

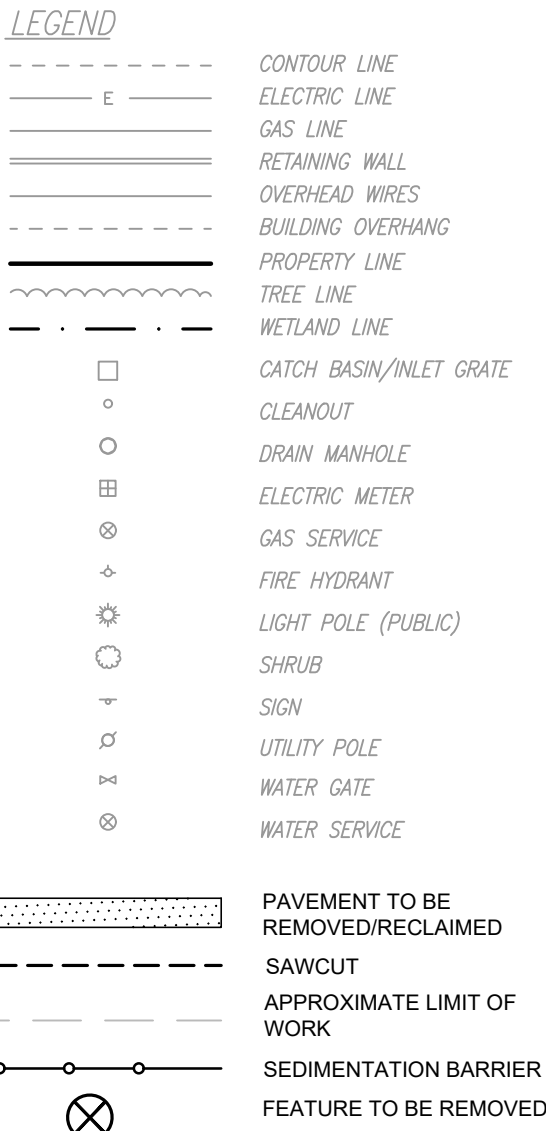
RECORD OWNER:
ASSESSORS MAP 52 BLOCK 2 LOT 5B-1
43 WATCH HILL DRIVE

BRUCE D. JOBSE & DAYDEE C. JOBSE
43 WATCH HILL DRIVE
SCITUATE, MA 02066
DEED BOOK 14855 PAGE 46

- NOTES:
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING MARCH OF 2021.
 - ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING MARCH OF 2021 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
 - SUBJECT SITE IS IN THE "RESIDENTIAL (R-1)" ZONE AS DEPICTED ON THE TOWN OF SCITUATE ZONING MAP.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 - ENCUMBRANCES MAY EXIST ON NEIGHBORING LOTS THAT WERE NOT INVESTIGATED FOR THE PURPOSE OF THIS PLAN.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY THE PROPERTY SHOWN ON THIS SURVEY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250282017K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND



APPROVED BY THE SCITUATE PLANNING BOARD

DATE

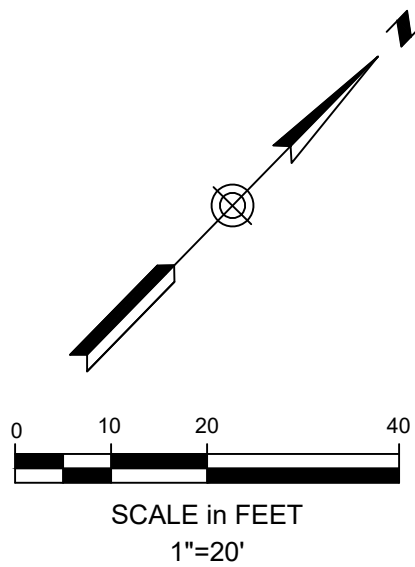


SITE PREPARATION NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NOT ALREADY OBTAINED BY THE OWNER AND ARRANGE AND PAY FOR ALL NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION.
- SEE SITE PLANS AND DETAIL SHEETS FOR EROSION CONTROL DETAILS. CONTRACTOR SHALL INSTALL APPROPRIATE MEASURES PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL MAINTAIN EROSION CONTROLS FOR THE DURATION OF THE PROJECT.
- SAWCUT AND REMOVE PAVEMENT/CONCRETE ONE FOOT OFF PROPOSED EDGE OF PAVEMENT, CONCRETE OR EXISTING CURBLINE IN ALL AREAS WHERE PAVEMENT TO BE REMOVED ABUTS EXISTING PAVEMENT OR CONCRETE TO REMAIN.
- ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL SALVAGED MATERIALS NOT SUITABLE FOR REUSE SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES, AND CODES.
- REMOVE TREES AND BRUSH AS REQUIRED FOR COMPLETION OF WORK. CONTRACTOR SHALL GRUB AND REMOVE ALL STUMPS WITHIN LIMITS OF WORK AND DISPOSE OF OFFSITE IN ACCORDANCE WITH FEDERAL, STATE & LOCAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL WITHIN THE LIMITS OF WORK. ANY STOCKPILED MATERIAL NOT USED BY THE PROJECT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
- ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO MATCH ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

EROSION CONTROL NOTES:

- SEE EROSION CONTROL NOTES & DETAILS FOR ADDITIONAL EROSION CONTROL PROCEDURES AND CONSTRUCTION SEQUENCING.
- PROVIDE INLET PROTECTION BARRIERS AROUND EXISTING STORM DRAINAGE INLETS WITHIN AND IMMEDIATELY DOWN GRADIENT OF THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
- ALL TEMPORARY STOCKPILES SHALL BE SURROUNDED WITH HAYBALES AND SILT FENCE FOR EROSION CONTROL.
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL EGRESS TO WORK AREAS.



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Inly School
Scituate, MA

PROJECT	21002
SCALE	
DRAWN	
CHECKED	SPM
DATE	4/15/2021
	△
	△
	△
	△
1	△ 5/13/21 PER TOWN PEER REVIEW
REV. NO.	REV. DATE DESCRIPTION

Toddler House
Planning Board Permit Set

Existing
Conditions/Site
Preparation Plan

C-001

Not for Construction

SITE DATA:

PROPERTY ADDRESS:	43 WATCH HILL DRIVE		
ZONE:	R-1, WATER RESOURCE PROTECTION DISTRICT ZONE II		
	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 SF	±3.0 ACRES	NO CHANGE
LOT FRONTAGE	60 FT	±175 FT	NO CHANGE
FRONT SETBACK	30 FT	±126.5 FT	±119.8
SIDE SETBACK	15 FT	±48.7 FT	NO CHANGE
REAR SETBACK	30 FT	±157.3 FT	NO CHANGE
BUILDING HEIGHT	35 FT	<35 FT	NO CHANGE

APPROXIMATELY 27% OF THE SITE IS DEFINED AS WETLANDS.

PARKING CALCULATION:

USE: EDUCATION EXEMPT

REQUIRED:
1 SPACE (9'X18') PER 200 SF OF GROSS FLOOR AREA

PROVIDED:
NEW SPACES = 19

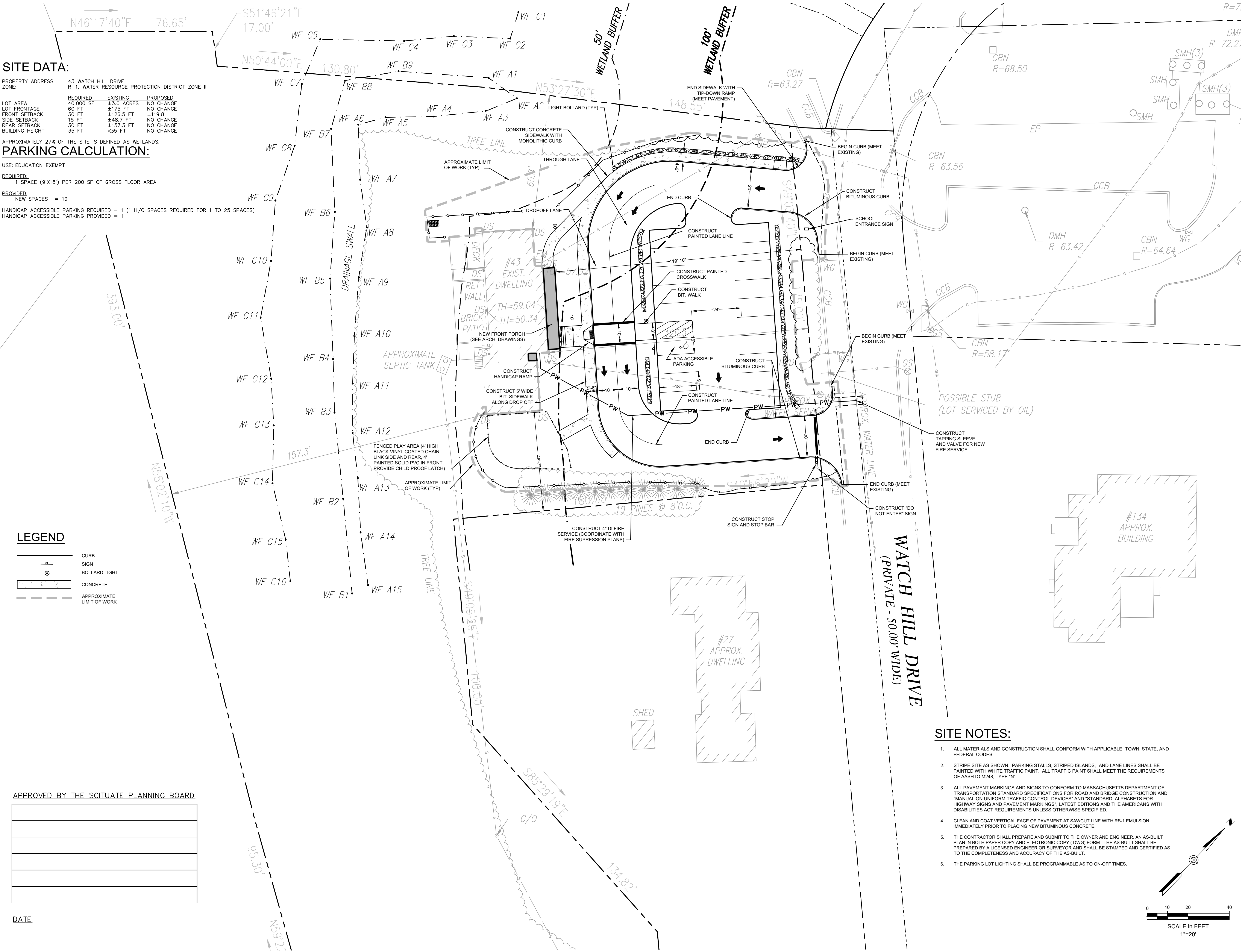
HANDICAP ACCESSIBLE PARKING REQUIRED = 1 (1 H/C SPACES REQUIRED FOR 1 TO 25 SPACES)
HANDICAP ACCESSIBLE PARKING PROVIDED = 1

LEGEND

	CURB
	SIGN
	BOLLARD LIGHT
	CONCRETE
	APPROXIMATE LIMIT OF WORK

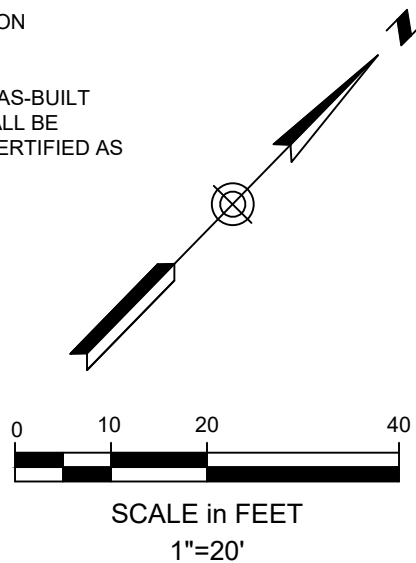
APPROVED BY THE SCITUATE PLANNING BOARD

DATE



SITE NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN, STATE, AND FEDERAL CODES.
- STRIPES SITE AS SHOWN. PARKING STALLS, STRIPED ISLANDS, AND LANE LINES SHALL BE PAINTED WITH WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL MEET THE REQUIREMENTS OF AASHTO M248, TYPE "IV".
- ALL PAVEMENT MARKINGS AND SIGNS TO CONFORM TO MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", LATEST EDITIONS AND THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS UNLESS OTHERWISE SPECIFIED.
- CLEAN AND COAT VERTICAL FACE OF PAVEMENT AT SAWCUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER AND ENGINEER, AN AS-BUILT PLAN IN BOTH PAPER COPY AND ELECTRONIC COPY (DWG) FORM. THE AS-BUILT SHALL BE PREPARED BY A LICENSED ENGINEER OR SURVEYOR AND SHALL BE STAMPED AND CERTIFIED AS TO THE COMPLETENESS AND ACCURACY OF THE AS-BUILT.
- THE PARKING LOT LIGHTING SHALL BE PROGRAMMABLE AS TO ON-OFF TIMES.



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Scituate, MA

PROJECT
SCALE
DRAWN
CHECKED
DATE

21002
SPM
4/15/2021

1	△	01/13/21	PER TOWN PEER REVIEW
REV. NO.	REV. DATE	DESCRIPTION	

PROJECT
NAME

Toddler House
Planning Board Permit Set

SHEET
TITLE

Site Layout Plan

SHEET
NUMBER

C-002

Not for Construction

PROJECT NAME AND LOCATION

TODDLER HOUSE
INLY SCHOOL
SCITUATE, MA

LAT: 42°10'21"N
LON: 70°45'34"W

DESCRIPTION

THE PROJECT CONSISTS OF RENOVATING AND REPURPOSING AN EXISTING HOUSE FOR USE AS A PRESCHOOL. SITE IMPROVEMENTS INCLUDE NEW PARKING, WALKWAYS, DRAINAGE AND LANDSCAPING ON PREVIOUSLY DEVELOPED LAND.

SOIL CHARACTERISTICS

EXISTING SITE SOILS ARE GENERALLY COMPRISED OF LOAMY FILL SOILS OVER A DENSE SILTY SANDY LOAM TILL.

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.60 ACRES.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL EROSION CONTROLS.
2. STRIP AND STOCKPILE SOILS.
3. ROUGH GRADE SITE.
4. CONSTRUCT DRAINAGE.
5. CONSTRUCT PAVEMENT AND FINAL STABILIZATION OF THE SITE.
6. CONSTRUCT LANDSCAPING.
7. REMOVE EROSION CONTROLS.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION: AN AREA SHALL BE CONSIDERED STABILIZED ONCE ONE OF THE FOLLOWING HAS OCCURRED:

1. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
2. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
3. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN THIRTY (30) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF INITIAL DISTURBANCE. ALL CUT AND FILL SLOPES AND ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:

1. TEMPORARY SEEDING;
2. MULCHING;
3. STONE RIP-RAP; OR
4. JUTE MATTING.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH HAY BALE BARRIERS AND/OR SILT FENCES. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS.

OFF-SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL EGRESSSES TO THE ACTIVE WORK AREAS ON THE SITE AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE EROSION AND SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN THIRTY (21) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIKES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL – THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

INSPECTION

1. ALL CONTROL MEASURES WILL BE INSPECTED DAILY;
2. A MAINTENANCE INSPECTION REPORT WILL BE MADE WEEKLY; AND
3. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

MAINTENANCE

1. STABILIZATION OF ALL SWALES, DITCHES IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
4. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
5. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

B. SEDIMENTATION BARRIERS

1. PRODUCTS

SEDIMENTATION BARRIERS SHALL BE AS SPECIFIED ON THESE DRAWINGS AND PROJECT SPECIFICATIONS.

2. INSTALLATION

SEDIMENTATION BARRIERS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS. SEDIMENTATION BARRIERS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS AND IN ALL OTHER LOCATIONS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE ACTIVE CONSTRUCTION SITE.

3. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

4. MAINTENANCE

SEDIMENTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

SHOULD THE FABRIC ON A SEDIMENTATION BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENTATION BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR THE MULCH TO BE EFFECTIVE IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO TYPES OF STANDARDS WHICH SHALL BE USED:

APPLY MULCH PRIOR TO ANY STORM EVENT

THIS STANDARD IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER THE WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAIN STORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE APPLIED.

A. VEGETATIVE PRACTICES

FOR PERMANENT MEASURES AND PLANTINGS FROM EARLY SPRING TO SEPTEMBER 30:

AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUBGRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED FOUR INCH THICKNESS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

ALL LARGE STIFF CLOUDS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL AS WELL AS STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVE FROM THE LOAM AND DISPOSED OF OFF SITE, AND THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADING TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDING OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

IF REQUIRED, FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10–20–20 FERTILIZER. USE OF FERTILIZER SHOULD BE AVOIDED IN INFILTRATION AREAS.

SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTED TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDING, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEDED, AND ALL NOXIOUS WEEDS REMOVED.

THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

UNLESS OTHERWISE APPROVED, SEEDING SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH

WORK. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

	POUNDS/ACRE	MIN GERMINATION	MIN PURITY
<u>GENERAL COVER</u>			
CREeping RED FESCUE	50	85%	96%
KENTUCKY BLUE GRASS	50	85%	97%
	100		
<u>SLOPE SEED</u> (USED ON SLOPES GREATER THAN OR EQUAL TO 3:1			
CREeping RED FESCUE	20	85%	96%
TALL FESCUE	20	85%	97%
RED TOP	2	80%	95%
	42		

IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL LAW.

FOR TEMPORARY PLANTINGS AFTER SEPTEMBER TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
- FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.
- MULCHING AND SEEDING SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDING)	2.5 LBS/1,000 SF
OATS (SPRING SEEDING)	2 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

STABILIZED CONSTRUCTION ENTRANCE

A. SPECIFICATIONS

1. AGGREGATE SIZE: USE TWO (2) INCHES STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
3. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF THE POINTS WHERE INGRESS OR EGRESS OCCURS.
4. LENGTH: AS REQUIRED BUT NOT LESS THAN 50 FEET.

B. MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

WASTE DISPOSAL

A. WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

ADDITIONAL NOTES FOR WINTER CONSTRUCTION

- ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE ACTIVE SITE TO ABUTTING AREAS.



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PROJECT

SCALE

DRAWN

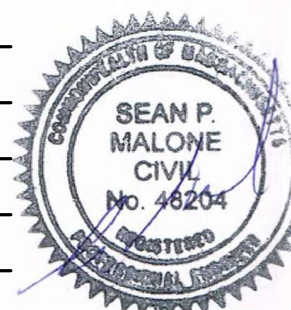
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DATE

21002

SPM

4/15/2021



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5/13/21

PER TOWN PEER REVIEW

REV. NO.

REV. DATE

DESCRIPTION

PROJECT

NAME

Toddler House
Planning Board Permit Set

SHEET

TITLE

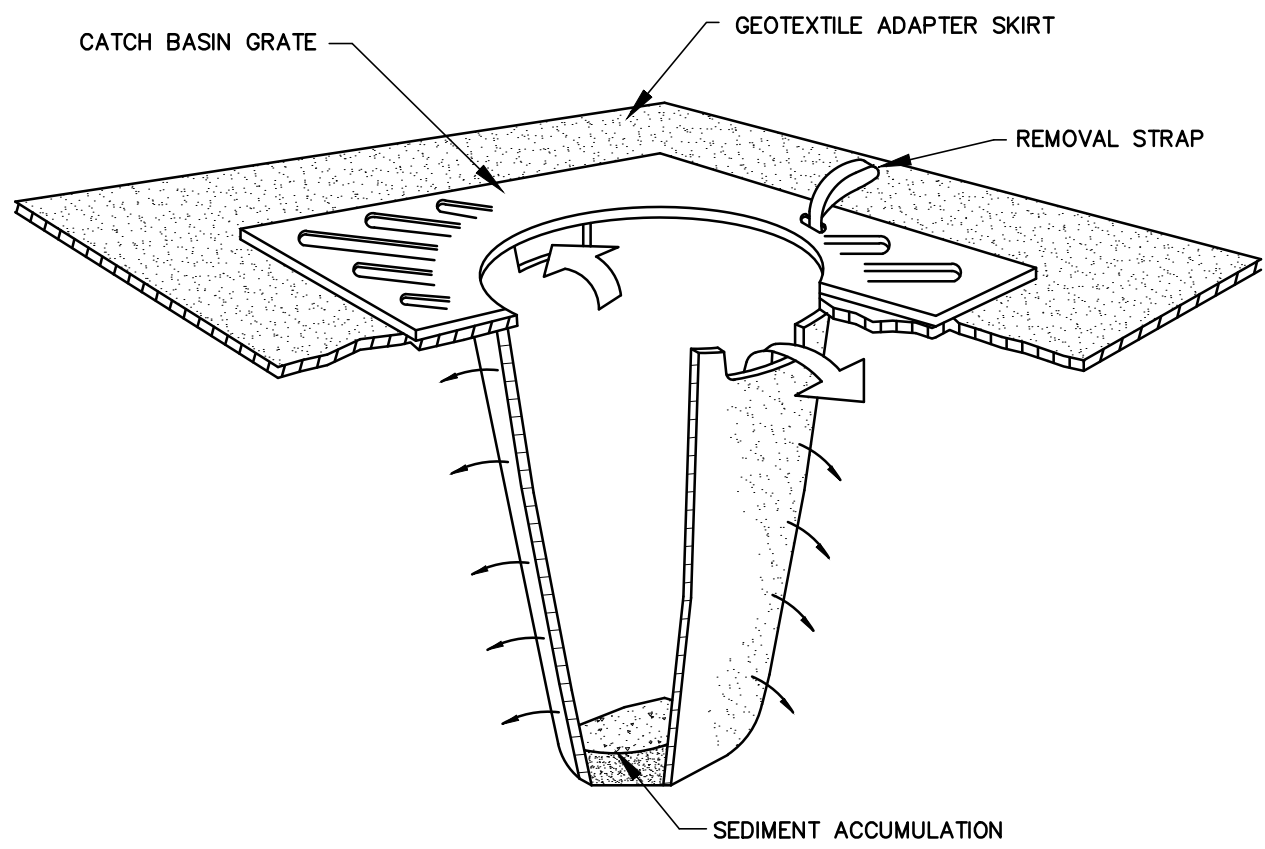
EROSION CONTROL
NOTES

SHEET

NUMBER

C-004

Not for Construction

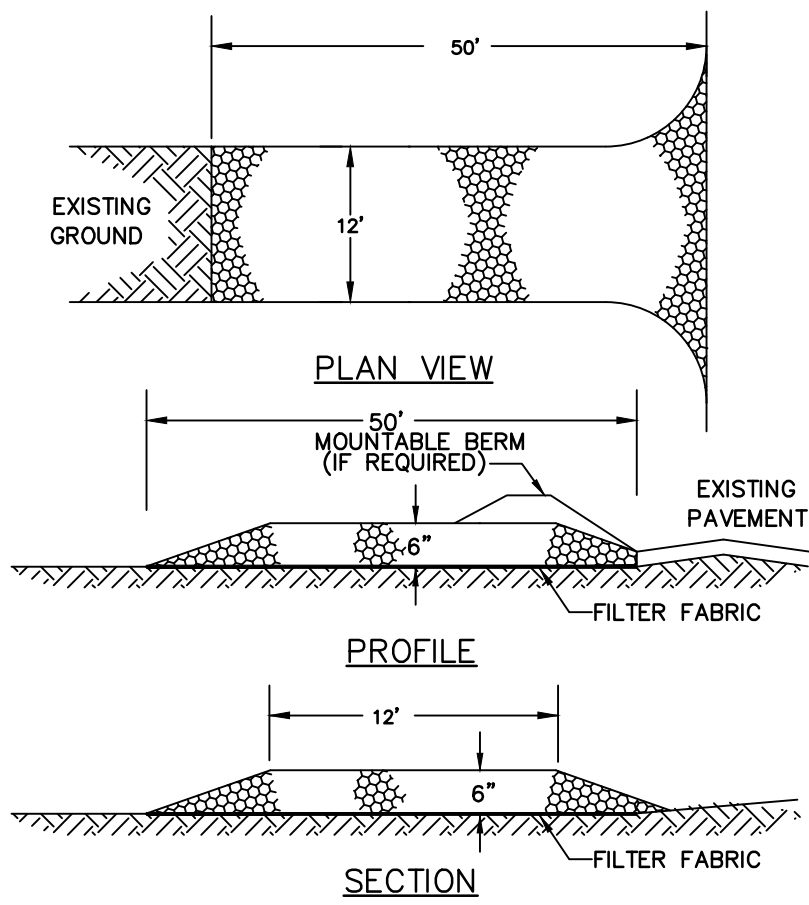


NOTES:

- CATCH BASIN PROTECTION TO BE "SILTSAK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES) OR EQUAL.
- INSERT TO BE EMPTIED AND PROPERLY DISPOSED OF WHEN IT IS 1/2 FULL OF SEDIMENT.
- INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.
- INSTALL INLET PROTECTION BARRIERS IN ALL EXISTING AND PROPOSED CATCH BASINS WITHIN AND IMMEDIATELY DOWN STREAM OF THE AREA OF WORK.

INLET PROTECTION BARRIER

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

STONE SIZE - SEE GRADATION TABLE

LENGTH - 50 FOOT MINIMUM.

THICKNESS - SIX (6) INCHES (MINIMUM).

WIDTH - 12' MINIMUM

FILTER FABRIC - MIRAFI 600X OR APPROVED EQUAL.

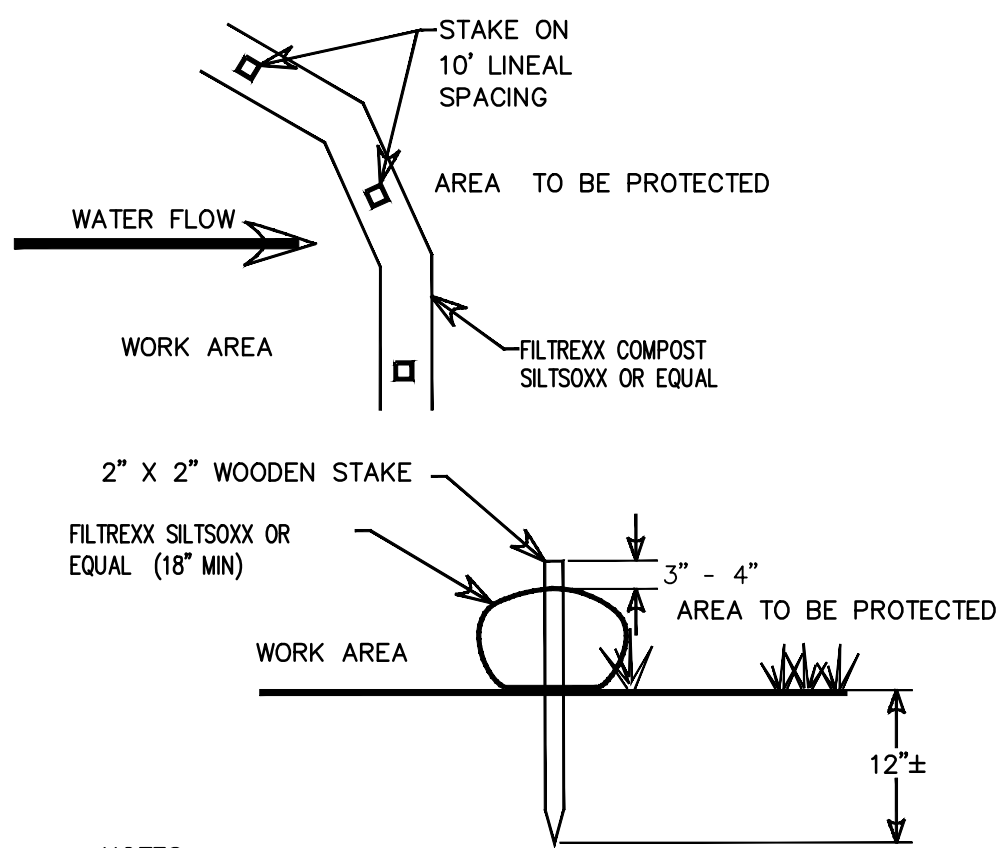
INSTALLATION - THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A ROAD STABILIZATION FILTER CLOTH CAN BE PLACED ON THE SUBGRADE PRIOR TO THE GRAVEL PLACEMENT TO PREVENT PUMPING. THE GRAVEL SHALL BE PLACED TO THE SPECIFIED DIMENSIONS.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

CRUSHED STONE GRADATION TABLE		
SIEVE SIZE	% PASSING	BY WEIGHT
2 inches	100	
1 1/2 inches	90-100	
1 inch	20-55	
3/4 inch	0-15	
3/8 inch	0-5	

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

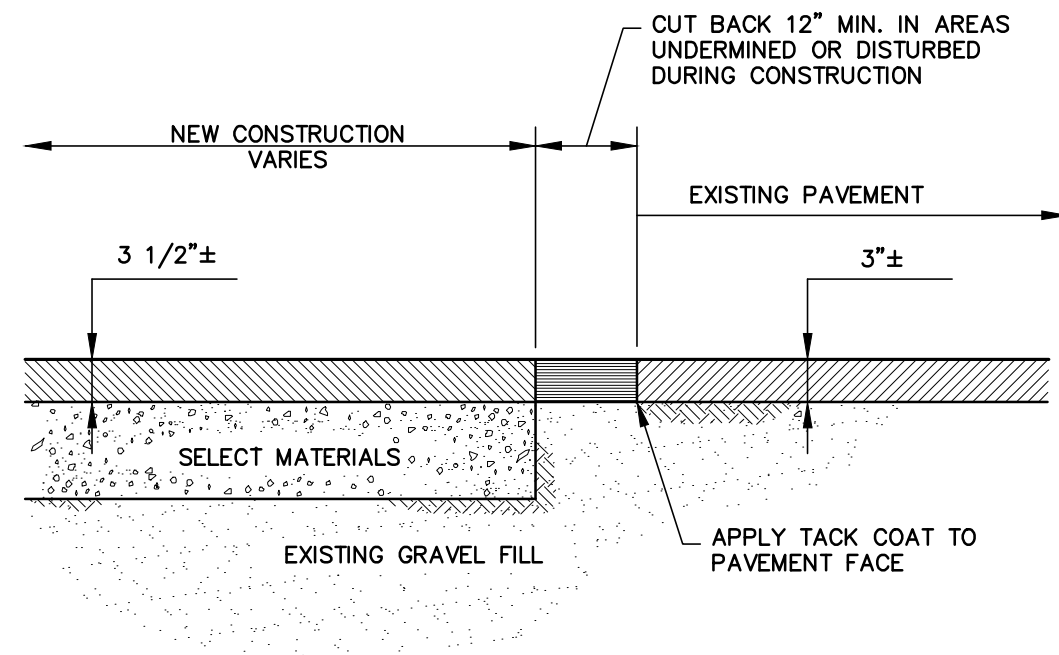


NOTES:

- ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
- COMPOST/SOIL/ROCK/SEED FILL TO MEET MANUFACTURER'S REQUIREMENTS.
- SEDIMENTATION BARRIERS SHALL BE INSTALLED PERPENDICULAR TO THE SLOPE AND PER MANUFACTURER'S RECOMMENDATIONS
- COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

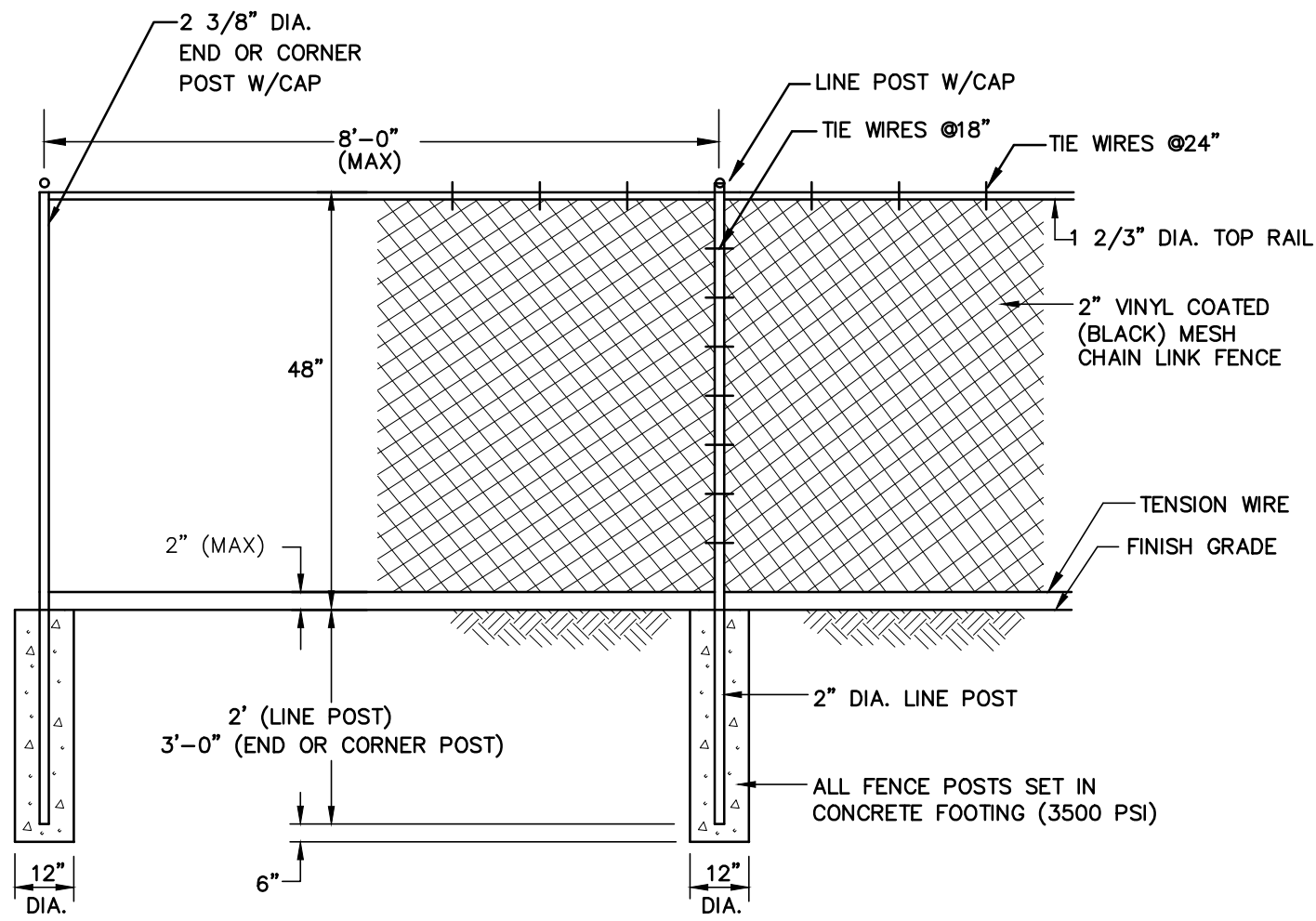
SEDIMENTATION BARRIER

NOT TO SCALE



PAVEMENT SAWCUT

NOT TO SCALE

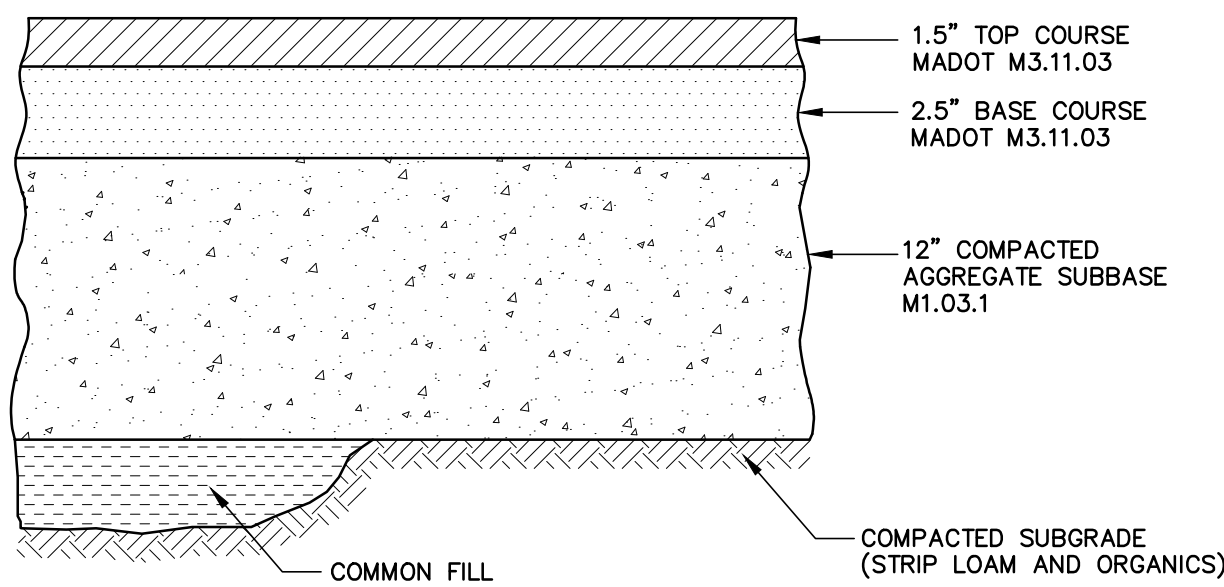


NOTES:

- CORNER POSTS SHALL BE USED AT SHARP BREAKS IN GRADE AND CHANGES IN HORIZONTAL ALIGNMENT OF 15' OR MORE.
- POSTS, BRACES AND RAILS SHALL BE GALVANIZED STEEL, PAINTED BLACK.
- VINYL COATED MESH SHALL BE USED FOR THE SIDES AND REAR OF THE PLAY AREA. THE FRONT SHALL BE 1x4 VERTICAL WHITE PVC BOARDS WITH 1/2" GAPS ON PT WOOD FRAMING.

CHAINLINK FENCE

NOT TO SCALE

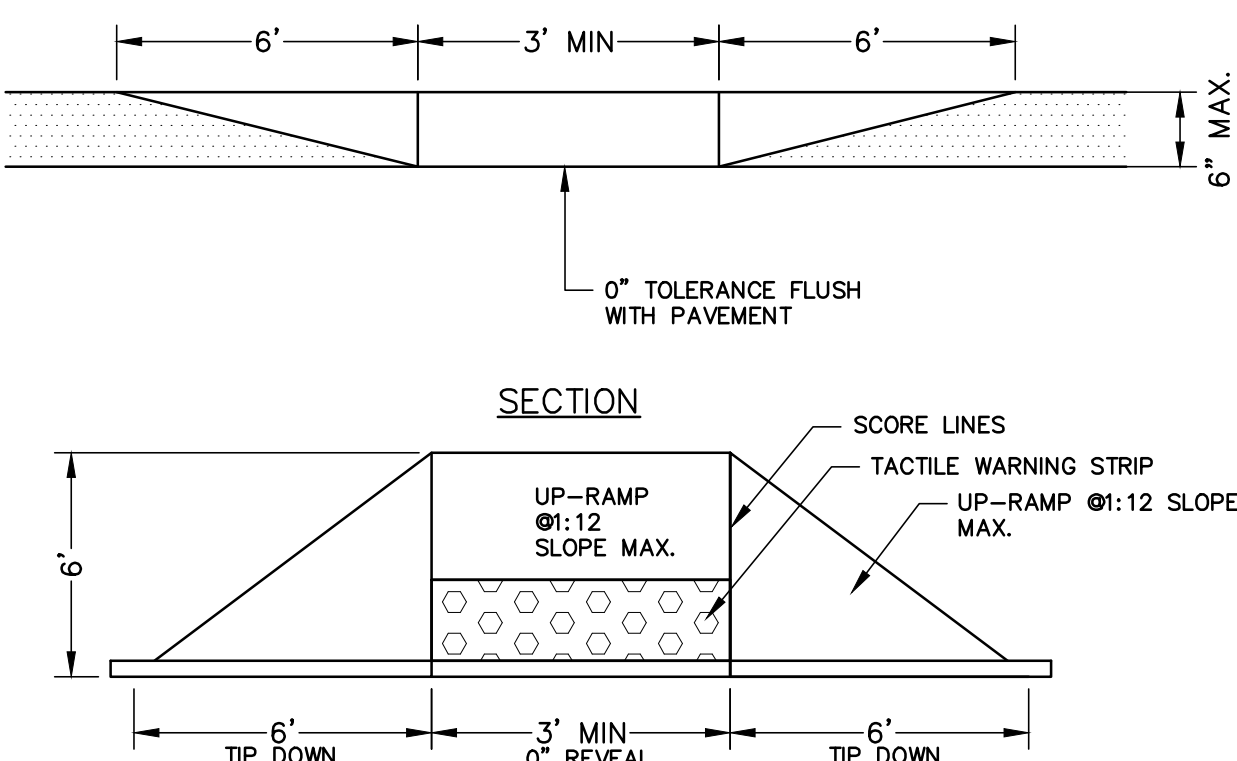


NOTE:

- SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
- SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.

PAVEMENT SECTION

NOT TO SCALE

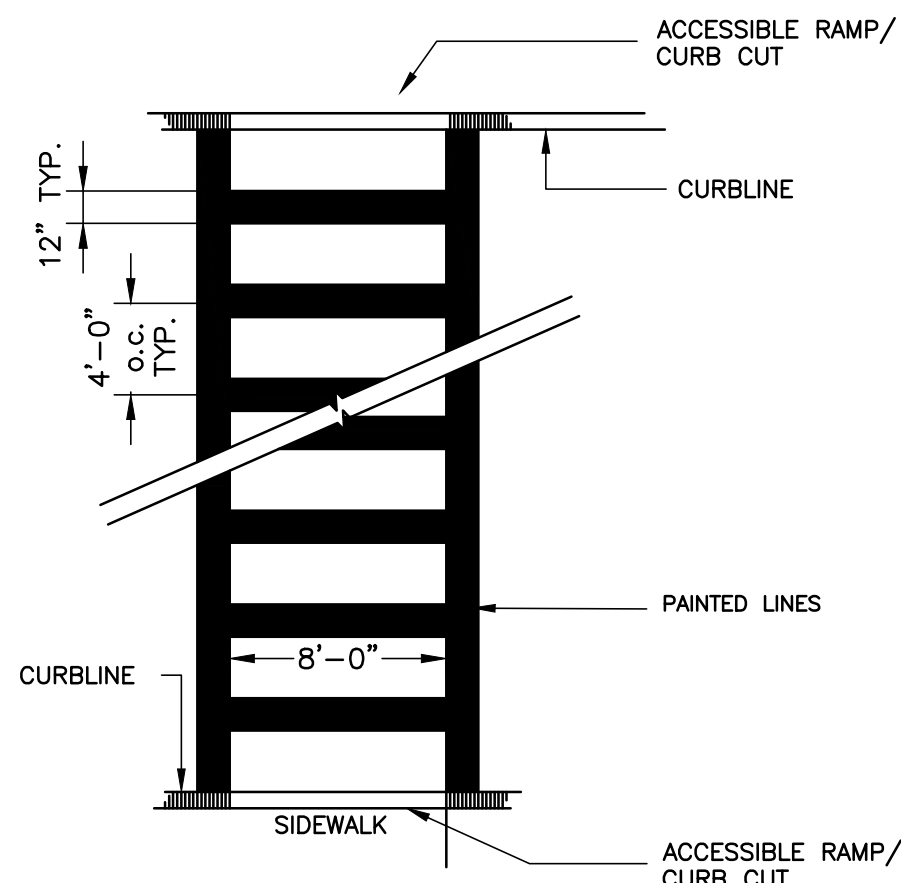


NOTES:

- HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA).
- REFER TO SITE DRAWINGS FOR RAMP LOCATIONS AND WIDTHS.

HANDICAP RAMP

NOT TO SCALE

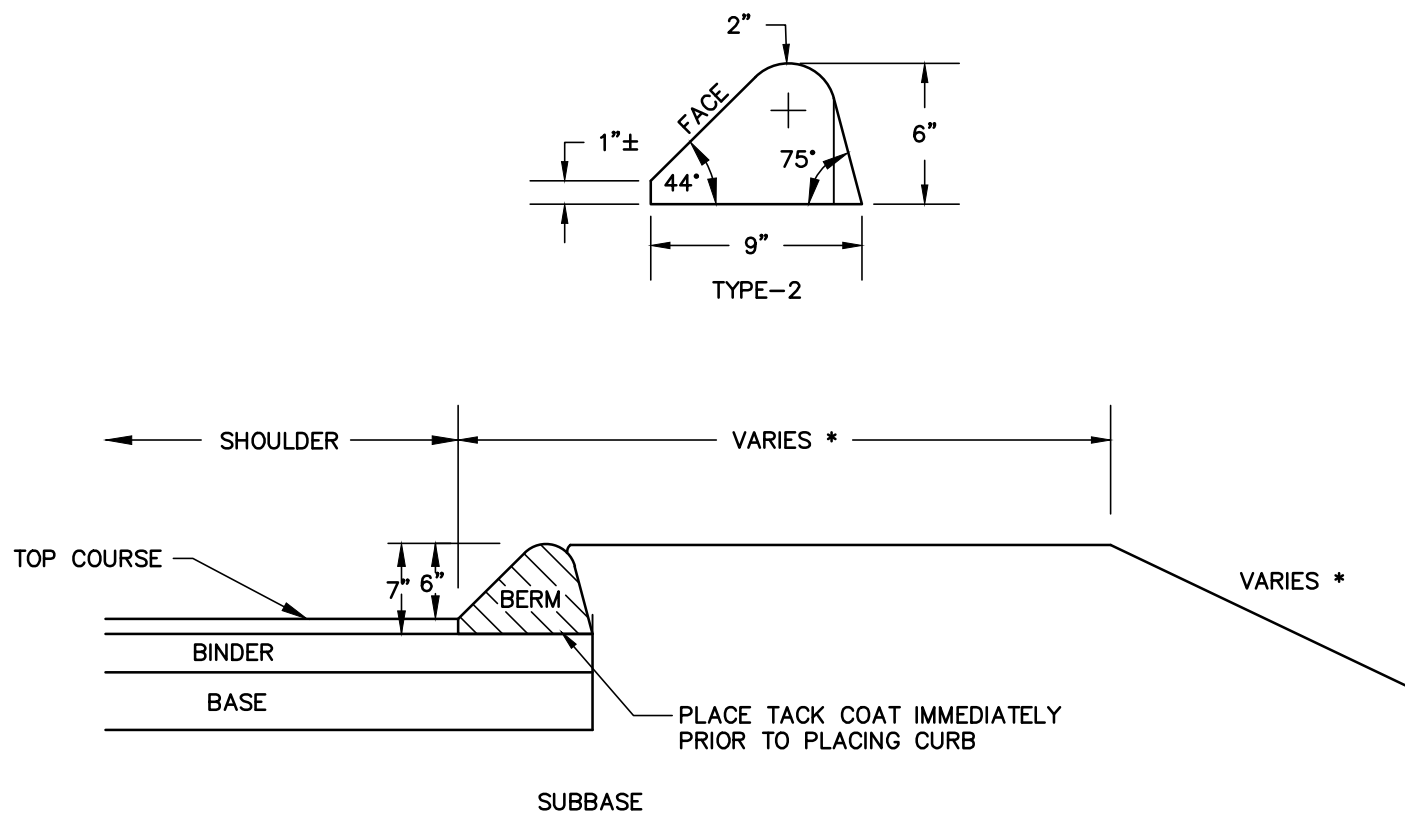


NOTES:

- THIS DETAIL IS A GENERAL CROSSWALK DETAIL. CONTRACTOR SHALL MATCH EXISTING CROSSWALKS ON SITE WITH SAME COLORS, LINE WIDTHS AND SIZES.
- ALL PAINT USED SHALL BE TRAFFIC PAINT.

CROSSWALK DETAIL

NOT TO SCALE

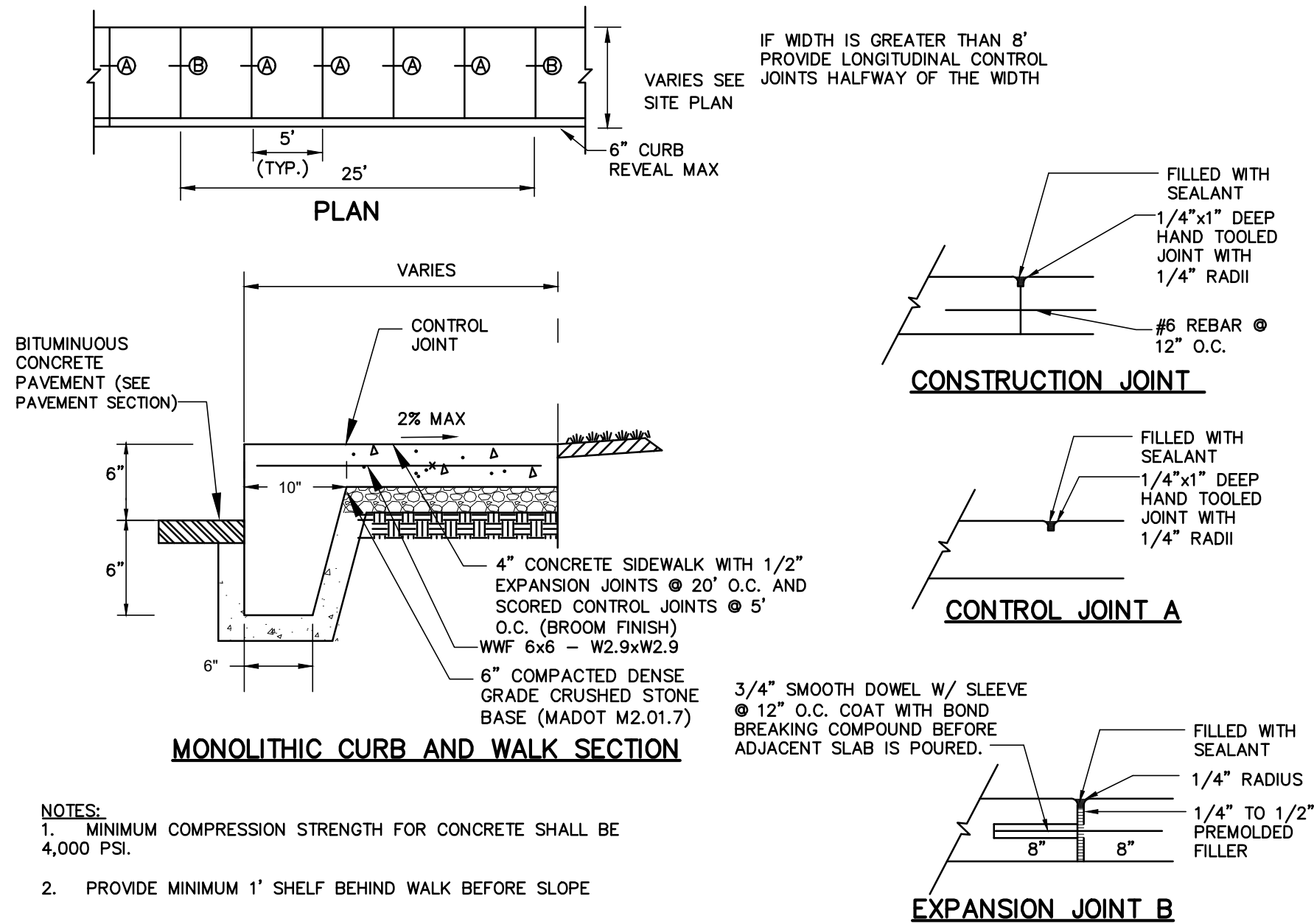


NOTES:

- BITUMINOUS CONCRETE CURB SHALL BE PLACED ON THE BASE PAVEMENT PRIOR TO THE PLACEMENT OF THE PAVEMENT WEARING COURSE.

BITUMINOUS CURB

NOT TO SCALE



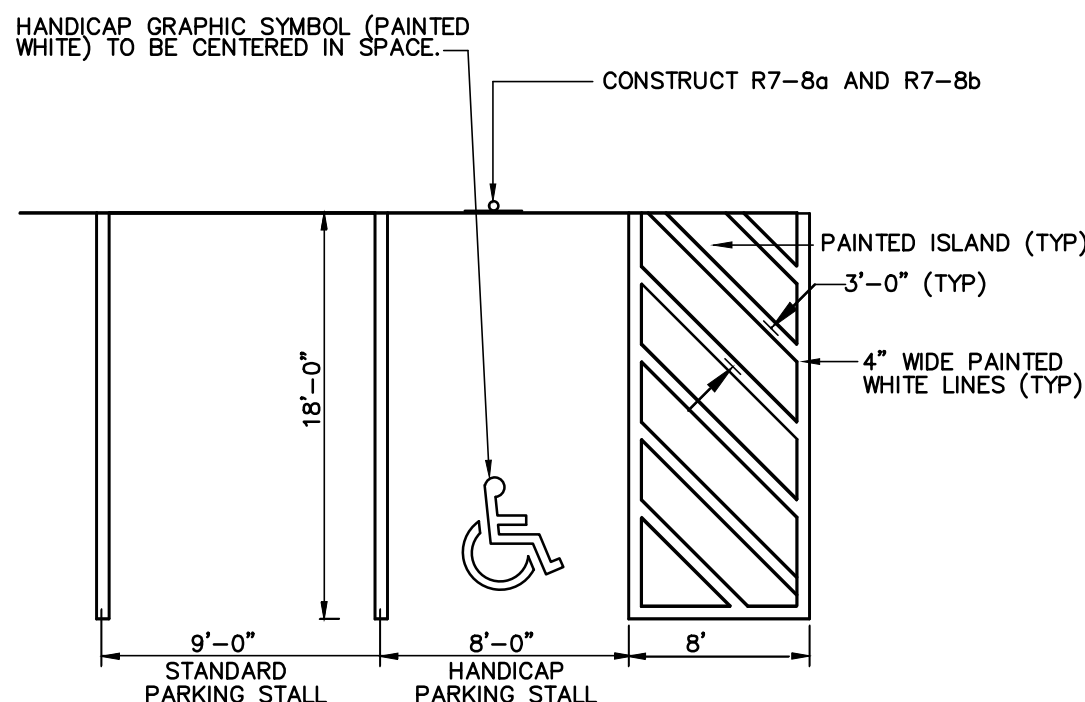
MONOLITHIC CURB AND WALK SECTION

NOTES:

- MINIMUM COMPRESSION STRENGTH FOR CONCRETE SHALL BE 4,000 PSI.
- PROVIDE MINIMUM 1' SHELVE BEHIND WALK BEFORE SLOPE

CONCRETE WALK

NOT TO SCALE



NOTES:

- ALL PAINT SHALL BE FAST DRYING TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248-TYPE N. PAINT SHALL BE APPLIED AS SPECIFIED BY MANUFACTURER.
- SYMBOLS & PARKING STALLS SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

PARKING STALL STRIPING

NOT TO SCALE



**PETERMAN
ARCHITECTS, INC.**

Civil Engineer

OCG

Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
(978) 312-3120



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4/15/2021

1	△	5/13/21	PER TOWN PEER REVIEW
REV. NO.	REV. DATE	DESCRIPTION	

PROJECT
NAME

**Toddler House
Planning Board Permit Set**

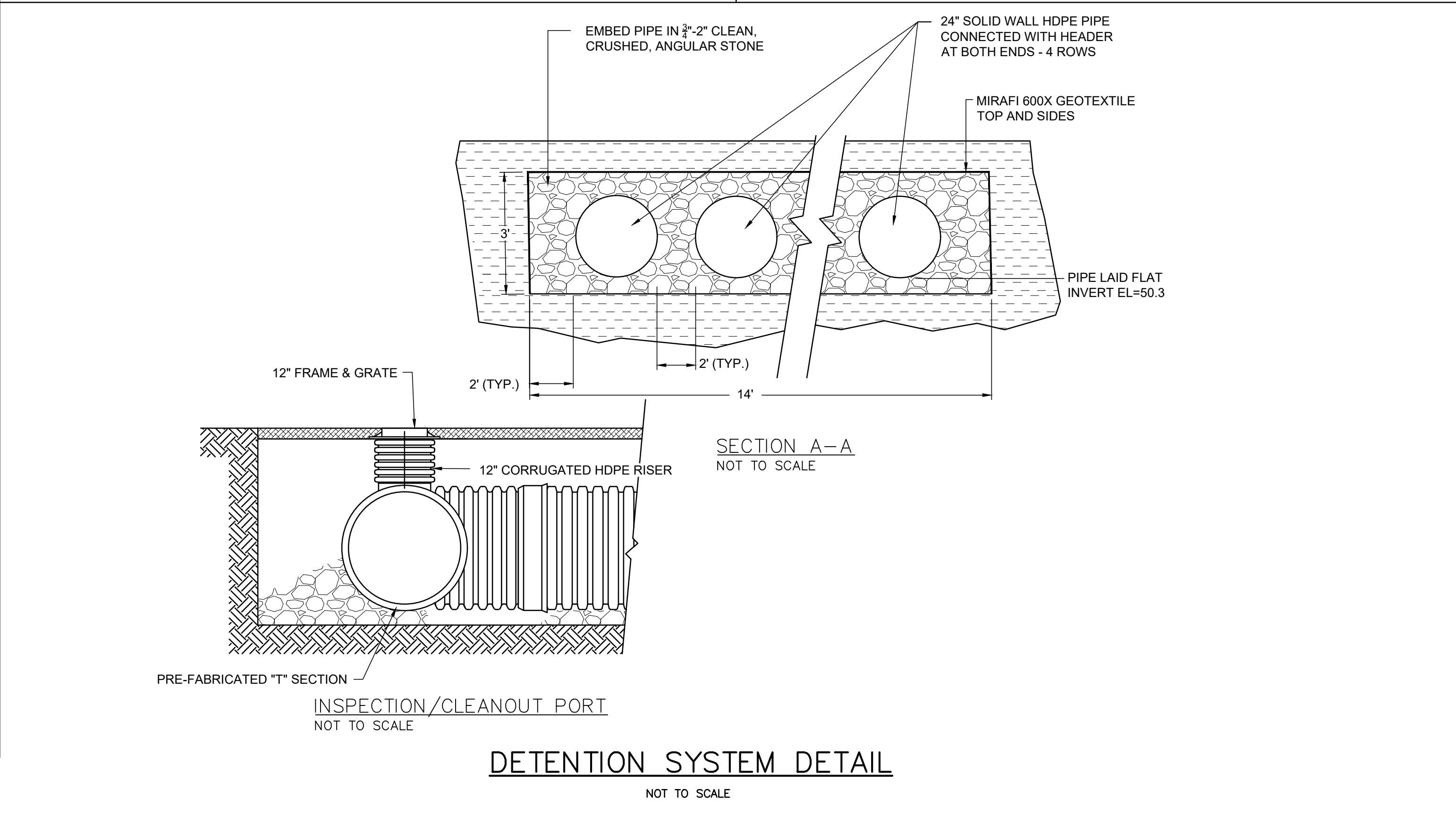
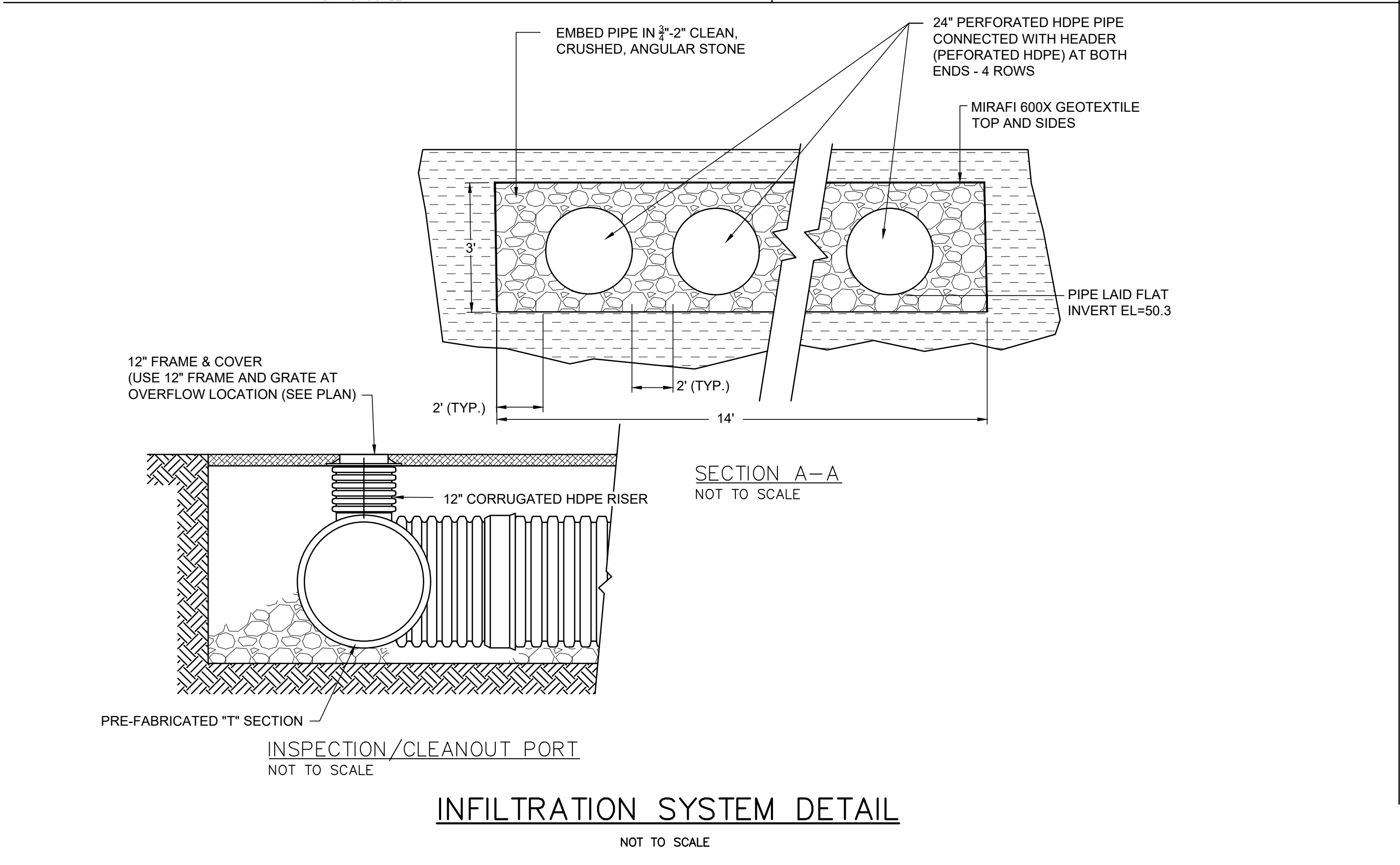
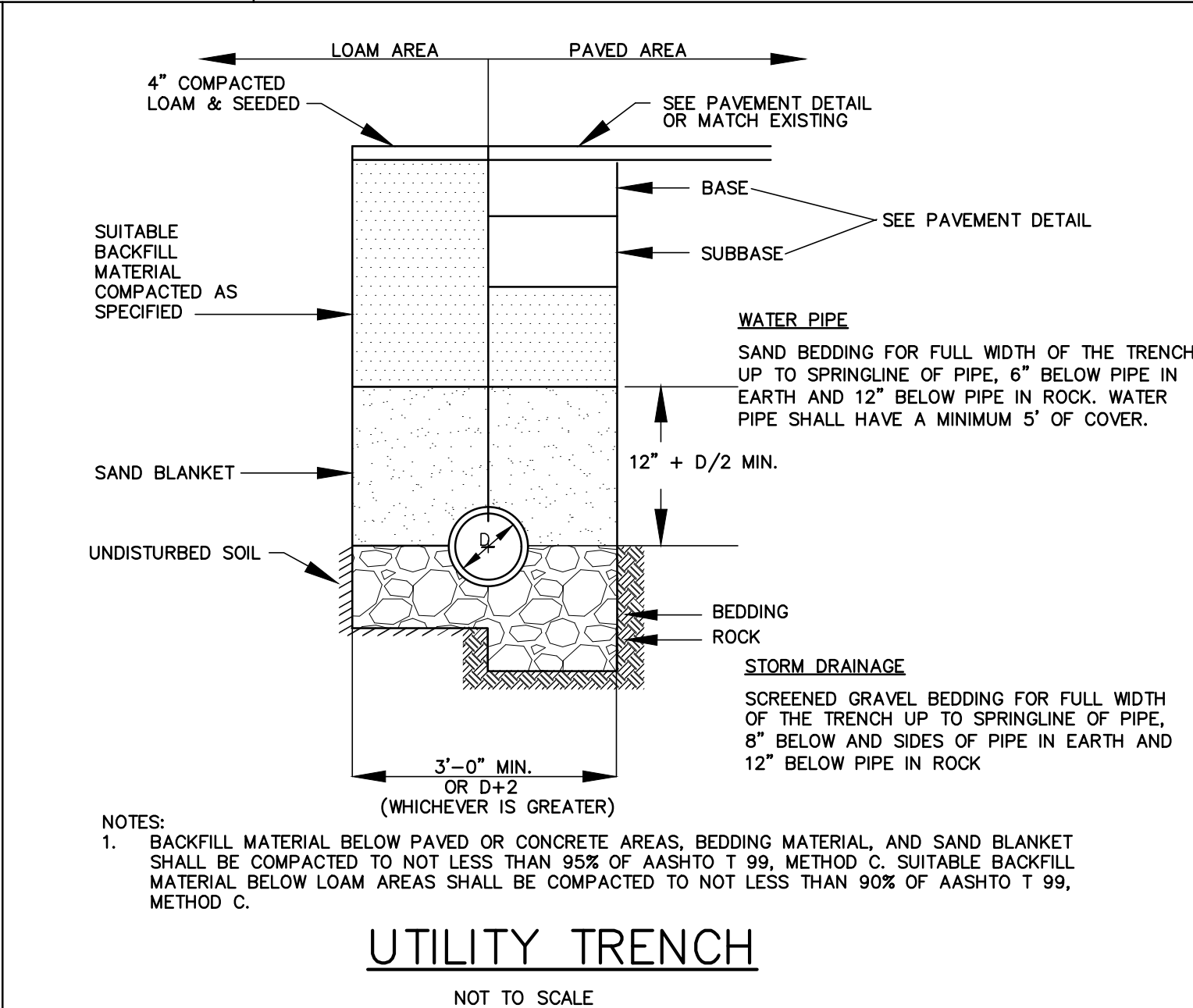
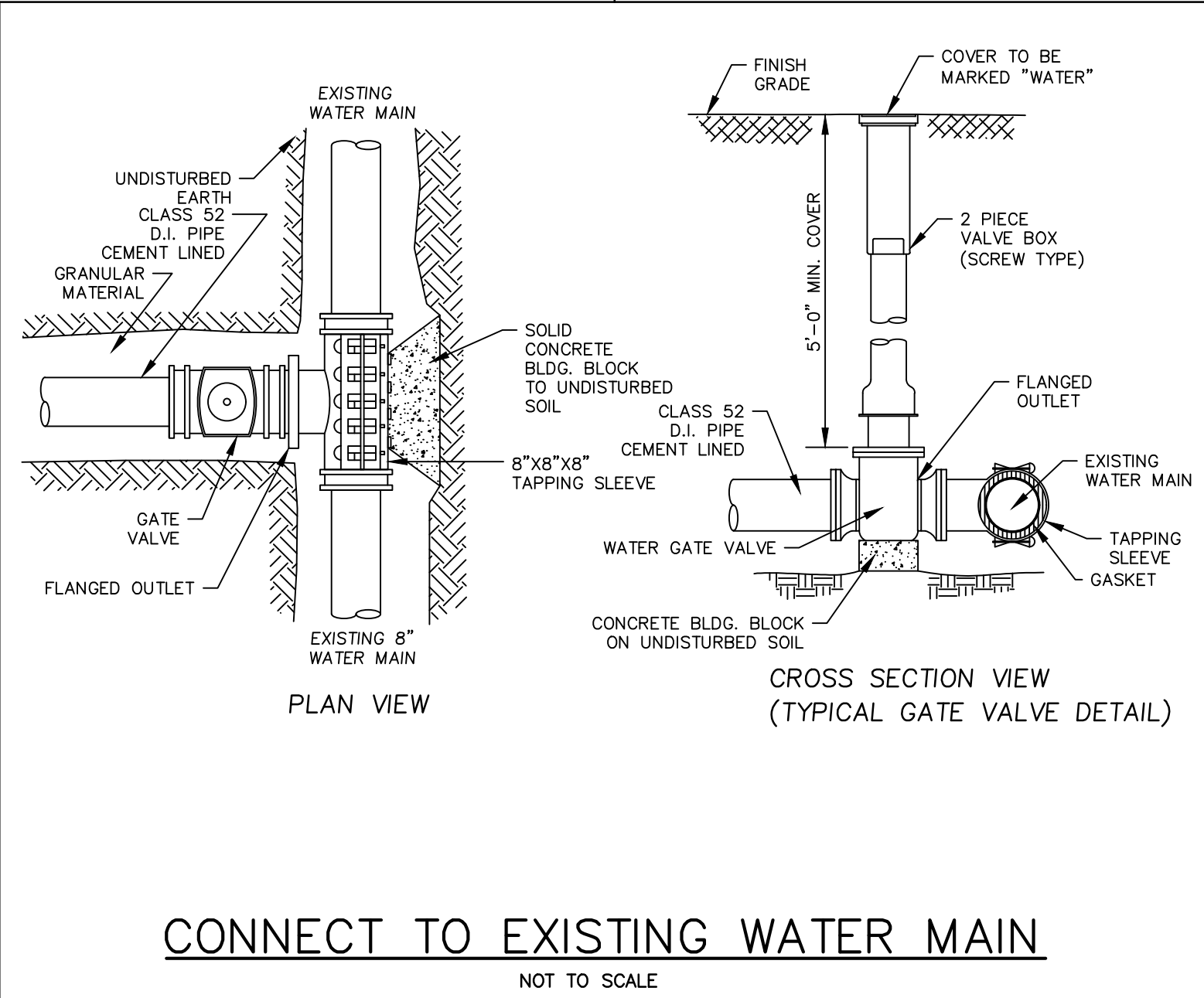
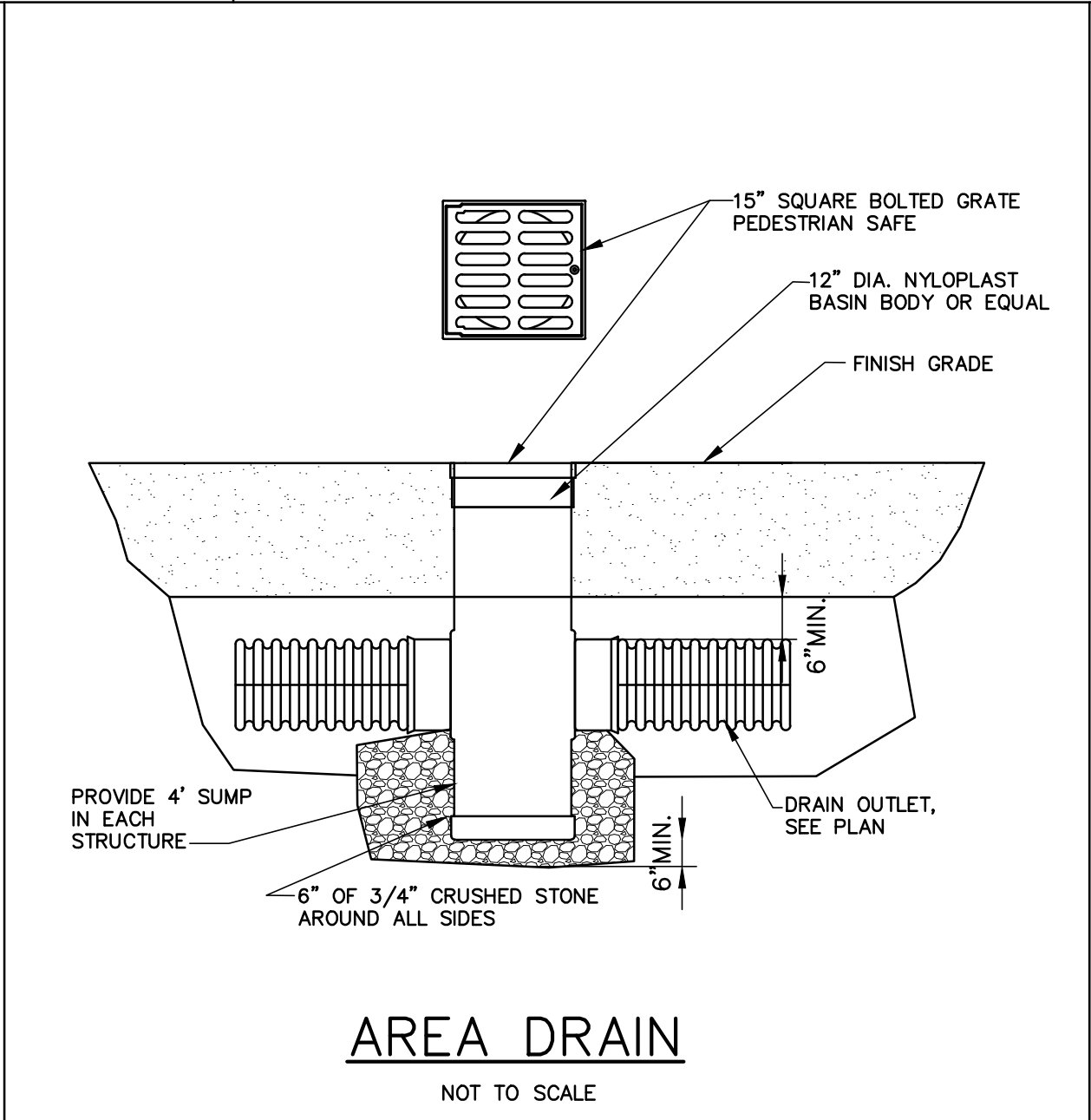
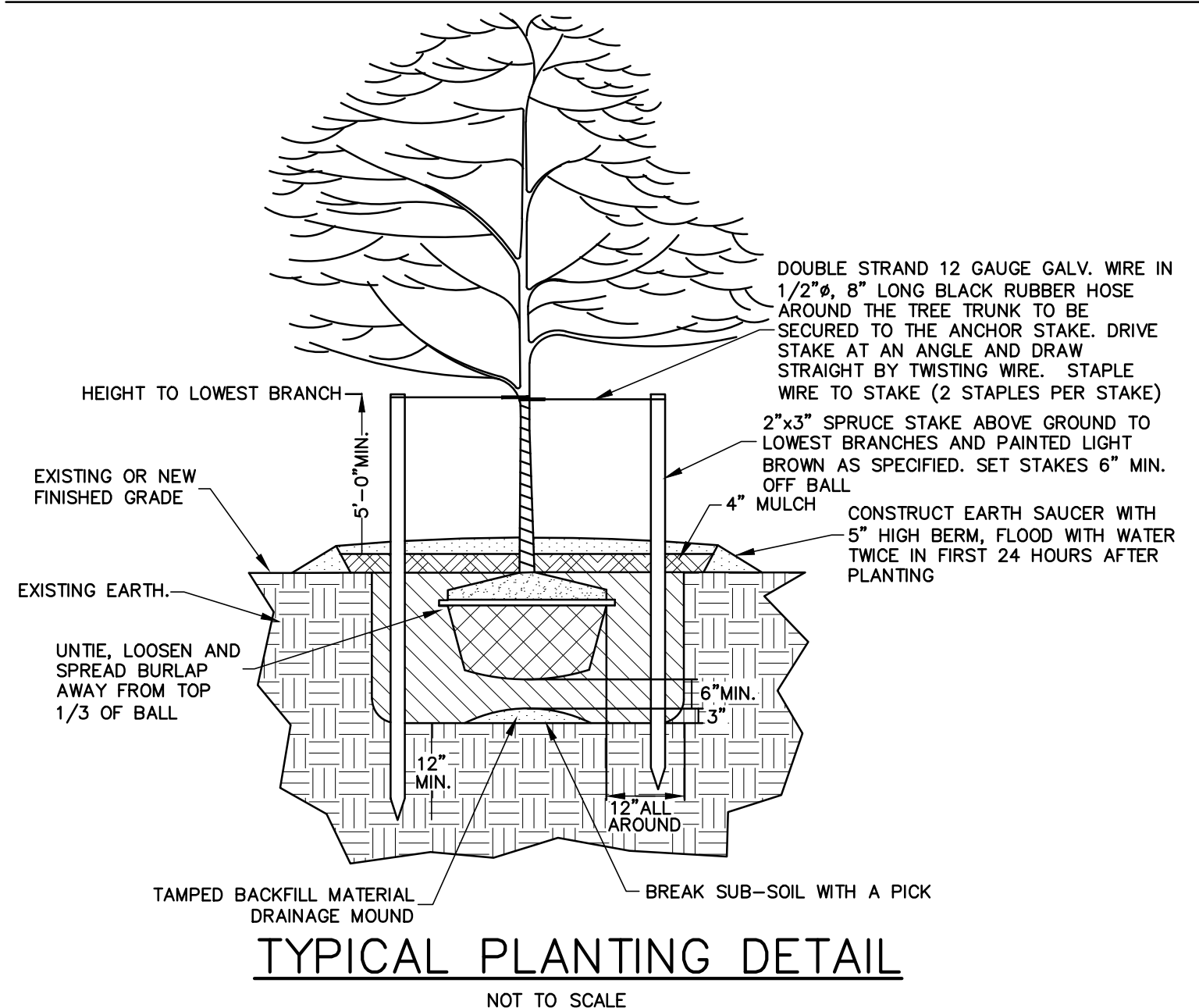
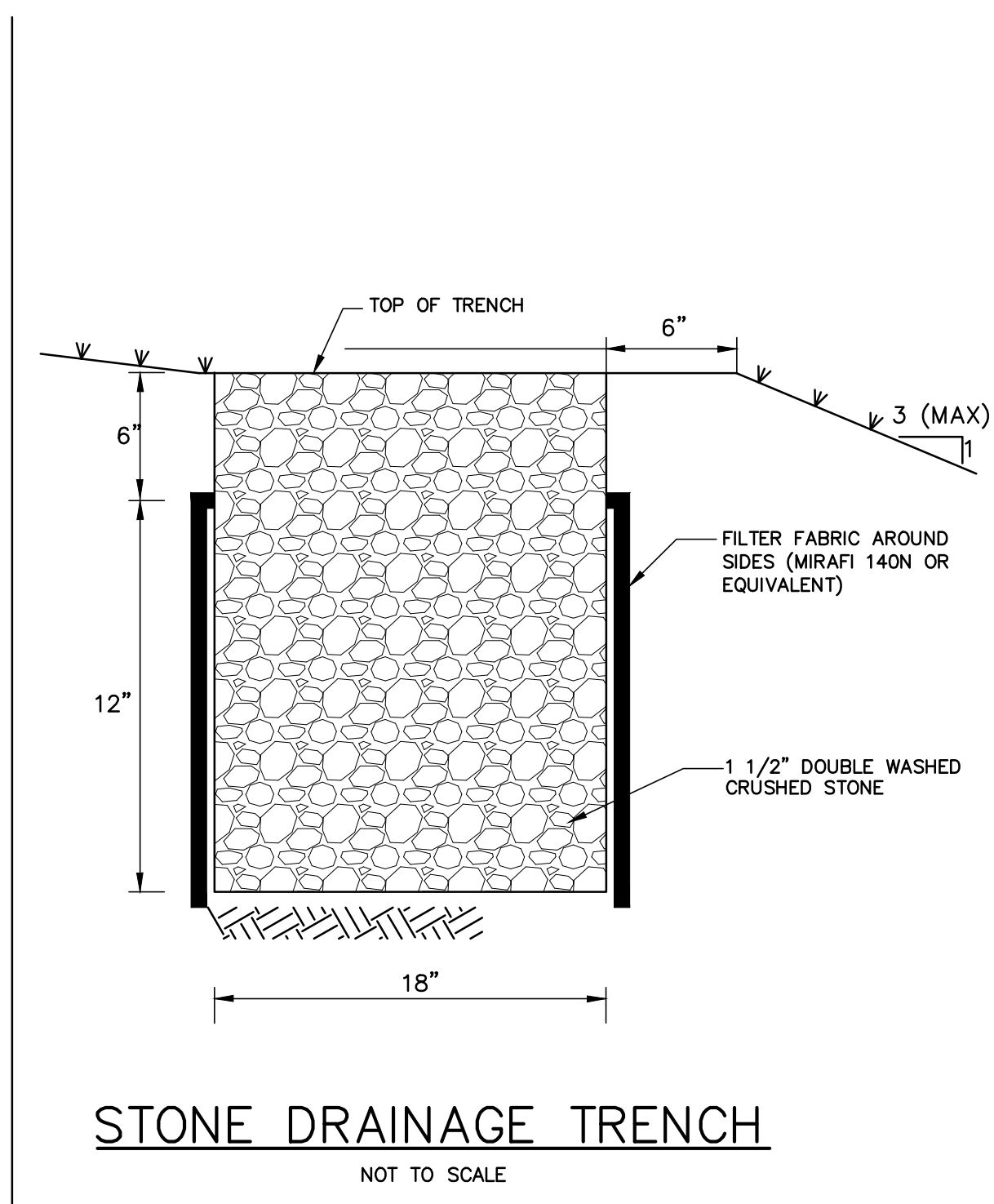
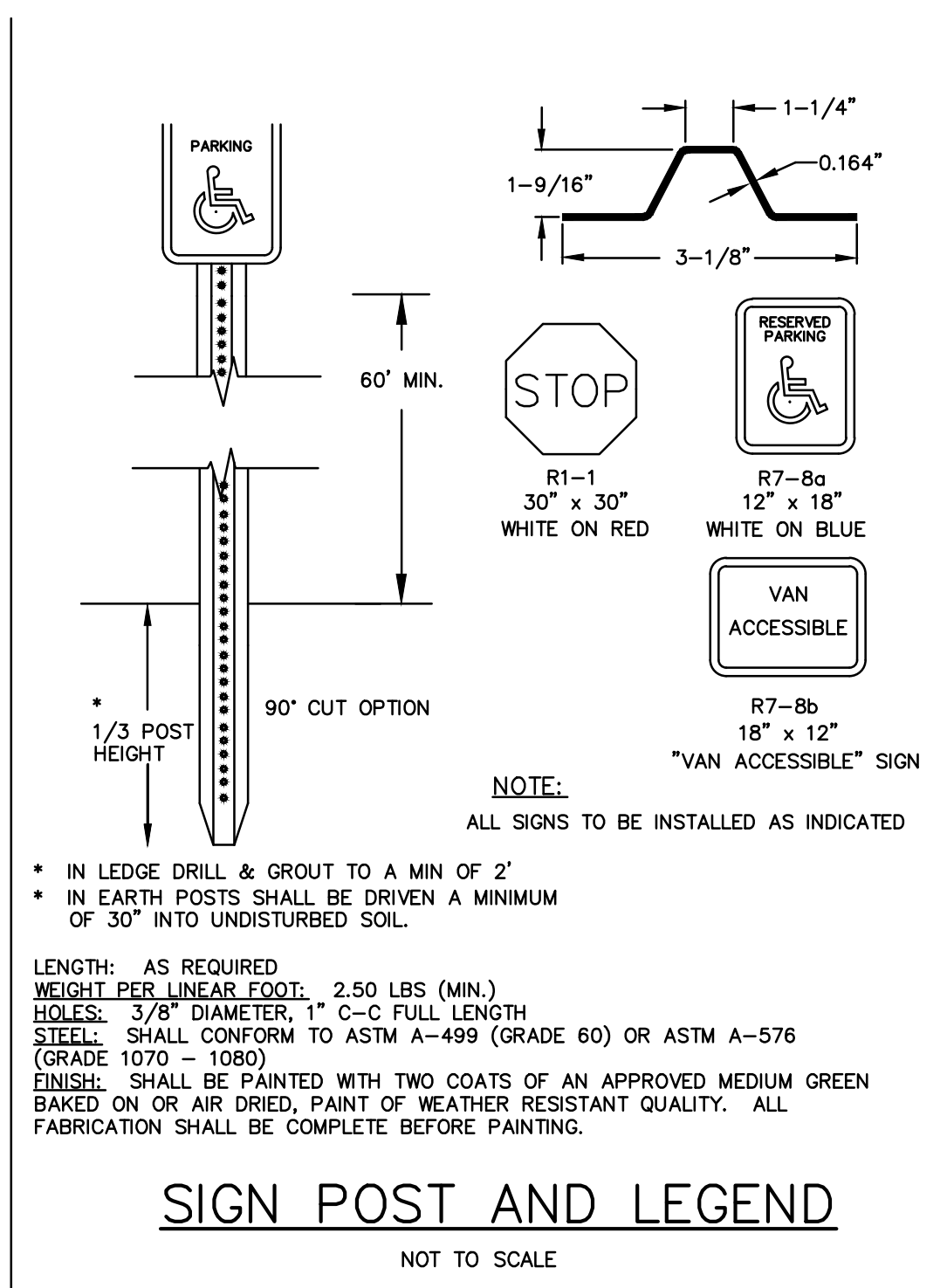
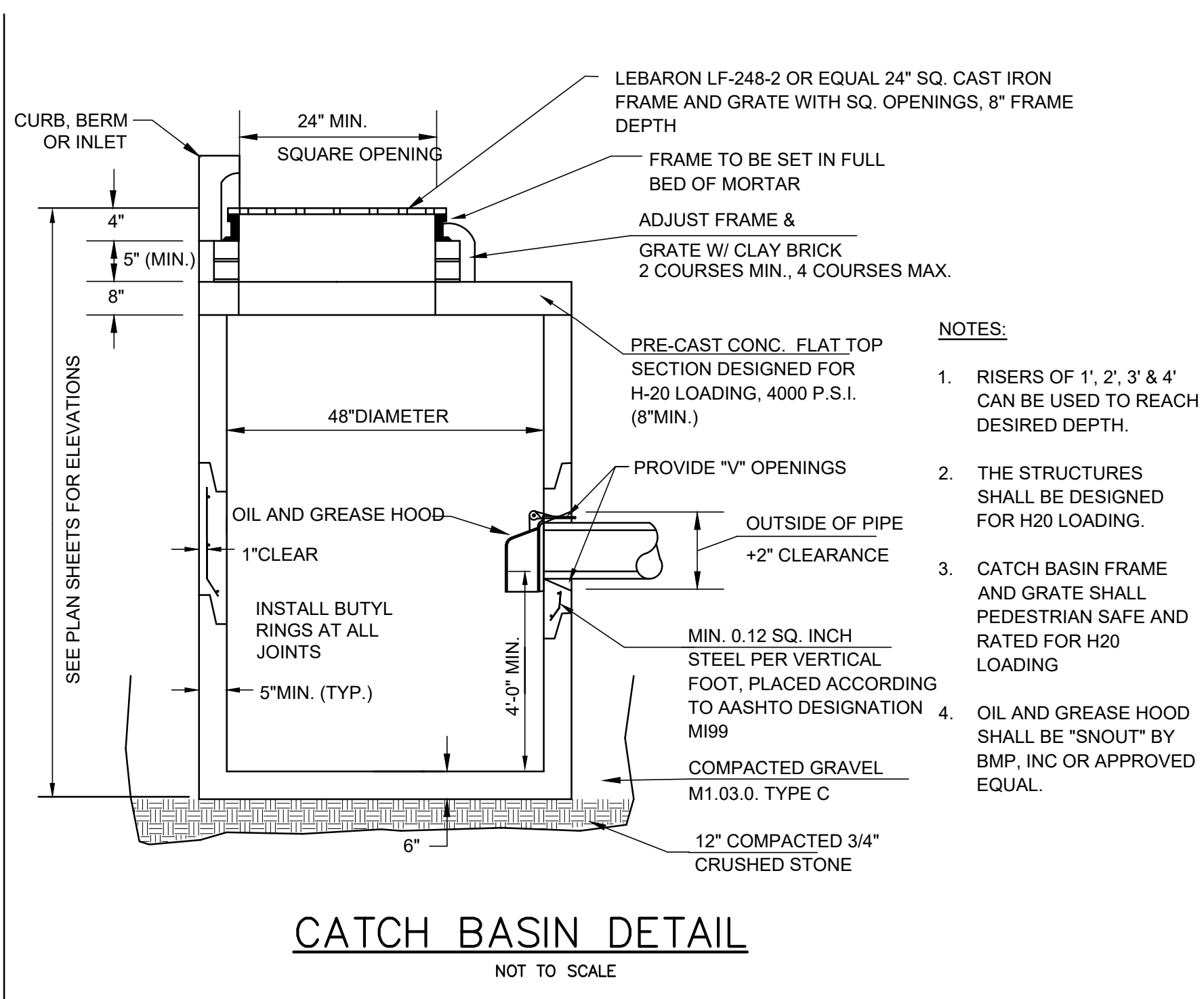
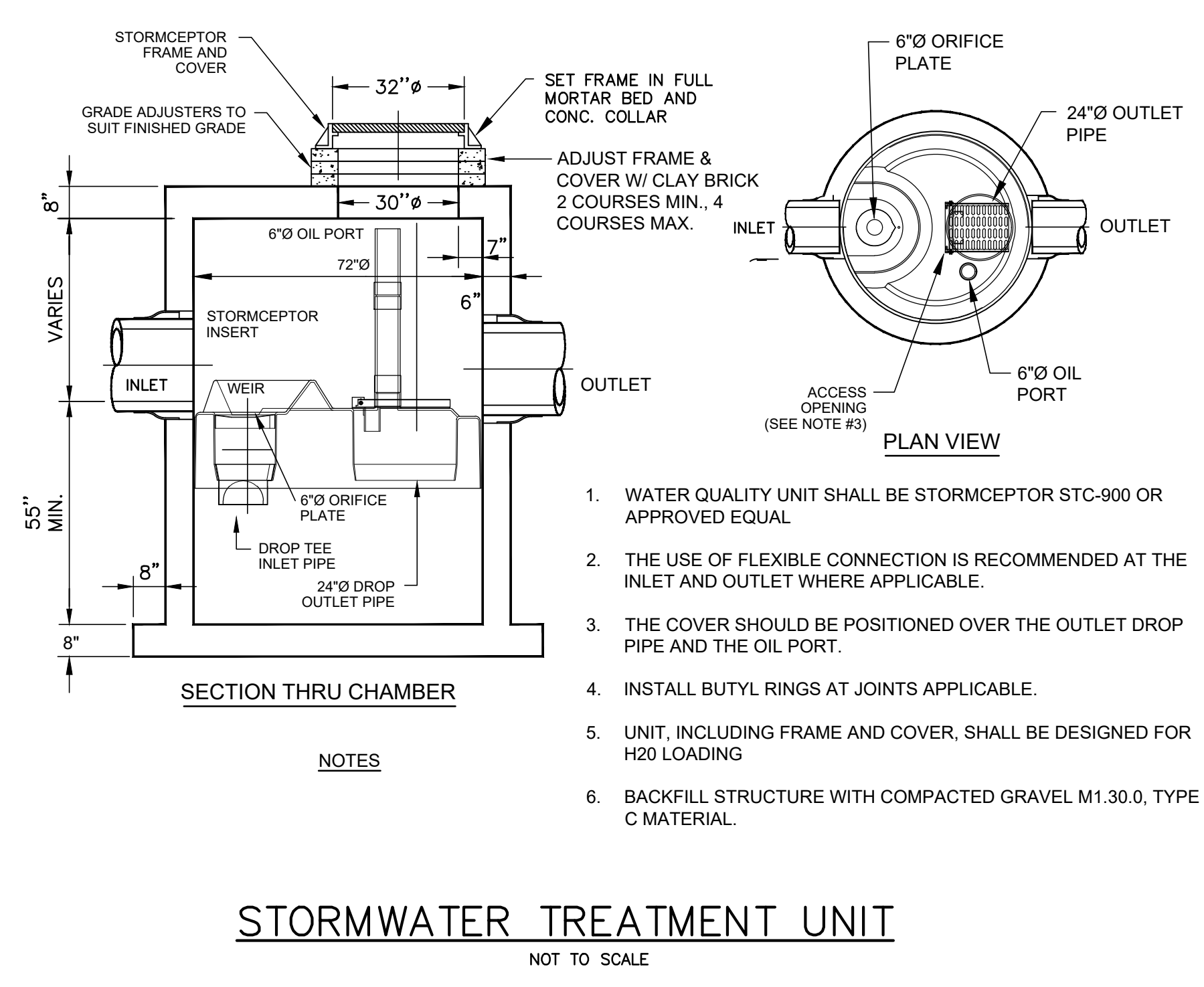
SHEET
TITLE

SHEET
NUMBER

Site Details

C-005

Not for Construction



PETERMAN ARCHITECTS, INC.

Civil Engineer

OCG

Oak Consulting Group

P.O. Box 1123
Newburyport, MA 01950
(978) 312-3120

PROJECT

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DATE

PROJECT NAME

Toddler House Planning Board Permit Set

SHEET TITLE

Site Details Plan

SHEET NUMBER

C-006

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21002

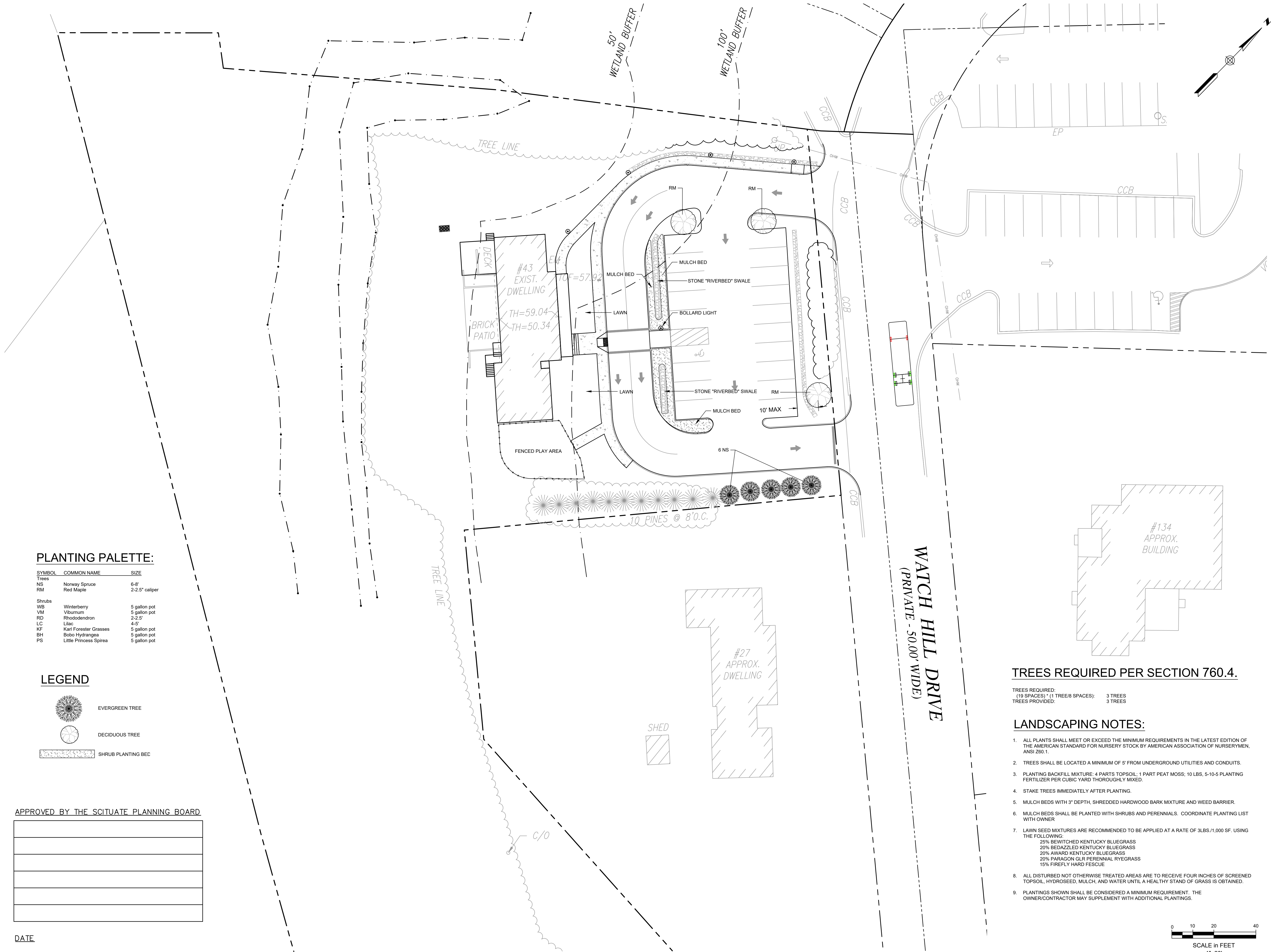
SPM

4/15/2021

SEAN P. MALONE CIVIL No. 46204

1 5/13/21 PER TOWN PEER REVIEW




REV. NO. REV. DATE DESCRIPTION



PLANTING PALETTE:

SYMBOL	COMMON NAME	SIZE
Trees		
NS	Norway Spruce	6-8"
RM	Red Maple	2-2.5" caliper
Shrubs		
WB	Winterberry	5 gallon pot
VM	Viburnum	5 gallon pot
RD	Rhododendron	2-2.5"
LC	Lilac	4-5"
KF	Karl Forester Grasses	5 gallon pot
BH	Bobo Hydrangea	5 gallon pot
PS	Little Princess Spirea	5 gallon pot

LEGEND

-  EVERGREEN TREE
-  DECIDUOUS TREE
-  SHRUB PLANTING BED

APPROVED BY THE SCITUATE PLANNING BOARD

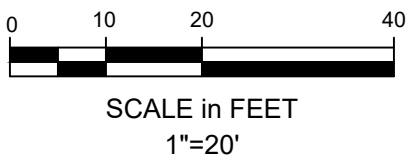
DATE

TREES REQUIRED PER SECTION 760.4.

TREES REQUIRED: (19 SPACES) * (1 TREE/8 SPACES): 3 TREES
TREES PROVIDED: 3 TREES

LANDSCAPING NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1.
- TREES SHALL BE LOCATED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES AND CONDUITS.
- PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL; 1 PART PEAT MOSS; 10 LBS, 5-10-5 PLANTING FERTILIZER PER CUBIC YARD THOROUGHLY MIXED.
- STAKE TREES IMMEDIATELY AFTER PLANTING.
- MULCH BEDS WITH 3" DEPTH, SHREDDED HARDWOOD BARK MIXTURE AND WEED BARRIER.
- MULCH BEDS SHALL BE PLANTED WITH SHRUBS AND PERENNIALS. COORDINATE PLANTING LIST WITH OWNER
- LAWN SEED MIXTURES ARE RECOMMENDED TO BE APPLIED AT A RATE OF 3LBS /1,000 SF. USING THE FOLLOWING:
 - 25% BEWITCHED KENTUCKY BLUEGRASS
 - 20% BEDAZZLED KENTUCKY BLUEGRASS
 - 20% AVARD KENTUCKY BLUEGRASS
 - 20% PARAGON GLR PERENNIAL RYEGRASS
 - 15% FIREFLY HARD FESCUE
- ALL DISTURBED NOT OTHERWISE TREATED AREAS ARE TO RECEIVE FOUR INCHES OF SCREENED TOPSOIL, HYDROSEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- PLANTINGS SHOWN SHALL BE CONSIDERED A MINIMUM REQUIREMENT. THE OWNER/CONTRACTOR MAY SUPPLEMENT WITH ADDITIONAL PLANTINGS.



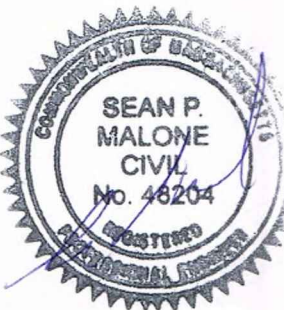
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REV. NO.	REV. DATE	DESCRIPTION

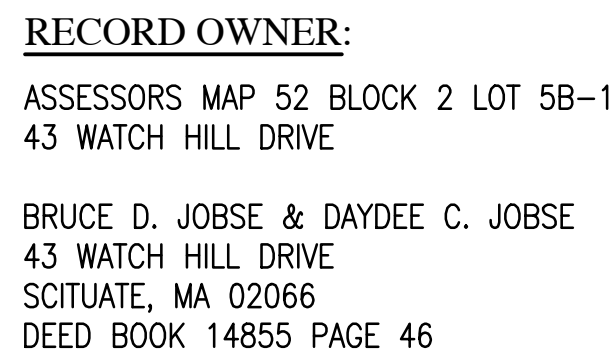


Toddler House
Planning Board Permit Set

Landscape Plan

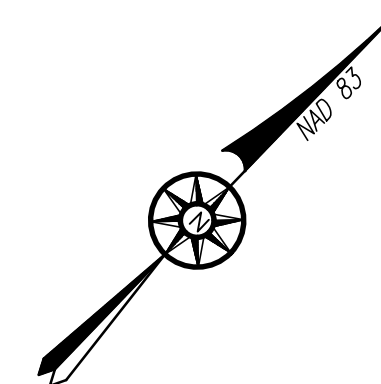
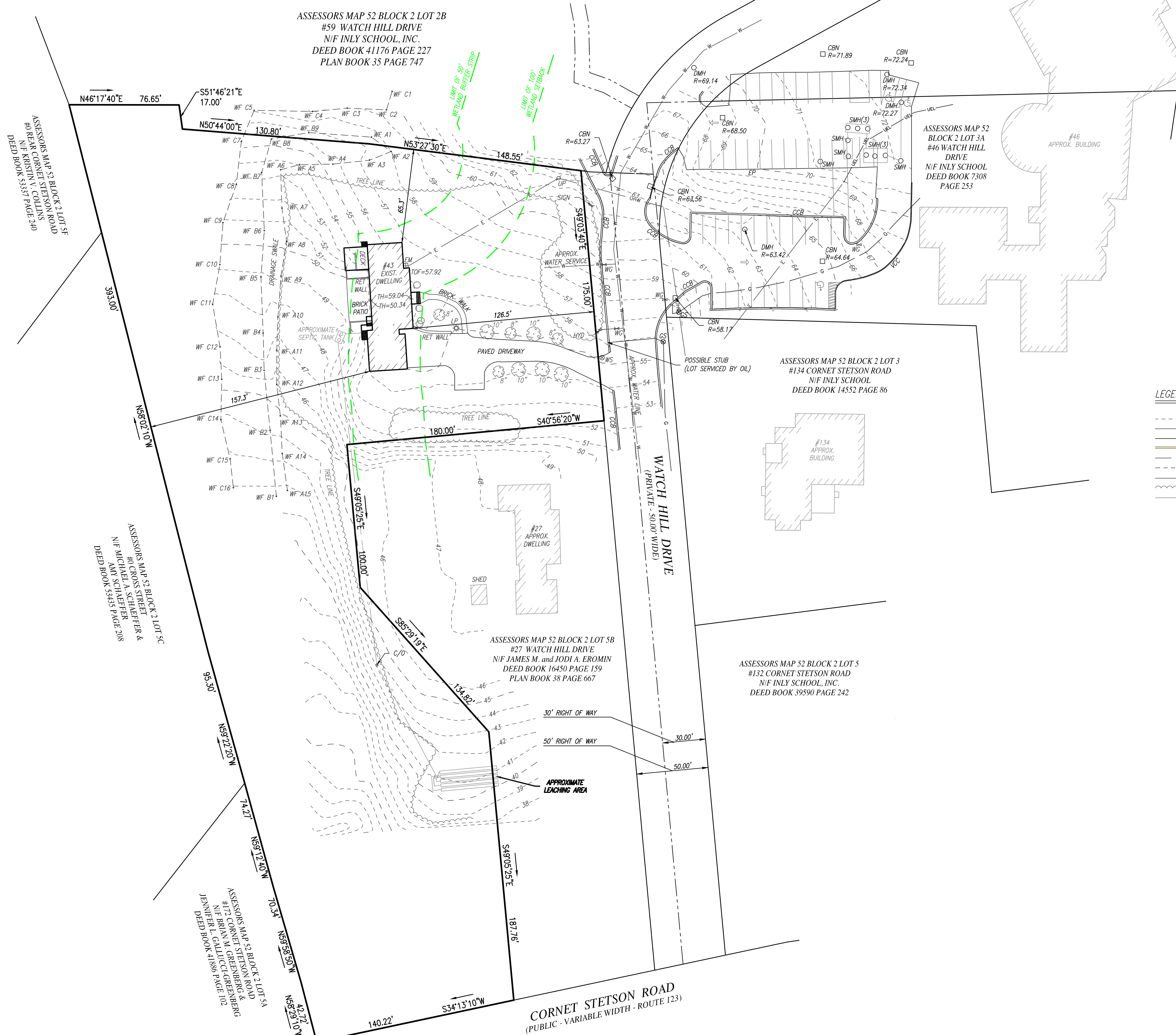
L-001

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

















1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING MARCH OF 2021.
2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING MARCH OF 2021 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
4. SUBJECT SITE IS IN THE "RESIDENTIAL (R-1)" ZONE AS DEPICTED ON THE TOWN OF SCITUATE ZONING MAP.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
6. ENCUMBRANCES MAY EXIST ON NEIGHBORING LOTS THAT WERE NOT INVESTIGATED FOR THE PURPOSE OF THIS PLAN.

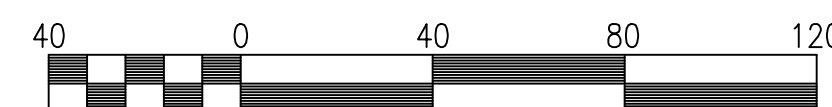
BY GRAPHIC PLOTTING ONLY THE PROPERTY SHOWN ON THIS SURVEY IS
LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL No. 2502820117K, WHICH BEARS AN EFFECTIVE DATE OF
NOVEMBER 4, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



LEGEND

	CONTOUR LINE	
	ELECTRIC LINE	
	GAS LINE	
	RETAINING WALL	
	OVERHEAD WIRES	
	BUILDING OVERHANG	
	LANDSCAPE AREA	LS
	TREE LINE	
	PAINT LINE	
	CATCH BASIN/INLET GRATE	CB
	CLEANOUT	CO
	DRAIN MANHOLE	DM
	ELECTRIC METER	EM
	GAS SERVICE	GS
	FIRE HYDRANT	HY
	LIGHT POLE (PUBLIC)	LP
	SHRUB	SH
	SIGN	SIG
	SEWER MANHOLE	SM
	THRESHOLD	TH
	TOP OF FOUNDATION	TOF
	UTILITY POLE	UP
	WETLAND FLAGGED LINE	WF
	WATER GATE	WG
	WATER SERVICE	WS
	HANDICAP SPACE	

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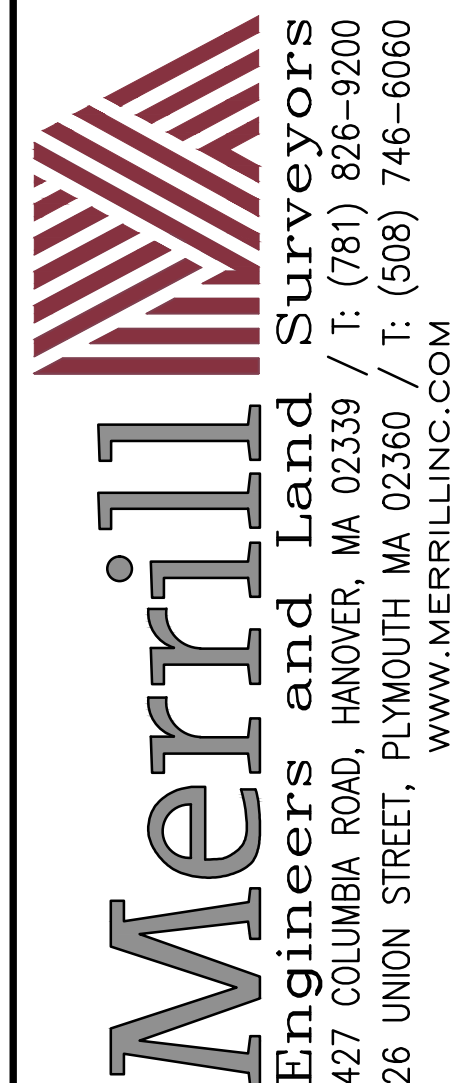
COMMONWEALTH OF MASSACHUSETTS
DOUGLAS
L
AABERG
No. 35382
PROFESSIONAL
LAND SURVEYOR

Douglas L. Aaberg

DRAWN BY: BKL

DESIGNED BY:

CHECKED BY: DLA



EXISTING CONDITIONS PLAN

#43 WATCH HILL DRIVE
SCITUATE, MASSACHUSETTS

OWNER/APPLICANT RICH WILSON
INLY SCHOOL
46 WATCH HILL DRIVE
SCITUATE MA 02066

MARCH 25, 2021

SCALE: 1"=40'

JOB NO. 21-093

LATEST REVISION

SHEET OF