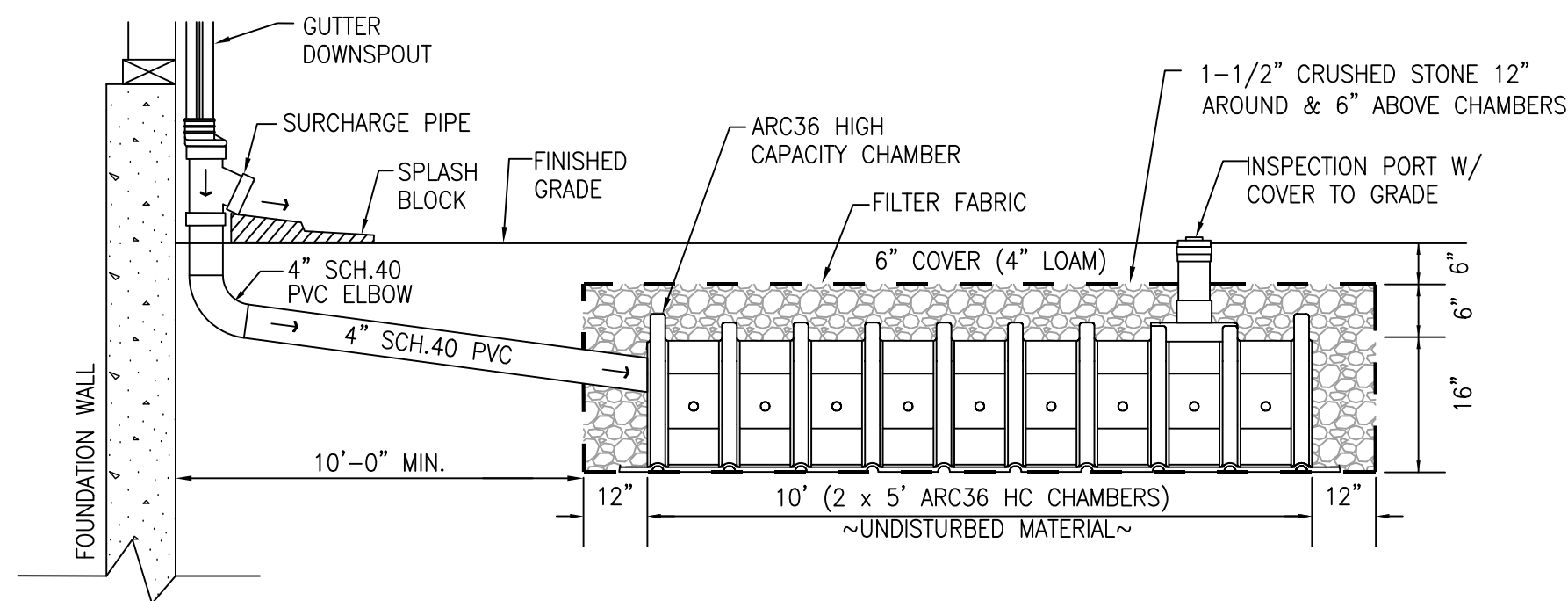
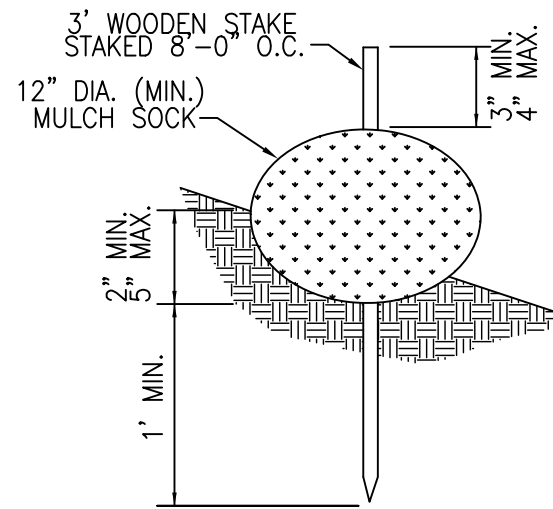


VICINITY MAP
NO SCALE

STAKED MULCH SOCK DETAIL

NOT TO SCALE



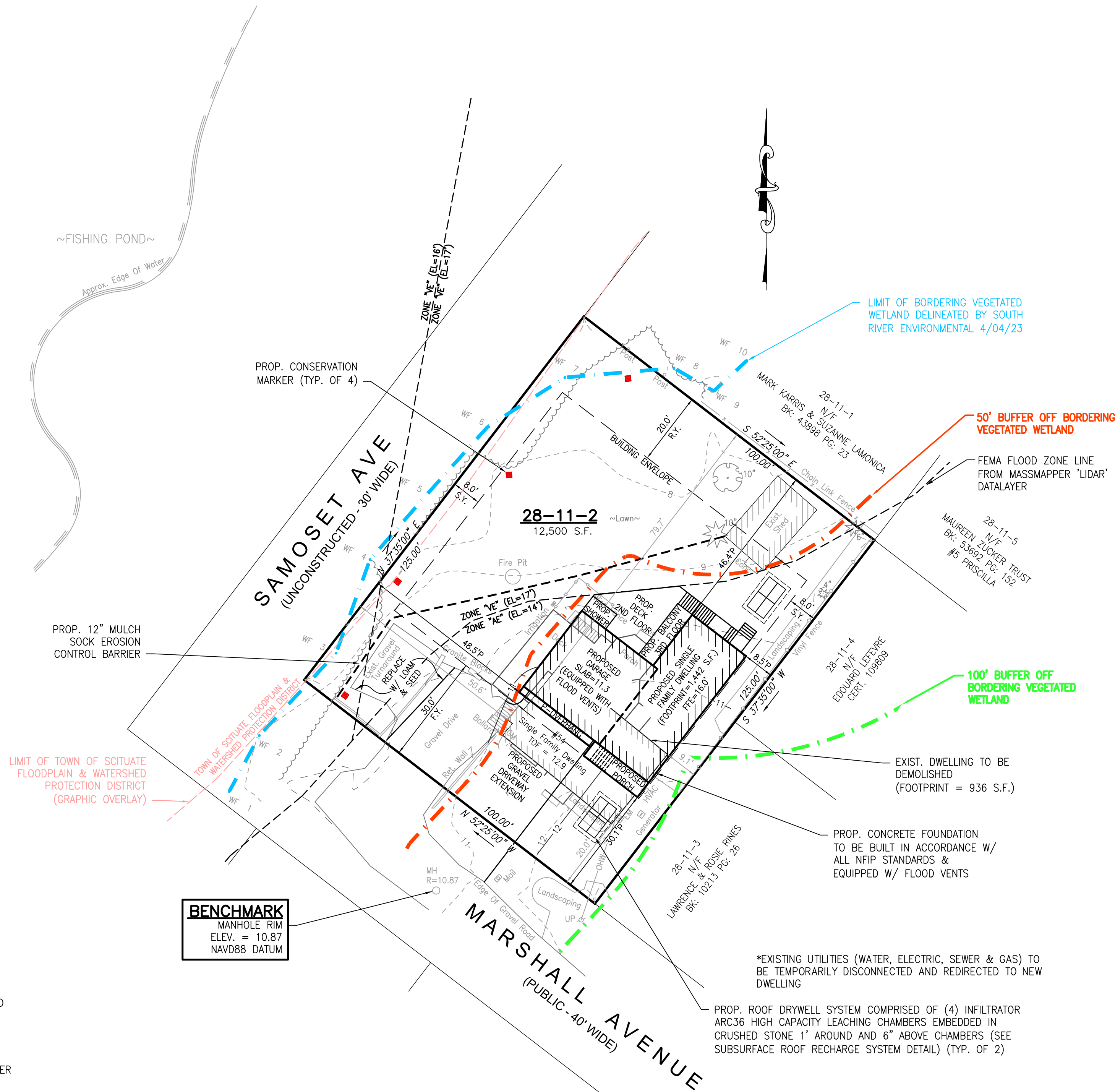
FRONT SYSTEM		REAR SYSTEM		INSPECTION PORT EXTEND TO FINISHED GRADE W/ LANDSCAPE COVER	
EL. 12.0	EL. 11.5	EL. 9.0	EL. 8.5	EL. 9.0	EL. 8.5
EL. 11.5	EL. 11.0	EL. 8.5	EL. 8.0	EL. 8.5	EL. 8.0
EL. 11.0	EL. 9.7	EL. 8.0	EL. 6.7	EL. 8.0	EL. 6.7

NOTES

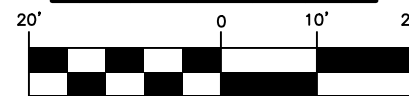
- ALL ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS AND OVERFLOW RELIEF TO SURFACE.
- NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE ROOF DRYWELL AREA.
- ALL ROOF LEADERS FROM THE PROPOSED DWELLING SHALL BE DIRECTED TO THE SUBSURFACE ROOF DRYWELL SYSTEM.
- THE SUBSURFACE DRYWELL SYSTEM SHALL BE LOCATED A MINIMUM OF 10' FROM THE FOUNDATION AND 10' FROM PROPERTY LINES.
- BACKFILL CHAMBERS WITH WASHED CRUSHED STONE FOR 12" AROUND AND 6" ABOVE.
- CRUSHED STONE SHALL BE WRAPPED IN CULTEC GEOTEXTILE FABRIC NO.410 AND BOTTOM OF CHAMBERS SHALL BE LINED WITH CULTEC GEOTEXTILE FABRIC NO. 4800.
- DESIGN CRITERIA TO PROVIDE ADEQUATE RECHARGE FOR INCREASED IMPERVIOUS AREA:
INCREASED IMPERVIOUS AREA = 536 S.F.
0.35" OF RECHARGE REQUIRED (HSG B) = 536 S.F. X 0.35" (1'/12") = 16 C.F.
PROVIDED: 8 INFILTRATOR ARC36 HIGH CAPACITY LEACHING CHAMBERS
CAPACITY: 8 CHAMBERS X 10.5 C.F./CHAMBER = 84 C.F.

SUBSURFACE ROOF RECHARGE SYSTEM DETAIL (TYP. OF 2)

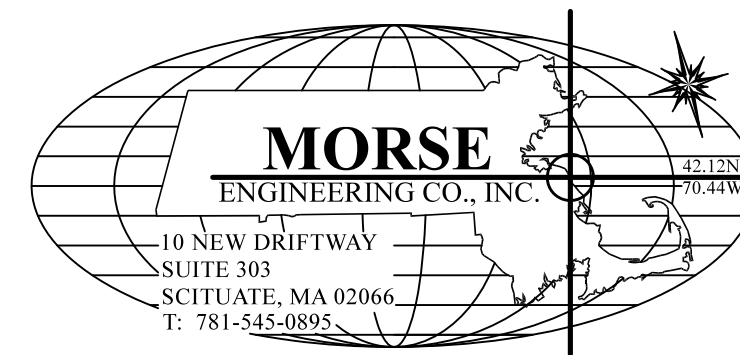
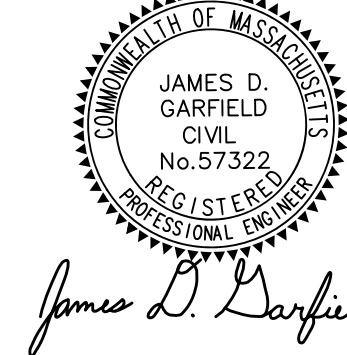
NOT TO SCALE



GRAPHIC SCALE



SCALE: 1" = 20'



IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA = 1,454 S.F.
PROPOSED IMPERVIOUS AREA = 1,990 S.F. (536 S.F. INCREASE)
(36.9% INCREASE)

STORMWATER NOTES:

- 2 ROOF DRYWELL SYSTEMS COMPRISED OF 4 INFILTRATOR ARC36 HIGH CAPACITY LEACHING CHAMBERS ARE PROVIDED TO CAPTURE ROOF RUNOFF.
- THIS PROJECT IS NOT REQUIRED TO MITIGATE PEAK RATES AND VOLUMES OF RUNOFF AS DRAINAGE FLOWS TO LAND SUBJECT TO COASTAL STORM FLOWAGE AND THE OCEAN IS CONSIDERED TO HAVE INFINITE STORAGE.
- THERE IS NO LOSS OF ANNUAL RECHARGE TO GROUNDWATER BECAUSE THE PROJECT PROVIDES TWO ROOF DRYWELL SYSTEMS TO CAPTURE RUNOFF AND PROMOTE RECHARGE.
(SEE CALCULATION BELOW SUBSURFACE ROOF RECHARGE SYSTEM DETAIL)
- THERE ARE NO IMPERVIOUS DRIVEWAY AREAS PROPOSED, THEREFORE NO TSS REMOVAL IS REQUIRED.

ZONING TABLE

TOWN OF SCITUATE "RESIDENCE R-3" ZONING DISTRICT		CRITERIA	
REQUIRED	EXISTING	PROPOSED	
LOT AREA	10,000 S.F.	12,500 S.F.	NO CHANGE
FRONTAGE	100'	100'	NO CHANGE
FRONT YARD	30'	20.0'	30.1'
SIDE YARD	8'	50.6'(L), 9.1'(R)	48.5'(L), 8.5'(R)
REAR YARD	20'	79.7'	46.4'
LOT WIDTH	100'	100'	NO CHANGE
HEIGHT	35'	<35'	<35'(SEE ARCHITECTURAL PLANS)

GENERAL NOTES:

- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 48471, PAGE 150
- PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 1, PAGE 462
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF SCITUATE "R-3" ZONING DISTRICT
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF SCITUATE FLOOD PLAIN & WATERSHED PROTECTION DISTRICT. THERE ARE NO PROPOSED STRUCTURES TO BE BUILT WITHIN THE DISTRICT. (GRAPHIC OVERLAY)
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF SCITUATE WATER RESOURCE PROTECTION DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. ON 4/6/2023.
- ALL KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT ARE SHOWN.
- THE SUBJECT PROPERTY LIES IN ZONE "AE" (EL. 14) & "VE" (EL. 17) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0128L DATED 7/6/2021.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
- UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
- ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM.

PROJECT: 54 MARSHALL AVENUE (ASSESSOR'S PARCEL: 28-11-2) SCITUATE, MASSACHUSETTS		DRAFT: JUG
OWNER/APPLICANT: LUKE DALY 54 MARSHALL AVENUE SCITUATE, MA 02066		CHECK: GJM
PLAN TITLE: SITE PLAN		JOB NO: 23-118
		DATE: 3/13/2024
		REV: -
		SHEET: 1