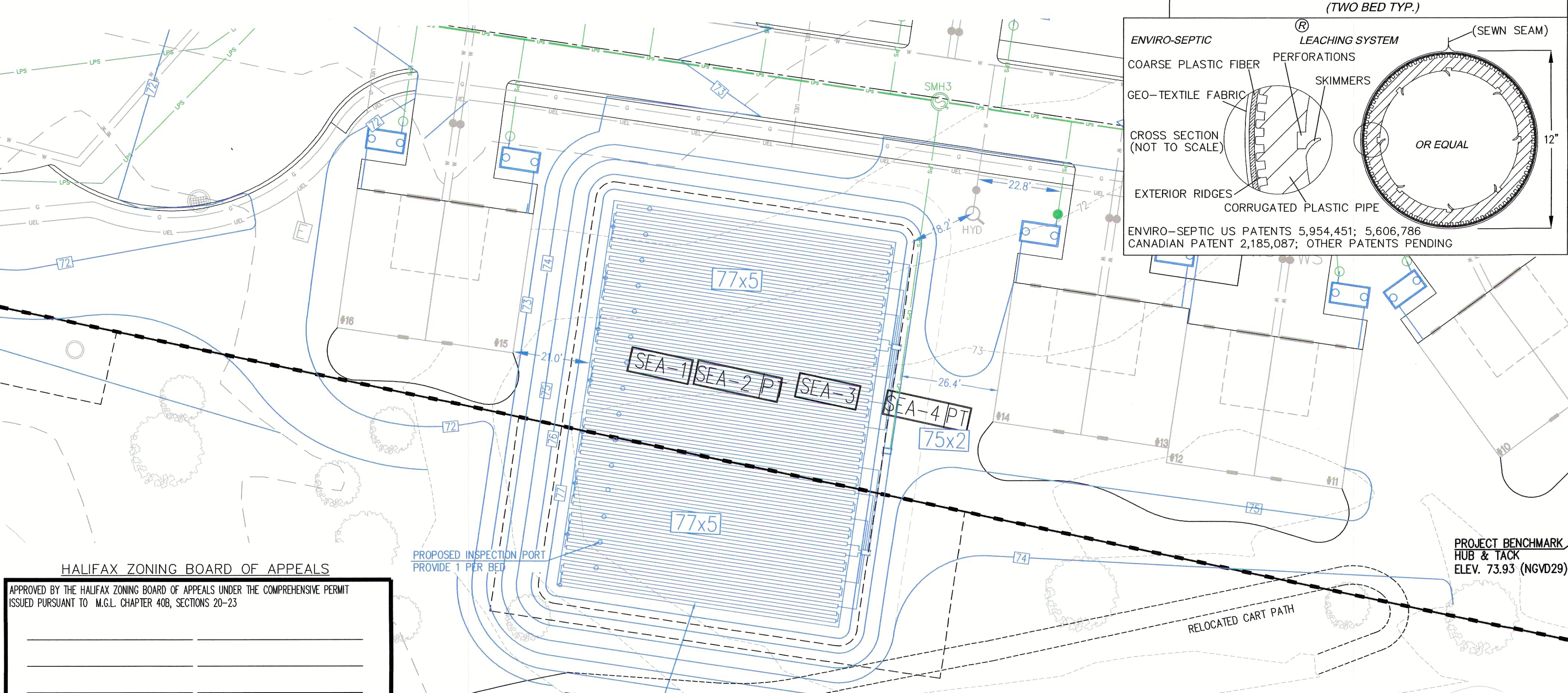
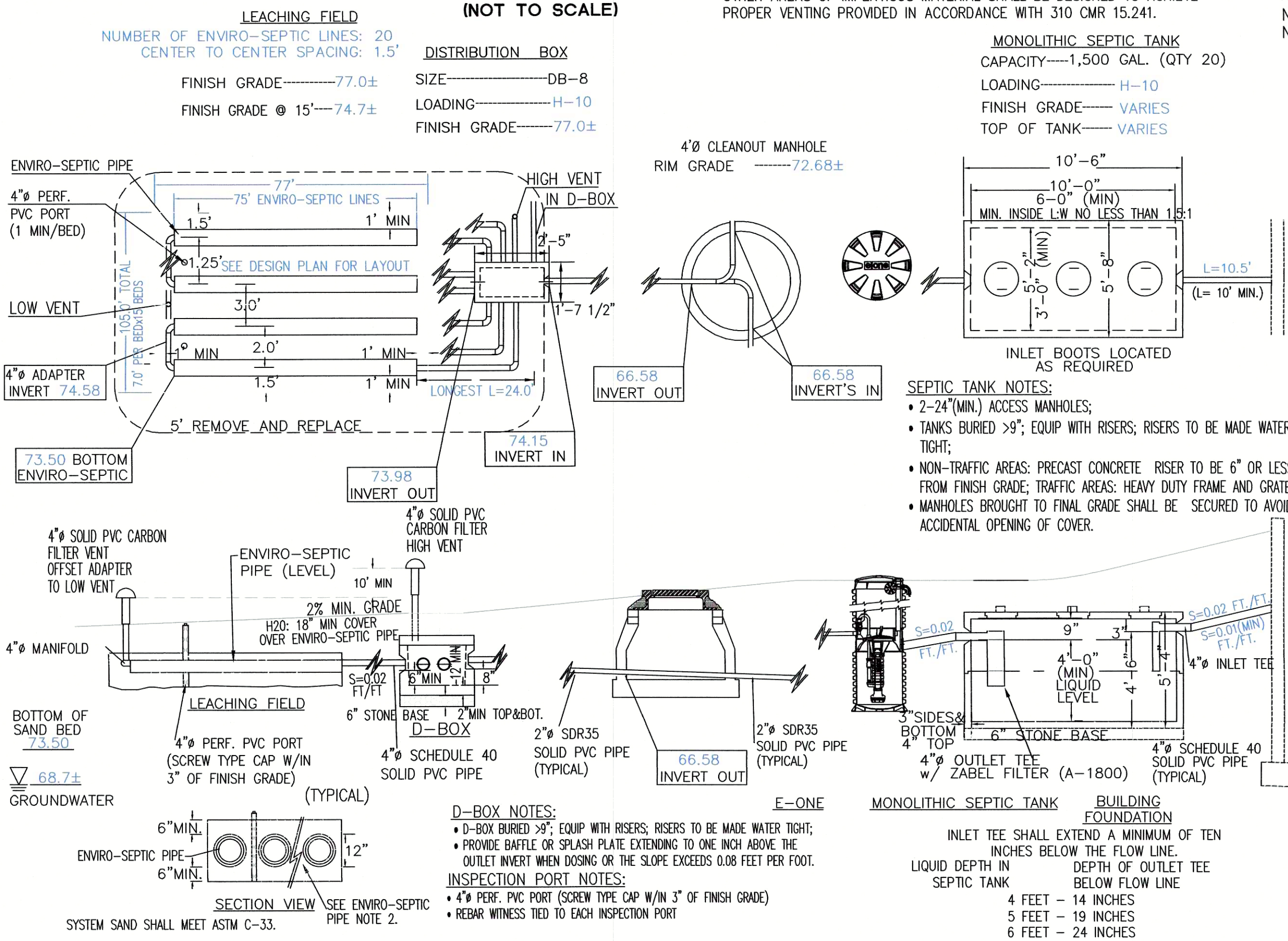
'SEPTIC SYSTEM DESIGN PLAN'

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

PREPARED FOR:
R & J LLC

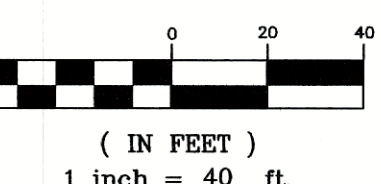
SILVA ENGINEERING ASSOCIATES, P.C.
CIVIL ENGINEERS, LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS
1615 BEDFORD STREET
BRIDGEWATER, MA. 02324
PHONE (508) 697-3100 FAX (508) 697-3136
www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
1"=20'	RAB/DAT	1/13/20	1300240B3	10 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

GRAPHIC SCALE



LOCAL B. O. H. REQUIREMENTS

SPECIFIC REQUIREMENTS OF THE LOCAL BOARD OF HEALTH SHOULD BE REVIEWED BY CONTRACTOR PRIOR TO THE CONSTRUCTION OF THIS SOIL ABSORPTION SYSTEM. WHERE B. O. H. REQUIREMENTS EXCEED TITLE V REGULATIONS OR SPECIFICATIONS ABOVE, THE MORE STRINGENT APPLIES. SPECIFIC REQUIREMENTS OF THE B. O. H., AFFECTING THIS DESIGN, ARE AS FOLLOWS:
• CHARCOAL FILTERS MUST BE INSTALLED ON ALL SOIL ABSORPTION SYSTEM VENTS.
• FILTERS, ZABEL OR EQUIVALENT, MUST BE INSTALLED IN OUTLETS OF ALL SYSTEMS.
• ELECTRIC JUNCTION BOXES MUST BE INSTALLED OUTSIDE OF THE WET WELL OF THE PUMP CHAMBER.
• MONOLITHIC TANKS WILL BE REQUIRED IF TANK SITS IN GROUND WATER OR IF TANK IS WITHIN 200 FEET OF A SURFACE WATER SUPPLY OR TRIBUTARY TO A SURFACE WATER SUPPLY; OR 100 FEET OF BORDERING VEGETATED WETLANDS OR WELLS.
• PUMP CHAMBERS WILL HAVE RISERS WITH COVER AT GRADE ABOVE THE PUMP. DUPLEX PUMP CHAMBERS WILL HAVE A HATCH THAT WILL PROVIDE ACCESS TO BOTH PUMPS. THE COVER SHALL HAVE A GASKET AND THE UNIT WILL BE VENTED.

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 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: 29,632 S.F. (12.6%)		
PARKING SPACES REQUIRED: 2 PER UNIT		
PARKING SPACES PROVIDED: 2 PER UNIT (1 GARAGE & 1 DRIVE)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 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:

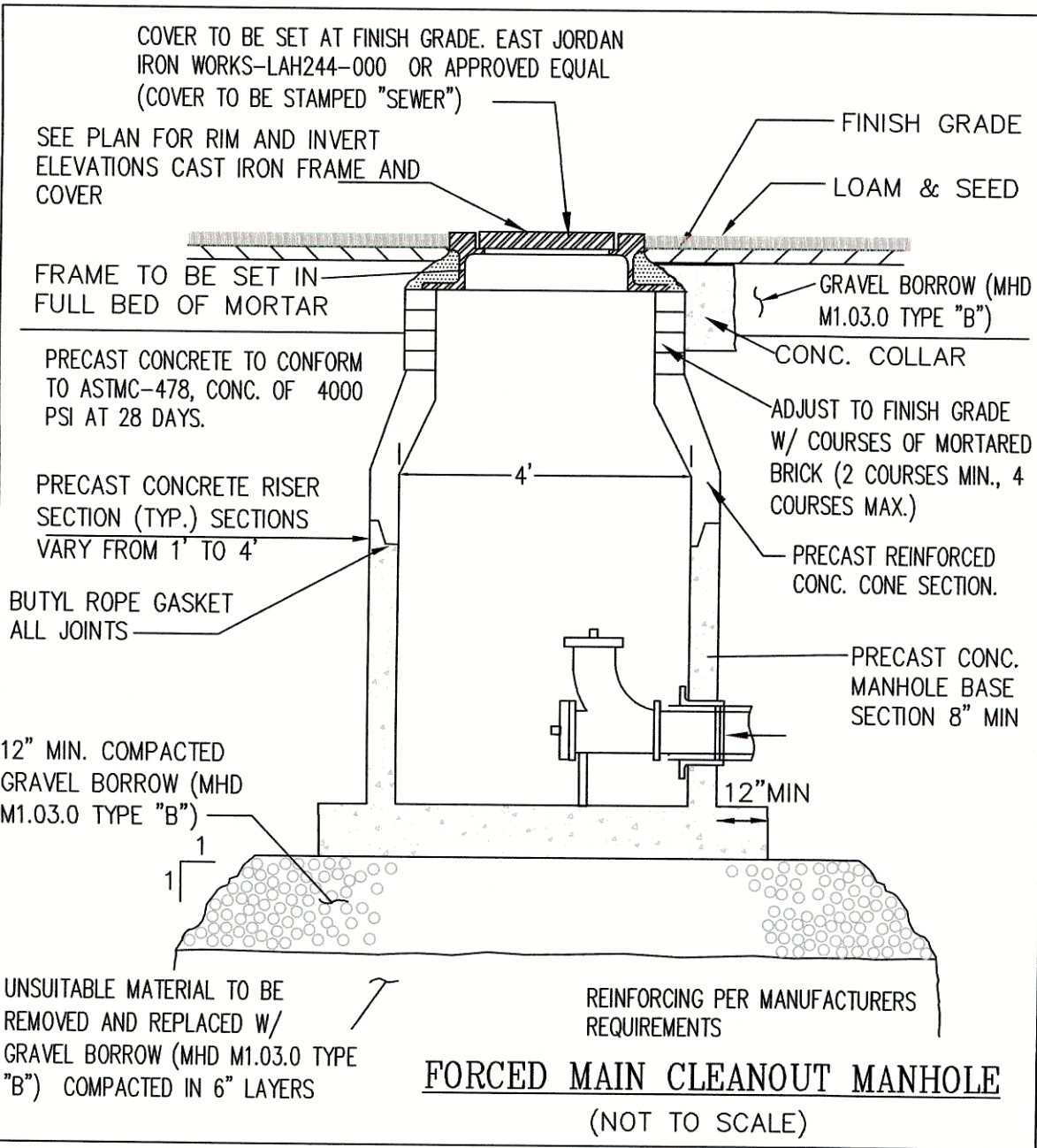
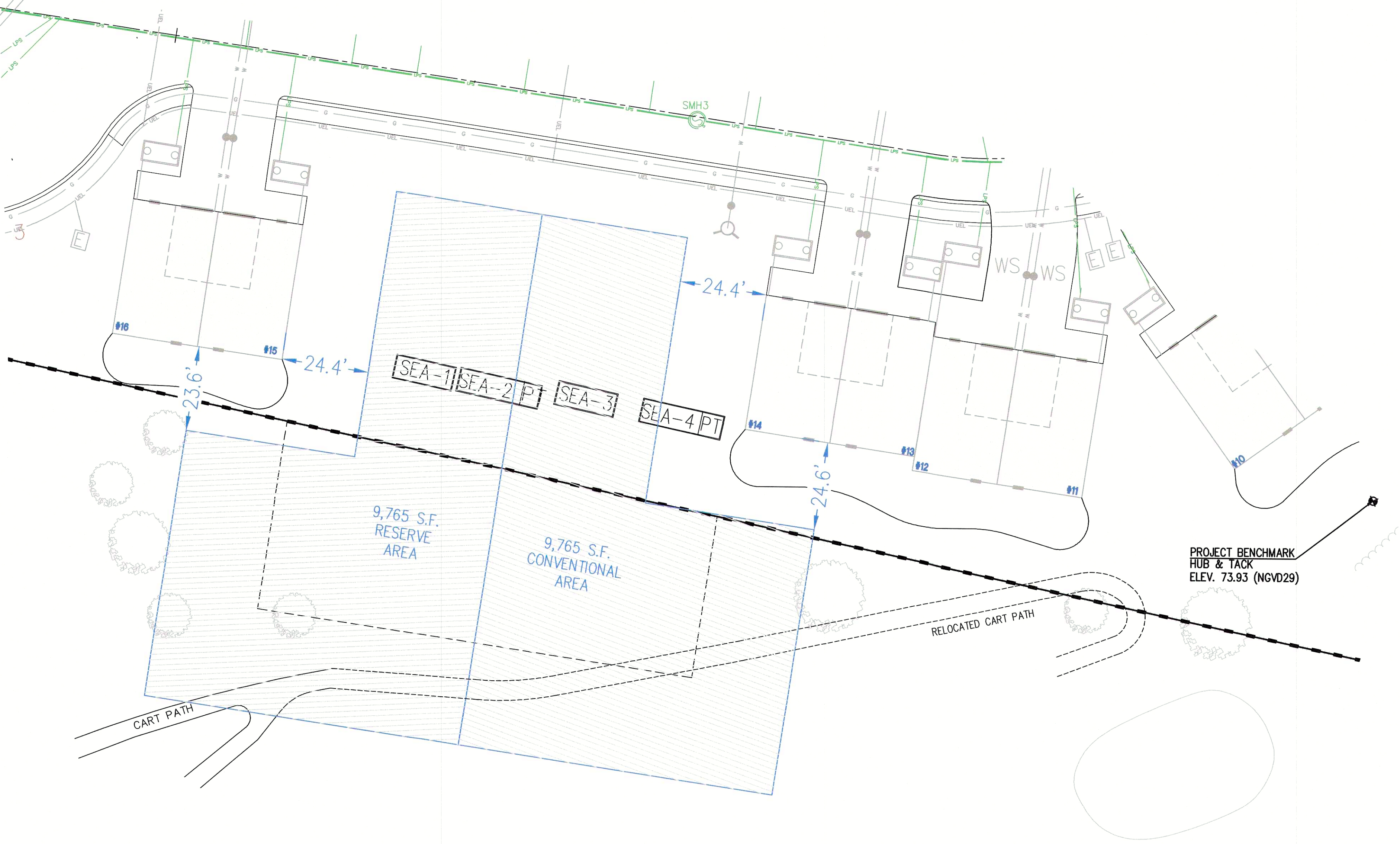
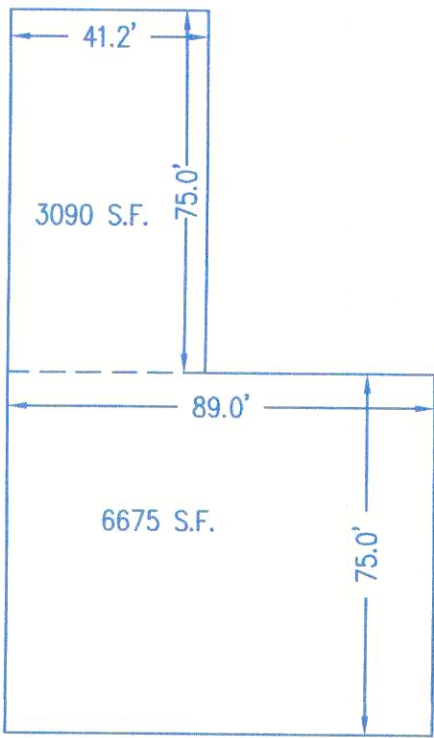
1 LEACHING FIELD(S) W/ 6" STONE UNDER

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.



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
LAWRENCE P. SILVA, P.E. REG No. 33381
1-16-2010

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION

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
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DEED REFERENCE: BOOK 38017, PAGE 343

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. 25023C0326; 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.
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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

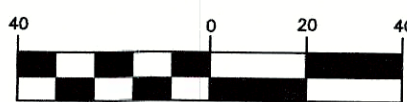
DATE OF APPROVAL
DATE OF ENDORSEMENT

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



GRAPHIC SCALE



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

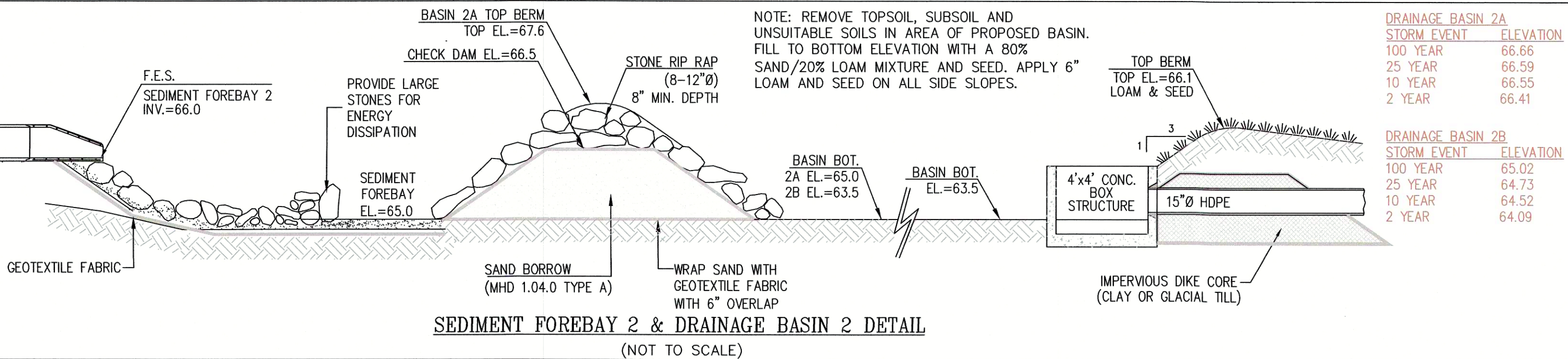
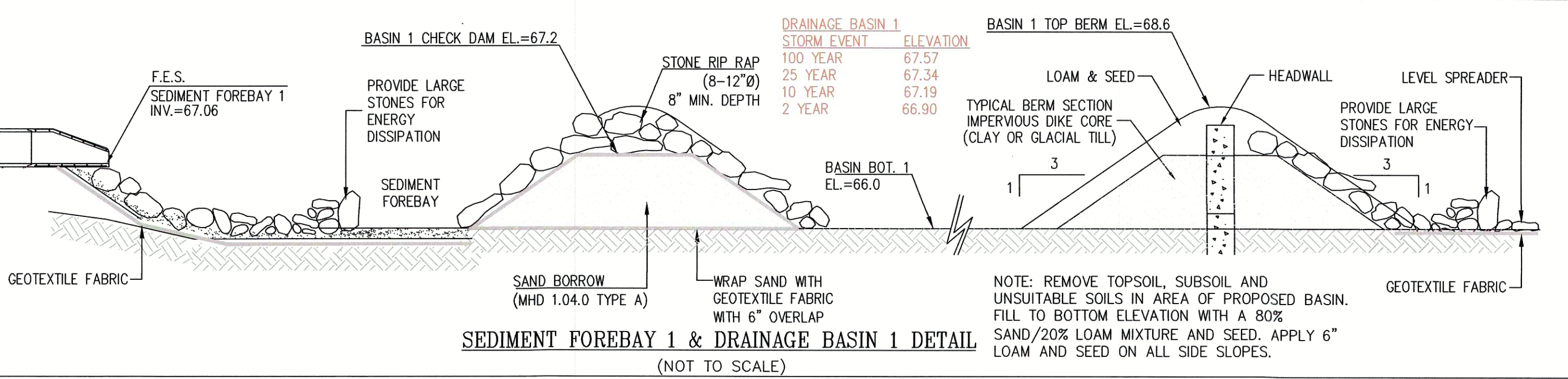
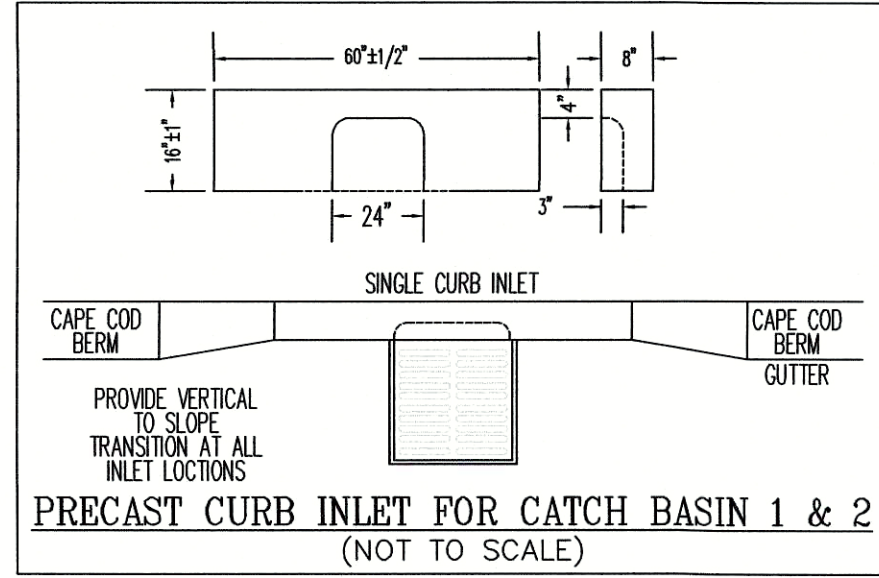
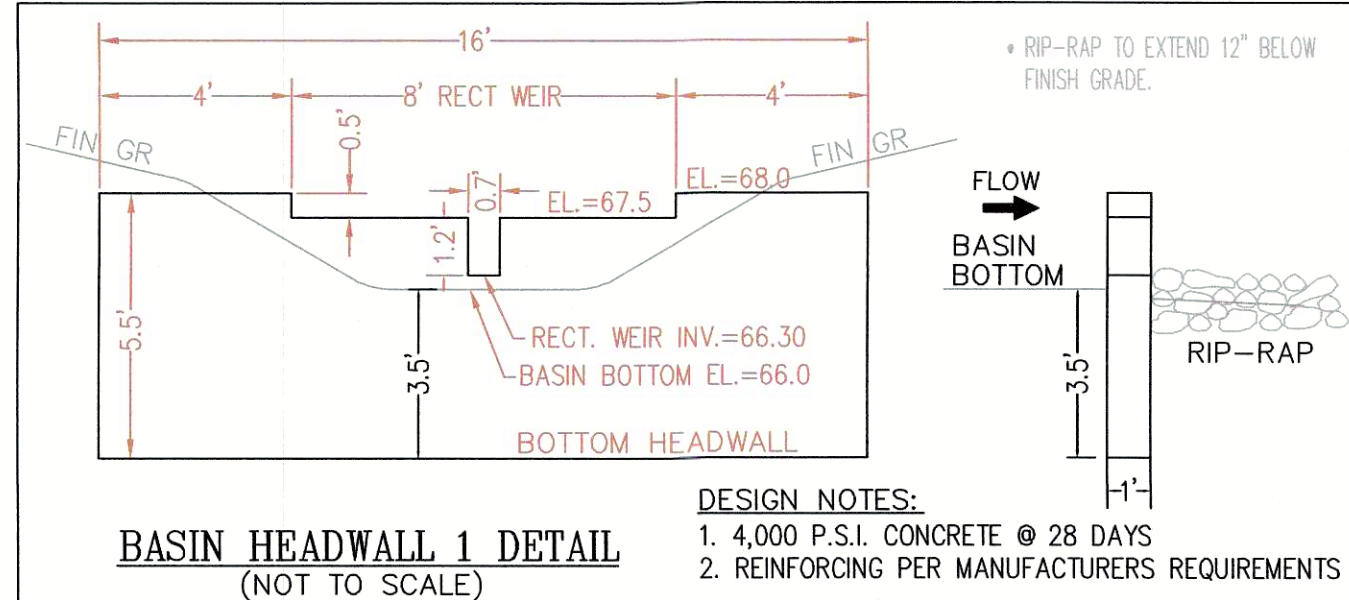
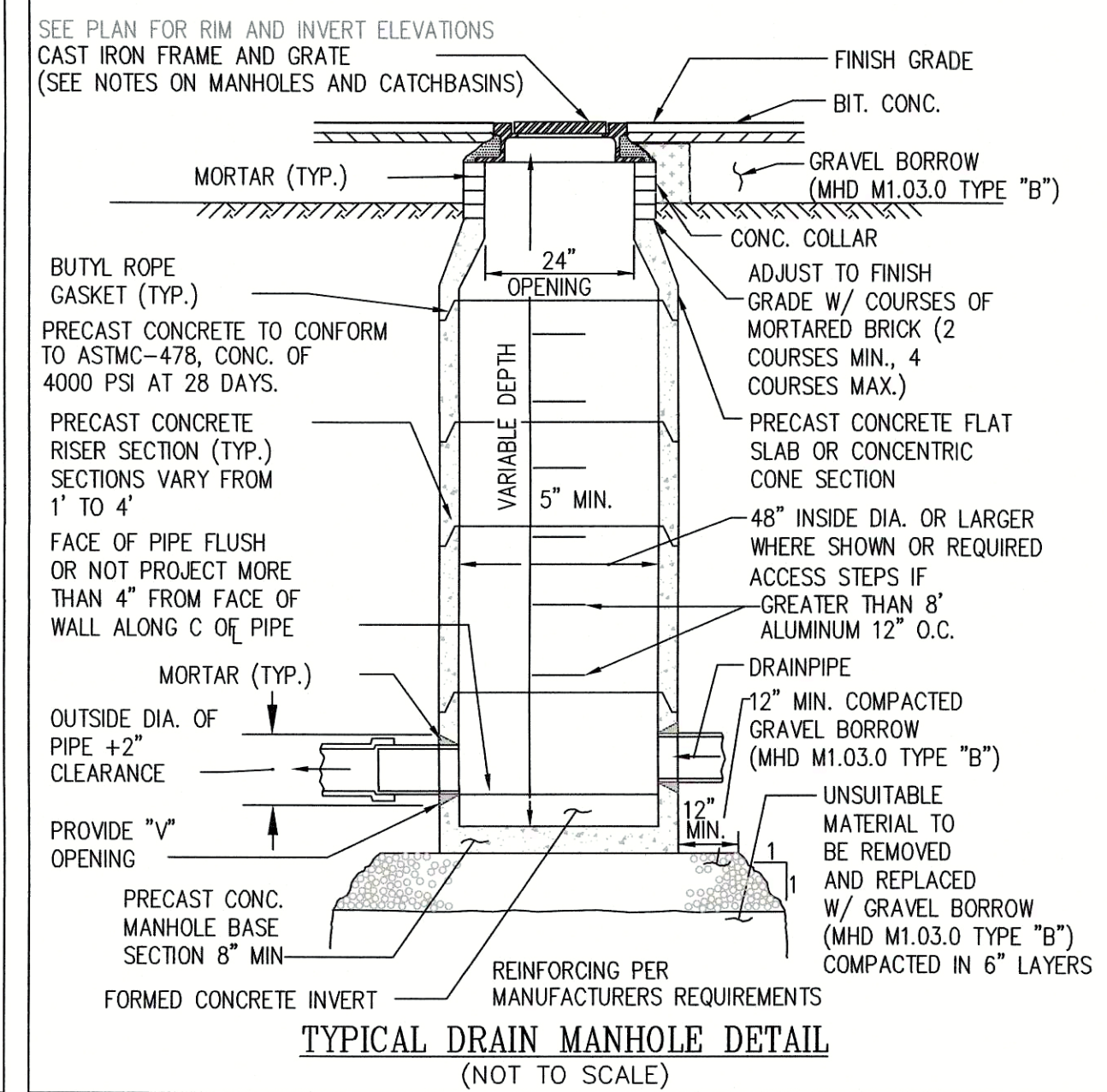
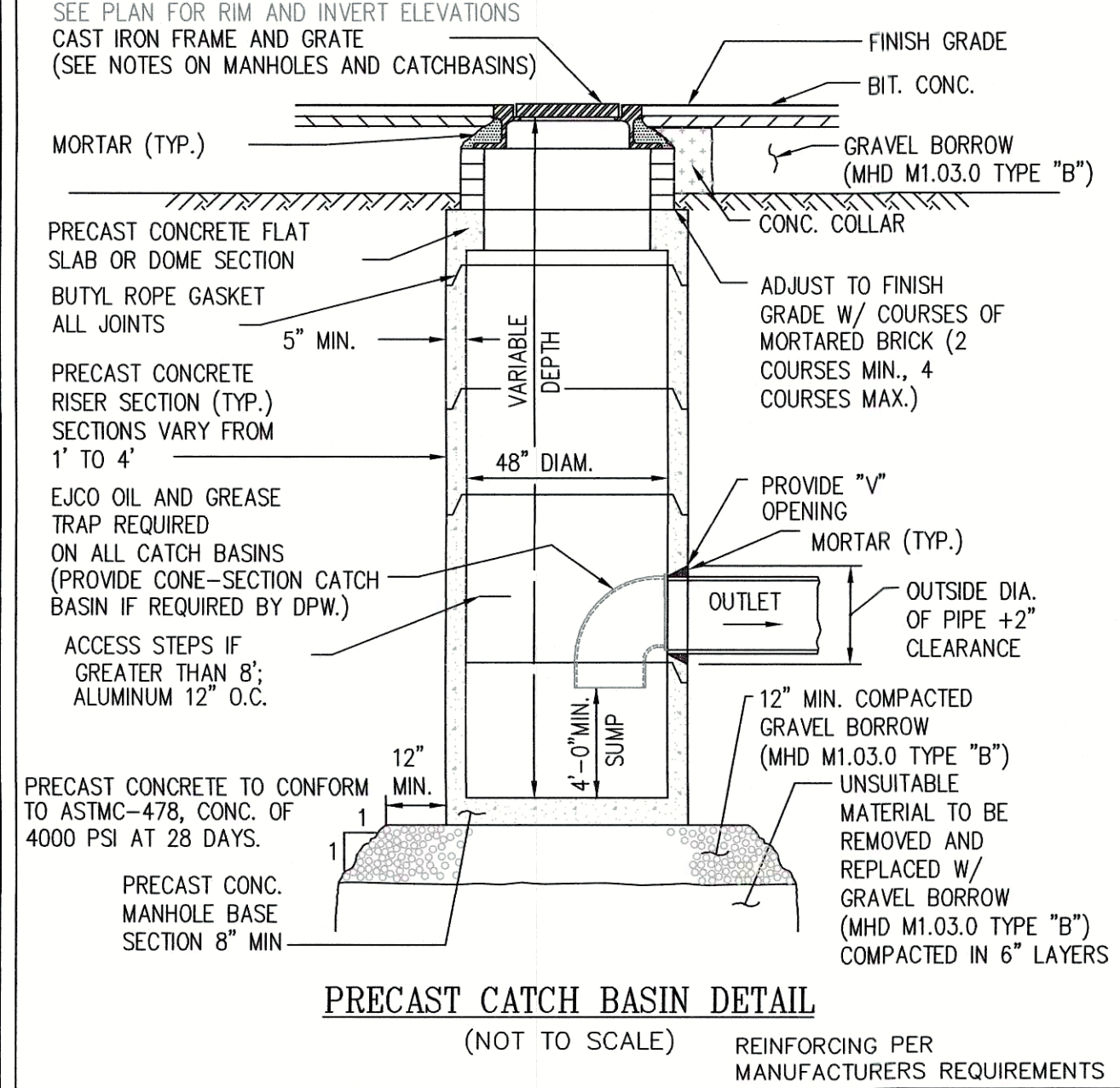
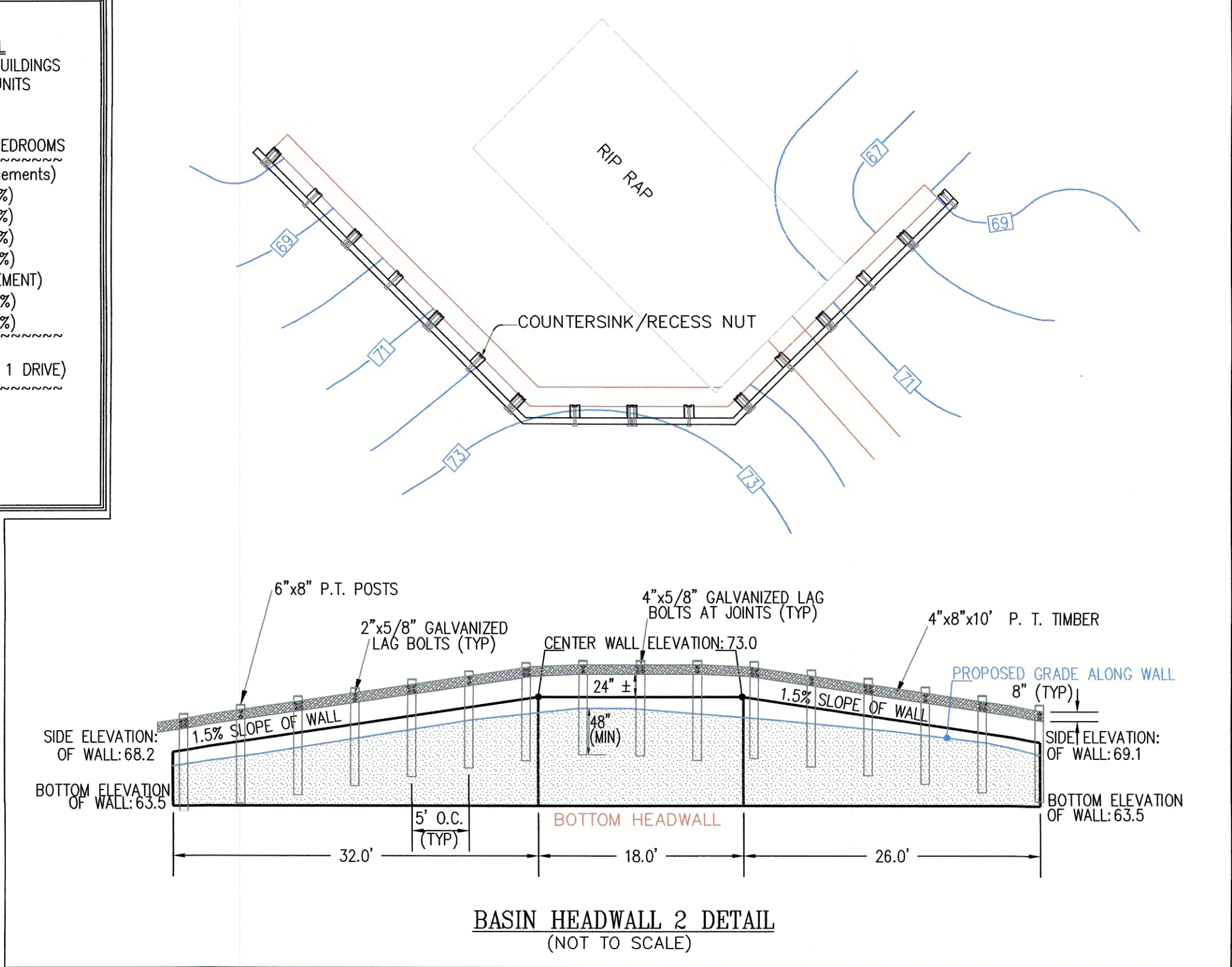
- ALL SEPTIC TANKS, DISTRIBUTION BOXES, PUMP CHAMBERS, DOSING CHAMBERS, GREASE TRAPS AND RISERS, SHALL BE EITHER: (A) WATERTIGHT THROUGH MANUFACTURER'S SPECIFICATION AND WARRANTY; OR (B) MADE WATERTIGHT BY THE MANUFACTURER, EQUIPMENT SUPPLIER OR INSTALLER USING ASPHALT OR SYNTHETIC POLYMER SEALER SPECIFIED 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
—96—	PROPOSED GRADE
SEA-1	DEEP OBSERVATION HOLE
[PT]	PERCOLATION TEST
—W—	WATER LINE
—UEL—	UNDERGROUND ELEC
—OHW—	OVERHEAD WIRES
—○—	UTILITY POLE
—W—S—	WATER SHUTOFF
—	FENCE
—	TREE LINE

BUILDING DATA:		
DUPLEX	RESIDENTIAL BUILDINGS	
5 BUILDINGS	QUADRAPLEX	TOTAL
10 UNITS	5 BUILDINGS	10 BUILDINGS
(2 BEDROOMS EACH)	20 UNITS	30 UNITS
	(15 W/ 2 BEDROOMS)	
	45 BEDROOMS	65 BEDROOMS
20 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 PER UNIT		
PARKING SPACES PROVIDED: 2 PER UNIT (1 GARAGE & 1 DRIVE)		
SEPTIC REQUIREMENTS:		
65 bedrooms * 110 GPD = 7,150 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

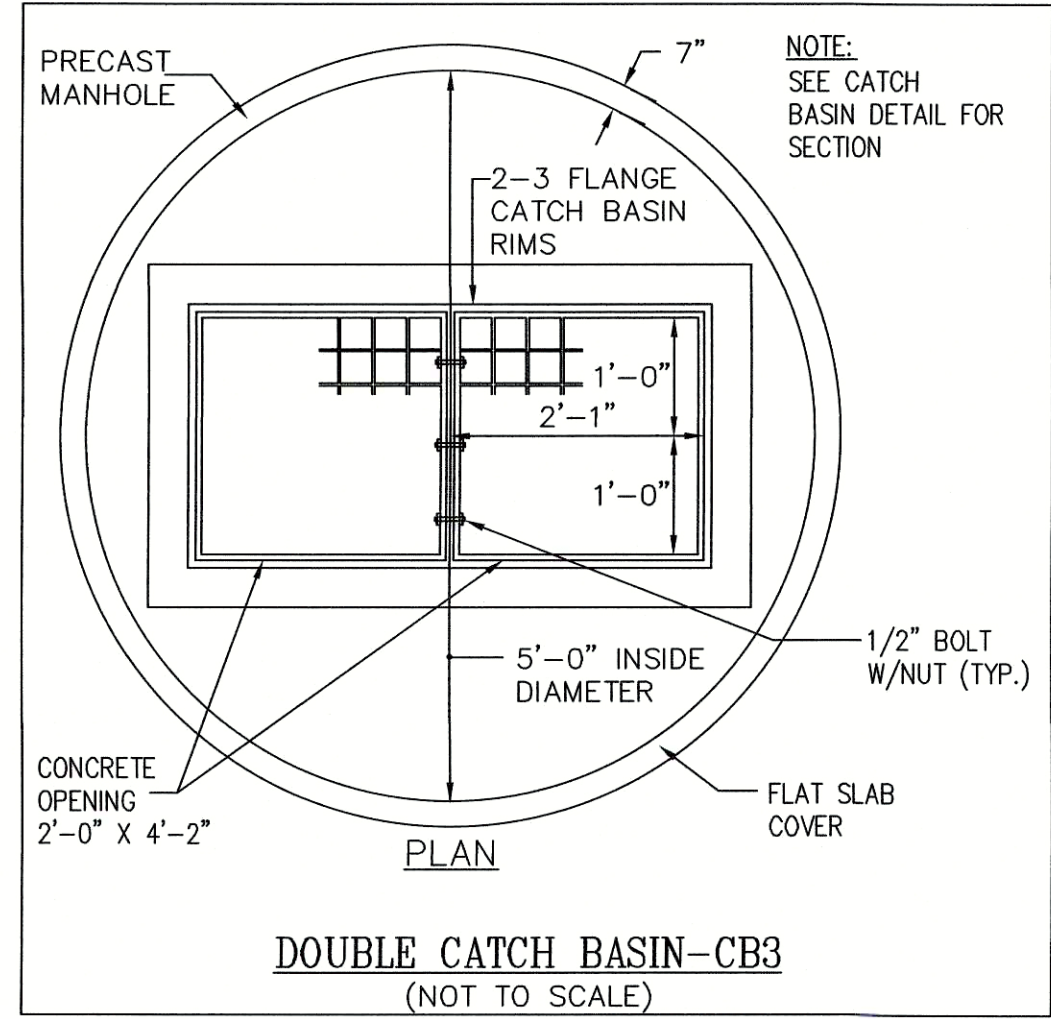
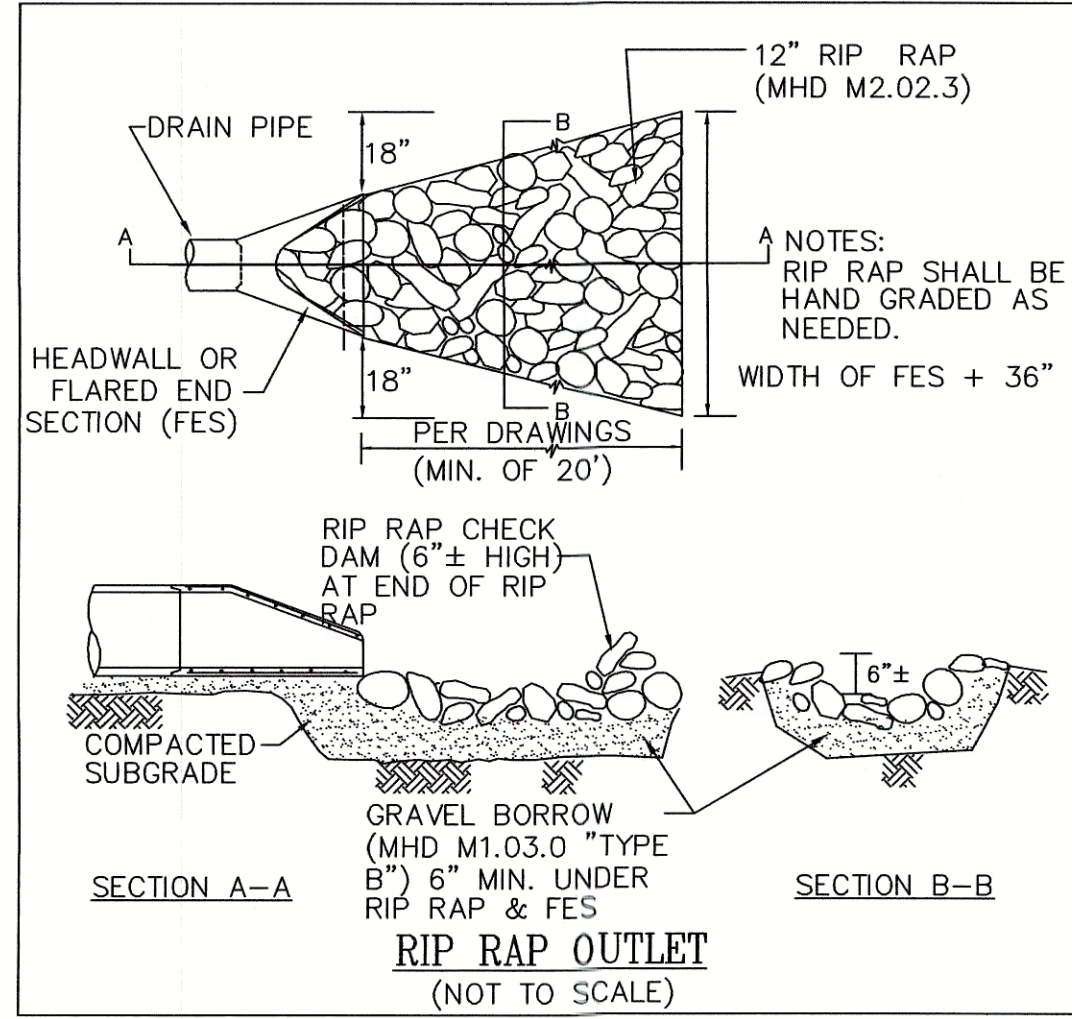
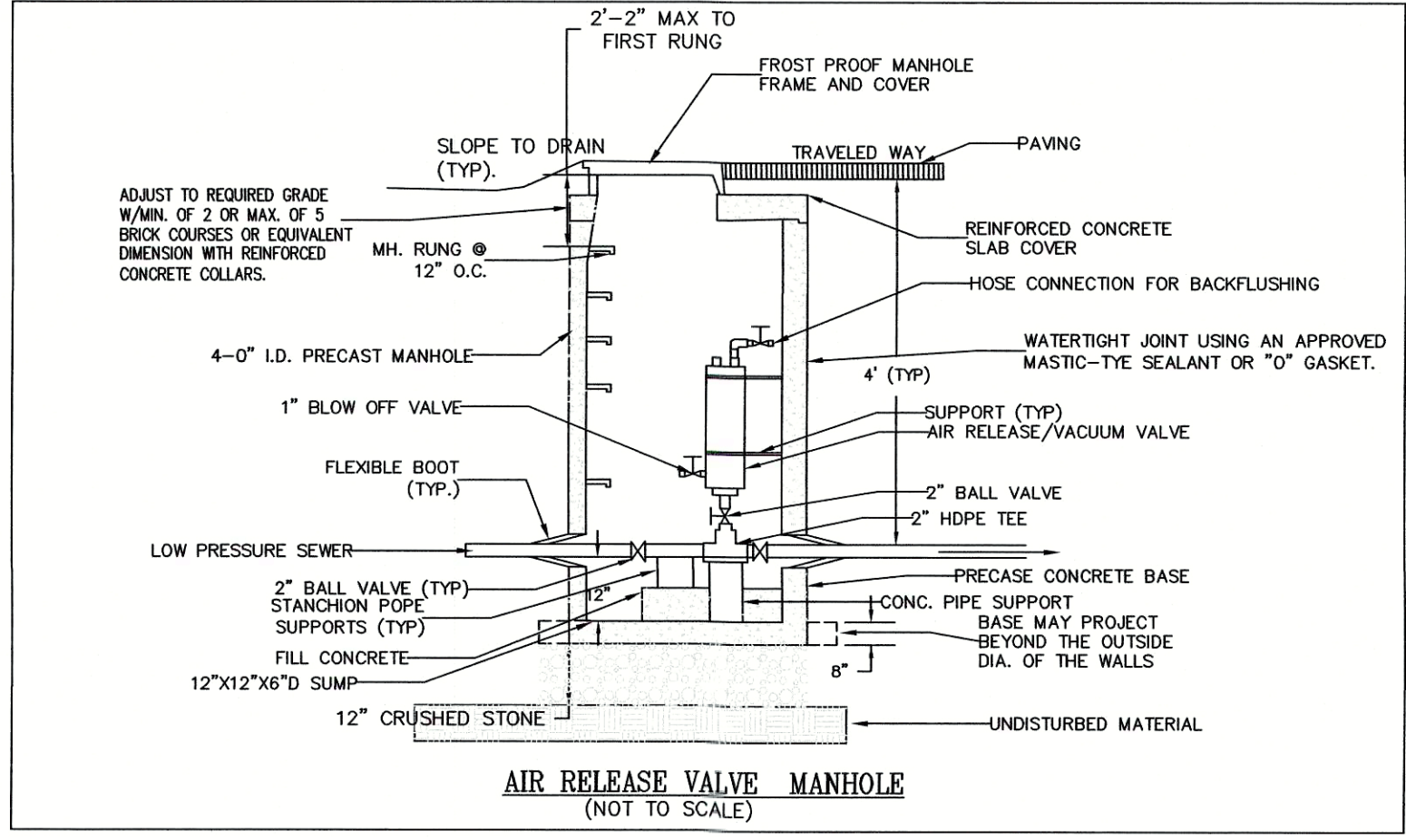
APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23

DATE OF APPROVAL

DATE OF ENDORSEMENT

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. 33384-C

1-16-2020

DATE

REVISIONS		
DATE	DRAWN	DESCRIPTION

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.

'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

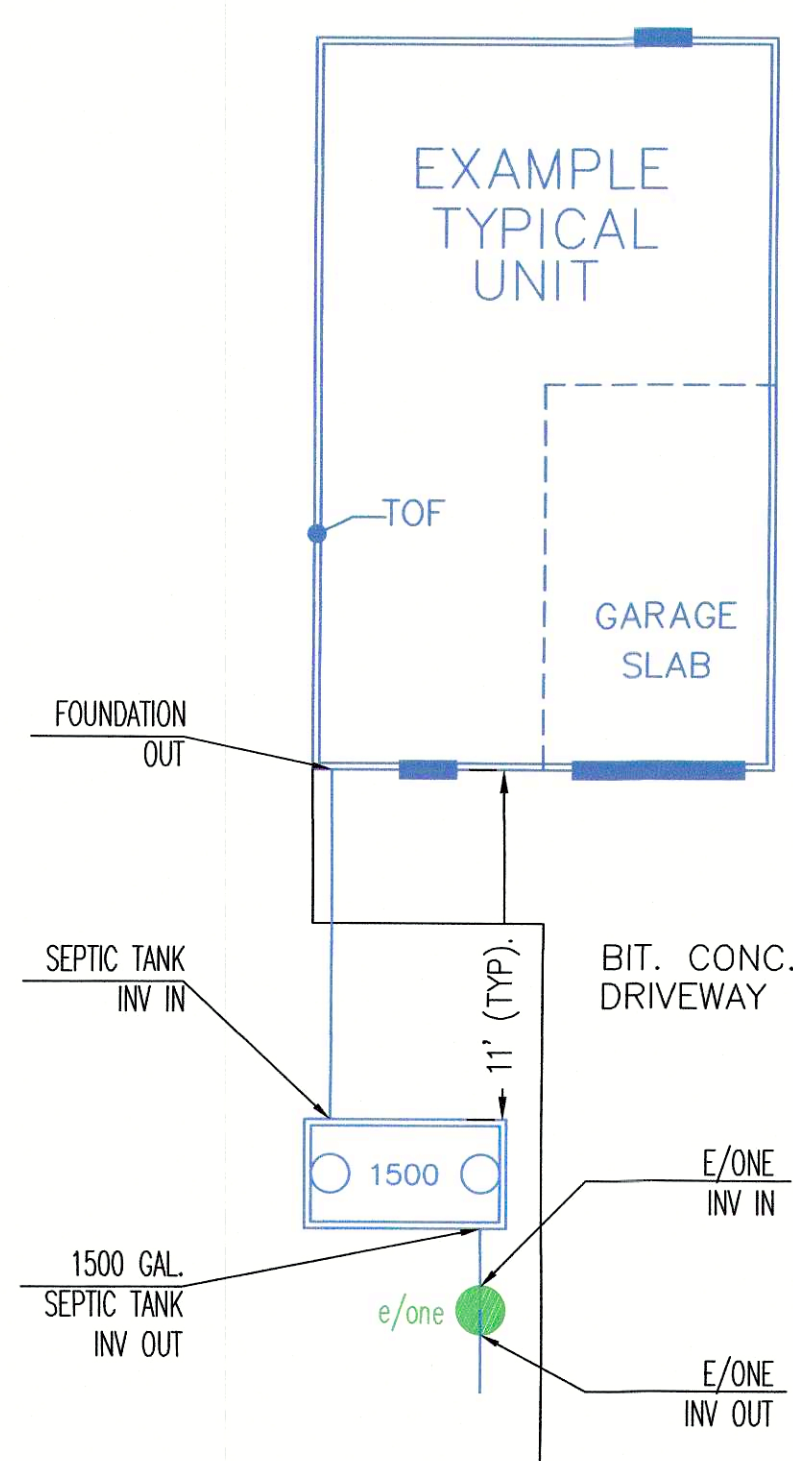
BRIDGEWATER, MA. 02324

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


www.silvaeng.com

SCALE	DRAWN	DATE	ACAD FILE	SHEET
NOTED	RAB/DAT	1/13/20	1300240B3	12 OF 13

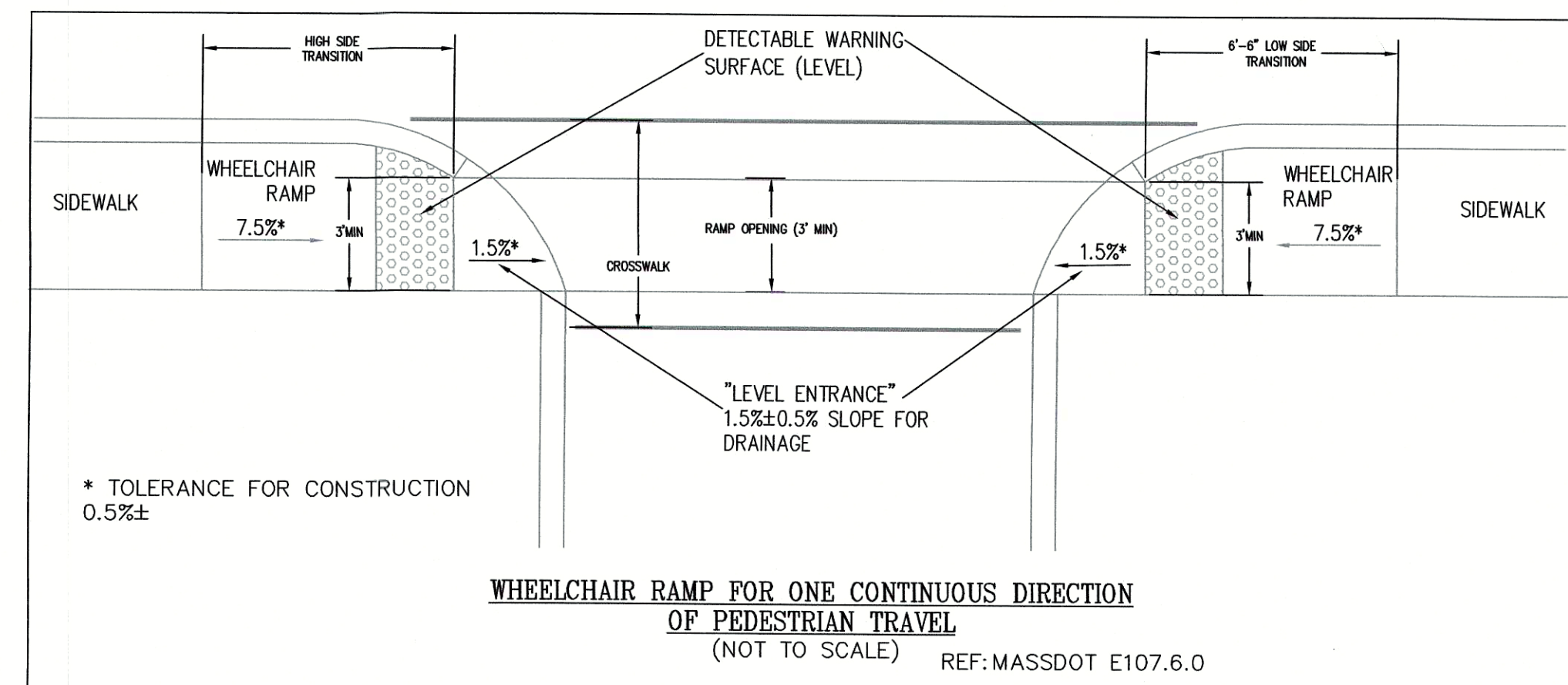
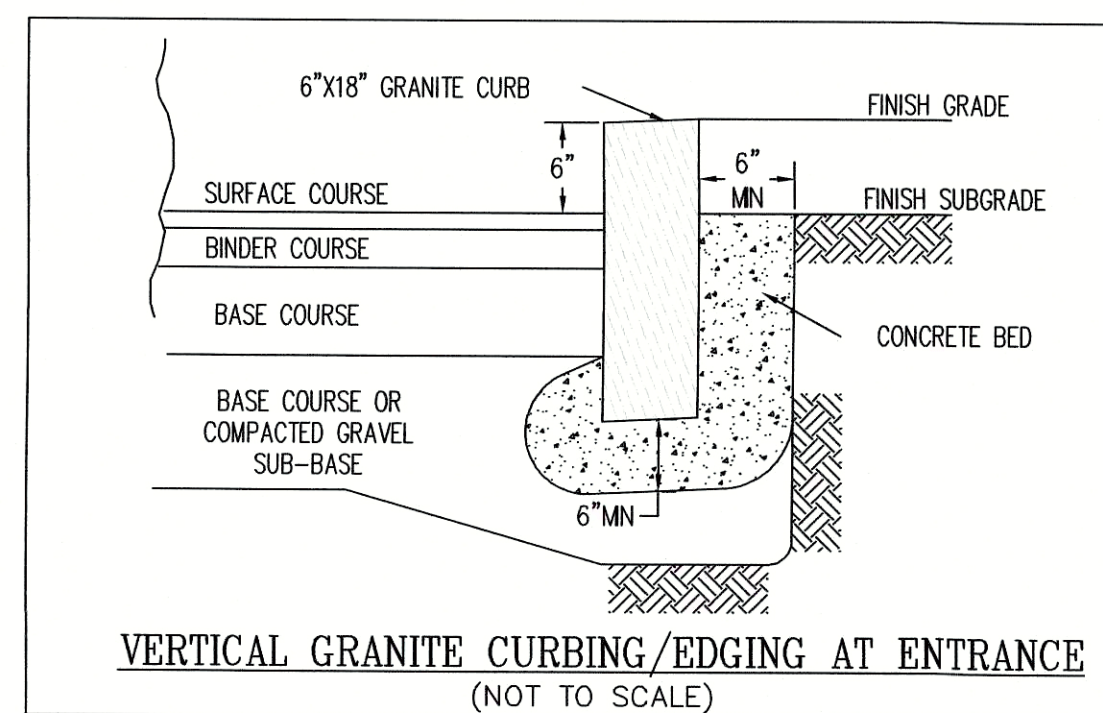
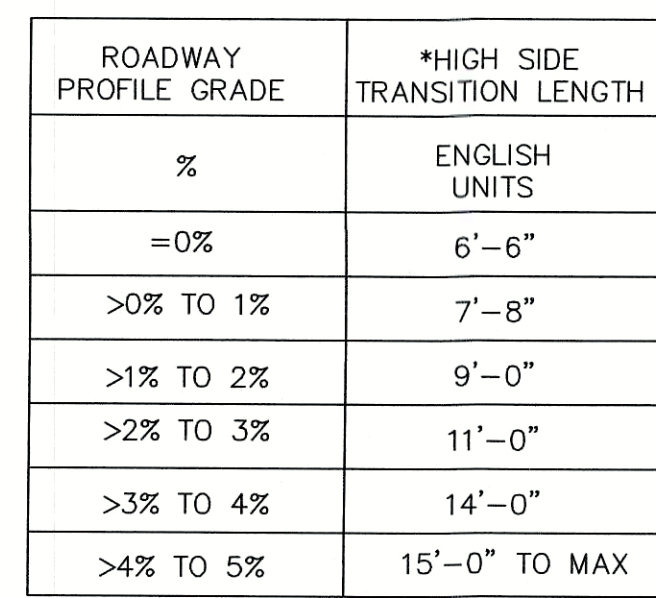
HALIFAX ZONING BOARD OF APPEALS	
APPROVED BY THE HALIFAX ZONING BOARD OF APPEALS UNDER THE COMPREHENSIVE PERMIT ISSUED PURSUANT TO M.G.L. CHAPTER 40B, SECTIONS 20-23	
<hr/> <hr/> <hr/> <hr/> <hr/>	
DATE OF APPROVAL	
DATE OF ENDORSEMENT	
I, _____, CLERK OF THE TOWN OF HALIFAX, HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE ZONING BOARD OF APPEALS ON _____, NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWO DAYS NEXT FOLLOWING.	
DATE	HALIFAX TOWN CLERK



FOR REGISTRY USE ONLY


LAWRENCE P. SILVA, P.E. REG. No. 33381-C
1-16-2020

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; DATES OF MINIMAL FLOODING: COMMUNITY
 PANEL NO. 25033C03264; AREAS OF MINIMAL FLOODING: 2012.



"COUNTRY CLUB ESTATE"

CONSTRUCTION DETAILS

SITE:
ASSESSOR'S MAP 63, LOTS 6B, 6C &
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) 697-3130

www.silvaeng.com

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