

SITE PLAN

PROPOSED MIXED-USE DEVELOPMENT

61 NEW DRIFTWAY

(ASSESSOR'S PARCELS: 53-3-2A)

SCITUATE, MASSACHUSETTS



ABBREVIATIONS

APPROX	APPROXIMATE
A.C.	ASBESTOS CEMENT
CB/DH	CONC. BOUND/DRILL HOLE
CB/LP	CONC. BOUND/LEAD PLUG
CCB	CAPE COD BERM
CIP	CAST IN PLACE CONCRETE CURB
CONC	CONCRETE
D	DRAIN
E	ELECTRIC
EM	ELECTRIC METER
FND	FOUNDATION
ELEV	ELEVATION
EXIST	EXISTING
FES	FLARED END SECTION
G	GAS
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE
I	INVERT
IP	IRON PIPE
LS	LANDSCAPING
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PROP	PROPOSED
PVC	POLYVINYLCHLORIDE PIPE
R	RIM
RCP	REINFORCED CONCRETE PIPE
RD	RADIUS
S	SEWER
SB/DH	STONE BOUND/DRILL HOLE
TP	TESTPIT
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WG	WATER GATE
EP	EDGE OF PAVEMENT
LS	LANDSCAPE
VGC	VERTICAL GRANITE CURB

LEGEND

EXISTING	PROPOSED	CONTOUR ELEVATION
---	---	---
---	---	EROSION CONTROL/LIMIT OF WORK
---	---	SPOT GRADE
(D)	(D)	DRAIN MANHOLE (DMH)
(CB)	(CB)	CATCH BASIN (CBN)
(S)	(S)	SEWER MANHOLE (SMH)
(PS)	(PS)	PARTICLE SEPARATOR
(UP)	(UP)	UTILITY POLE (UP)
(LP)	(LP)	LIGHT POLE
(L)	(L)	LIGHT
(S)	(S)	SIGN
(H)	(H)	VAN-ACCESSIBLE HANDICAP PARKING
(F)	(F)	FENCE
(AR)	(AR)	ADA ACCESSIBLE RAMP
(DT)	(DT)	DECIDUOUS TREE
(CT)	(CT)	CONIFEROUS TREE
(D)	(D)	PROPOSED DOOR

- GENERAL NOTES:**
- RECORD OWNER: JOHN TEDESCHI & JAMES MCINNIS
 - DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BK. 37580 PG. 266
 - PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS PLAN 898 OF 1983
 - THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF SCITUATE VILLAGE CENTER & NEIGHBORHOODS ZONING DISTRICT, SPECIFICALLY THE NEW DRIFTWAY TRANSIT VILLAGE SUBDISTRICT (GDG-NDTV).
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF SCITUATE FLOOD PLAIN & WATERSHED PROTECTION DISTRICT.
 - 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. IN MARCH OF 2016 AND JULY OF 2021.
 - THERE ARE NO KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT.
 - THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0136L DATED JULY 6, 2021.
 - THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY AREA.
 - 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.
 - THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.
 - ALL KNOWN EASEMENTS ON THE PROPERTY ARE SHOWN.
 - ALL ELEVATIONS ARE ON THE NAVD88 DATUM.
 - PROPOSED CONSTRUCTION LAYOUT FOR PARCEL 53-2-10 SOURCED FROM MASTER SITE PLAN BY CARR, LYNCH, AND SANDELL, INC. DATED 1/18/2019.



REV. DATE	DESCRIPTION
11/11/2022	REVISIONS PER PEER REVIEW & TOWN COMMENTS
2/15/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS
4/25/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS
6/28/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS
2/16/2024	REVISIONS PER SPECIAL PERMIT CONDITIONS

FOR REGISTRY USE ONLY

SITE PLAN APPROVAL
 DATE OF APPLICATION: _____
 DATE OF HEARING: _____
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 DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Jason Scott
 PROFESSIONAL LAND SURVEYOR
 JASON SCOTT, PLS 51276

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jason Scott
 PROFESSIONAL LAND SURVEYOR



APPLICANT/OWNER
 JOHN TEDESCHI
 PO BOX 361
 SCITUATE, MA 02066
 (781) 424-8551

ARCHITECT
 AXIOM ARCHITECTS
 2045 WASHINGTON STREET
 HANOVER, MA 02339
 (781) 871-2101

CIVIL ENGINEER / LAND SURVEYOR
 MORSE ENGINEERING CO., INC.
 10 NEW DRIFTWAY, SUITE 303
 SCITUATE, MA 02066
 (781) 545-0985

LIST OF WAIVERS REQUESTED
 SECTION 750.5.3.B - TO ALLOW A REDUCTION IN THE BUILDING HEIGHT STEPBACK REQUIREMENTS.

LIST OF SPECIAL PERMITS
 SECTION 580.4C - TO ALLOW A HIGHER DENSITY OF UNITS PER ACRE THAN PERMITTED BY RIGHT.
 SECTION 750.5.B.2.D - TO ALLOW A BUILDING LENGTH GREATER THAN 100 FEET.

SHEET INDEX

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SHEET 15-17	SPECIAL PERMIT CONDITIONS

 <i>Gregory Morse</i> GREGORY J. MORSE CIVIL No. 47105 REGISTERED PROFESSIONAL ENGINEER	 JASON SCOTT No. 51276 REGISTERED PROFESSIONAL LAND SURVEYOR	61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS
PREPARED BY: JOHN TEDESCHI	PREPARED FOR: JOHN TEDESCHI	PROJECT: 14-203 SCALE: AS NOTED DESIGN: PGG CHK: GJM DATE: 7/13/2022 PLAN TITLE: COVER SHEET: 1 OF 17

SOIL TEST DATA

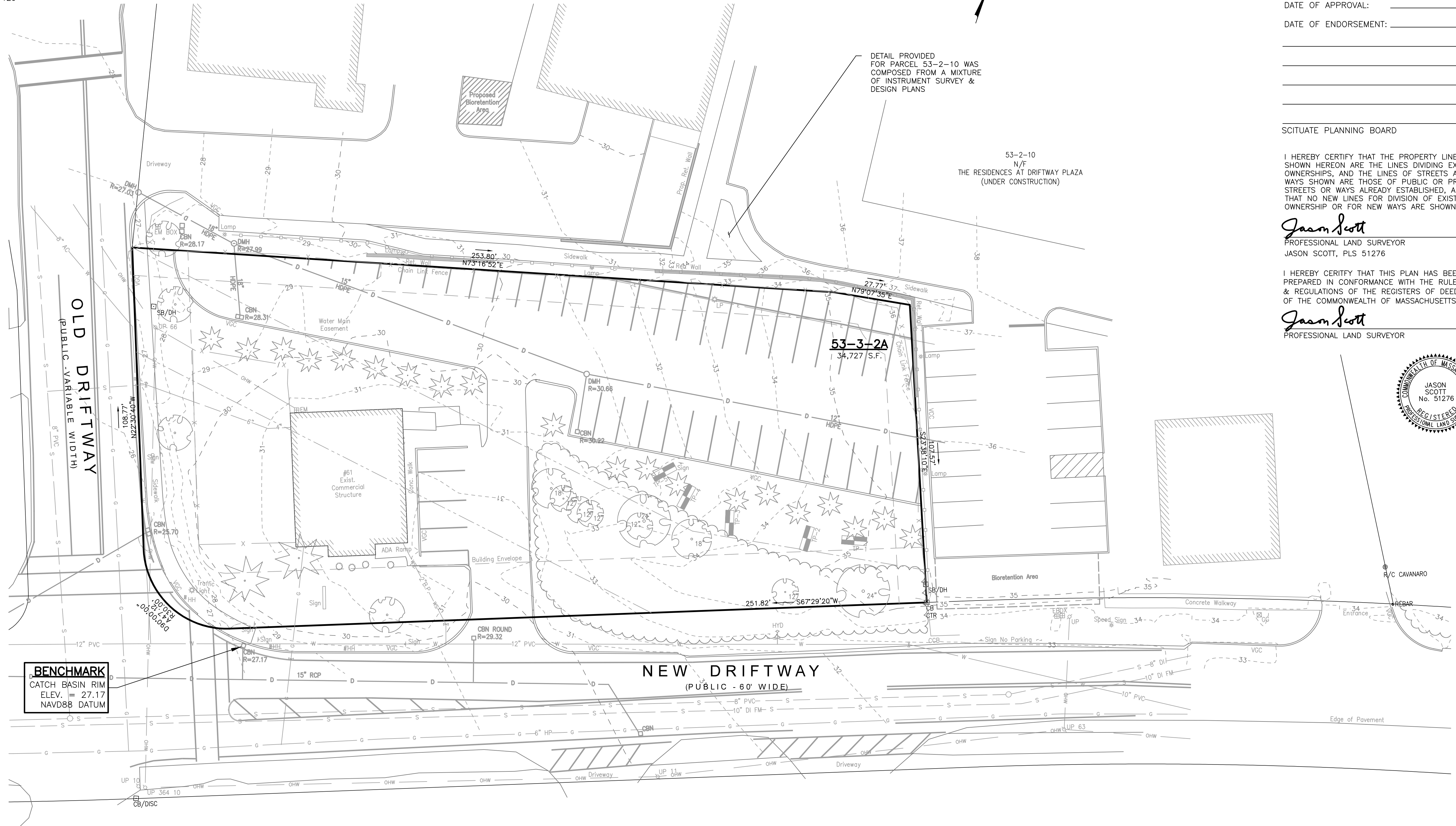
SOIL TESTING AND EVALUATION BY: PAUL GRAEME GUNN, SE#14392
DATE: JUNE 20, 2022

TP-1	APPROX. GRADE	EL. 34.7	TP-2	APPROX. GRADE	EL. 34.5
EL. 30.4	FILL	52"	EL. 33.7	A HORIZON LOAMY SAND 10YR 3/4	10"
EL. 24.7	C HORIZON COARSE SAND 2.5Y 5/3	120"	EL. 31.8	B HORIZON LOAMY SAND 10YR 5/3	32"
	WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >120" (EL. 24.7)		EL. 24.5	C HORIZON COARSE SAND 2.5Y 5/3	120"
				WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >120" (EL. 24.5)	
TP-3	APPROX. GRADE	EL. 33.5	TP-4	APPROX. GRADE	EL. 32.5
EL. 32.6	A HORIZON LOAMY SAND 10YR 3/2	11"	EL. 29.2	FILL	40"
EL. 30.8	B HORIZON LOAMY SAND 10YR 5/3	32"	EL. 27.3	B HORIZON LOAMY SAND 10YR 5/3	62"
EL. 23.5	C HORIZON FINE SAND 2.5Y 5/5	120"	EL. 22.5	C HORIZON FINE SAND 2.5Y 5/5	120"
	WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >120" (EL. 23.5)			WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >120" (EL. 22.5)	

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: PAUL GRAEME GUNN, SE#14392
DATE: NOVEMBER 4, 2022

TP-5	APPROX. GRADE	EL. 32.0
EL. 29.2	FILL	70"
EL. 20.0	C HORIZON COARSE SAND 2.5Y 5/5	144"
	WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >144" (EL. 20.0)	



BENCHMARK
CATCH BASIN RIM
ELEV. = 27.17
NAVD88 DATUM



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PREPARED BY: *Jason Scott*
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

PROJECT: 61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS

PREPARED FOR: JOHN TEDESCHI

JOB NO: 14-203
SCALE: 1" = 20'
DESIGN: PGG
CHK: GJM
DATE: 7/13/2022
PLAN TITLE: EXISTING CONDITIONS
SHEET: 2 OF 17

CONSTRUCTION PHASE OPERATION & MAINTENANCE

DURING LAND DISTURBANCE AND CONSTRUCTION ACTIVITIES, PROJECT PROPONENTS MUST IMPLEMENT CONTROLS THAT PREVENT EROSION, CONTROL SEDIMENT MOVEMENT, AND STABILIZE EXPOSED SOILS TO PREVENT POLLUTANTS FROM MOVING OFF SITE OR ENTERING WETLANDS OR WATERS. LAND DISTURBANCE ACTIVITIES INCLUDE DEMOLITION, CLEARING, EXCAVATION, GRADING, FILLING AND RECONSTRUCTION.

CONSTRUCTION ACTIVITIES INCREASE THE POTENTIAL FOR EROSION AND SEDIMENTATION AT A SITE WHICH MAY ADVERSELY IMPACT WETLAND RESOURCE AREAS. TO PREVENT THIS IMPACT, THE FOLLOWING CONDITIONS SHALL BE IMPOSED TO CONTROL EROSION AND SEDIMENTATION:

EROSION CONTROL BARRIER:

AN EROSION CONTROL BARRIER SHALL BE PLACED ALONG THE DOWN-GRADIENT LIMIT OF WORK/CLEARING PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. THE INTEGRITY OF THE EROSION CONTROL BARRIER SHALL BE MAINTAINED BY PERIODIC INSPECTION AND REPLACEMENT AS NECESSARY. ACCUMULATED SEDIMENT SHOULD BE REMOVED FROM THE BARRIER WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE BARRIER. THE EROSION CONTROL BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED SURFACES HAVE BEEN LOAMED AND SEEDED AND VEGETATION HAS BEEN ESTABLISHED. CATCH BASIN SILT SACKS: CATCH BASIN SILT SACKS SHOULD BE INSTALLED ON NEARBY EXISTING BASINS, AND ON ANY BASINS INSTALLED OVER THE DURATION OF CONSTRUCTION. SILT SACKS SHOULD BE PERIODICALLY INSPECTED TO ENSURE PROPER PLACEMENT, AS WELL AS TO REMOVE ACCUMULATED DEBRIS OR SEDIMENT TO ENSURE CONTINUED FUNCTION. SILT SACKS SHOULD ONLY BE REMOVED ONCE THE SITE HAS BEEN FULLY STABILIZED.

CATCH BASIN SILT SACKS:

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STABILIZATION CONSTRUCTION ENTRANCE:

A CRUSHED STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE ENTRANCE TO THE PROPOSED CONSTRUCTION AREA TO PREVENT THE MIGRATION OF MUD AND SEDIMENTS OFF-SITE. THE ENTRANCE SHALL BE INSPECTED WEEKLY AND MAINTAINED IN GOOD CONDITION. ADDITIONAL STONE SHALL BE APPLIED AS NECESSARY. MUD AND SEDIMENT TRACKED ONTO THE WAY SHALL BE REMOVED IMMEDIATELY. CONTRACTORS ARE TO ONLY ENTER AND EXIT THE SITE VIA THE CONSTRUCTION ENTRANCE, AND ARE TO PARK AS DELINEATED ON THE SITE PLAN.

STABILIZATION PRACTICES:

DISTURBED AREAS SHALL BE STABILIZED AND PROTECTED AS SOON AS PRACTICABLE. DISTURBED AREAS SHALL BE STABILIZED WHEN CONSTRUCTION ACTIVITY IN THE AREA HAS CEASED FOR MORE THAN 14 DAYS UNLESS NOT FEASIBLE DUE TO SNOW COVER OR IF CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 21 DAYS AFTER CONSTRUCTION TEMPORARILY CEASED. STABILIZATION MEASURES INCLUDE THE FOLLOWING:

- TEMPORARY SEEDING
- GEOTEXTILES
- MULCHING AND NETTING
- PERMANENT SEEDING

IF SEEDING IS NOT USED TO STABILIZE DISTURBED AREAS 6 WEEKS BEFORE FIRST FROST, JUTE MESH OR MULCHING AND NETTING SHOULD BE USED TO STABILIZE THE SITE UNTIL THE NEXT RECOMMENDED SEEDING PERIOD. SEEDING SHOULD TAKE PLACE IN LATE SPRING OR EARLY FALL.

DURING THE RECOMMENDED SEEDING SEASON, SEED SHOULD RECEIVE WATERING TWICE A DAY, FOR A TOTAL OF 3-4 INCHES PER WEEK. IF MUNICIPAL WATER RESTRICTIONS ARE IN EFFECT THAT LIMIT THE AVAILABILITY OF WATER, JUTE MESH OR MULCHING AND NETTING SHOULD BE IMPLEMENTED UNTIL SUCH A TIME THAT SUFFICIENT WATER IS AVAILABLE TO MAINTAIN ANY SEEDING.

AIR QUALITY/DUST:

DUST CAN BE GENERATED BY DUMPING, EXCAVATING AND MOVING THE RAW MATERIALS AND EXPOSED SOIL STORAGE DURING PERIODS OF MECHANICAL DISTURBANCE, TRANSFER OPERATIONS OR HIGH WINDS. MEASURES TO MITIGATE DUST EMISSIONS SHALL BE UTILIZED TO REDUCE EMISSIONS AND TO MINIMIZE RELATED IMPACTS. THESE MEASURES INCLUDE: WATERING AREAS OF EXPOSED SOILS ON A REGULAR BASIS, VEGETATIVE COVER, CALCIUM CHLORIDE, STONE AND THE USE OF TARPULIN COVERED TRUCKS WHEN TRANSPORTING MATERIAL. WATER TRUCKS SHOULD NOT BE OVER UTILIZED IN ORDER TO PREVENT RUNOFF PROBLEMS OR RILL EROSION.

STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS:

HAZARDOUS MATERIALS SHALL BE STORED AND DISPOSED OF IN ACCORDANCE WITH THE U.S. ENVIRONMENTAL PROTECTION AGENCY HAZARDOUS WASTE REGULATIONS AND ALL OTHER APPLICABLE REGULATIONS TO ENSURE THEY DO NOT ADVERSELY IMPACT THE ENVIRONMENT. CONCRETE IN PARTICULAR SHOULD BE DISPOSED OF BY EITHER DISPOSING OF THE MATERIAL ADJACENT TO THE FOUNDATION POUR OR IN THE DESIGNATED CONCRETE WASHOUT AREA. IN THE EVENT OF A SPILL, THE SUPERVISOR IS TO FIRST CONTACT THE FIRE DEPARTMENT AND THEN NOTIFY THE POLICE DEPARTMENT, DEPARTMENT OF PUBLIC WORKS, BOARD OF HEALTH, AND CONSERVATION COMMISSION. THE FIRE DEPARTMENT WILL ASSESS THE SPILL AND DETERMINE IF ADDITIONAL NOTIFICATIONS ARE NECESSARY AND THE LEVEL OF CLEANUP. THE FOLLOWING EQUIPMENT AND MATERIALS SHALL BE STORED ON-SITE AT ALL TIMES: SORBENT PADS, SAND BAGS, SPEEDI-DRI ABSORBENT AND SQUARE END SHOVELS.

STOCKPILING:

TEMPORARY CONSTRUCTION PILES, SOIL STORAGE PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES TO KEEP SOIL IN PLACE AND PREVENT SEDIMENT RUNOFF. TEMPORARY PERIMETER PROTECTION SUCH AS BERMS, DIKES AND SILT FENCES SHALL BE APPLIED TO ALL SOIL PILES. STOCKPILES TO BE STORED FOR AN EXTENDED PERIOD OF TIME SHALL BE STABILIZED WITH VEGETATIVE COVER. STOCKPILES OF EQUIPMENT SHOULD BE LIMITED TO THE AREAS DELINEATED ON THE PLAN.

INFILTRATION AREAS:

ALL PROPOSED INFILTRATION AREAS WILL BE STAKED IN THE FIELD DURING CONSTRUCTION SO AS TO LIMIT COMPACTION WHEREVER POSSIBLE. DURING THE EXCAVATION FOR THE INSTALLATION OF DRYWELL SYSTEMS, THE FLOOR AND SIDEWALLS OF THE PITS SHOULD BE ROUGHENED AS NECESSARY LIMIT OF EFFECTS OF SMEARING OR COMPACTION.

TEMPORARY SEDIMENT BASIN:

THE TEMPORARY SEDIMENT BASIN SHALL BE INSPECTED ON A MONTHLY BASIS AND AFTER ALL STORM EVENTS, TRASH, LEAVES, BRANCHES, ETC. SHALL BE REMOVED FROM THE BASIN. SILT, SAND, AND SEDIMENT, IF SIGNIFICANT ACCUMULATION OCCURS, SHALL BE REMOVED BY HAND AS NECESSARY. MATERIAL SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS. IF ANY VEGETATION SHALL BE CUT AND WEEDS AND BRUSH REMOVED OR TRIMMED AT REGULAR INTERVALS DURING THE GROWING SEASON. RESEEDING AND WEED CONTROL MAY NEED TO BE PERFORMED PERIODICALLY TO MAINTAIN EFFICIENCY OF THE BASIN. IMPORTANT ITEMS TO CHECK DURING INSPECTION INCLUDE: SIGNS OF DIFFERENTIAL SETTLEMENT, CRACKING, EROSION, LEAKAGE IN THE EMBANKMENTS, TREE GROWTH ON THE EMBANKMENTS, AND SEDIMENT ACCUMULATION.

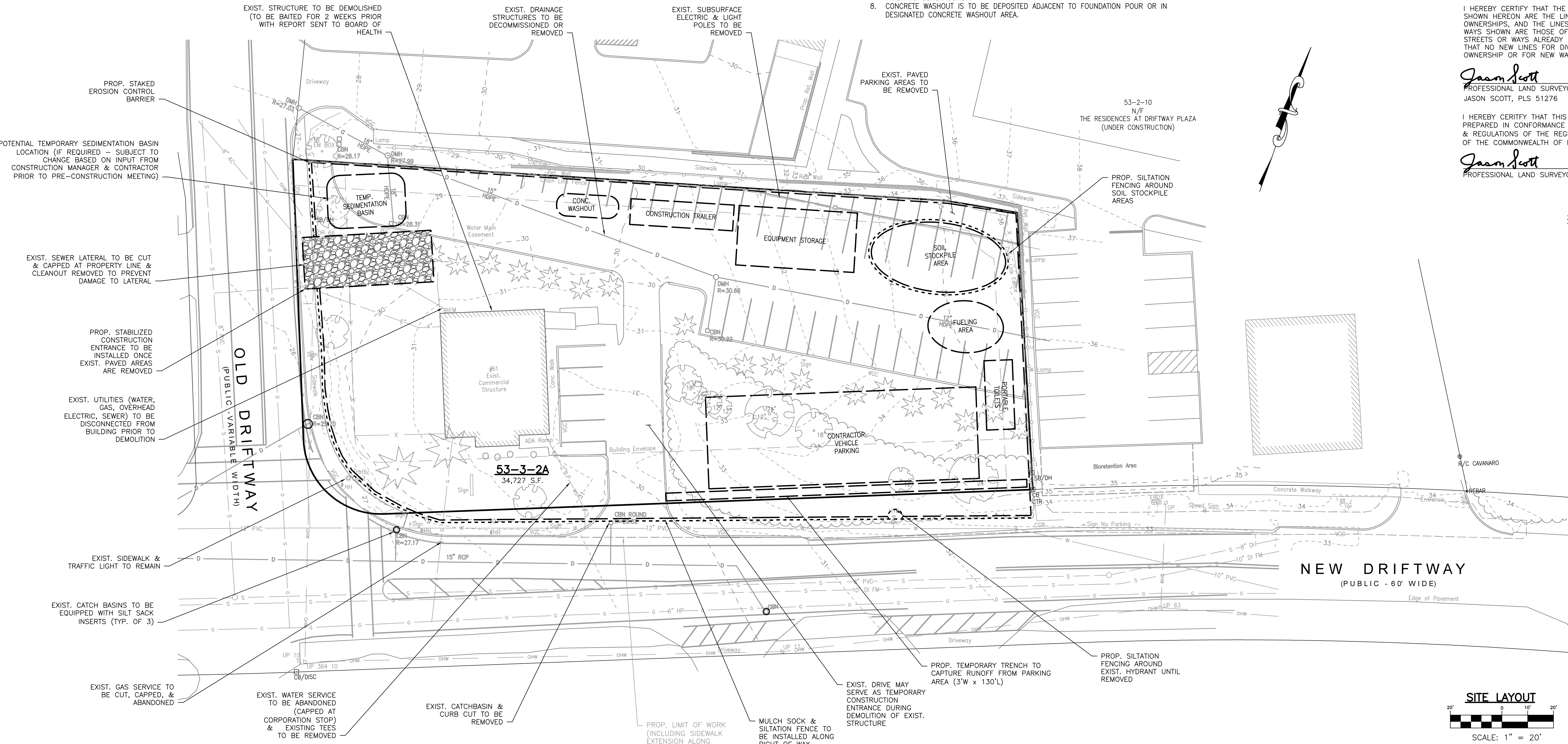
CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. STABILIZATION AND EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE BARRIERS, FENCES, AND SILT SACKS AT LOCATIONS INDICATED ON THE SITE PLANS.
2. DISCONNECT EXISTING UTILITIES FROM SITE. CONTACT UTILITY PURVEYORS FOR INDIVIDUAL REQUIREMENTS. BAIT BUILDING FOR 2-WEEKS PRIOR TO DEMOLITION.
3. DEMOLISH EXISTING BUILDING. REMOVE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
4. STRIP AND REMOVE FROM SITE ANY EXISTING CONCRETE, ASPHALT AND DEBRIS.
5. EXCAVATE FOUNDATIONS, FORM AND POUR FOUNDATION WALLS.
6. CONSTRUCT CUT AND FILL AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS.
7. INSTALL ALL DRAINAGE SYSTEM COMPONENTS AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE PROTECTED WITH EROSION CONTROLS AS SHOWN ON THE PLANS OR EQUIVALENT INLET PROTECTION UNTIL FINAL SITE STABILIZATION.
8. GRADE SIDEWALKS AND PARKING AREAS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED.
9. PLACE GRAVEL SUBBASE AND PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON PARKING SURFACES. SET CATCH BASIN GRATES FLUSH WITH THE BINDER COURSE, AND INSTALL SEDIMENTATION CONTROLS ON NEW CATCH BASINS.
10. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND STABILIZE ALL DISTURBED AREAS.
11. BEGIN CONSTRUCTION OF BUILDINGS, AND FINALIZE UTILITY CONNECTIONS TO STRUCTURE.
12. COMPLETE FINE GRADING AND LANDSCAPING OF THE SITE, INCLUDING CURBING AND LANDSCAPING AS INDICATED.
13. PAVE PARKING LOT AND FINISH CONSTRUCTION OF BUILDING. COMPLETE ANY REMAINING PLANTING ON LANDSCAPING ISLANDS.
14. ACTIVATE DRAINAGE SYSTEMS WHEN ALL TRIBUTARY AREAS ARE STABILIZED. ALL CLOSED DRAINAGE PIPES MUST BE FLUSHED PRIOR TO ACTIVATION.
15. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

CONSTRUCTION NOTES

1. ALL DISTURBED AREAS OUTSIDE OF PARKING AND ACCESS AREAS ARE TO BE LOAMED AND SEEDED TO PREVENT EROSION. SEE EROSION CONTROL NOTE 4 FOR WINTER STABILIZATION.
2. THE CONTRACTOR MUST MAINTAIN A CLEAN JOBSITE AND PREVENT THE MIGRATION OF ANY SEDIMENT OR DEBRIS ONTO NEW DRIFTWAY, OLD DRIFTWAY, OR ADJUTING PROPERTIES.
3. THE CONTRACTOR SHALL PROTECT ALL PROPERTY AND SURVEY MARKERS AS ENCOUNTERED DURING CONSTRUCTION. IF DISTURBED, THE CONTRACTOR SHALL HAVE BOUNDS RESET BY A PROFESSIONAL LAND SURVEYOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE PROPOSED WORK.
5. THE CONTRACTOR SHALL BE MADE AWARE OF AND COMPLY WITH THE STORMWATER MANAGEMENT PERMIT AS ISSUED BY THE TOWN OF SCITUATE.
6. THE CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER AND SILTATION FENCING AT THE LOCATIONS SHOWN PRIOR TO ANY LAND DISTURBANCE OR CLEARING, AND SHALL MAINTAIN ALL BARRIERS UNTIL THE SITE IS FULLY STABILIZED.
7. THE CONTRACTOR SHALL INSTALL A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION.
8. CONCRETE WASHOUT IS TO BE DEPOSITED ADJACENT TO FOUNDATION POUR OR IN DESIGNATED CONCRETE WASHOUT AREA.



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SITE PLAN APPROVAL

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PROFESSIONAL LAND SURVEYOR



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	PGG	
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	4/25/2023	
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SCALE:	1" = 20'	
DESIGN:	PGG	
CHK:	GJM	
DATE:	7/13/2022	
PLAN TITLE:	EROSION & SEDIMENTATION CONTROL	
SHEET:	3 OF 17	

SECTION 580.2

- LOCUS LIES WITHIN THE VILLAGE CENTER & NEIGHBORHOOD DISTRICT, SPECIFICALLY THE NEW DRIFTWAY TRANSIT VILLAGE SUBDISTRICT (GDG-NDTV).
- THE LOCUS DOES NOT LIE WITHIN ANY OF THE CIVIC OVERLAY ZONES.
- THE LOCUS HAS FRONTAGE ON THE PEDESTRIAN FRONTAGE OVERLAY ZONE, ALONG NEW DRIFTWAY AND OLD DRIFTWAY.
- THE LOCUS DOES NOT LIE WITHIN THE TRANSITIONAL BUFFER OVERLAY ZONE.

SECTION 580.3

- PROPOSED BUILDING TYPES:
MIXED-USE (ALLOWED BY RIGHT WITHIN GDG-NDTV SUBDISTRICT)
- BUILDING IS SUBJECT TO DESIGN STANDARDS AS SET FORTH IN SECTION 750 OF THE SCITUATE ZONING BYLAWS.

SECTION 580.4

MAXIMUM UNITS IN MIXED-USE/MULTI-FAMILY BUILDINGS PER SECTION 580.4 TABLE 2 REQUIREMENTS

16 UNITS PER 43,560 S.F. BY SPECIAL PERMIT
 16 UNITS : X UNITS
 43,560 S.F. : 34,727 S.F. X = 12.8 UNITS

36 UNITS PER 43,560 S.F. BY SPECIAL PERMIT
 36 UNITS : X UNITS
 43,560 S.F. : 34,727 S.F. X = 28.7 UNITS

PROPOSED: 22 UNITS TOTAL
 MINIMUM AMENITY SPACE: 20% OF LOT AREA
 REQUIRED: 20% x 34,727 S.F. = 6,945 S.F.
 PROVIDED: 7,134 S.F.

MINIMUM UNIT SPACE: 600 S.F. (1-BR)
 900 S.F. (2-BR & 3-BR)
 PROVIDED: SEE PLANS PREPARED BY AXIOM ARCHITECTS

SECTION 750.5

- REFER TO ZONING TABLE FOR LOT & STRUCTURAL DIMENSIONAL REQUIREMENTS FOR MIXED USE STRUCTURES IN THE VCN DISTRICT.
- ONLY ONE PRINCIPAL STRUCTURE IS PROPOSED.
- PRINCIPAL AND ACCESSORY STRUCTURES MUST BE LOCATED OUTSIDE OF REQUIRED SETBACKS EXCEPT IN REGARDS TO THE PRIMARY & SECONDARY BUILD-TO-ZONES (BTZ).
- THE FACADE OF THE PRINCIPAL STRUCTURES MUST BE PLACED WITHIN THE PRIMARY & SECONDARY BUILD-TO-ZONES.

BUILD-TO-ZONES (BTZ)
 MIXED USE BUILDINGS: 0 - 20'

BTZ OCCUPANCY IS EQUAL TO THE WIDTH OF THE FRONT FACADE OF PRINCIPAL STRUCTURE AS A PERCENTAGE OF THE LENGTH OF THE LOT FRONTAGE AND MUST EQUAL 50% MINIMUM.

PRIMARY BUILD-TO-ZONE OCCUPANCY (BTZO)
 PROPOSED MIXED-USE STRUCTURE: 53%

SECONDARY BUILD-TO-ZONE OCCUPANCY (BTZO)
 PROPOSED MIXED-USE STRUCTURE: 75%

BUILDING HEIGHTS ARE DETERMINED VIA FIGURE 6 - BUILDING SETBACK, STEPBACK, AND STREET ENCLOSURE REGULATIONS.

BUILDING STEPBACK TABLE FOR GREENBUSH-DRIFTWAY GATEWAY DISTRICT

STEPBACK	MAXIMUM BUILDING HEIGHT
0-12.5'	25'
12.5-37.5'	30'
>37.5'	40'

- PROP. SIDEWALK EASEMENT
- PROP. DO NOT ENTER SIGN (SEE DETAIL)
- PROP. POROUS PAVEMENT (HATCHED AREA)
- PROP. DO NOT ENTER SIGN & STOP SIGN W/ STOP LINE (SEE DETAIL)
- PROP. ADA RAMPS ON EITHER SIDE OF CROSSWALK W/ CAST-IRON TACTILE WARNING PADS (SEE DETAIL)

NOTE: ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PAINT PARKINGS SHALL BE THERMOPLASTIC.

SECTION 760

REQUIRED PARKING SPACES PER SECTION 760.8 TABLE-2

- 1-BEDROOM UNIT IN MIXED-USE: 1 SPACE/UNIT
- 2-BEDROOM UNIT IN MIXED-USE: 1.5 SPACE/UNIT
- 3-BEDROOM UNIT IN MIXED-USE: 2.0 SPACE/UNIT
- GENERAL OFFICE OR RETAIL IN MIXED-USE: 1 SPACE/500 S.F. GFA

PARKING CALCULATION:

- (1) 3-BEDROOM UNITS x 2.0 SPACE/UNIT = 2 SPACES REQUIRED
- (8) 2-BEDROOM UNITS x 1.5 SPACE/UNIT = 12 SPACES REQUIRED
- (13) 1-BEDROOM UNITS x 1.0 SPACE/UNIT = 13 SPACES REQUIRED
- 6,450 S.F. RETAIL & OFFICE SPACE x 1 SPACE/500 S.F. = 13 SPACES REQUIRED

PROVIDED PARKING:

- 40.0 SPACES REQUIRED
- 41.0 SPACES PROVIDED

PARKING LOT DIMENSIONAL REQUIREMENTS:

- MINIMUM PARKING SPACE: 9' x 18' (162 S.F.)
- PARKING LOT ENTRANCES: 20' MINIMUM WIDTH (24' PROVIDED)

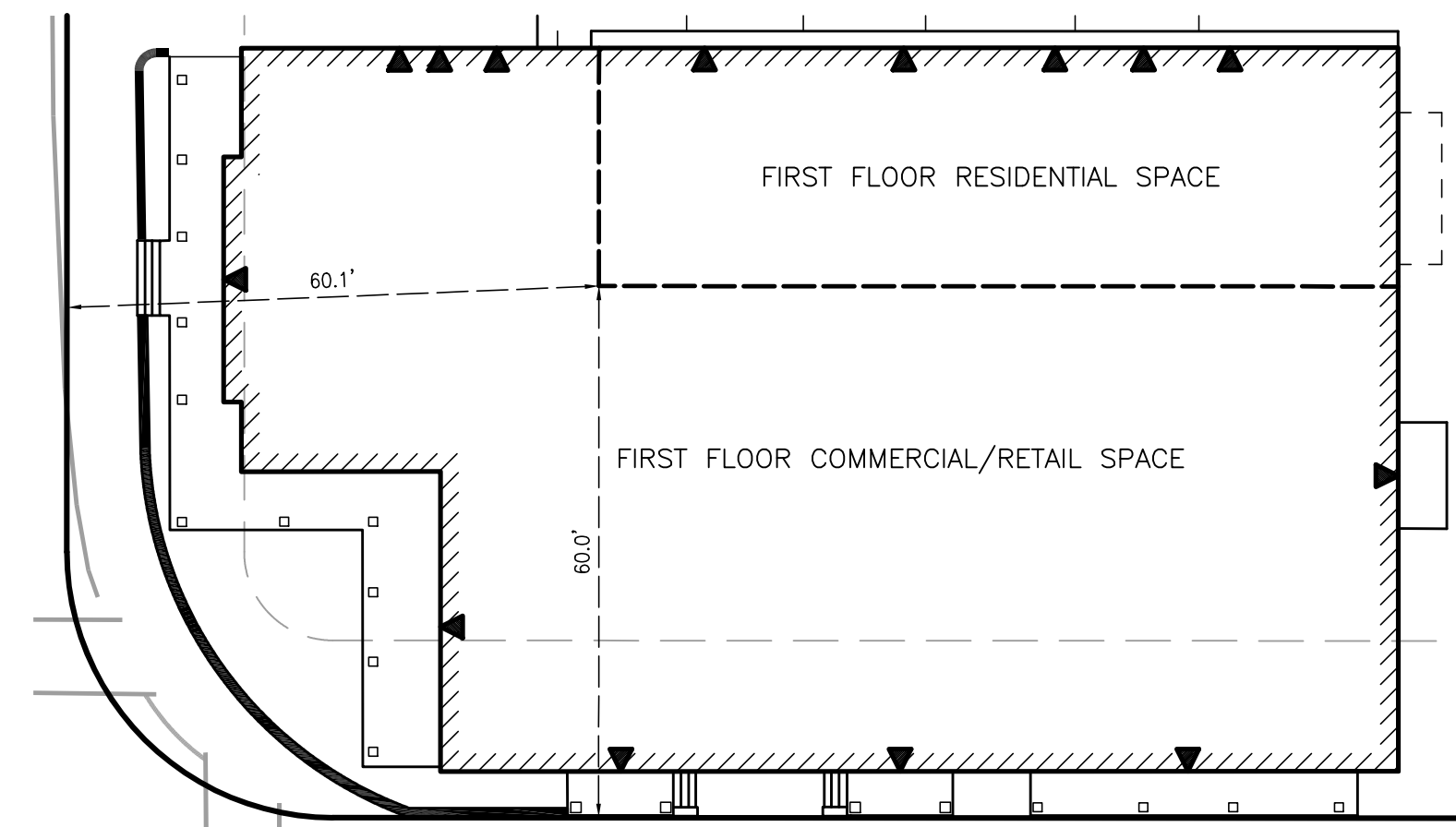
BICYCLE RACKS:

- BICYCLE RACK MUST BE PROVIDED IN PARKING LOTS WITH 5 OR MORE SPACES & SHALL NOT PROVIDE LESS THAN 10% AVAILABLE PARKING SPACES
- 41 SPACES x 0.10 = 4.1 SPOTS REQUIRED
- 6 SPOTS PROVIDED

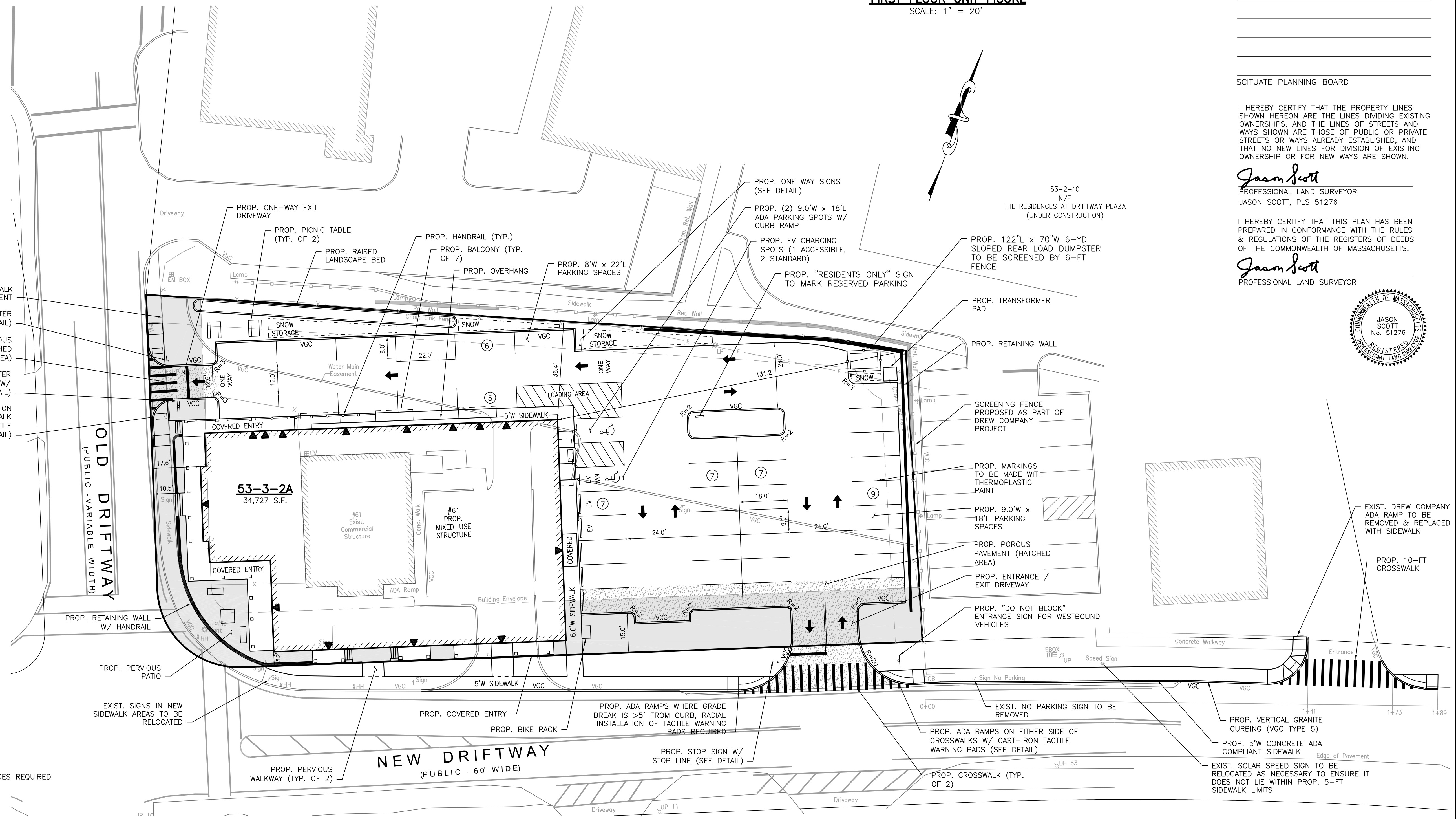
SECTION 750.6

TOWN OF SCITUATE "VILLAGE CENTER & NEIGHBORHOODS" ZONING DISTRICT GDG-NDTV - MIXED-USE BUILDING REQUIREMENTS (TABLE 1.B)

CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	NOT REQ'D	34,727 S.F.	NO CHANGE
FRONTAGE	50'	407.71'	NO CHANGE
LOT DEPTH	NOT REQ'D	107.57'	NO CHANGE
FRONT YARD	0'-20'	24.6'	5.2'
SIDE YARD	10'	51.8'	36.4'
REAR YARD	20'	187.0'	131.2'
AMENITY SPACE COVERAGE	20%	N/A	20.5%
MAX. HEIGHT	4 STORIES/40'	<40'	36'-7"
STREET FACING WIDTH	60'-150'	40.4'-48.4'	81.7'-108.0'
STREET FACING ENTRANCE	REQUIRED	PROVIDED	PROVIDED
MAXIMUM FOOTPRINT	20,000 S.F.	2,021 S.F.	9,985 S.F.
25% FRONT YARD IMPERVIOUS	25% MAX.	28.6%	23.5%



FIRST FLOOR UNIT FIGURE
 SCALE: 1" = 20'



NOTE:

THE DRIVEWAY, PARKING AREAS, DRAINAGE SYSTEM, SEWER, LANDSCAPING, AMENITY SPACE, AND OTHER COMMON AREAS, SHALL BE OWNED AND MAINTAINED BY THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF THE TOWN TO MAINTAIN. THE DRIVEWAY, DRAINAGE SYSTEM, LANDSCAPING, LIGHTING, STORMWATER LEACHING SYSTEM, AND OTHER COMMON AREAS, SHALL BE INSPECTED, MAINTAINED, AND REPAIRED BY THE APPLICANT.

FOR REGISTRY USE ONLY

SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

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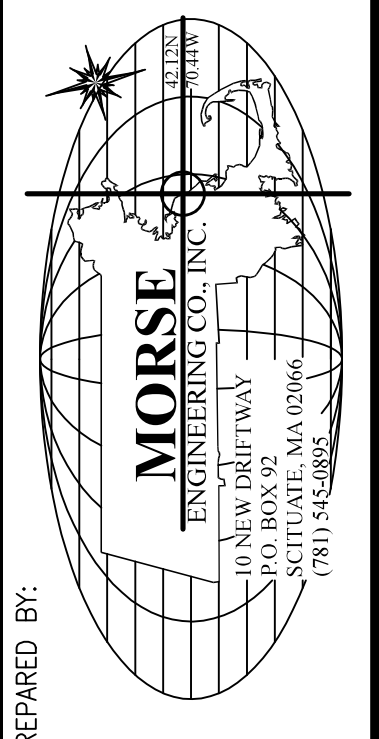
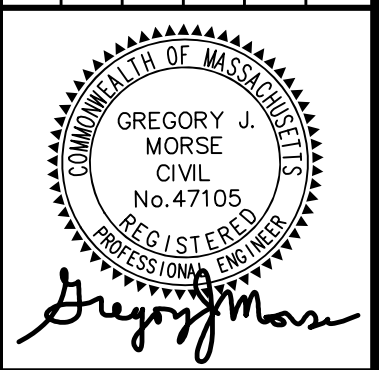
Jason Scott
 PROFESSIONAL LAND SURVEYOR
 JASON SCOTT, PLS 51276

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Jason Scott
 PROFESSIONAL LAND SURVEYOR



REV. DATE	DESCRIPTION
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6/28/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS
2/16/2024	REVISIONS PER SPECIAL PERMIT CONDITIONS



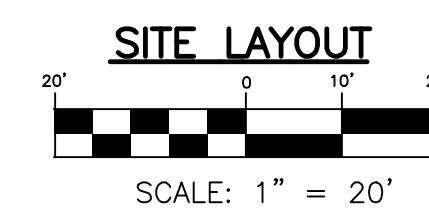
PROJECT: **61 NEW DRIFTWAY**
 (ASSESSOR'S PARCELS: 53-3-2A)
 SCITUATE, MASSACHUSETTS

PREPARED FOR: **JOHN TEDESCHI**

JOB NO: 14-203
 SCALE: 1" = 20'
 DESIGN: PGG
 CHK: GJM
 DATE: 7/13/2022

PLAN TITLE: **SITE LAYOUT**

SHEET: **4 OF 17**



SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: PAUL GRAEME GUNN, SE#14392
DATE: JUNE 20, 2022

TP-1	APPROX. GRADE EL.	TP-2	APPROX. GRADE EL.
EL. 30.4	FILL C HORIZON LOAMY SAND 10YR 3/4 2.5Y 5/3	EL. 33.7	A HORIZON LOAMY SAND 10YR 3/4
EL. 24.7	52"	EL. 31.8	B HORIZON LOAMY SAND 10YR 5/3
WEEPING OBSERVED: NONE	120"	EL. 24.5	C HORIZON COARSE SAND 2.5Y 5/3
MOTTLING OBSERVED: NONE		WEEPING OBSERVED: NONE	120"
ESHGW: >120" (EL. 24.7)		MOTTLING OBSERVED: NONE	
		ESHGW: >120" (EL. 24.5)	
TP-3	APPROX. GRADE EL.	TP-4	APPROX. GRADE EL.
EL. 32.6	A HORIZON LOAMY SAND 10YR 3/4	EL. 29.2	FILL
EL. 30.8	B HORIZON LOAMY SAND 10YR 5/3	EL. 27.3	B HORIZON LOAMY SAND 10YR 5/3
EL. 23.5	C HORIZON FINE SAND 2.5Y 5/5	EL. 22.5	C HORIZON FINE SAND 2.5Y 5/5
WEEPING OBSERVED: NONE	11"	WEEPING OBSERVED: NONE	40"
MOTTLING OBSERVED: NONE	32"	MOTTLING OBSERVED: NONE	62"
ESHGW: >120" (EL. 23.5)	120"	ESHGW: >120" (EL. 22.5)	120"

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: PAUL GRAEME GUNN, SE#14392
DATE: NOVEMBER 4, 2022

TP-5	APPROX. GRADE EL.
EL. 29.2	FILL
EL. 20.0	C HORIZON COARSE SAND 2.5Y 5/5
WEEPING OBSERVED: NONE	70"
MOTTLING OBSERVED: NONE	144"
ESHGW: >144" (EL. 20.0)	

SCITUATE WATER SPECIFICATIONS:

1. ALL WORK ON WATER SERVICES SHALL MEET THE SCITUATE WATER DIVISION SPECIFICATIONS.
2. ALL WORK SHALL CONFORM TO MOST RECENT AWWA, DEP, STATE, AND FEDERAL STANDARDS.
3. ALL MATERIALS SHALL BE AMERICAN MADE.
4. CONSTRUCTION SHALL COMPLY WITH OSHA STANDARDS.
5. ONLY WATER DIVISION EMPLOYEES TO OPERATE VALVES OR HYDRANTS.
6. NO PIPES OR APPURTENANCES SHALL BE BACKFILLED BEFORE INSPECTION BY AUTHORIZED AGENT OF WATER DEPARTMENT.
7. ALL WATER COMPONENTS SHALL COMPLY TO SCITUATE WATER DEPARTMENT SPECIFICATION STANDARDS, INCLUDING SERVICE LINES, JOINTS, FITTINGS, VALVES, HYDRANTS, SERVICE TAPS, AND TAPPING SLEEVES.
8. SERVICE & GATE BOXES SHOULD BE BUFFALO SLIDE STYLE AND IDENTIFIED AS WATER.
9. A SERVICE DRAWING IDENTIFYING INSTALLATION IS REQUIRED BEFORE SERVICE IS ACTIVATED. DRAWING SHOULD INCLUDE APPROPRIATE TIES.
10. CONSTRUCTION IN TOWN ROADS REQUIRES DPW STREET OPENING AND TRENCH PERMITS. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.
11. ALL UNITS ARE TO BE INDIVIDUALLY METERED, NO MASTER METERS ARE TO BE INSTALLED.

SCITUATE SEWER SPECIFICATIONS:

1. ALL SEWER PIPE IS TO BE 6" SDR-35 WITH A MINIMUM SLOPE OF 0.02 (2%).
2. ALL JOINT SECTIONS FOR THE ENTIRE SEWER SERVICE ARE TO BE DOUBLE WRAPPED WITH SELF-ADHESIVE EXTERNAL PVC (10 MIL) OR EPDM RUBBER WRAP (30 MIL) TAPE WITH A MINIMUM WRAP WIDTH OF 6 INCHES.
3. IF THE APPLICANT WISHES TO RE-USE ANY PORTION OF THE EXISTING SEWER LINE, THEY SHALL HAVE IT CAMERA INSPECTED AND PROVIDE A COPY OF THE VIDEO INSPECTION TO THE SEWER DIVISION FOR FINAL APPROVAL.
4. ANY EXTERNAL CLEANOUT PORTS OR VIEW PORTS SHALL HAVE A PROTECTIVE METAL COVER TO GRADE. ALL SERVICES MUST HAVE A CLEANOUT, AND EVERY BEND IN A SERVICE MUST HAVE A CLEANOUT.
5. ALL SEWER LINE WORK TO BE COMPLETED BY A LICENSED DRAINLAYER IN THE TOWN OF SCITUATE.
6. APPLICANT TO PROVIDE FINAL AS-BUILT OF SEWER ONCE CONSTRUCTED.
7. SEWER CONNECTION FEES SHALL BE DUE FOR ANY ADDITIONAL UNITS CONNECTED TO TOWN SEWER AND ARE THE RESPONSIBILITY OF THE OWNER. SEWER PERMIT FEES MUST ALSO BE PAID AND ARE NOT INCLUDED IN THE CONNECTION FEES. THE PROJECT IS ASSESSED AT \$344,000 IN SEWER CONNECTION FEES.
8. APPLICANT TO PROVIDE FINAL AS-BUILT OF SEWER SERVICE ONCE CONSTRUCTED.
9. THE PRIVATELY CONSTRUCTED SEWER INFRASTRUCTURE WILL BE OWNED AND MAINTAINED BY THE APPLICANT. THE SEWER LINE, FROM THE PROPERTY IN, IS OWNED BY THE PROPERTY OWNER.

SCHEDULE OF DRAINAGE STRUCTURES

STRUCTURE	RIM	INVERT (IN)	INVERT (OUT)
DMH-1	29.5	22.7	22.6
DMH-2	29.5	22.9	22.8
PS-1	29.5	23.0	23.0
CBN-1	29.2		23.2
DMH-3	29.8	22.8	22.6
PS-2	29.8	22.9	22.9
DMH-4	29.7	23.1	23.0
CBN-2	29.2		23.2
DMH-5	29.3	24.0	23.9
CBN-3	29.0		24.2
DMH-6	27.5	24.8	24.7
CBN-4	27.1		24.9
CBN-5	27.1		24.9

SCH. OF DRYWELL ELEVATIONS

CULTEC R-330XL DRYWELLS	ELEVATION
ESHW	20.0
BOTTOM OF STONE	22.0
BOTTOM OF CHAMBER	22.5
INV. INTO CHAMBER	22.5
TOP OF CHAMBER	25.0
TOP OF STONE	25.5
MINIMUM FINISHED GRADE	26.3

FOR REGISTRY USE ONLY

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DATE OF APPLICATION: _____
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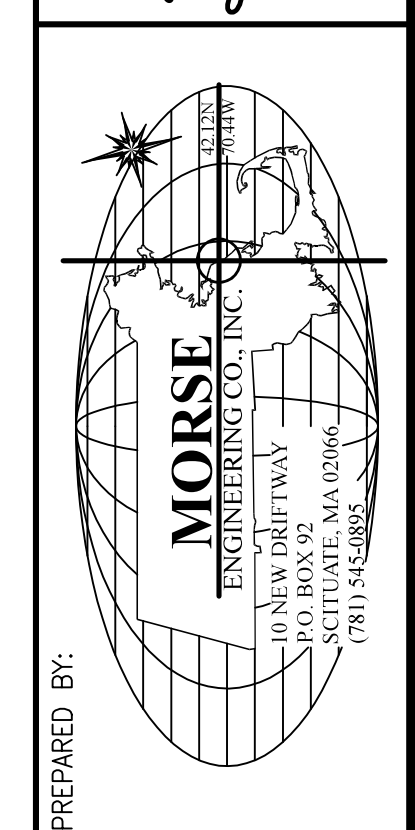
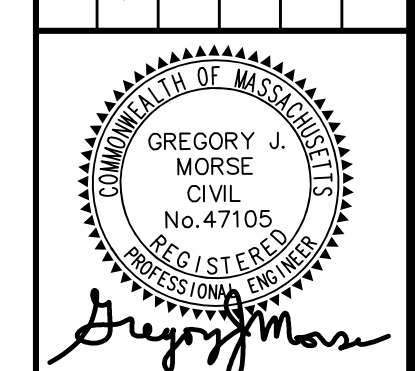
Jason Scott
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

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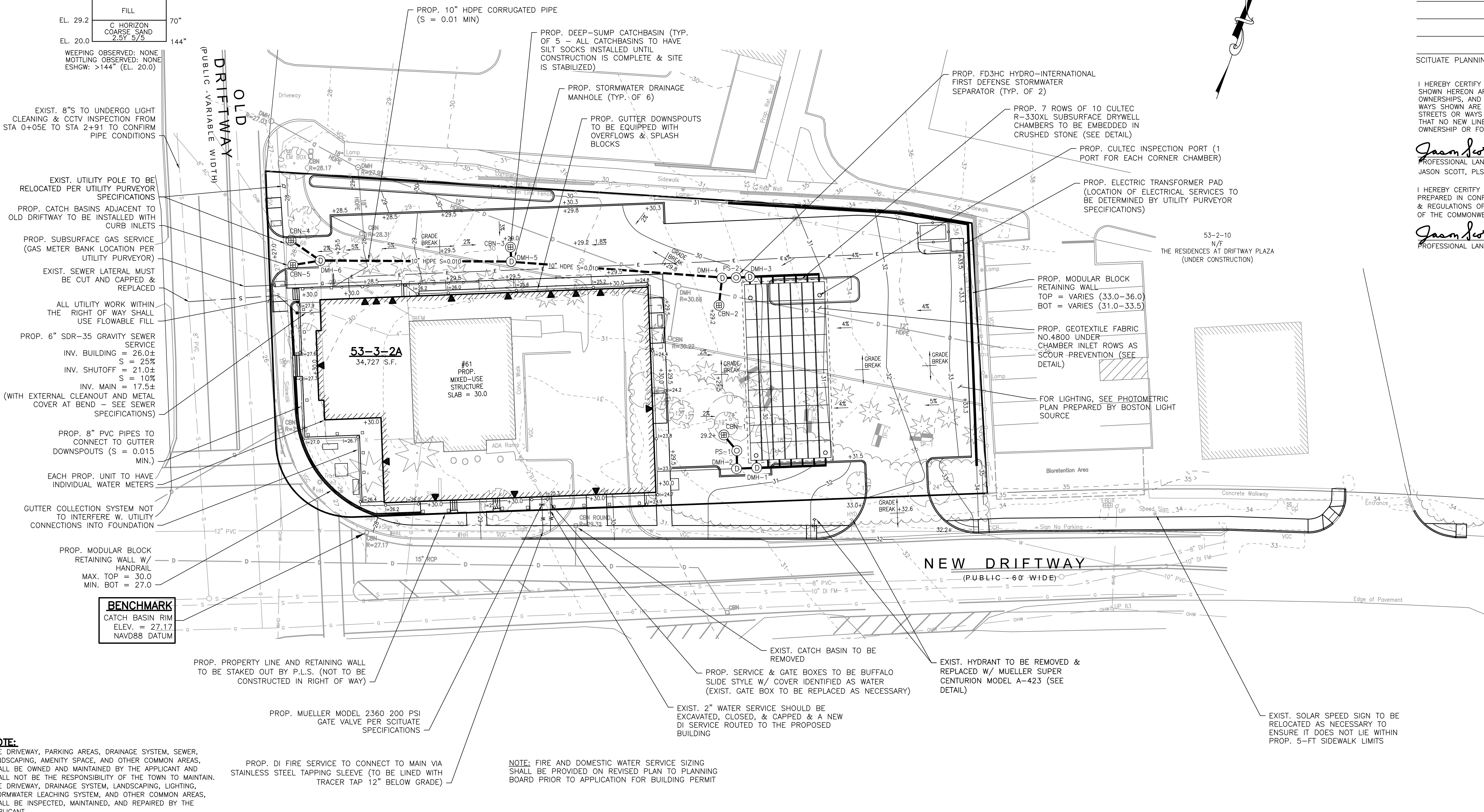


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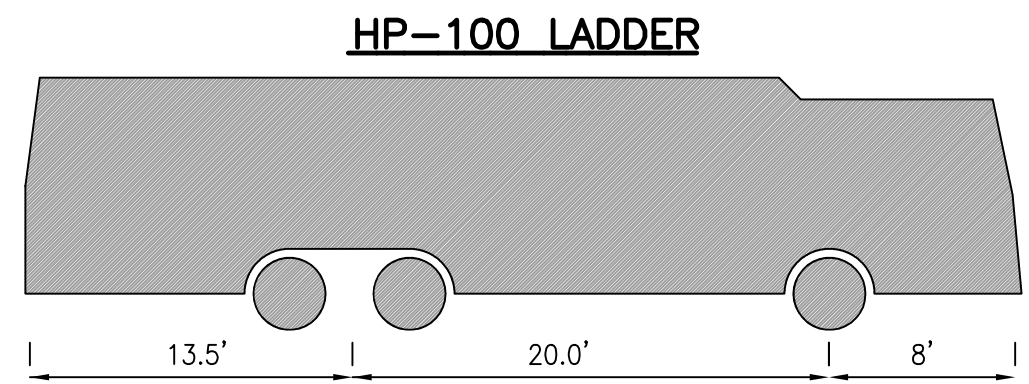
PROJECT: 61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS

JOB NO:	14-203
SCALE:	1" = 20'
DESIGN:	PGG
CHK:	GJM
DATE:	7/13/2022
PLAN TITLE:	GRADING & UTILITIES
SHEET:	7 OF 17



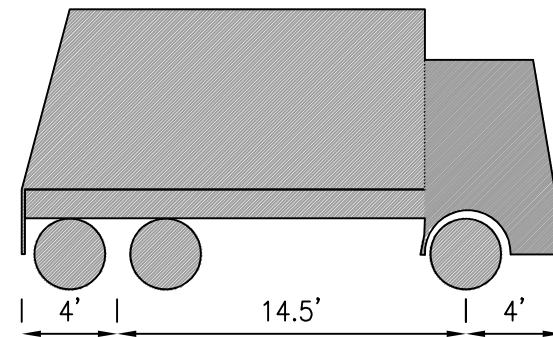
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NOTE: FIRE AND DOMESTIC WATER SERVICE SIZING SHALL BE PROVIDED ON REVISED PLAN TO PLANNING BOARD PRIOR TO APPLICATION FOR BUILDING PERMIT



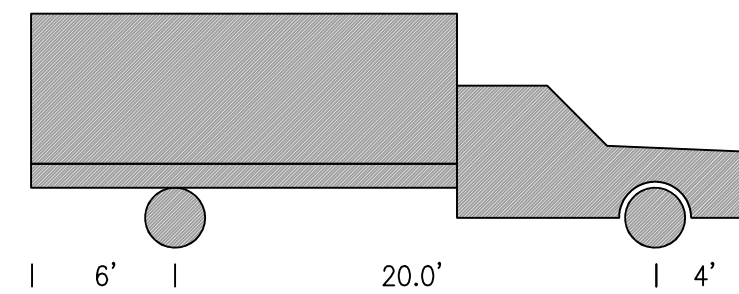
Vehicle Width: 8.33 ft
Wheel Width: 6.88 ft
Tire Diameter: 3.9 ft

REAR-LOAD GARBAGE TRUCK



Vehicle Width: 8.5 ft
Wheel Width: 6.67 ft
Tire Diameter: 3 ft

DELIVERY VEHICLE



Vehicle Width: 8.0 ft
Wheel Width: 7.0 ft
Tire Diameter: 3.0 ft



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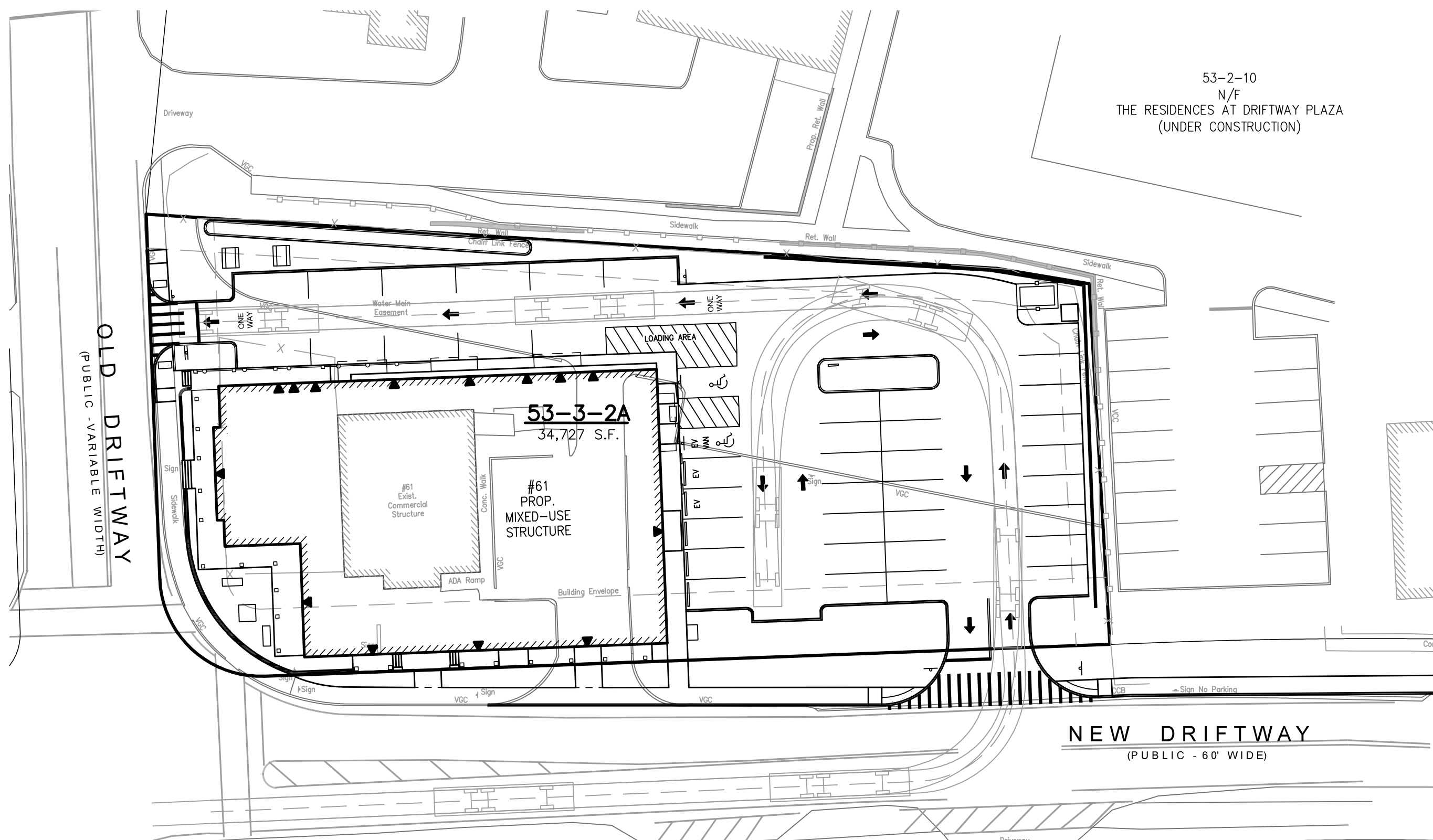
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SITE PLAN APPROVAL

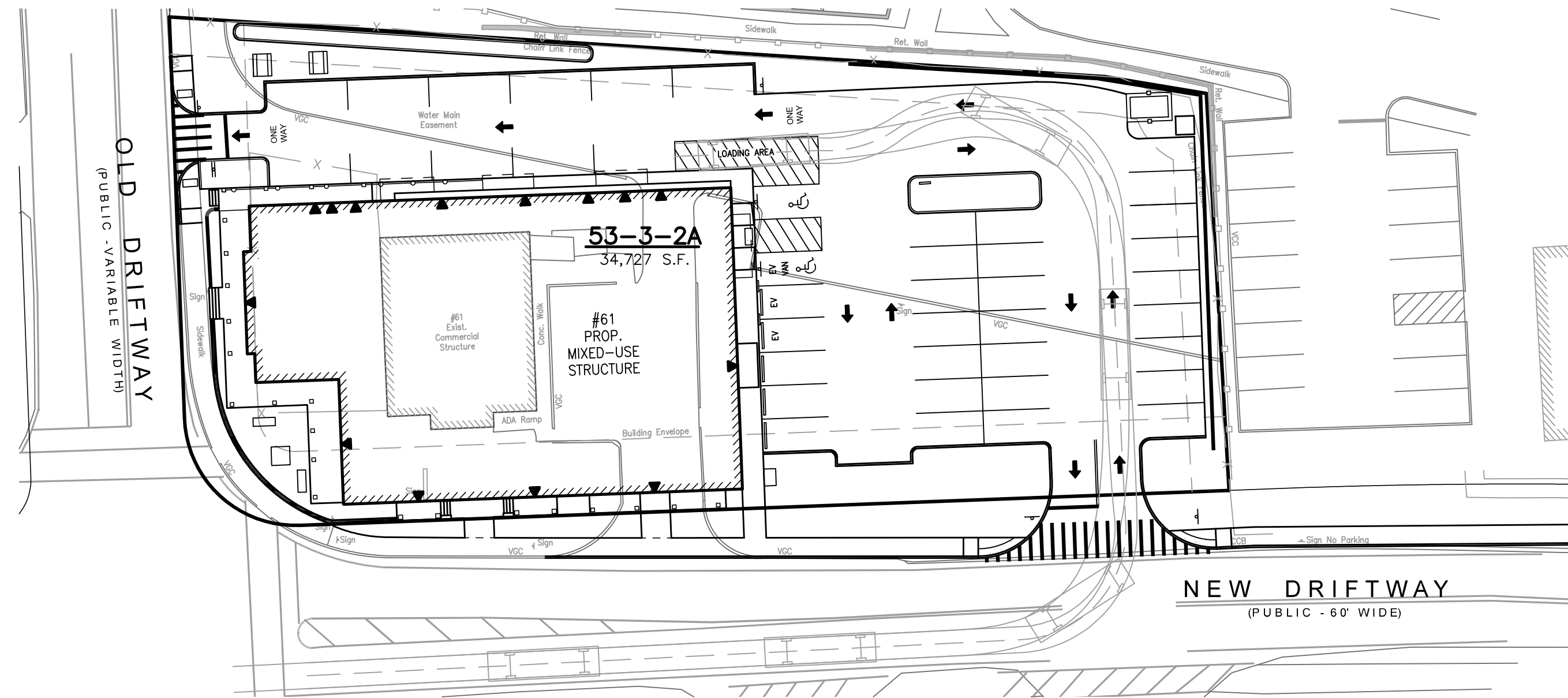
DATE OF APPLICATION: _____
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SCITUATE PLANNING BOARD

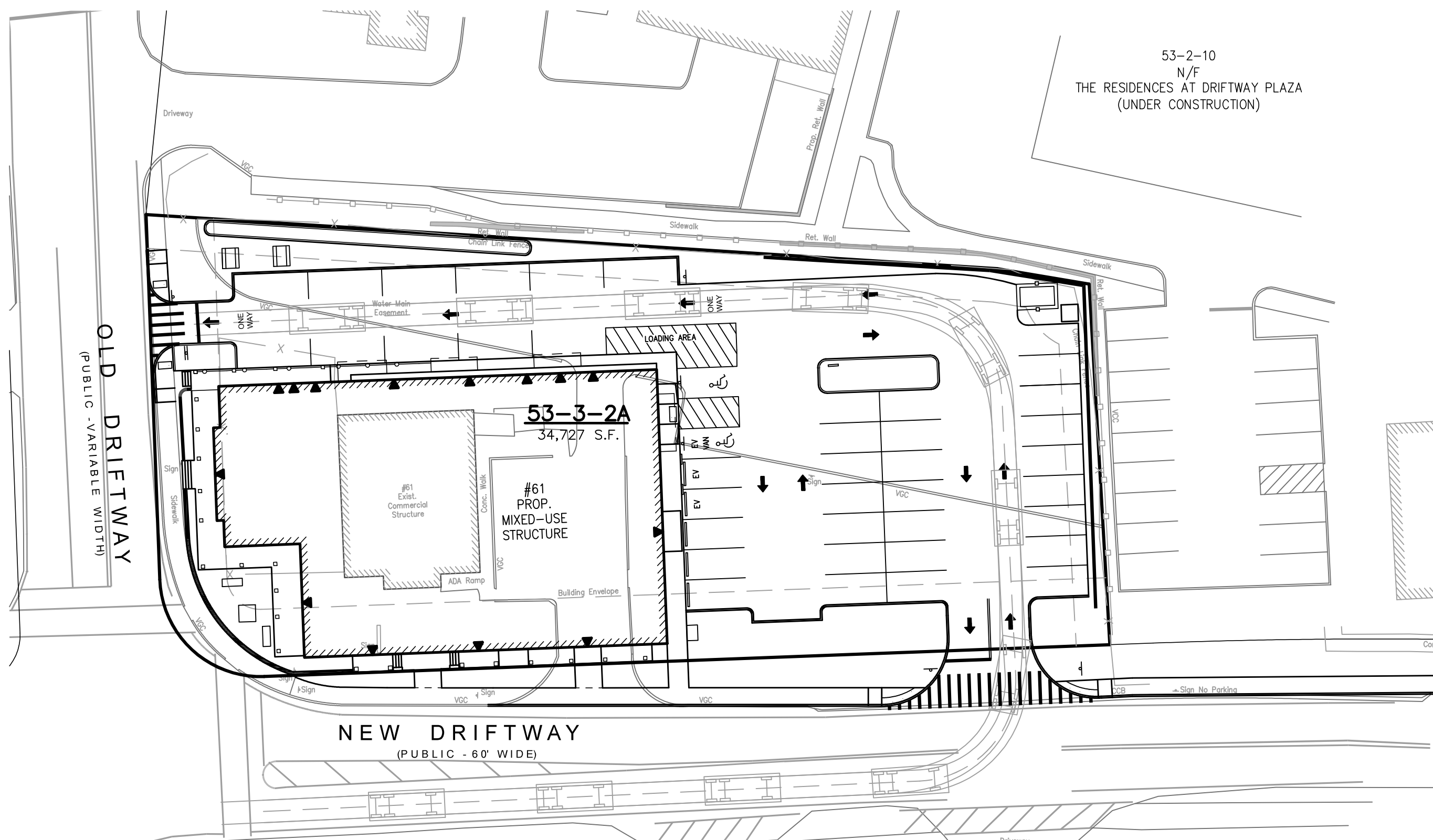
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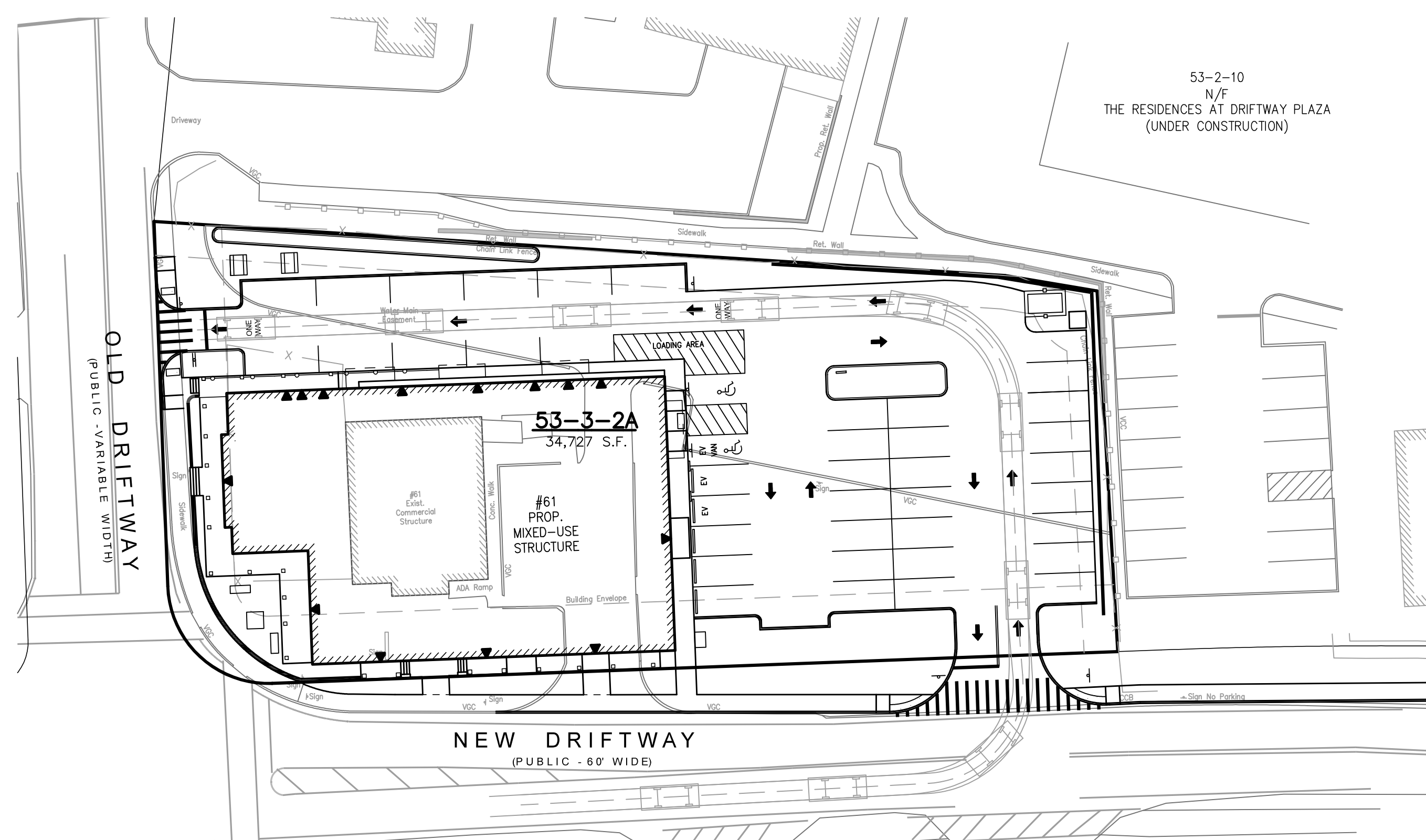
HP-100 LADDER TURNING FIGURE
SCALE: 1" = 30'



DELIVERY VEHICLE TURNING ANALYSIS
SCALE: 1" = 30'

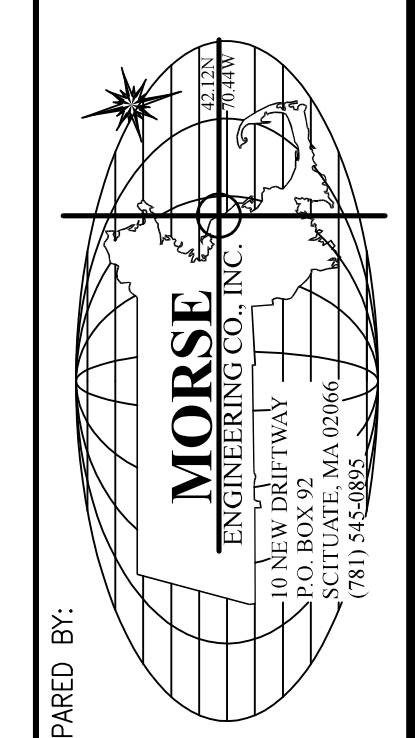
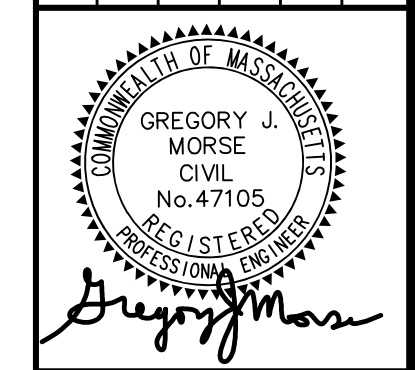


REAR LOADER GARBAGE TRUCK TURNING FIGURE
SCALE: 1" = 30'

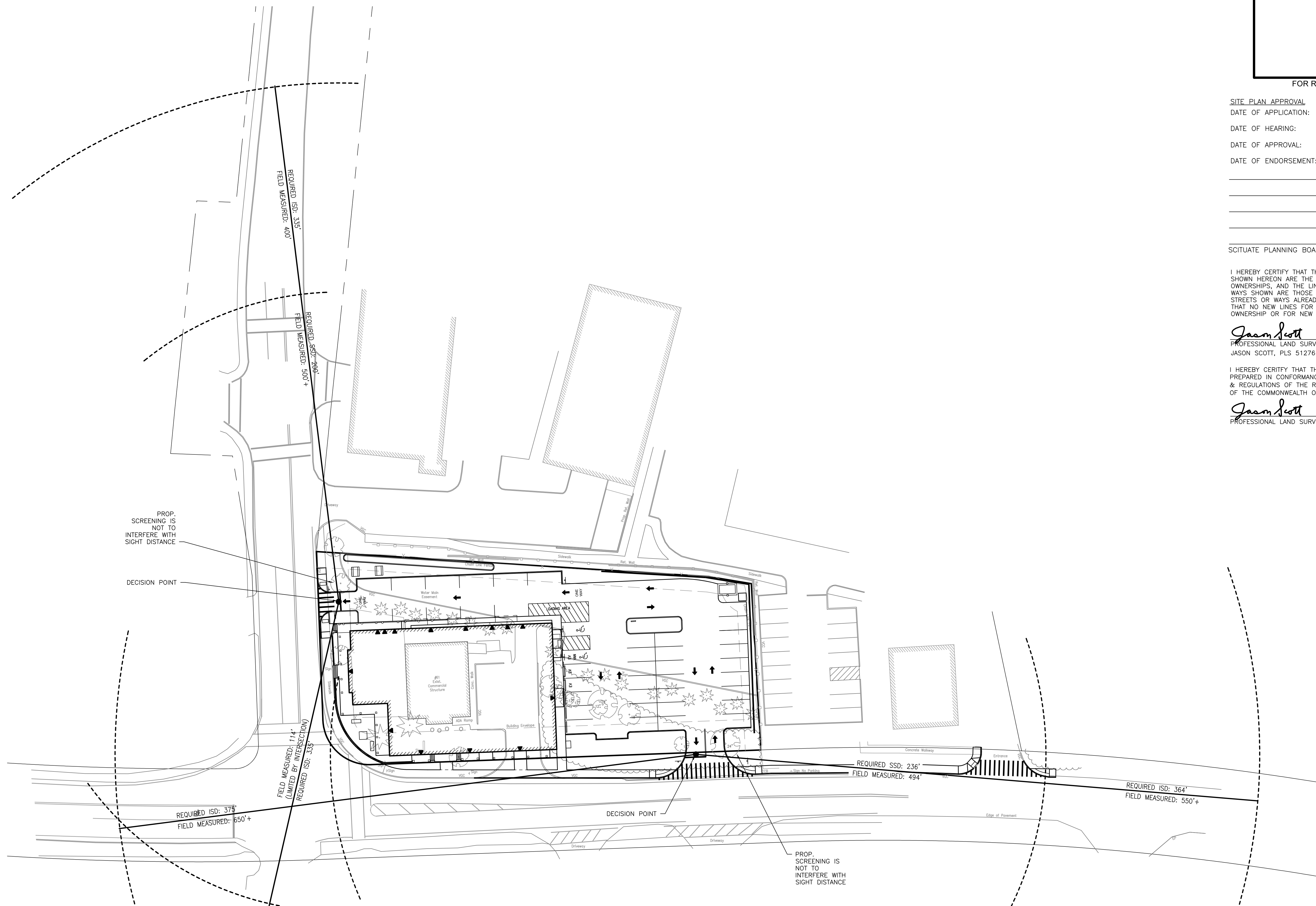


PASSENGER VEHICLE TURNING FIGURE
SCALE: 1" = 30'

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2/16/2024	REVISIONS PER SPECIAL PERMIT CONDITIONS



PROJECT:	61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS
PREPARED FOR:	JOHN TEDESCHI
JOB NO:	14-203
SCALE:	1" = 30'
DESIGN:	PGG
CHK:	GJM
DATE:	7/13/2022
PLAN TITLE:	TURNING ANALYSIS
SHEET:	8 OF 17



NOTE: FIELD MEASURED SIGHT AND INTERSECTION DISTANCES ARE COMPRISED FROM "TABLE 10 - SIGHT DISTANCE MEASUREMENTS" FROM THE TRANSPORTATION IMPACT ASSESSMENT REPORT PREPARED BY VANASSE & ASSOCIATES, INC.

SIGHT DISTANCE FIGURE
SCALE: 1" = 30'

FOR REGISTRY USE ONLY

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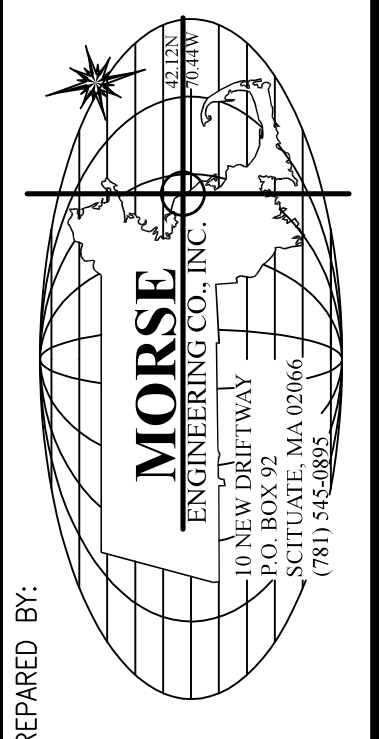
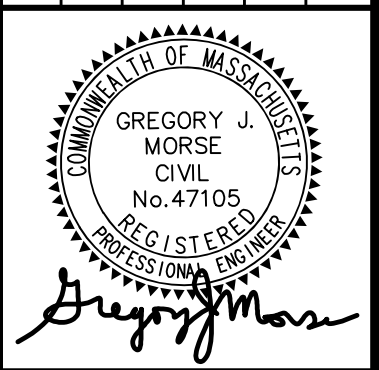
Jason Scott
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 JASON SCOTT, PLS 51276

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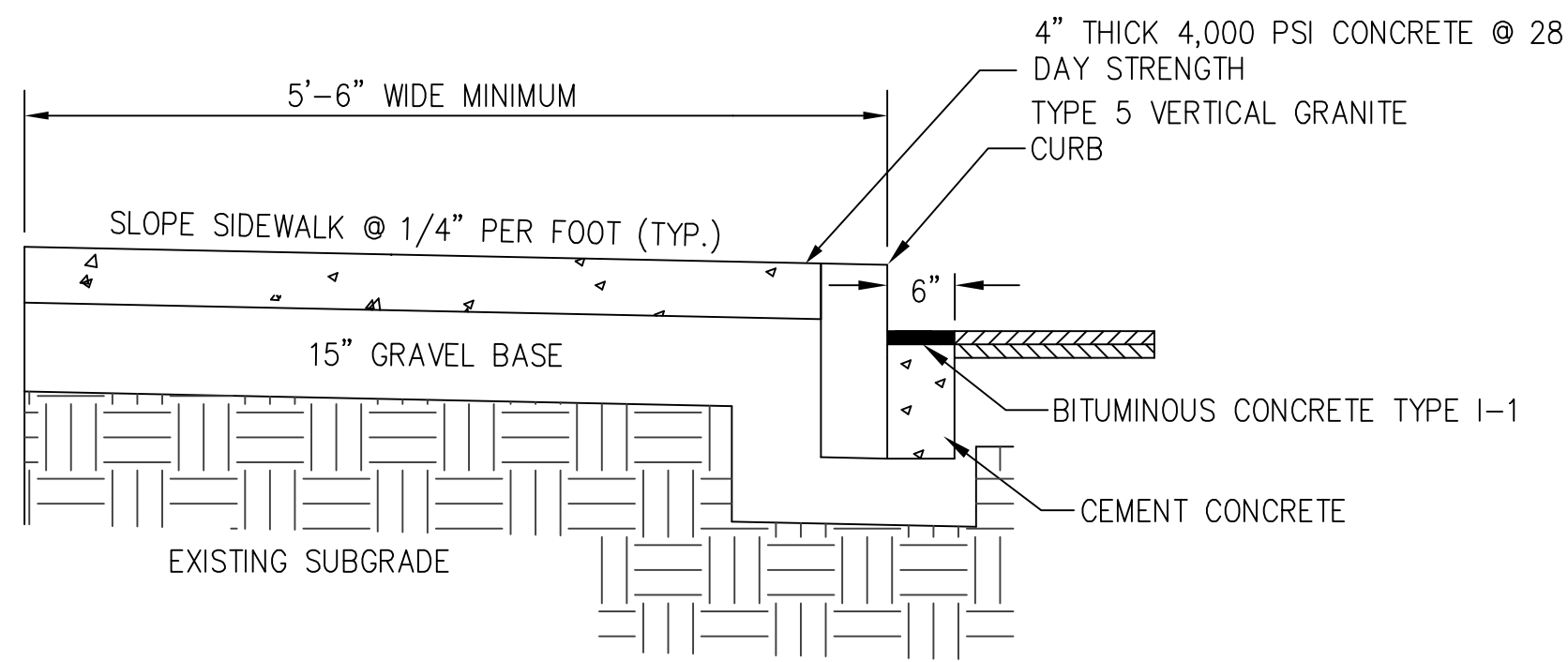
PROJECT: **61 NEW DRIFTWAY**
 (ASSESSOR'S PARCELS: 63-3-2A)
 SCITUATE, MASSACHUSETTS

PREPARED FOR: **JOHN TEDESCHI**

JOB NO: 14-203
 SCALE: 1" = 30'
 DESIGN: PGG
 CHK: GJM
 DATE: 7/13/2022

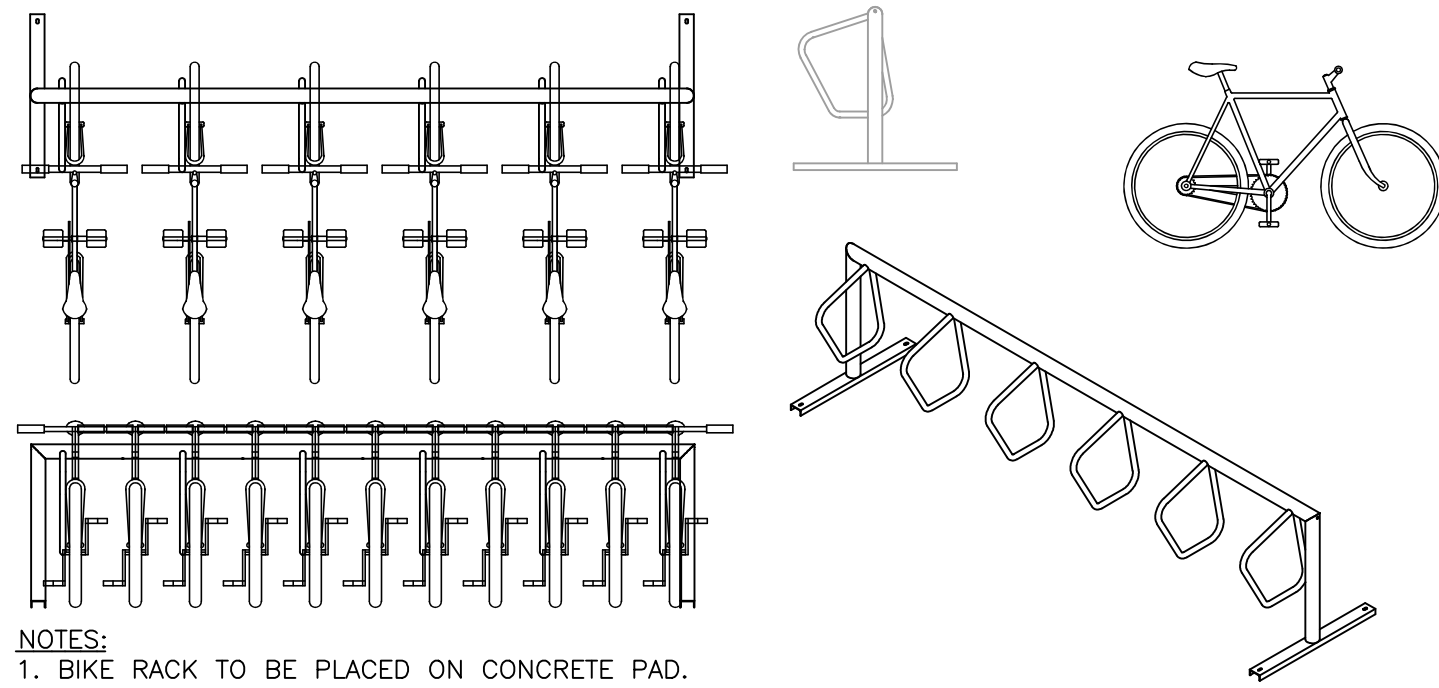
PLAN TITLE: **SIGHT DISTANCE**

SHEET: 9 OF 17



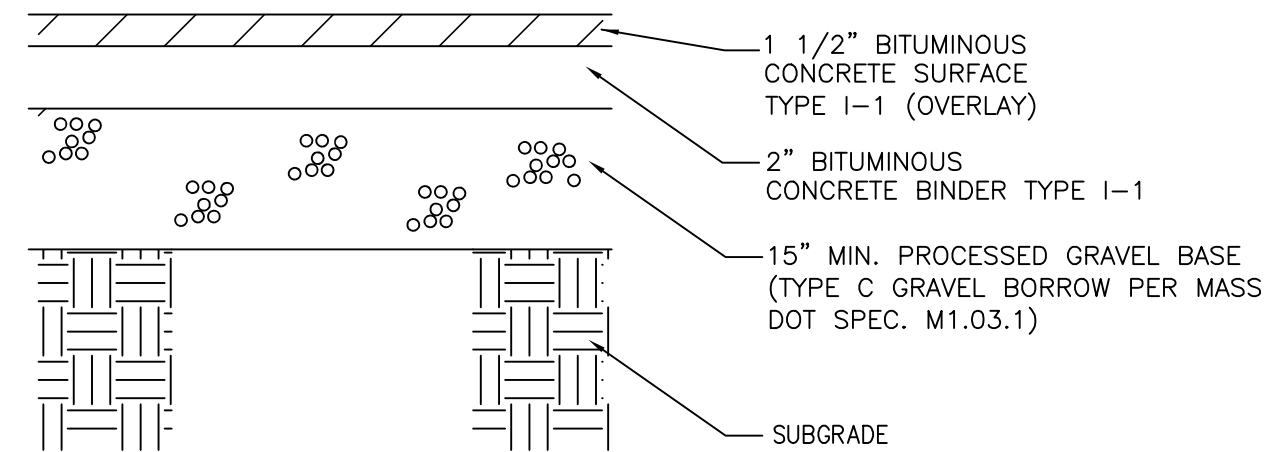
- NOTES:**
- SIDEWALK TO HAVE SCORED JOINTS 4.5' O.C. (TYP.) WITH EXPANSION JOINTS 18' ON CENTER AND PREFORMED JOINT FILLER, CAULKED AT THE SURFACE WITH APPROVED FILLER.
 - SEE PLAN FOR ELEVATIONS AT CURB CURB CONSTRUCTION.
 - CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BINDER, BASE AND STONE, REPLACE WITH CEMENT CONCRETE.
 - ALL CONCRETE SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH ACI MANUALS. NO CONCRETE SIDEWALKS SHALL BE CONSTRUCTED LATER THAN SEPTEMBER 30.
 - WHEN CONCRETE SURFACE HAS HARDENED, IT SHALL BE TREATED WITH (2) APPLICATIONS OF 50% BOILED LINSSEED OIL AND 50% MINERAL SPIRITS.

CONCRETE SIDEWALK DETAIL AT STREET
NOT TO SCALE

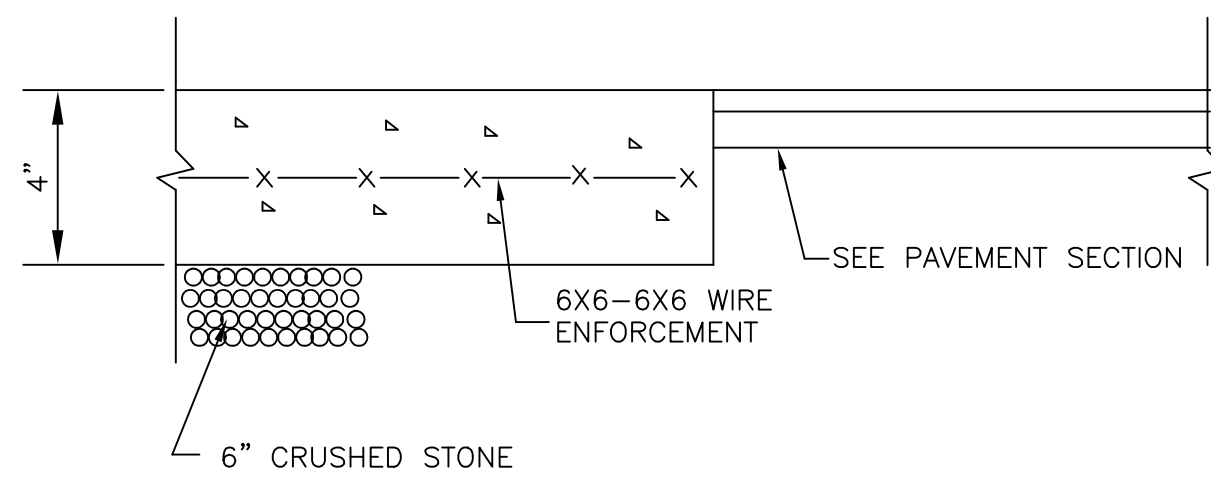


- NOTES:**
- BIKE RACK TO BE PLACED ON CONCRETE PAD.

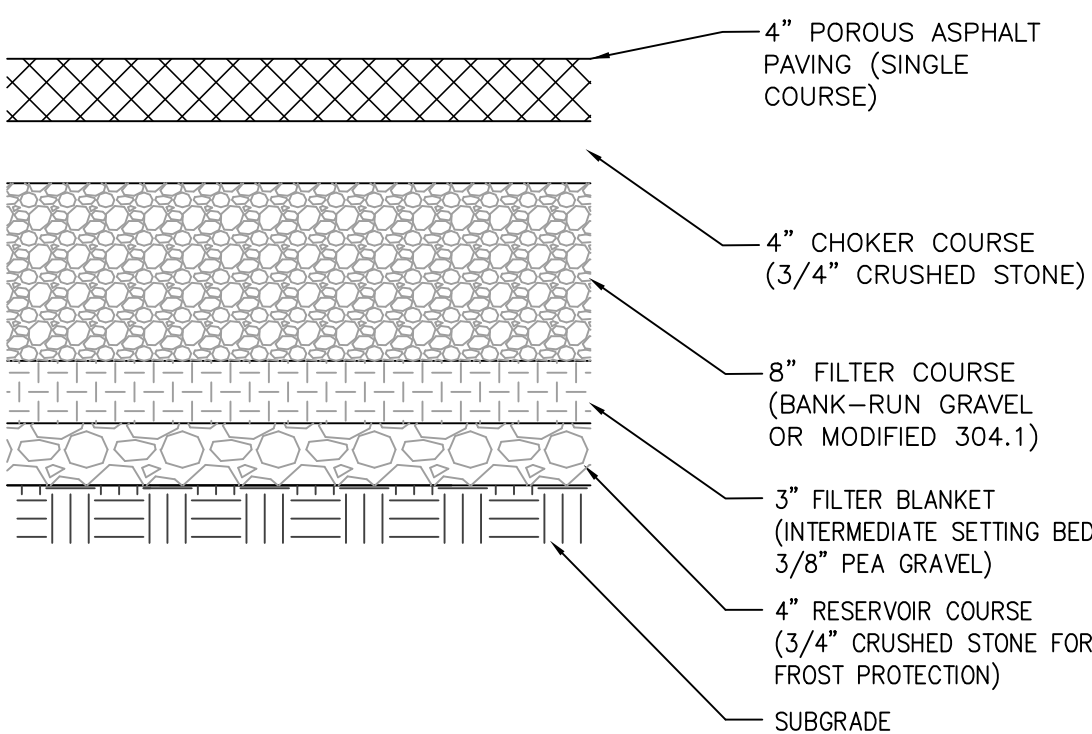
BIKE RACK DETAIL (TYP.)
NOT TO SCALE



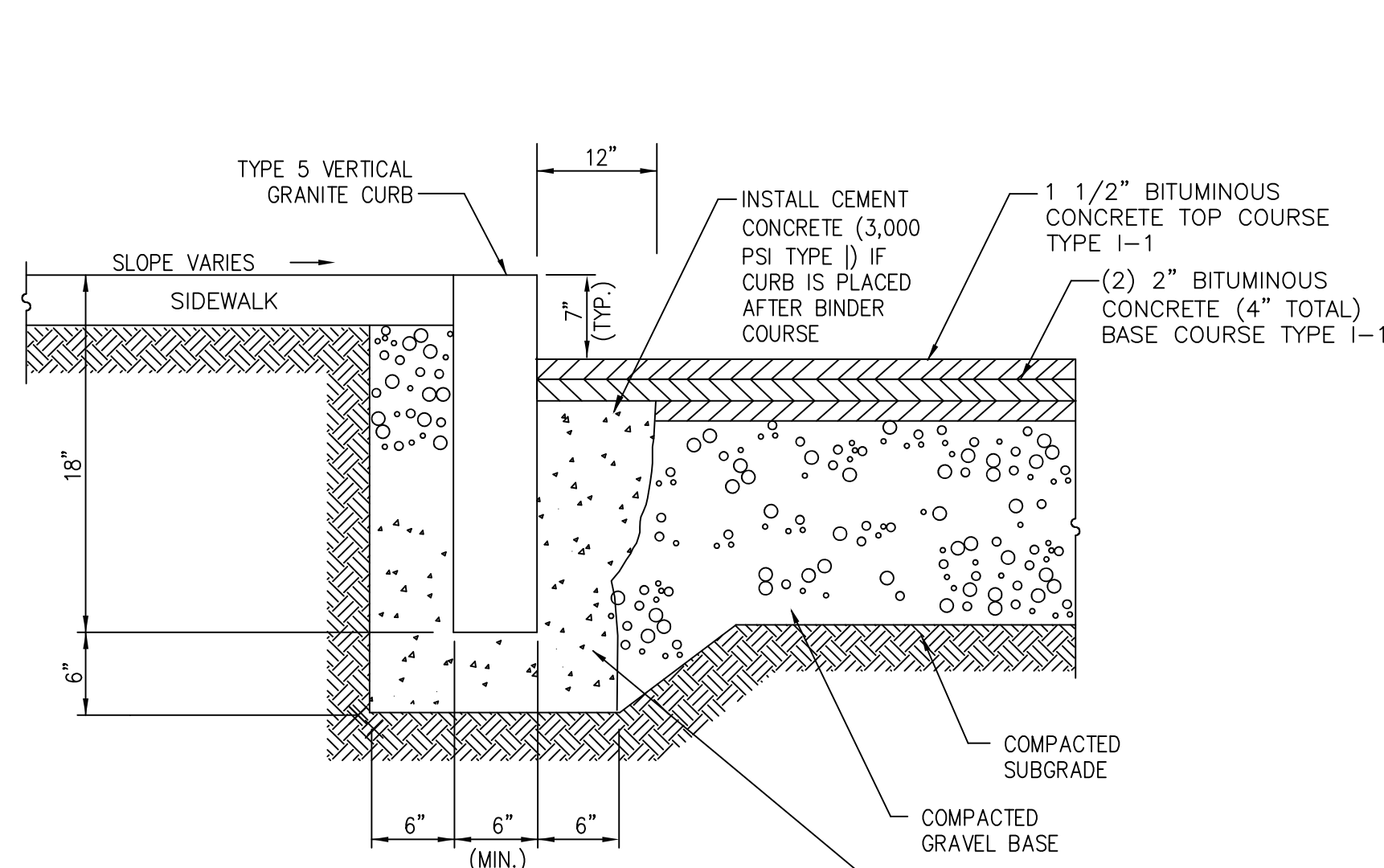
STANDARD BITUMINOUS CONCRETE PAVEMENT DETAIL
NOT TO SCALE



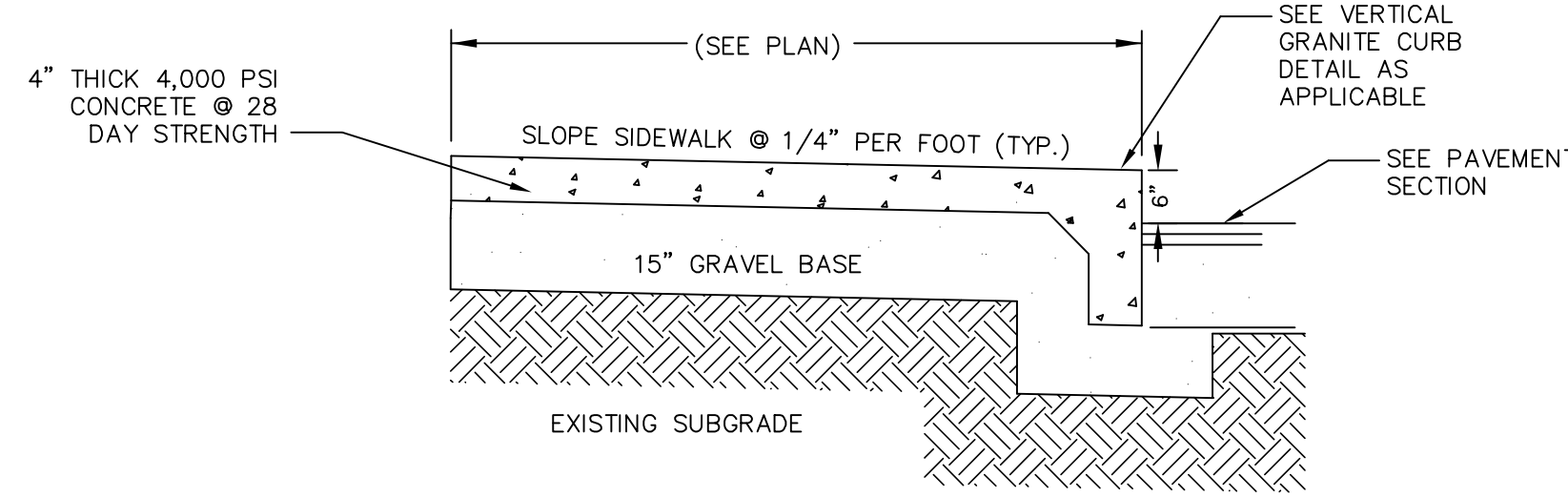
CONCRETE DUMPSTER PAD
NOT TO SCALE



POROUS ASPHALT DETAIL
NOT TO SCALE

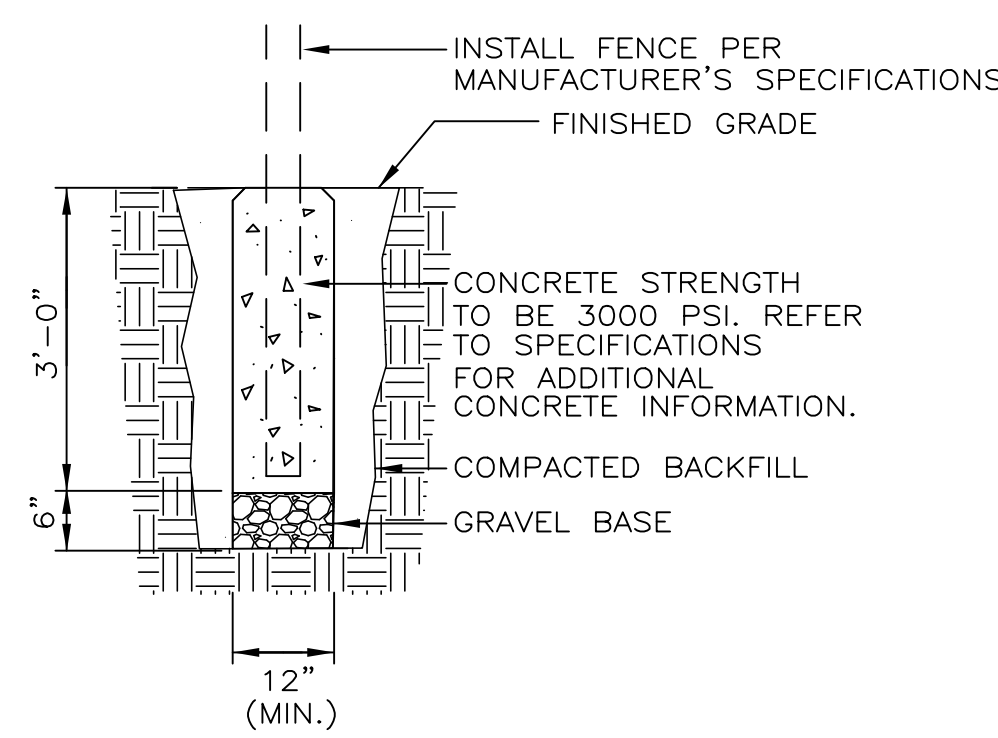


VERTICAL GRANITE CURB (VGC)
NOT TO SCALE

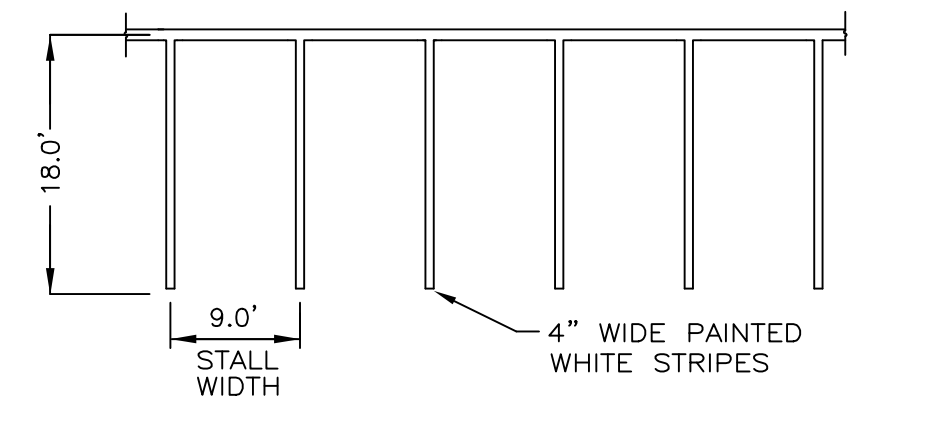


- NOTES:**
- SIDEWALK TO HAVE SCORED JOINTS 4.5' O.C. (TYP.) WITH EXPANSION JOINTS 18' ON CENTER AND PREFORMED JOINT FILLER, CAULKED AT THE SURFACE WITH APPROVED FILLER.
 - TOOLED JOINT 4" FROM FACE OF CURB.
 - SEE PLAN FOR ELEVATIONS AT DOORS AND CURB.

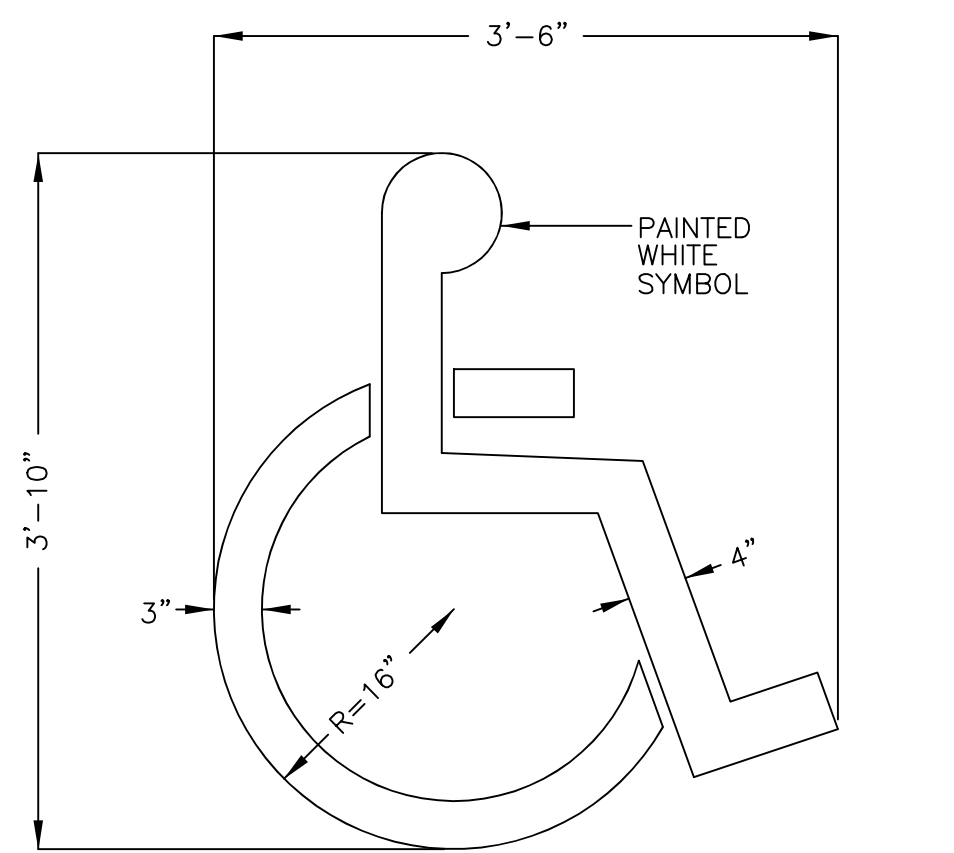
CAST IN PLACE CONCRETE SIDEWALK & CURB DETAIL (CIP)
NOT TO SCALE



FENCE POST DETAIL (6' TALL VINYL STOCKADE FENCE)
NOT TO SCALE



STANDARD PARKING STRIPING DETAIL
NOT TO SCALE



PAINTED HANDICAP SYMBOL DETAIL
NOT TO SCALE



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Jason Scott
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

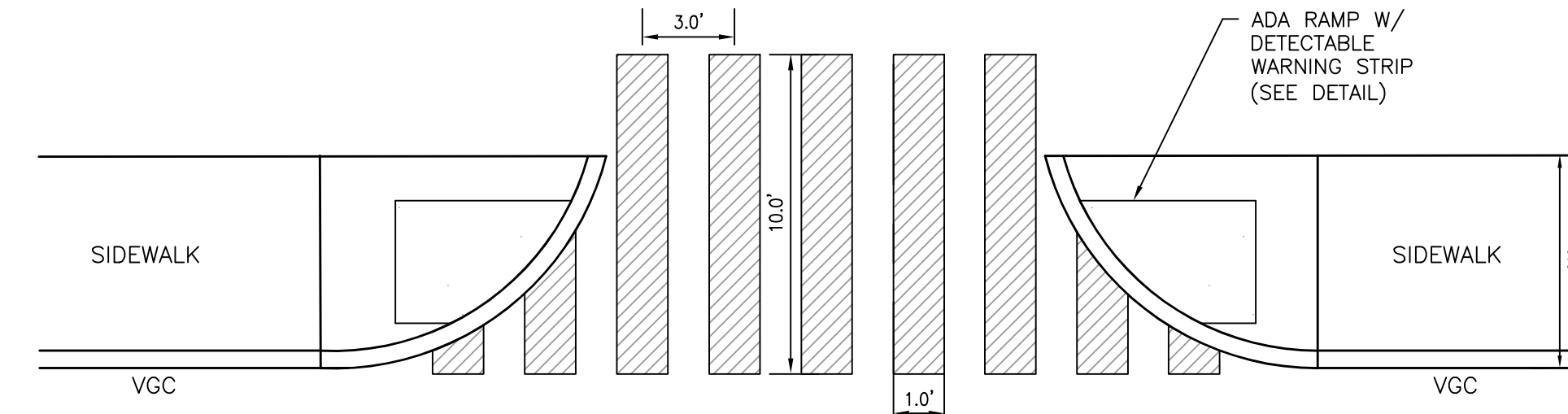
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jason Scott
PROFESSIONAL LAND SURVEYOR

SITE PLAN APPROVAL
DATE OF APPLICATION: _____
DATE OF HEARING: _____
DATE OF APPROVAL: _____
DATE OF ENDORSEMENT: _____

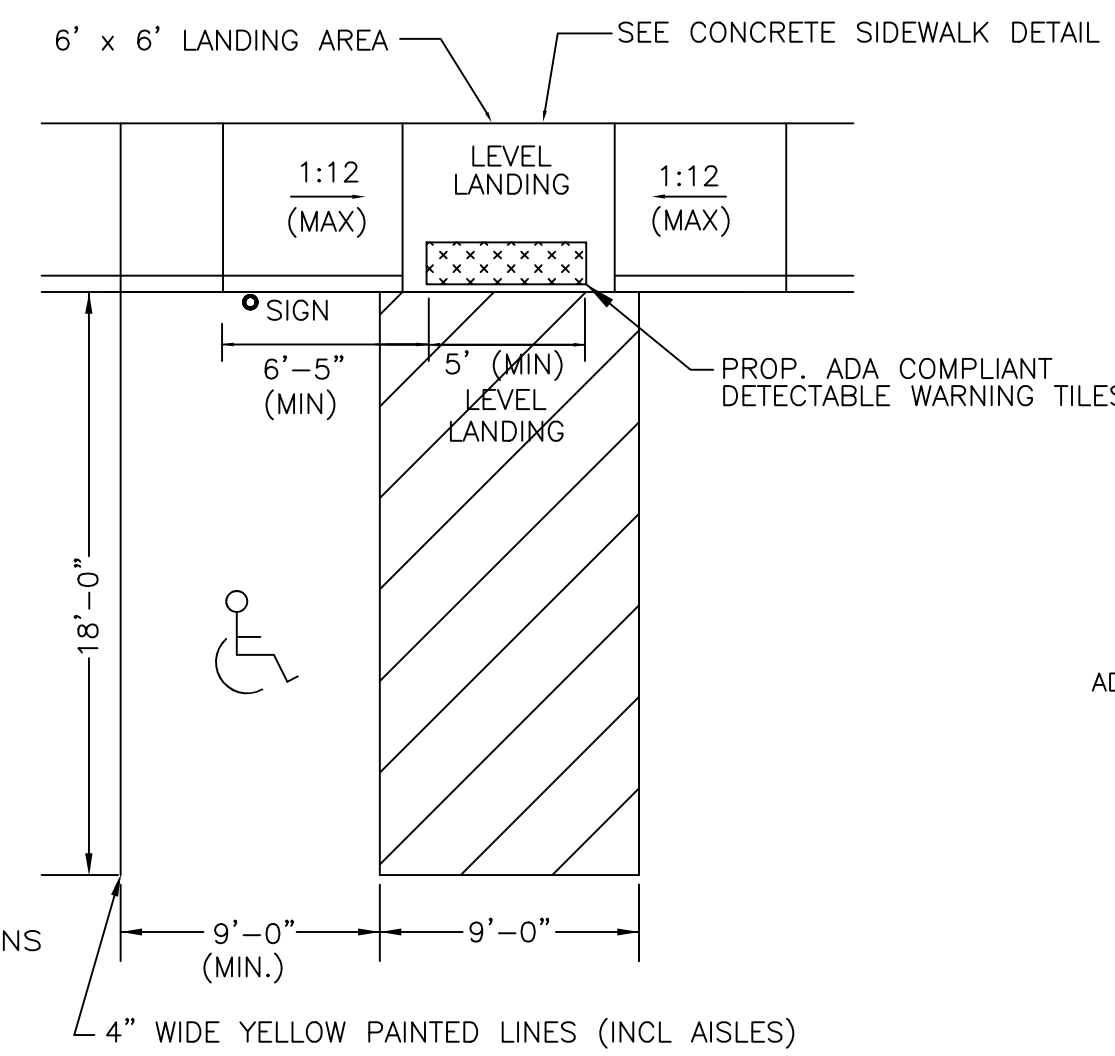
SCITUATE PLANNING BOARD

FOR REGISTRY USE ONLY

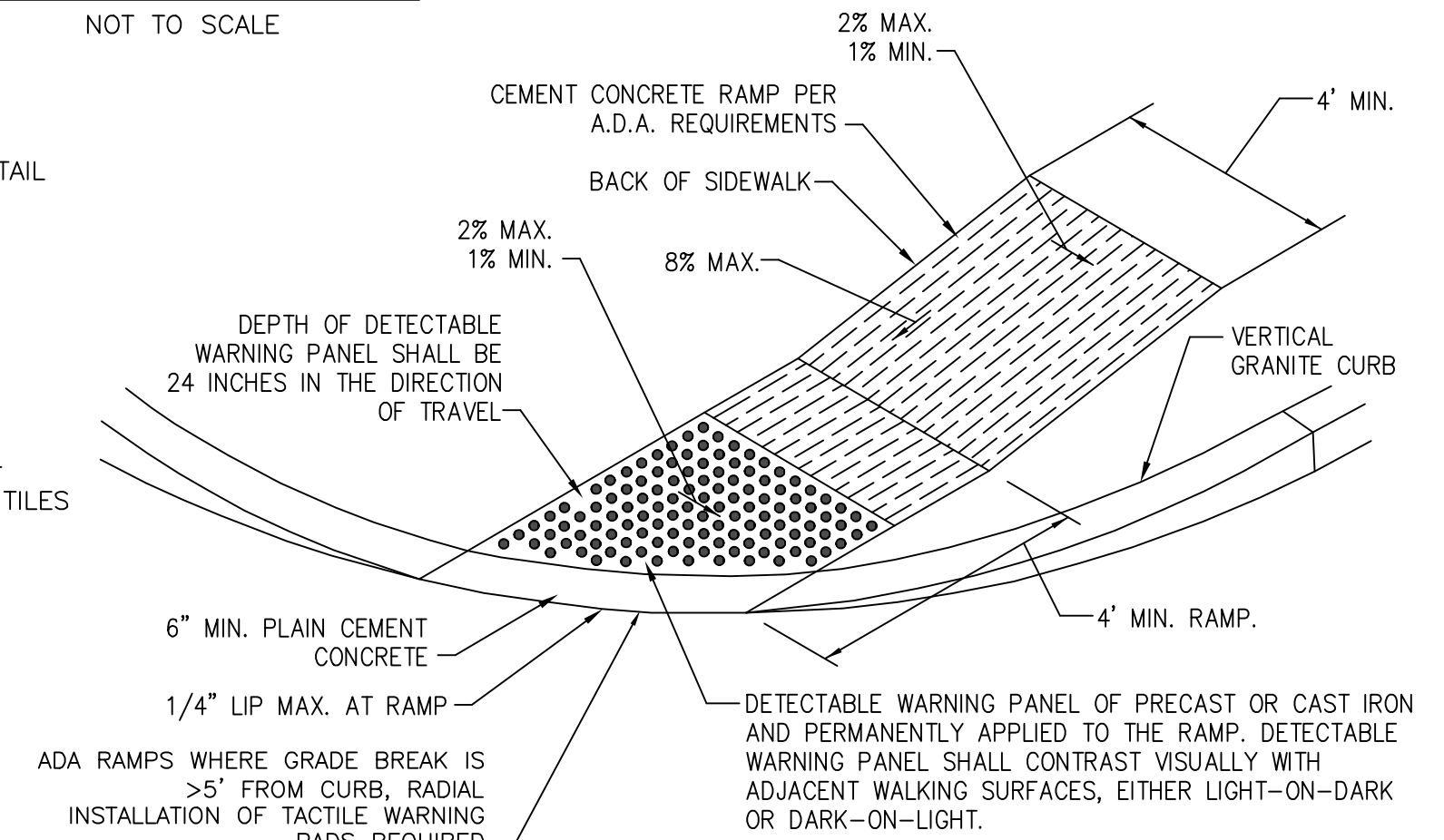


- NOTES:**
- CROSSWALK STRIPING PER SCITUATE ZBL & DPW STANDARDS.

CROSS WALK DETAIL
NOT TO SCALE



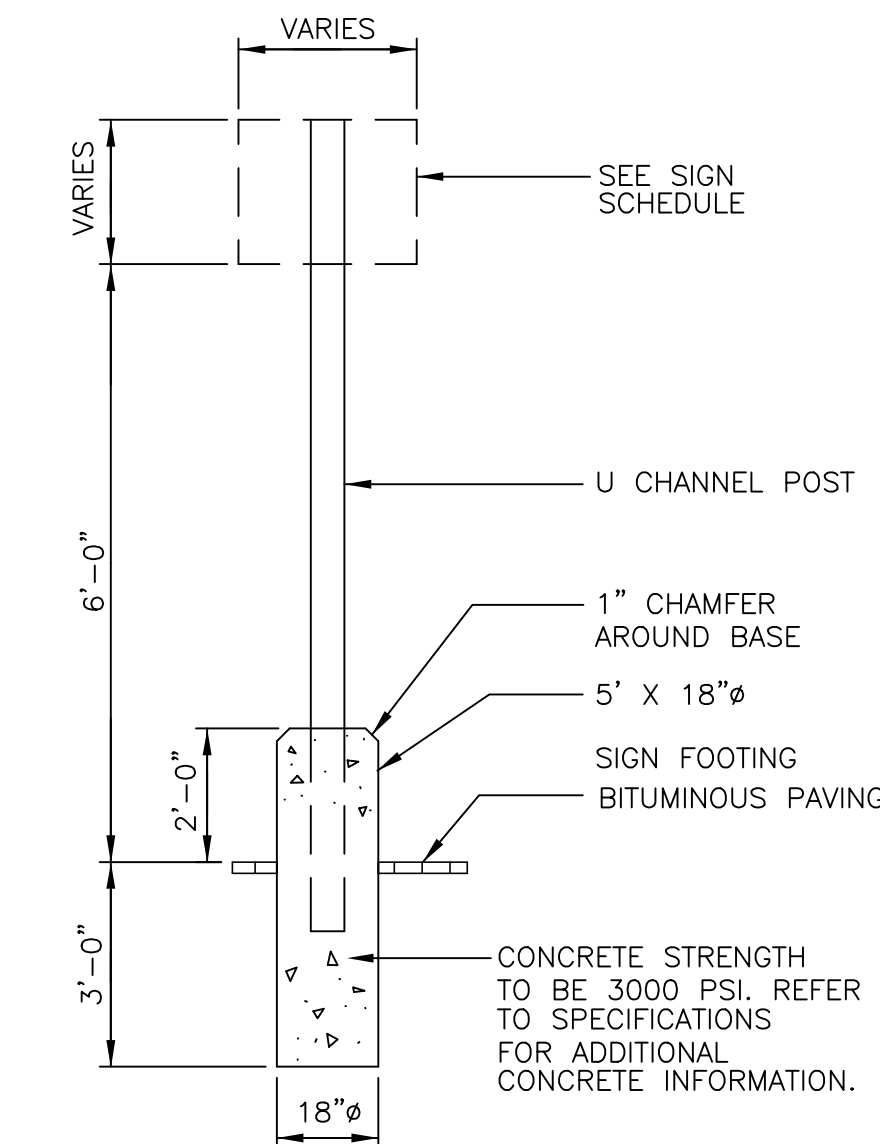
HANDICAP PARKING STALL AND RAMP DETAIL
NOT TO SCALE



ACCESSIBLE RAMP DETAIL
NOT TO SCALE

SIGN LEGEND

M.U.T.C.D. LEGEND	WIDTH	HEIGHT	SYMBOL
R1-1	30"	30"	
R5-1	30"	30"	
R6-1L	36"	12"	
R6-1R	36"	12"	
K-4438	12"	18"	
K-6248	12"	18"	
K-1437	12"	18"	

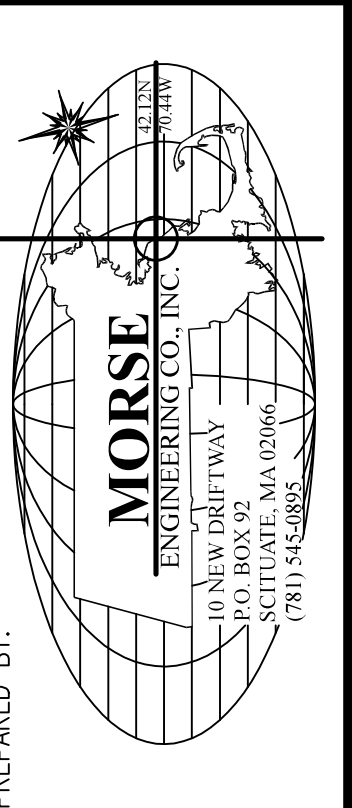
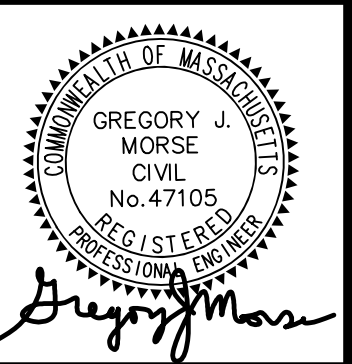


TYPICAL CHANNEL MOUNTING DETAIL FOR HANDICAP SIGNS
NOT TO SCALE

SEE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS FOR THE LATEST SIGN SPECIFICATIONS. TEXT, DIMENSIONS AND COLOR AND NOMENCLATURE.

REV. DATE	DESCRIPTION
11/11/2022	REVISIONS PER PEER REVIEW & TOWN COMMENTS
2/15/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS
4/25/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS
6/28/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS
2/16/2024	REVISIONS PER SPECIAL PERMIT CONDITIONS

BY:	PGG
REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
REVISIONS PER SPECIAL PERMIT CONDITIONS	PGG

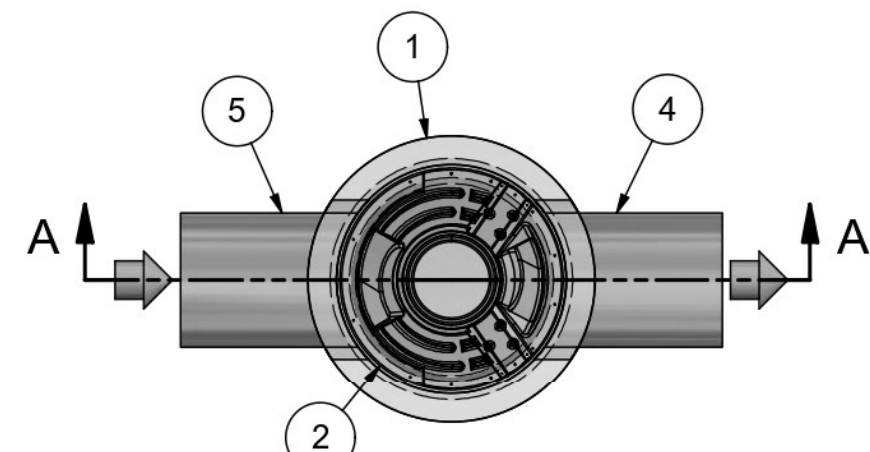


PREPARED BY: **JOHN TEDESCHI**

61 NEW DRIFTWAY
(ASSESSOR'S PARCELS: 63-3-2A)
SCITUATE, MASSACHUSETTS

JOB NO:	14-203
SCALE:	1" = 20'
DESIGN:	PGG
CHK:	GJM
DATE:	7/13/2022
PLAN TITLE:	CONSTRUCTION DETAILS
SHEET:	1

10 OF 17



PLAN VIEW



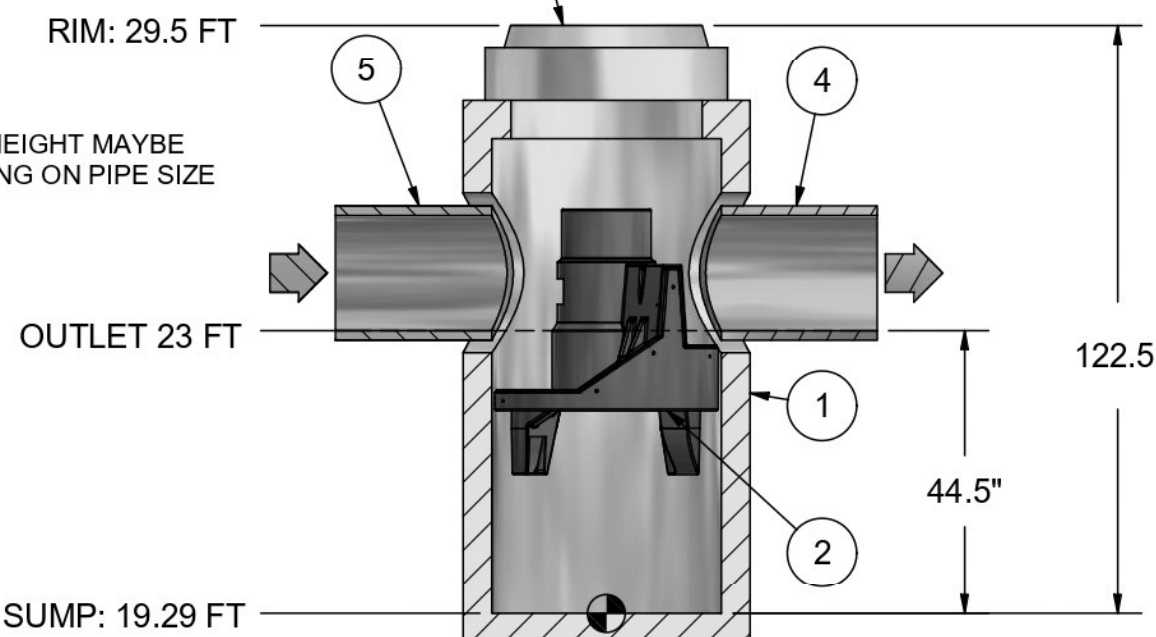
HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 15 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 yd³
3. OIL STORAGE CAPACITY: 125 gal
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

- GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
 2. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.)
 3. Peak flow rate and minimum height limited by available cover and pipe diameter.

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, OR THE PERFORMANCE THERE OF DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAS A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, OR ANY PART THEREOF, IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.



SECTION A-A

PARTS LIST		
ITEM	DESCRIPTION	SIZE (in)
1	I.D. PRECAST MANHOLE	36
2	INTERNAL COMPONENTS (PRE-INSTALLED)	
3	FRAME AND COVER (ROUND)	30
4	OUTLET PIPE (BY OTHERS)	10
5	INLET PIPE (BY OTHERS)	10

PROJECTION

IF IN DOUBT ASK

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: _____ SCALE: NTS

DRAWN BY: ER CHECKED BY: _____ APPROVED BY: _____

Title: 3 FT FIRST DEFENSE@ HIGH CAPACITY

Site: 61 New Driftway

Structure No: PS-1

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

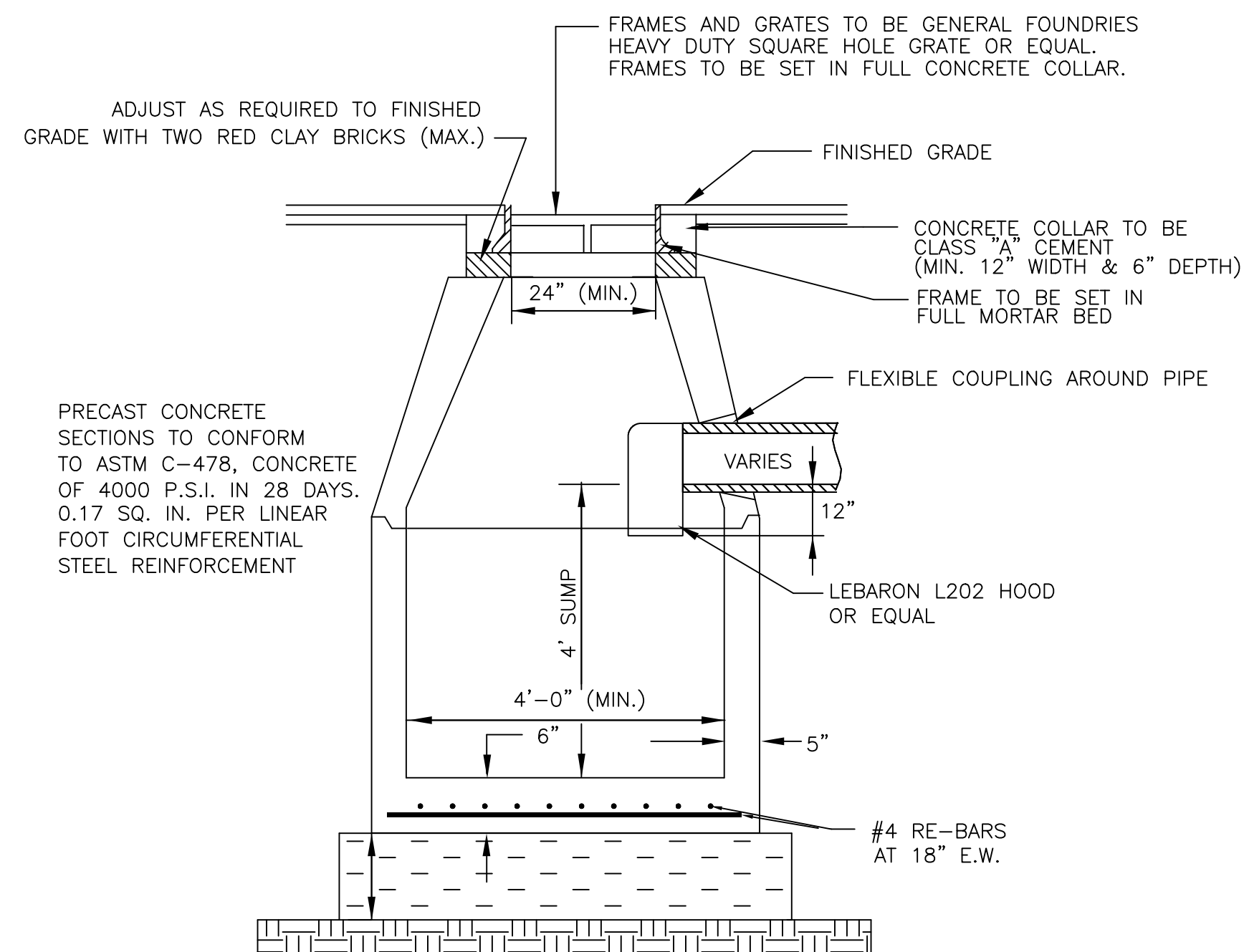
WEIGHT: N/A MATERIAL: _____

REFERENCE NUMBER: _____

DRAWING NO: _____

SHEET SIZE: B SHEET: 1 OF 1

pgunn@morsecoinc.com 2/13/2023

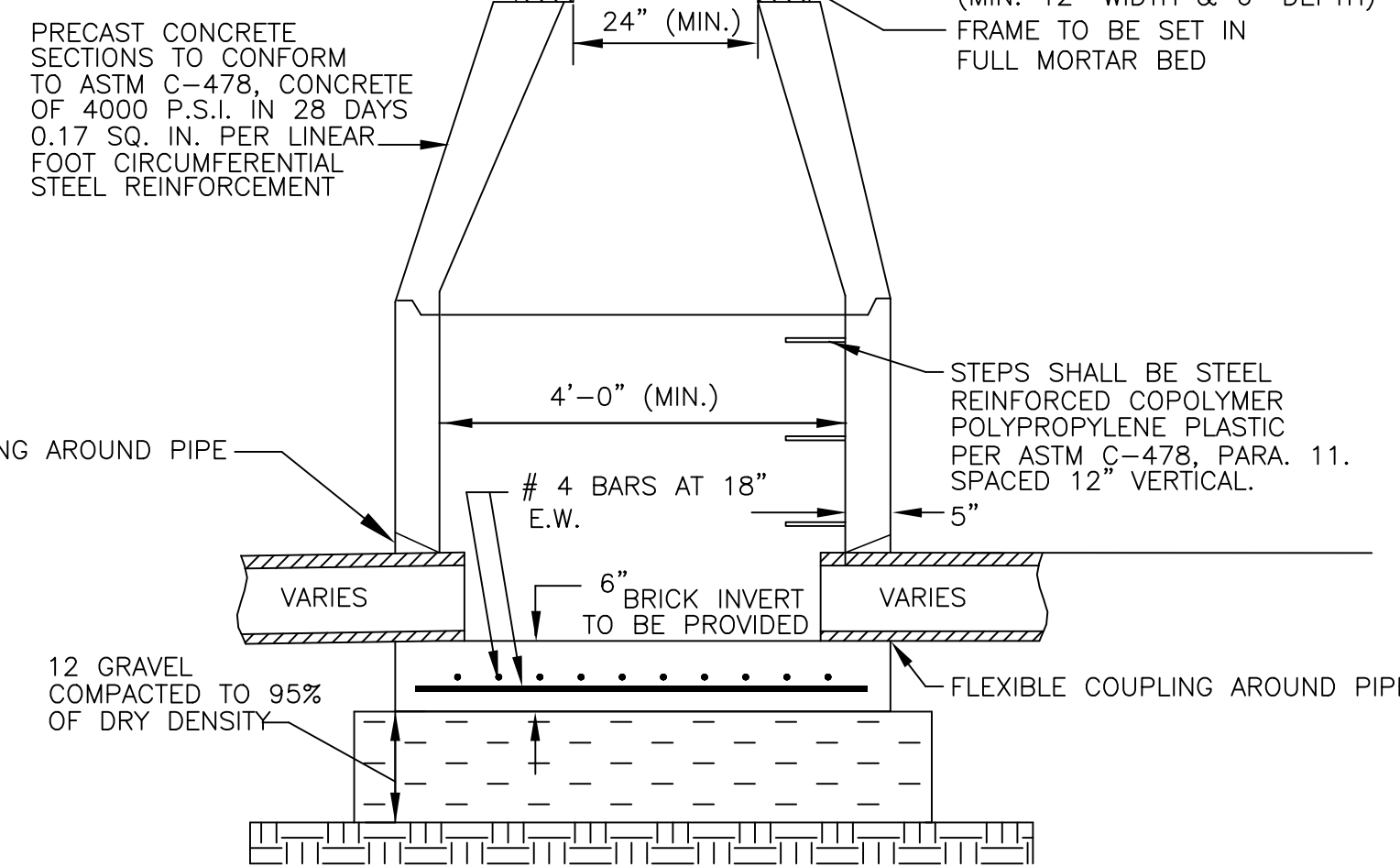


STANDARD CATCH BASIN DETAIL

NOT TO SCALE

ADJUST AS REQUIRED TO FINISHED GRADE WITH TWO RED CLAY BRICK COURSES (MAX.)

FRAMES AND GRATES TO BE GENERAL FOUNDRIES HEAVY DUTY SQUARE HOLE GRATE OR EQUAL. FRAMES TO BE SET IN FULL CONCRETE COLLAR.



STANDARD MANHOLE DETAIL

NOT TO SCALE

- STORM DRAIN NOTES:
1. DRAIN PIPE TO BE 10" HDPE.
 2. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-180D METHOD.
 3. SHEETING, IF USED, SHALL BE CUT OFF NO MORE THAN 12" ABOVE TOP OF PIPE.
 4. UNSUITABLE SOIL BELOW THE INVERT SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE USED AS BACKFILL.
 5. BRICKS SHALL BE RED CLAY.

FOR REGISTRY USE ONLY

SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

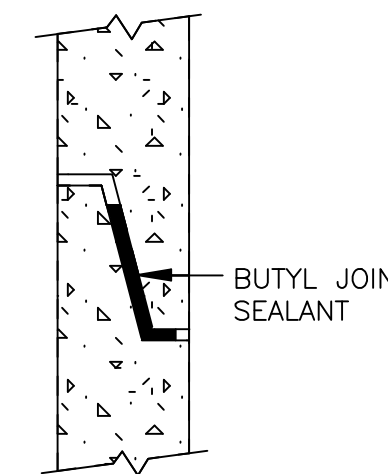
SCITUATE PLANNING BOARD

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Jason Scott
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jason Scott
PROFESSIONAL LAND SURVEYOR



PREFORMED FLEXIBLE JOINT SEALANT

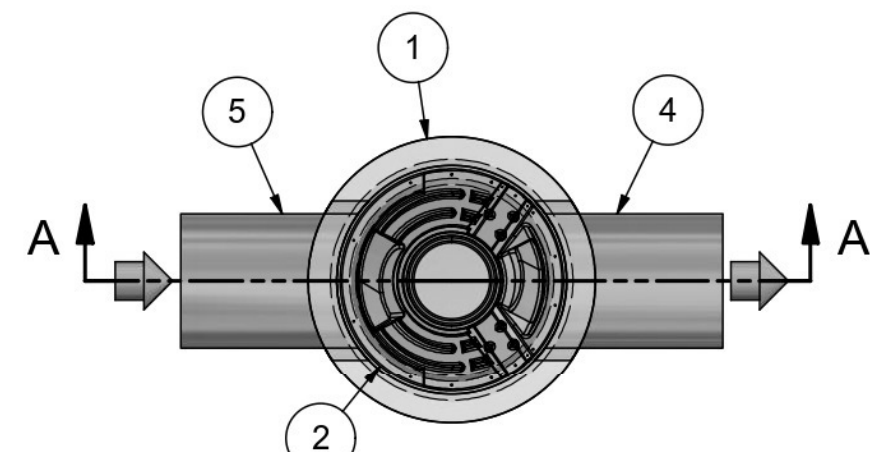
SCALE: N.T.S.

STORM DRAIN NOTES:

1. REINFORCED CONCRETE DRAIN PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
2. UNSUITABLE SOIL BELOW THE INVERT SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE USED AS BACKFILL.
3. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-180D METHOD.
4. SHEETING, IF USED, SHALL BE CUT OFF NO MORE THAN 12" ABOVE TOP OF PIPE.

MANHOLE JOINT DETAILS

SCALE: N.T.S.



PLAN VIEW



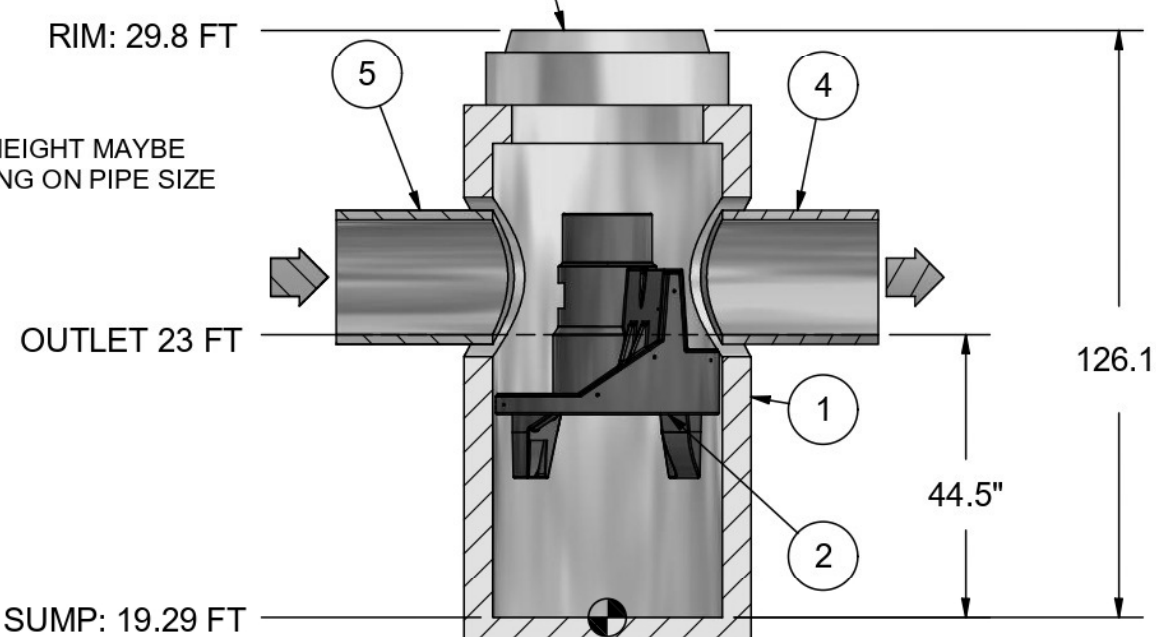
HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 15,002 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 yd³
3. OIL STORAGE CAPACITY: 125 gal
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.

- GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
 2. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.)
 3. Peak flow rate and minimum height limited by available cover and pipe diameter.

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, OR THE PERFORMANCE THERE OF DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAS A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, OR ANY PART THEREOF, IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.



SECTION A-A

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4	OUTLET PIPE (BY OTHERS)	10
5	INLET PIPE (BY OTHERS)	10

PROJECTION

IF IN DOUBT ASK

COMMENTS:

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: _____ SCALE: NTS

DRAWN BY: ER CHECKED BY: _____ APPROVED BY: _____

Title: 3 FT FIRST DEFENSE@ HIGH CAPACITY

Site: 61 New Driftway

Structure No: PS-2

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: N/A MATERIAL: _____

REFERENCE NUMBER: _____

DRAWING NO: _____

SHEET SIZE: B SHEET: 1 OF 1

pgunn@morsecoinc.com 2/13/2023

BY:	PGG	REVISIONS PER PEER REVIEW & TOWN COMMENTS	11/11/2022
	PGG	REVISIONS PER PEER REVIEW & TOWN COMMENTS	2/15/2023
	PGG	REVISIONS PER PEER REVIEW & TOWN COMMENTS	4/25/2023
	PGG	REVISIONS PER PEER REVIEW & TOWN COMMENTS	6/28/2023
	PGG	REVISIONS PER SPECIAL PERMIT CONDITIONS	2/16/2024

PREPARED BY: *Jason Scott*
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

PREPARED FOR: JOHN TEDESCHI

PROJECT: 61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 63-3-2A) SCITUATE, MASSACHUSETTS

JOB NO: 14-203

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/13/2022

PLAN TITLE: CONSTRUCTION DETAILS II

SHEET: 11 OF 17

CULTEC RECHARGER 330XLHD PRODUCT SPECIFICATIONS

GENERAL
CULTEC RECHARGER 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, USA. (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMMED.
- THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER 330XLHD SHALL BE 30.5 INCHES (775 mm) TALL, 52 INCHES (1321 mm) WIDE AND 8.5 FEET (2.59 m) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER 330XLHD SHALL BE 7 FEET (2.13 m).
- MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 24 INCHES (600 mm) HDPE.
- THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. THE NOMINAL DIMENSIONS OF EACH SIDE PORTAL SHALL BE 10.5 INCHES (267 mm) HIGH BY 11.5 INCHES (292 mm) WIDE. MAXIMUM ALLOWABLE OUTER DIAMETER (O.D.) PIPE SIZE IN THE SIDE PORTAL IS 11.75 INCHES (298 mm).
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 19 INCHES (488 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT³ / FT (0.693 m³ / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT³ / UNIT (1.478 m³ / UNIT) - WITHOUT STONE.

- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
- THE RECHARGER 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
- THE RECHARGER 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
- THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
- THE RECHARGER 330XLHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
- THE RECHARGER 330XLHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
- THE RECHARGER 330XLHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE PARTIALLY FORMED INTEGRAL ENDWALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 mm) HIGH X 34.5 INCHES (876 mm) WIDE.
- THE RECHARGER 330XLHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
- CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
- THE CHAMBER SHALL HAVE A 6 INCH (152 mm) DIAMETER RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
- THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
- MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 12 FEET (3.66 m) THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC HVLV FC-24 FEED CONNECTOR PRODUCT SPECIFICATIONS

GENERAL
CULTEC HVLV FC-24 FEED CONNECTORS ARE DESIGNED TO CREATE AN INTERNAL MANIFOLD FOR CULTEC RECHARGER MODEL 330XLHD STORMWATER CHAMBERS.

CHAMBER PARAMETERS

- THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT, (203-775-4416 OR 1-800-428-5832)
- THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
- THE CHAMBER SHALL BE ARCHED IN SHAPE.
- THE CHAMBER SHALL BE OPEN-BOTTOMMED.
- THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 mm) TALL, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT³ / FT (0.085 m³ / m) - WITHOUT STONE.
- THE HVLV FC-24 FEED CONNECTOR CHAMBER SHALL HAVE 2 CORRUGATIONS.
- THE HVLV FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE CULTEC RECHARGER STORMWATER CHAMBER AND ACT AS CROSS FEED CONNECTIONS CREATING AN INTERNAL MANIFOLD.
- THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
- THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS AN UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT, (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2,740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT² (470 LPM/M²) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT, (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SQ) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jason Scott
PROFESSIONAL LAND SURVEYOR

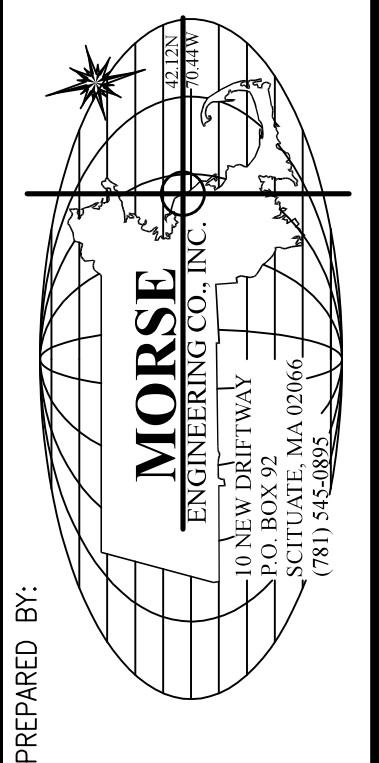
Jason Scott
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

FOR REGISTRY USE ONLY

SITE PLAN APPROVAL
DATE OF APPLICATION: _____
DATE OF HEARING: _____
DATE OF APPROVAL: _____
DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

REV. DATE	DESCRIPTION	PGG
11/17/2022	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
2/15/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
4/25/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
6/28/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
2/16/2024	REVISIONS PER SPECIAL PERMIT CONDITIONS	PGG



PREPARED BY: *Gregory Morse*

MORSE ENGINEERING CO., INC.
10 NEW DRIFTWAY
SCITUATE, MA 01906
(978) 544-8885

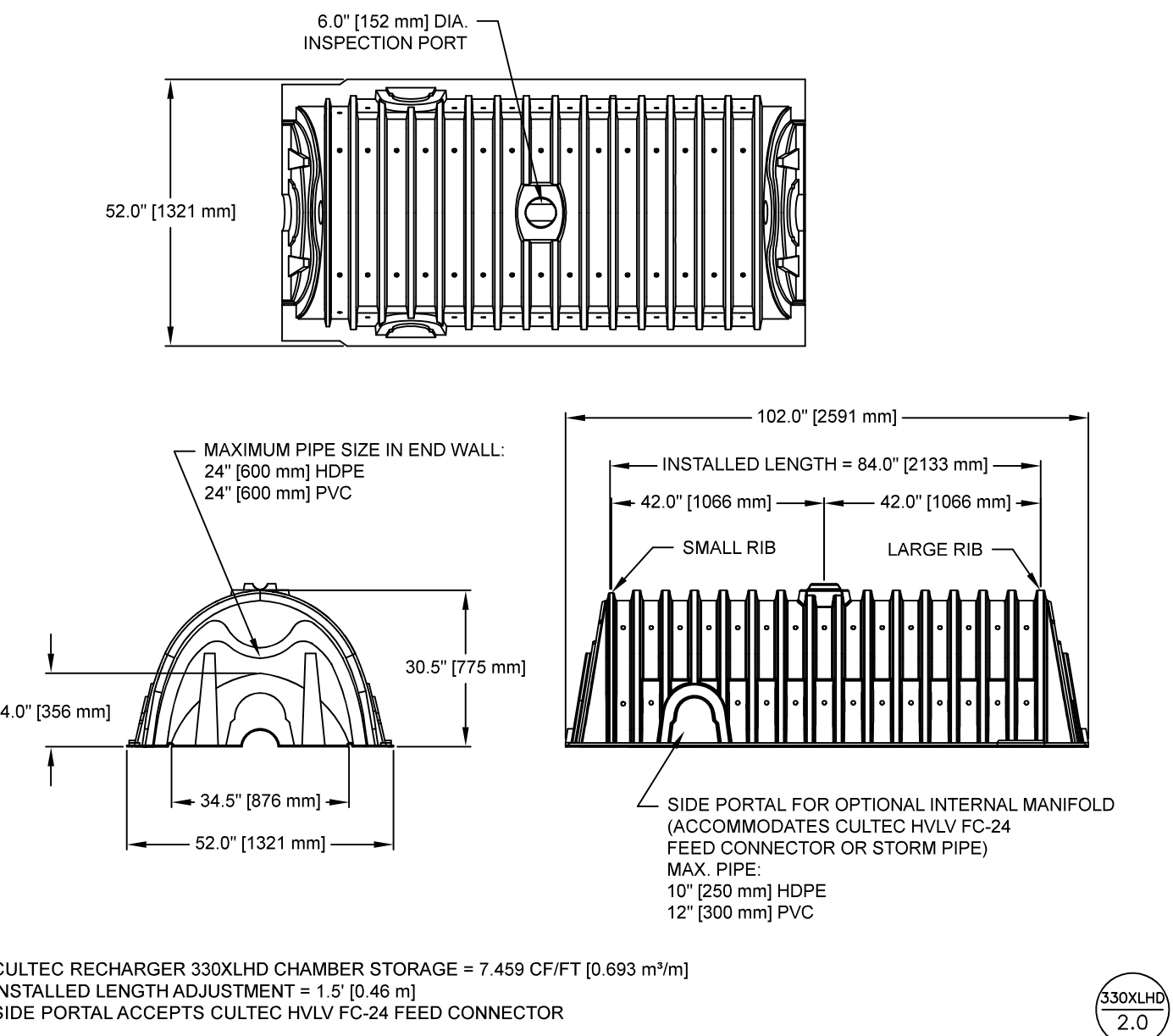
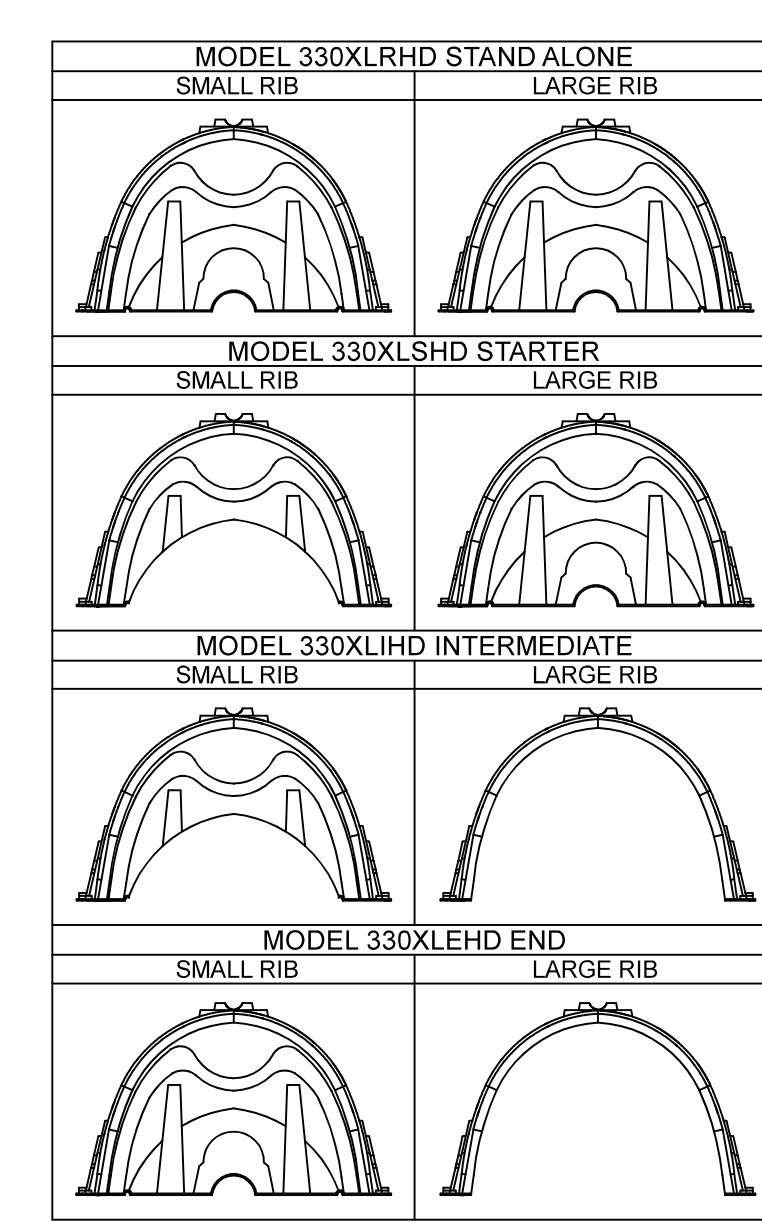
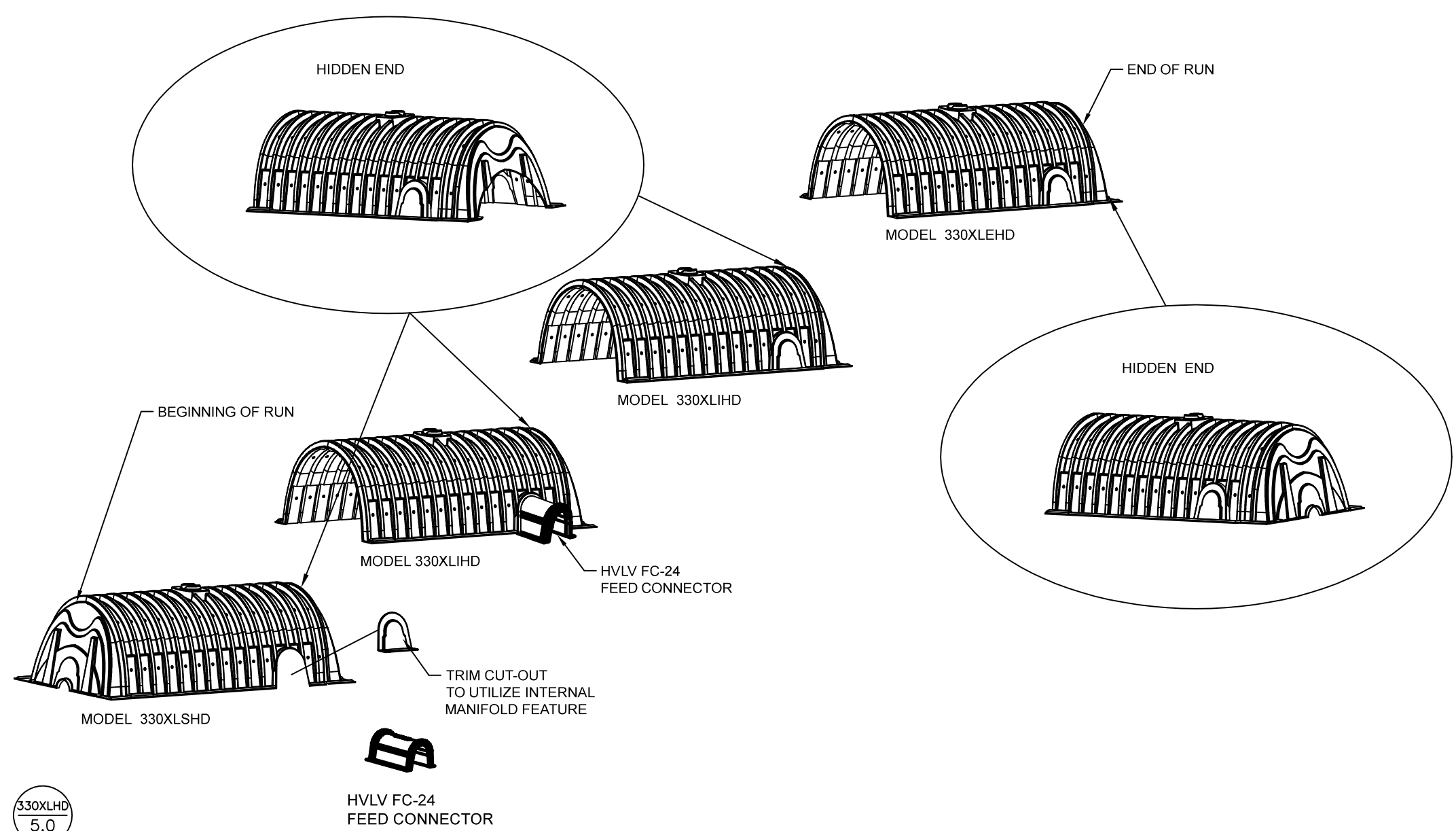
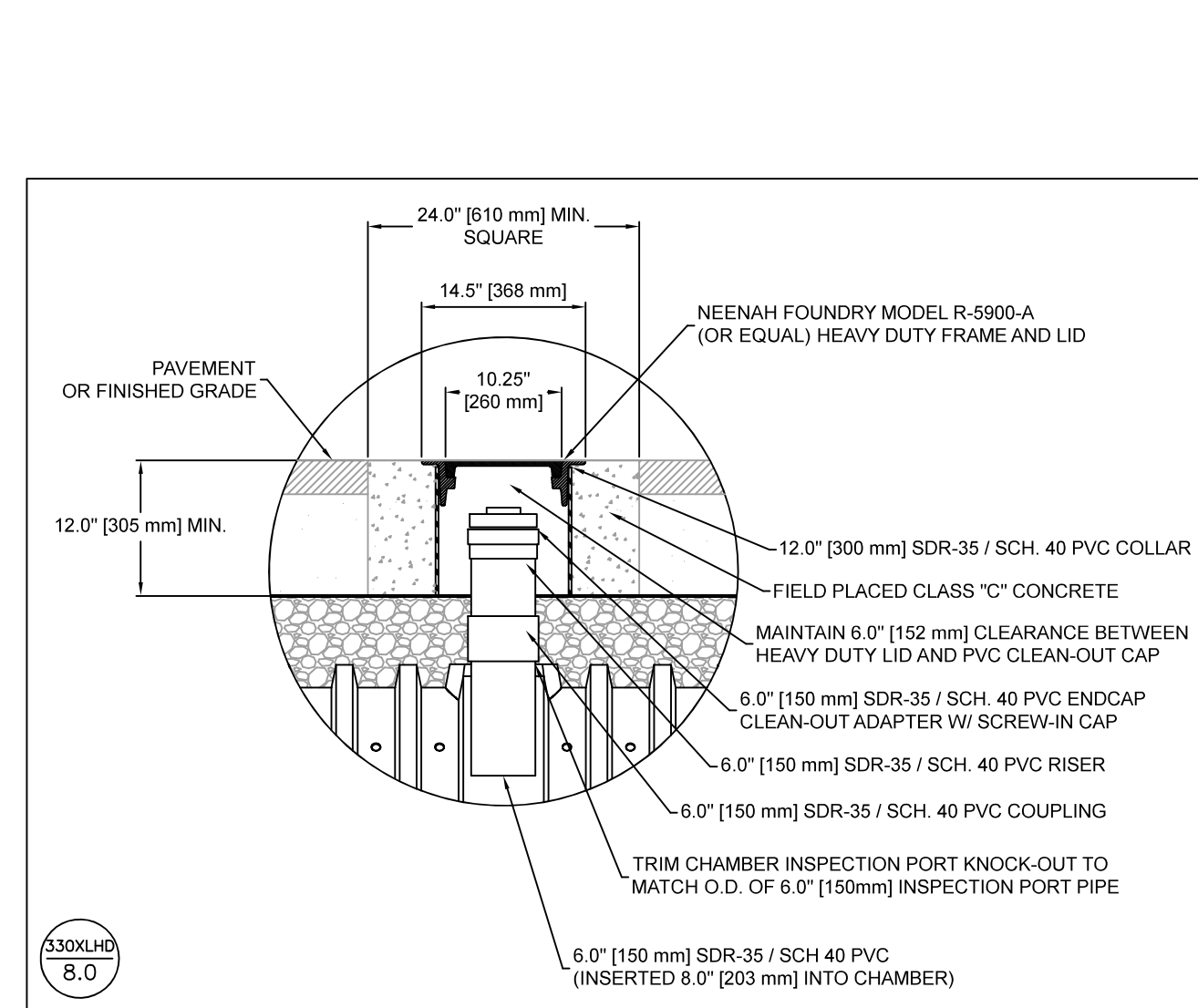
PROJECT: 61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 63-3-2A) SCITUATE, MASSACHUSETTS

PREPARED FOR: JOHN TEDESCHI

JOB NO:	14-203
SCALE:	1" = 20'
DESIGN:	PGG
CHK:	GJM
DATE:	7/13/2022
PLAN TITLE:	CONSTRUCTION DETAILS III
SHEET:	12 OF 17

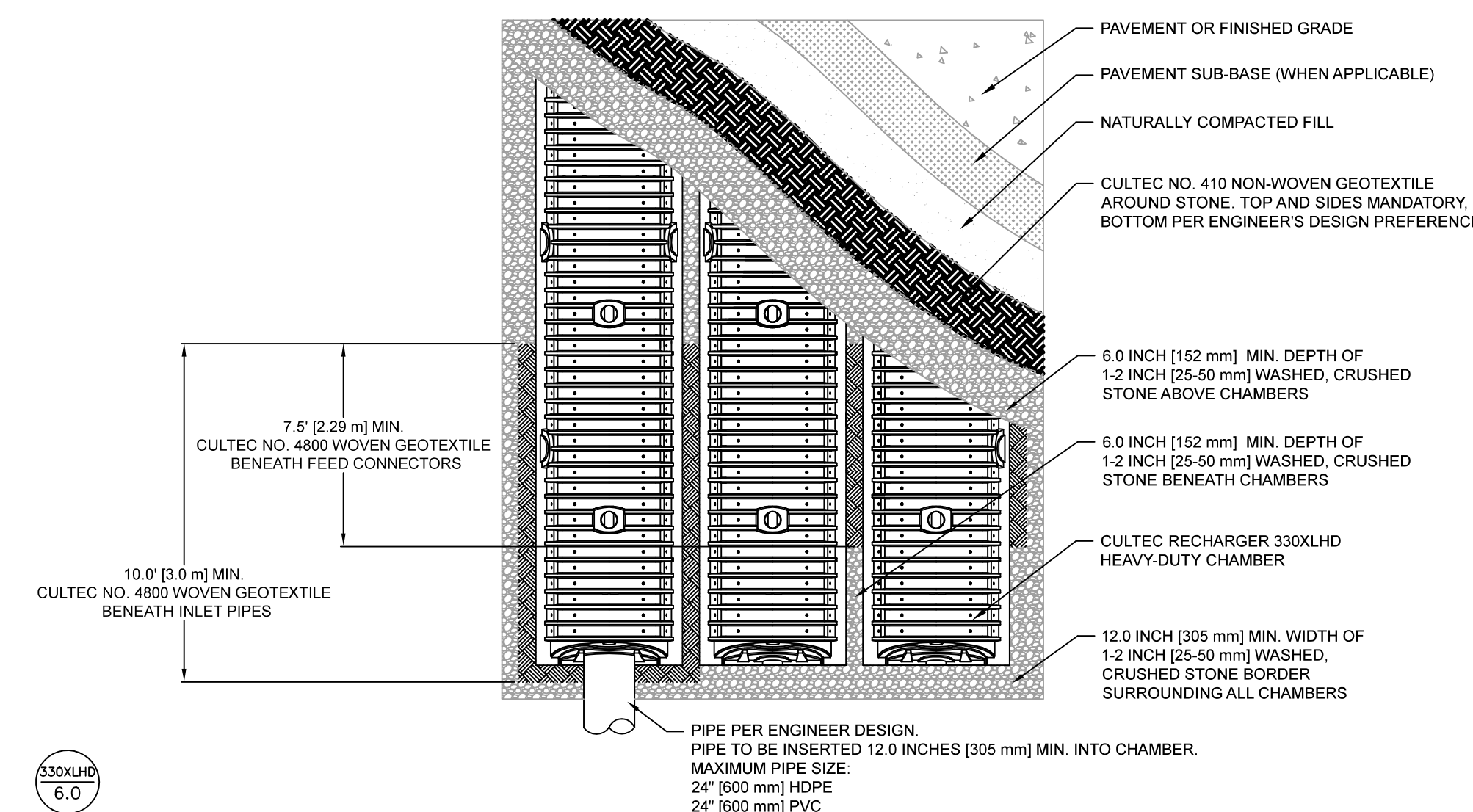
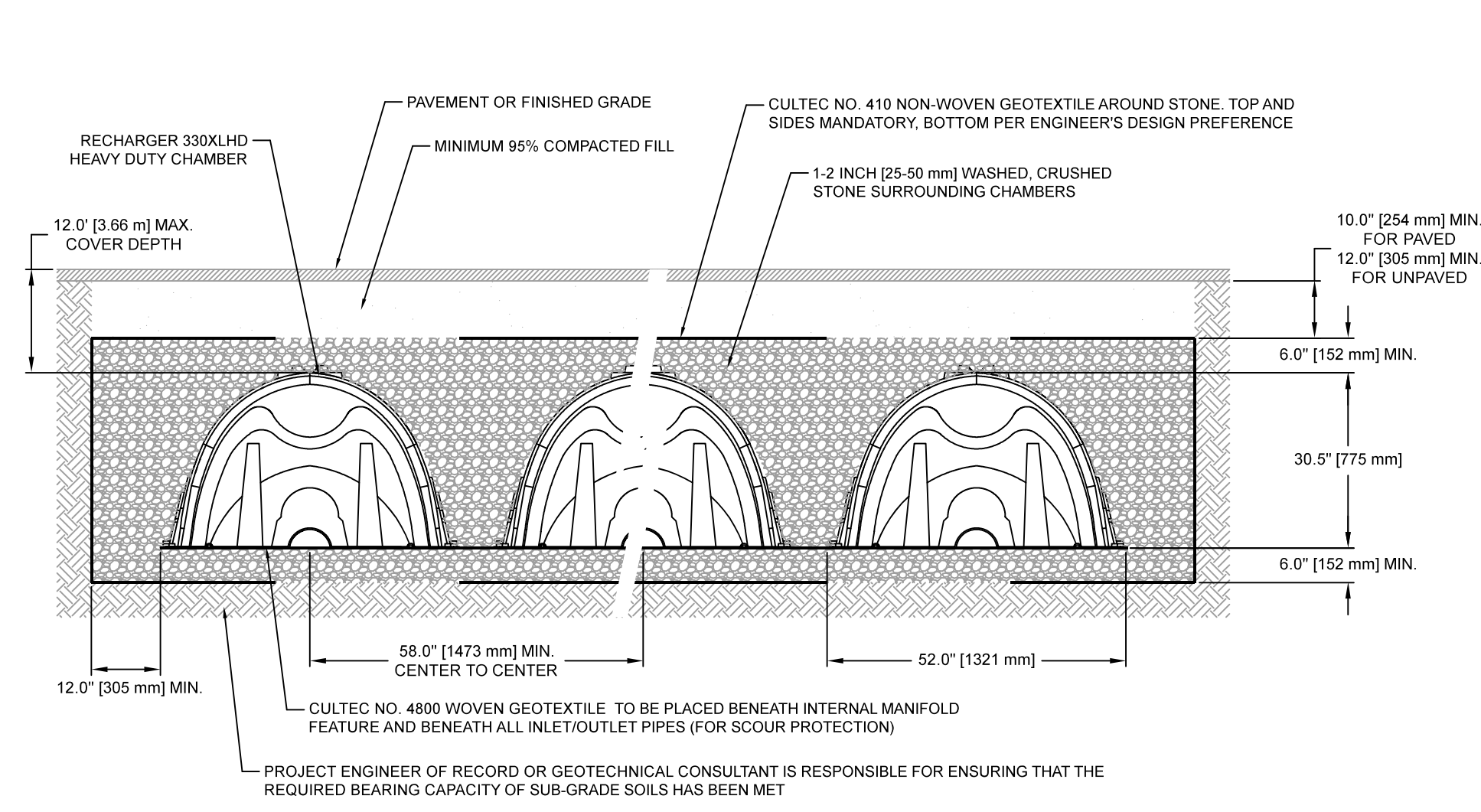
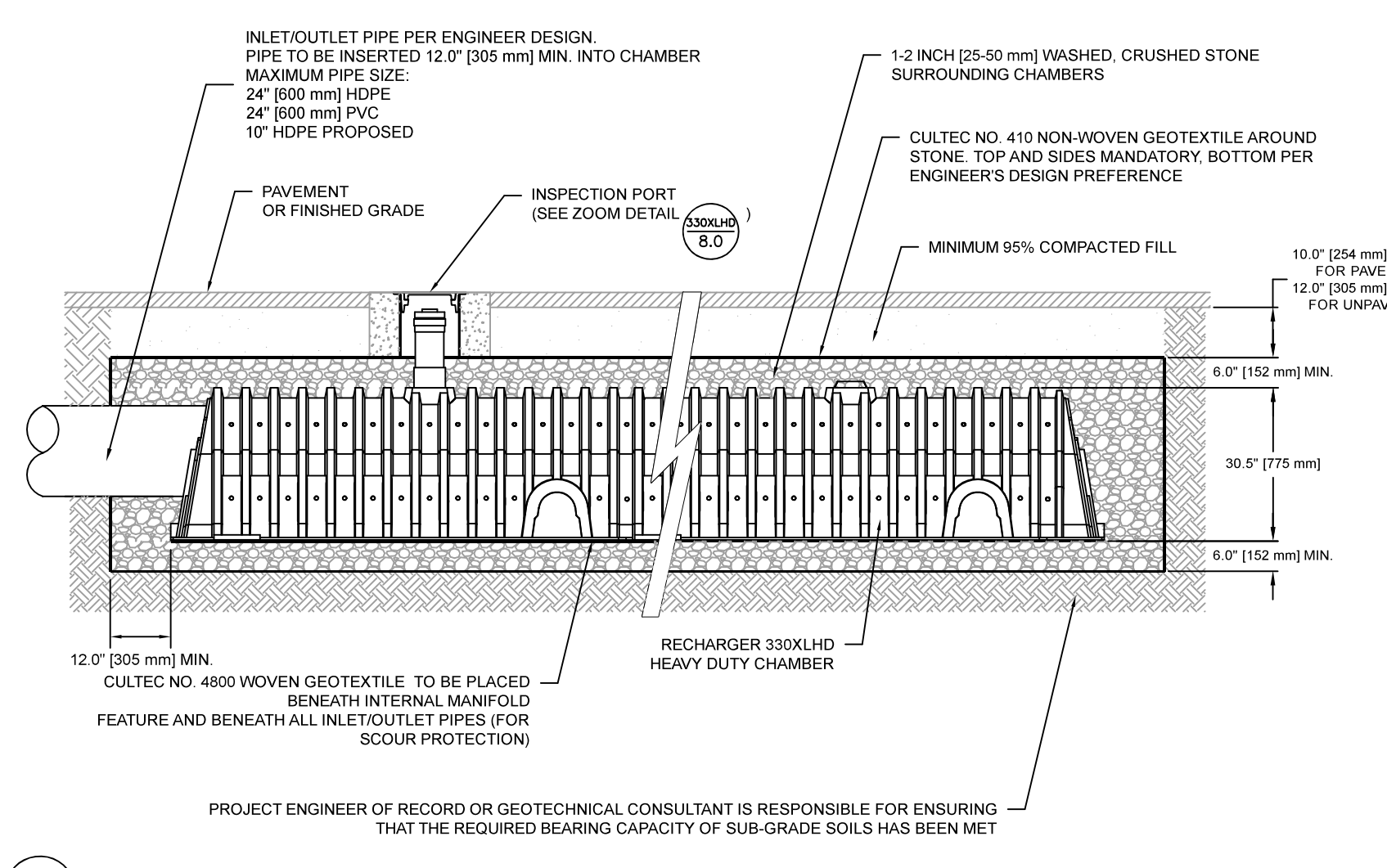
GENERAL NOTES

- 330XLHD 1.0
- 330XLHD 8.0
- 330XLHD 5.0
- 330XLHD 9.0
- 330XLHD 4.0
- 330XLHD 6.0
- 330XLHD 2.0



CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK

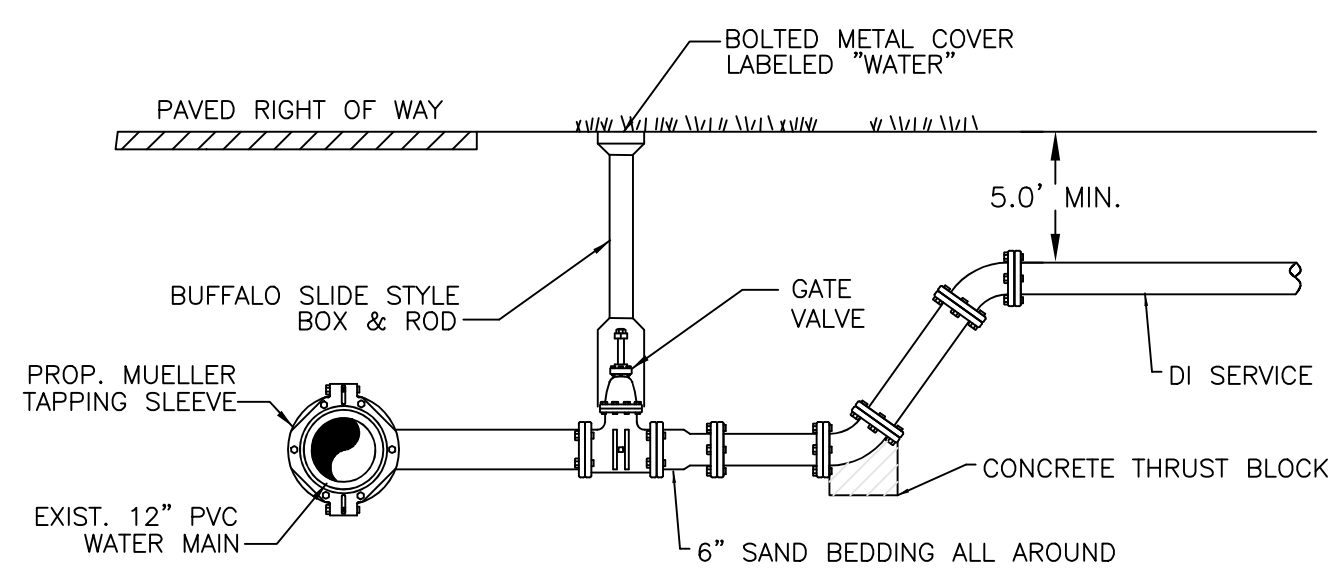
CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW



CULTEC INTERNAL MANIFOLD - INSPECTION PORT DETAIL

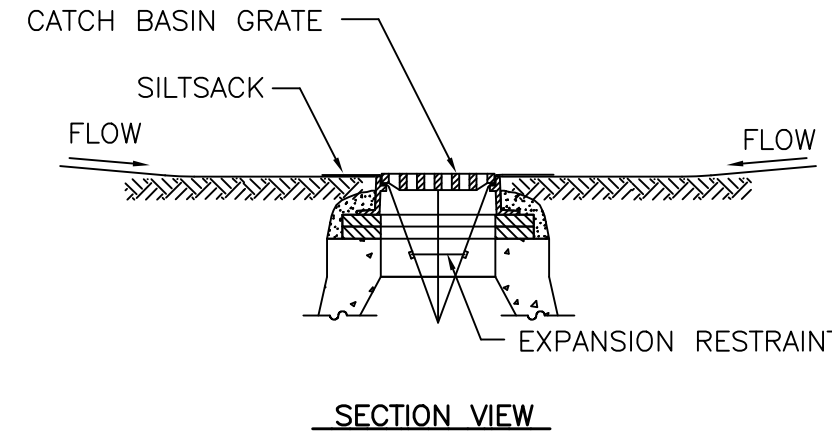
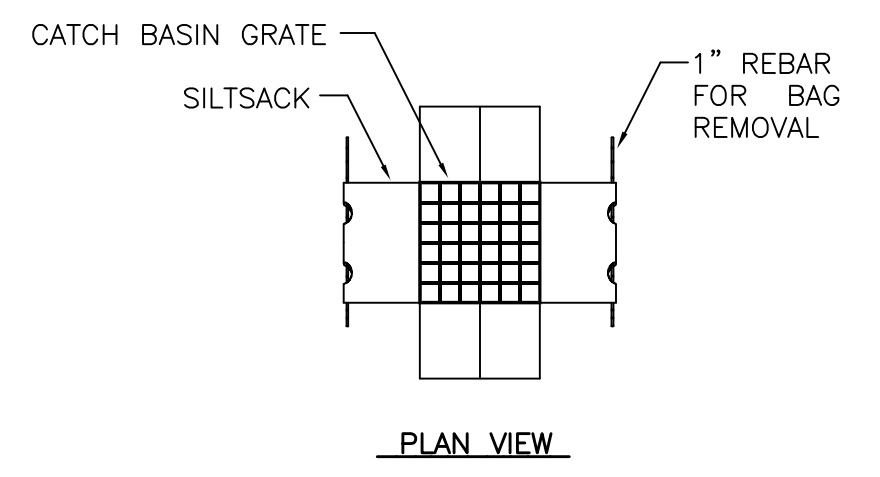
CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION

CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW

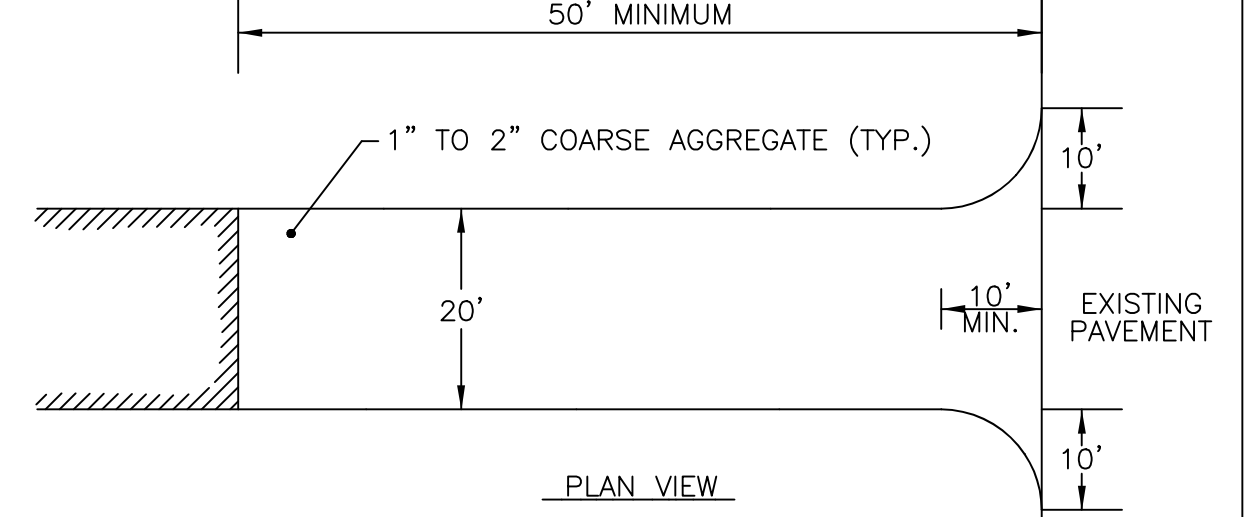
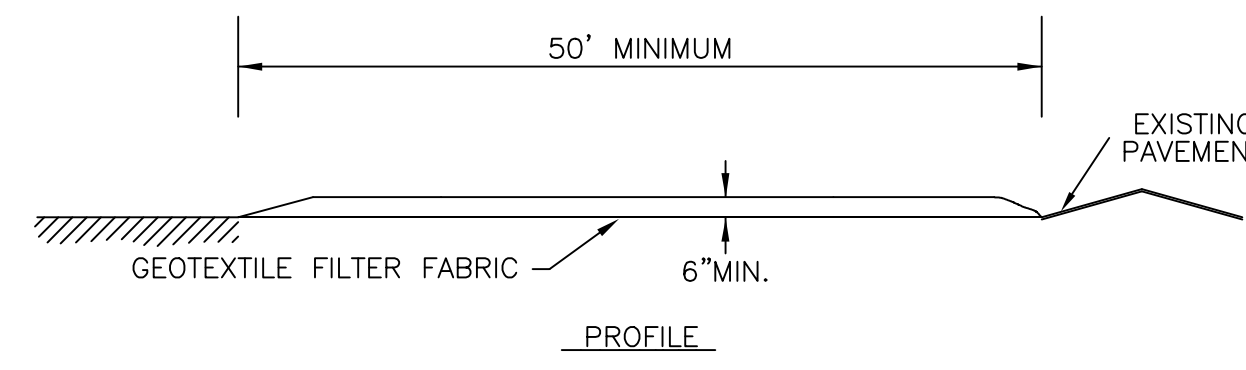


- NOTE:
1. ALL WATER COMPONENTS SHALL BE AMERICAN MADE.
 2. PROVIDE TAPPING SLEEVE FOR DI WATER SERVICE CONNECTIONS 2" OR LARGER.
 3. ALL WATER SERVICE CONNECTIONS SHALL PER INSTALLED PER SCITUATE WATER DIVISION SPECIFICATIONS.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



SILTSACK SEDIMENT TRAP
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

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Jason Scott
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

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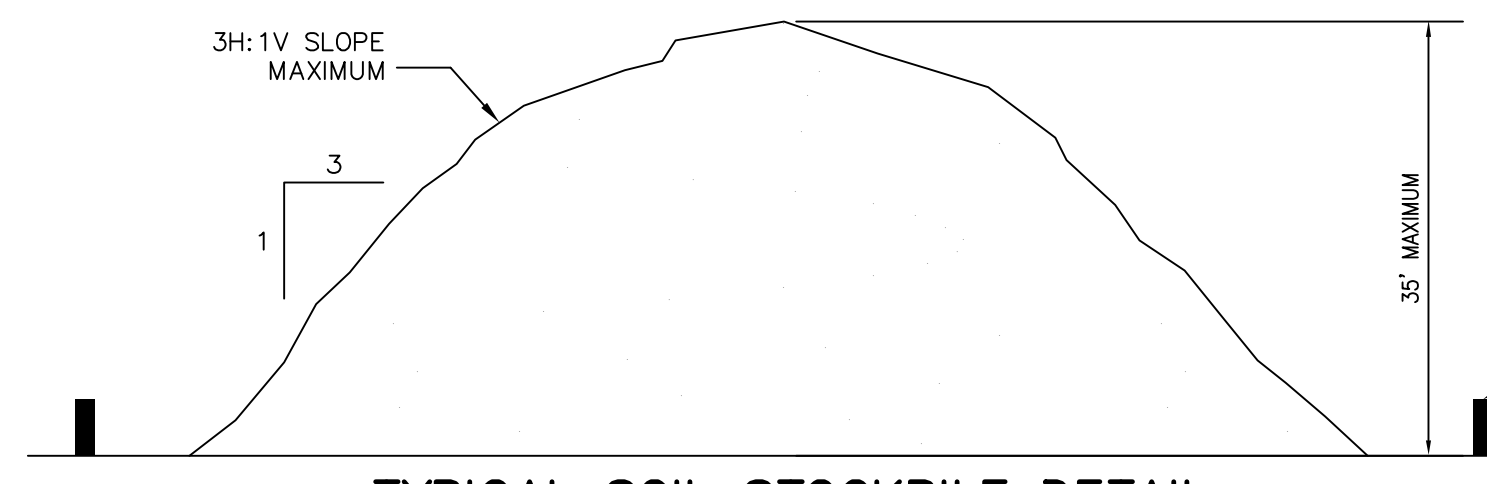
Jason Scott
PROFESSIONAL LAND SURVEYOR



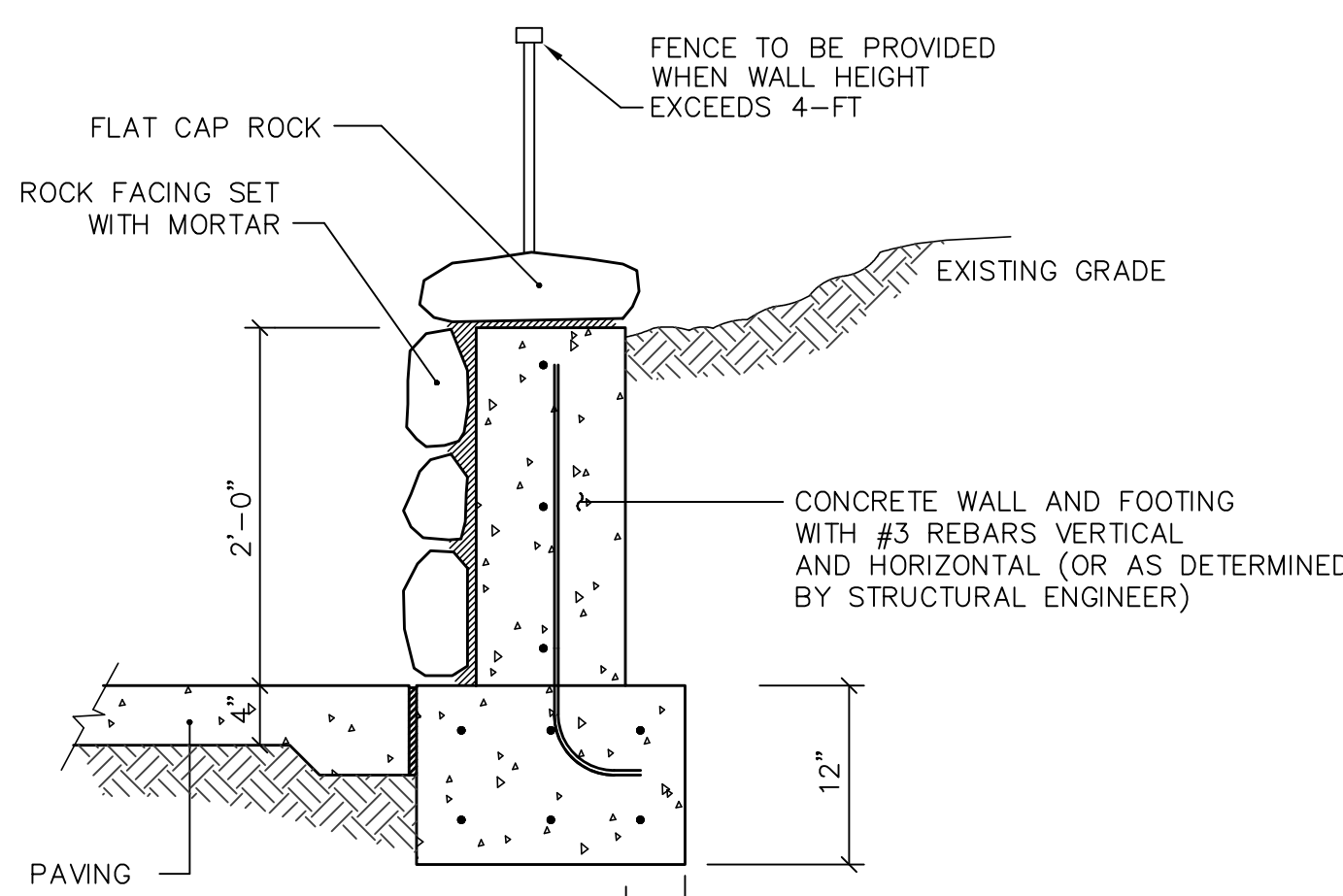
SITE PLAN APPROVAL
DATE OF APPLICATION: _____
DATE OF HEARING: _____
DATE OF APPROVAL: _____
DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

FOR REGISTRY USE ONLY

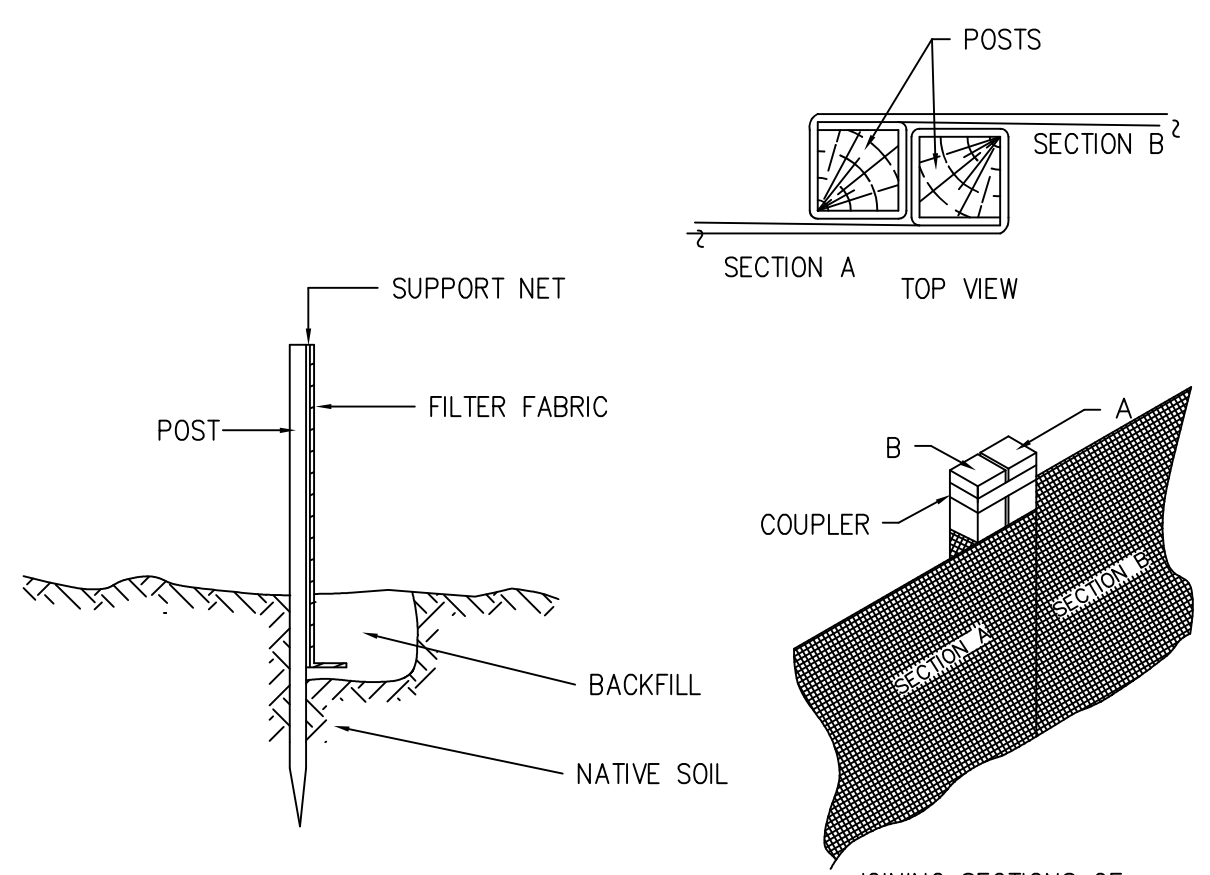


TYPICAL SOIL STOCKPILE DETAIL
NOT TO SCALE

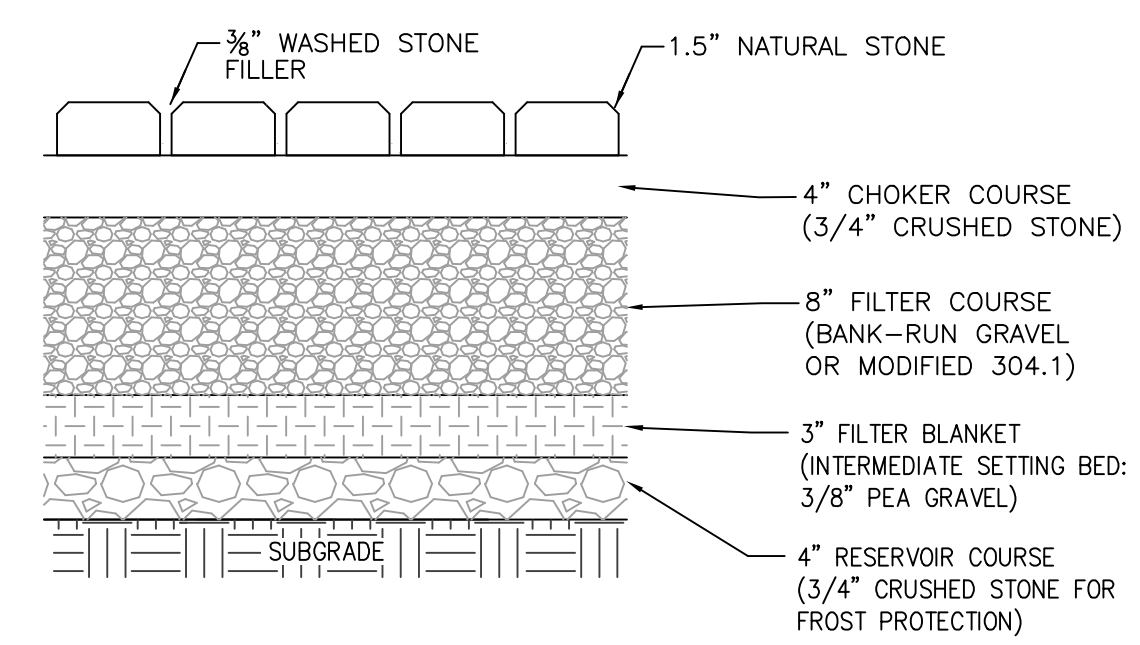


STONE FACED RETAINING WALL
NOT TO SCALE

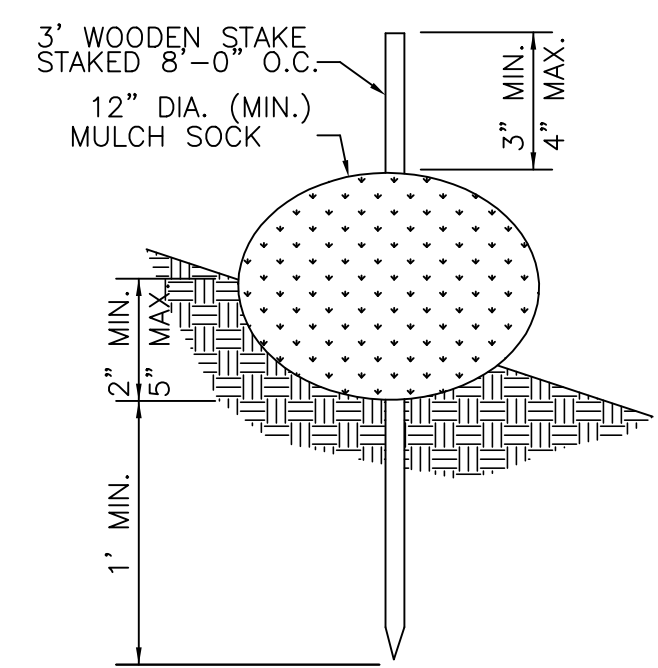
- CONSTRUCTION NOTES:
- 1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - 2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - 3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
 - 4) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.



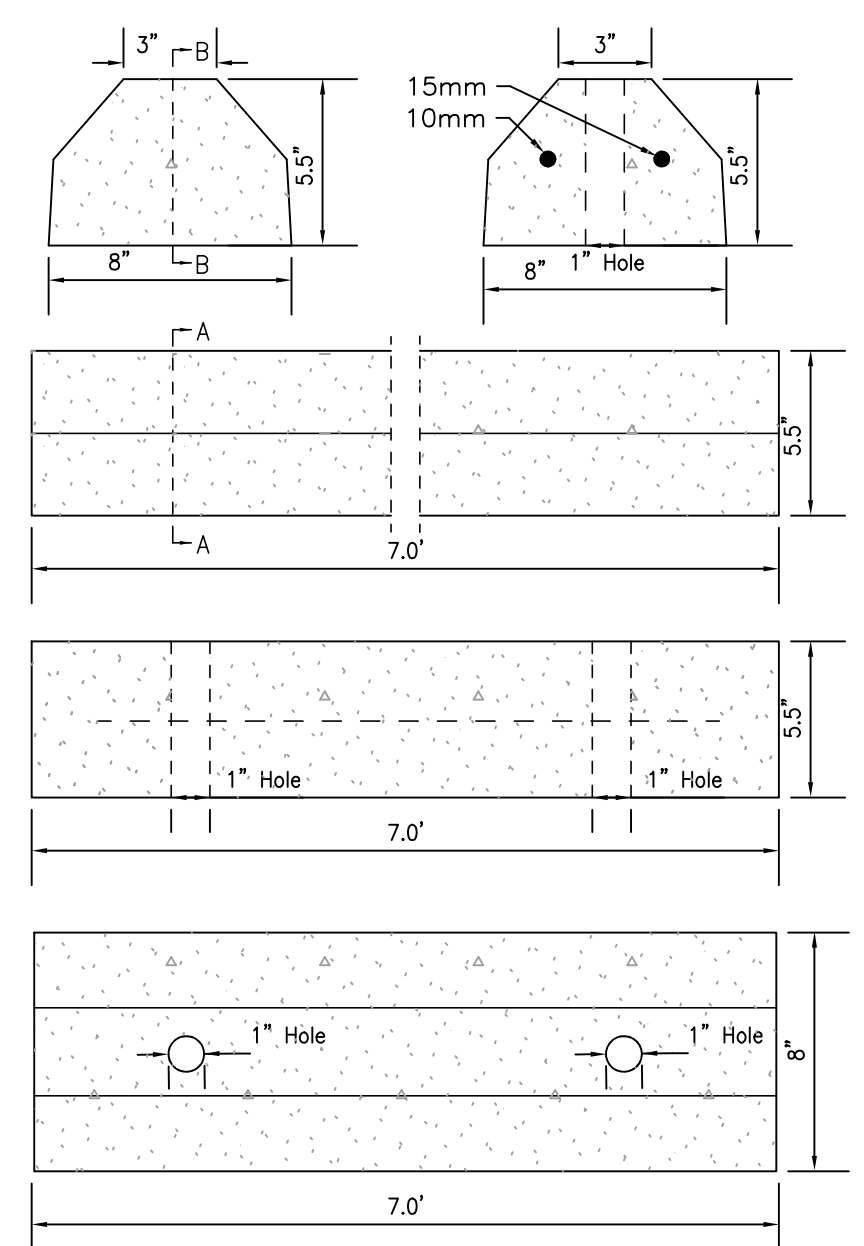
SILTATION FENCE
NOT TO SCALE



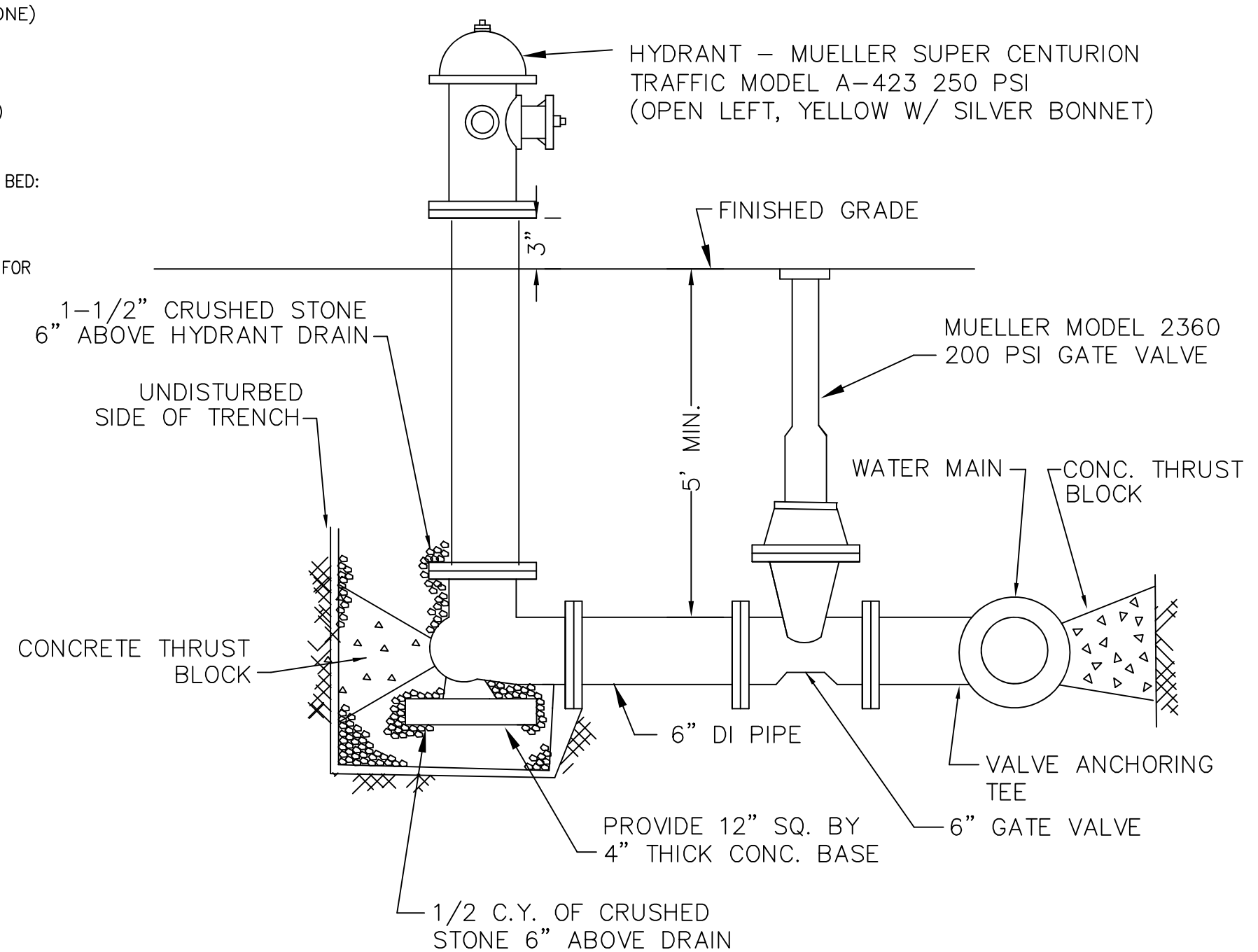
PERVIOUS PAVER WALKWAY DETAIL
NOT TO SCALE



STAKED MULCH SOCK DETAIL
NOT TO SCALE

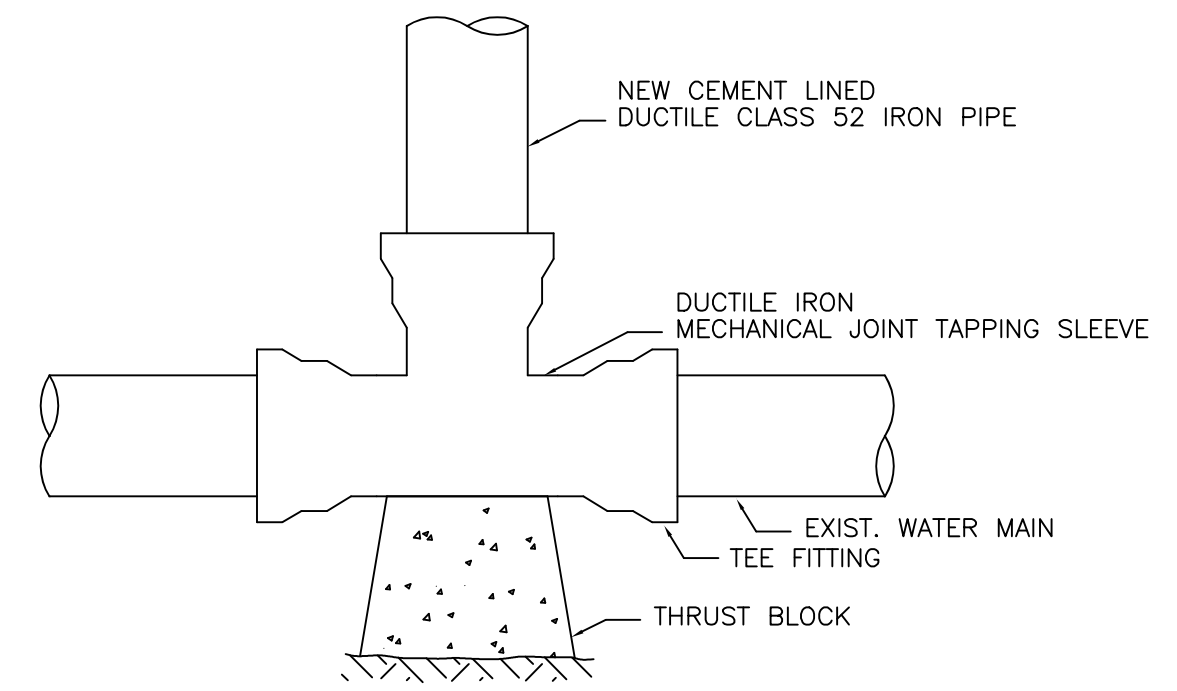


STANDARD PARKING CURB
NOT TO SCALE



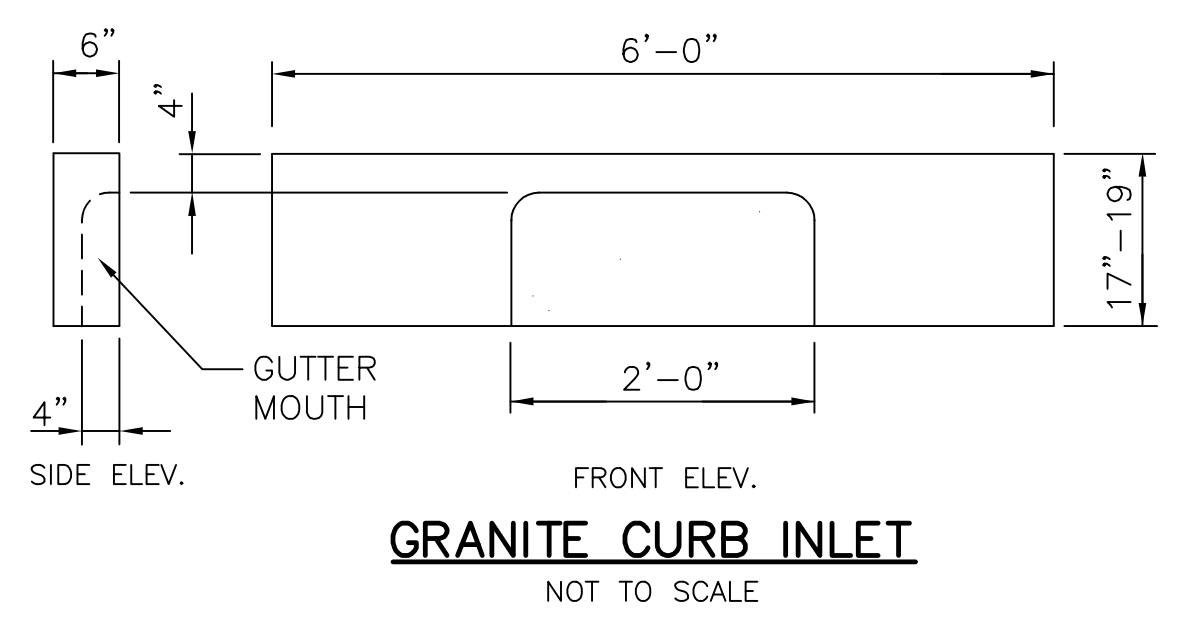
- NOTE:
1. ALL WATER COMPONENTS SHALL BE AMERICAN MADE.
 2. ALL PIPE, VALVES, AND FITTING SHALL BE POLYETHYLENE ENCASED.
 3. ALL JOINTS SHALL BE RESTRAINED MECHANICAL SEAL.

HYDRANT DETAIL
NOT TO SCALE

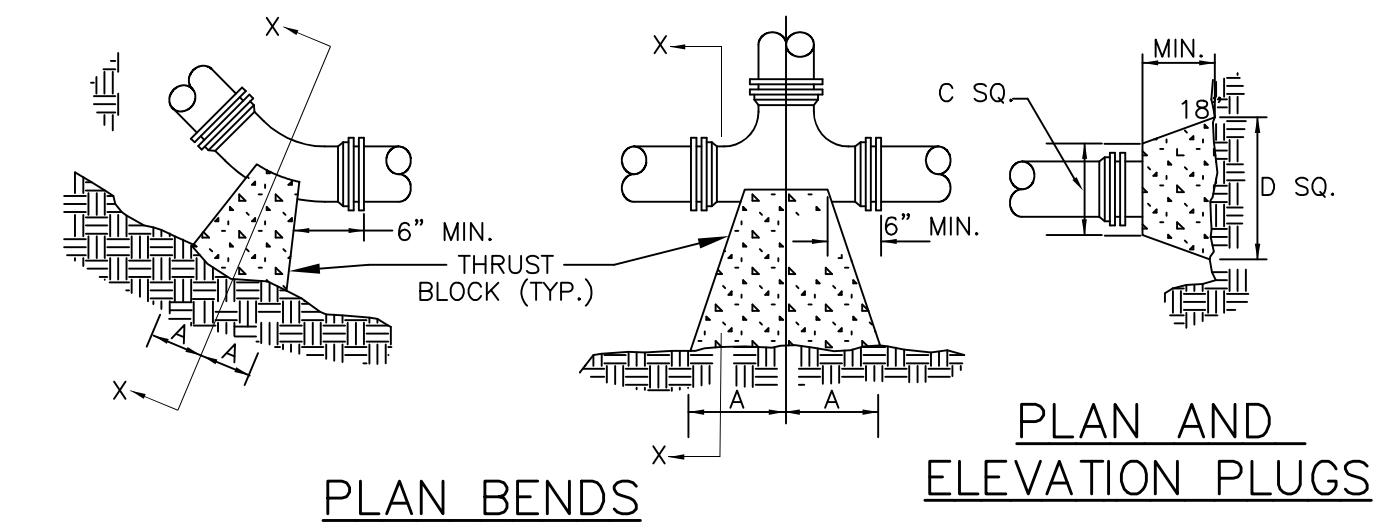


- NOTE:
1. ALL WATER COMPONENTS SHALL BE AMERICAN MADE.
 2. ALL WATER COMPONENTS TO COMPLY WITH SCITUATE WATER SPECIFICATIONS.

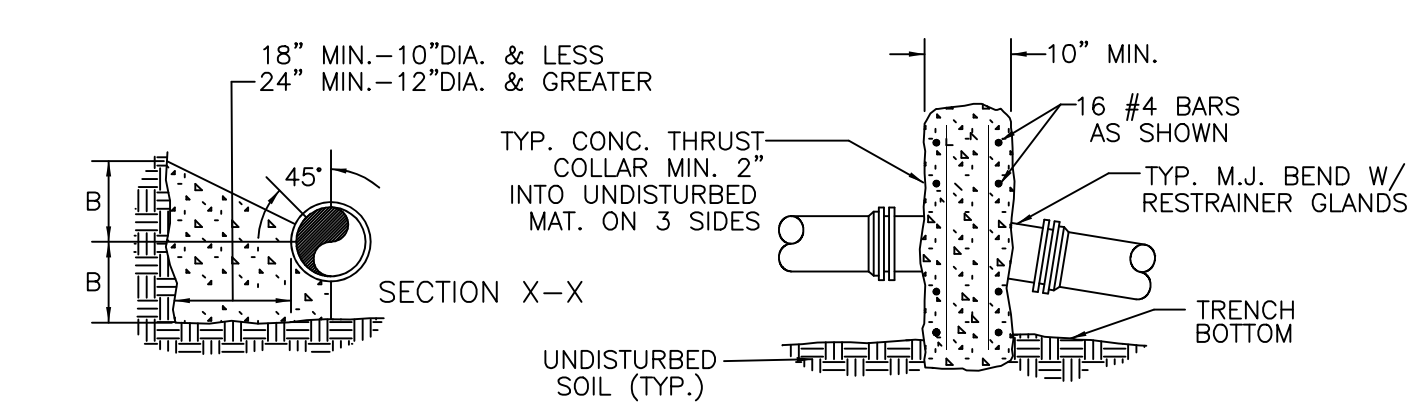
TEE CONNECTION DETAIL
NOT TO SCALE



GRANITE CURB INLET
NOT TO SCALE



PLAN AND ELEVATION PLUGS

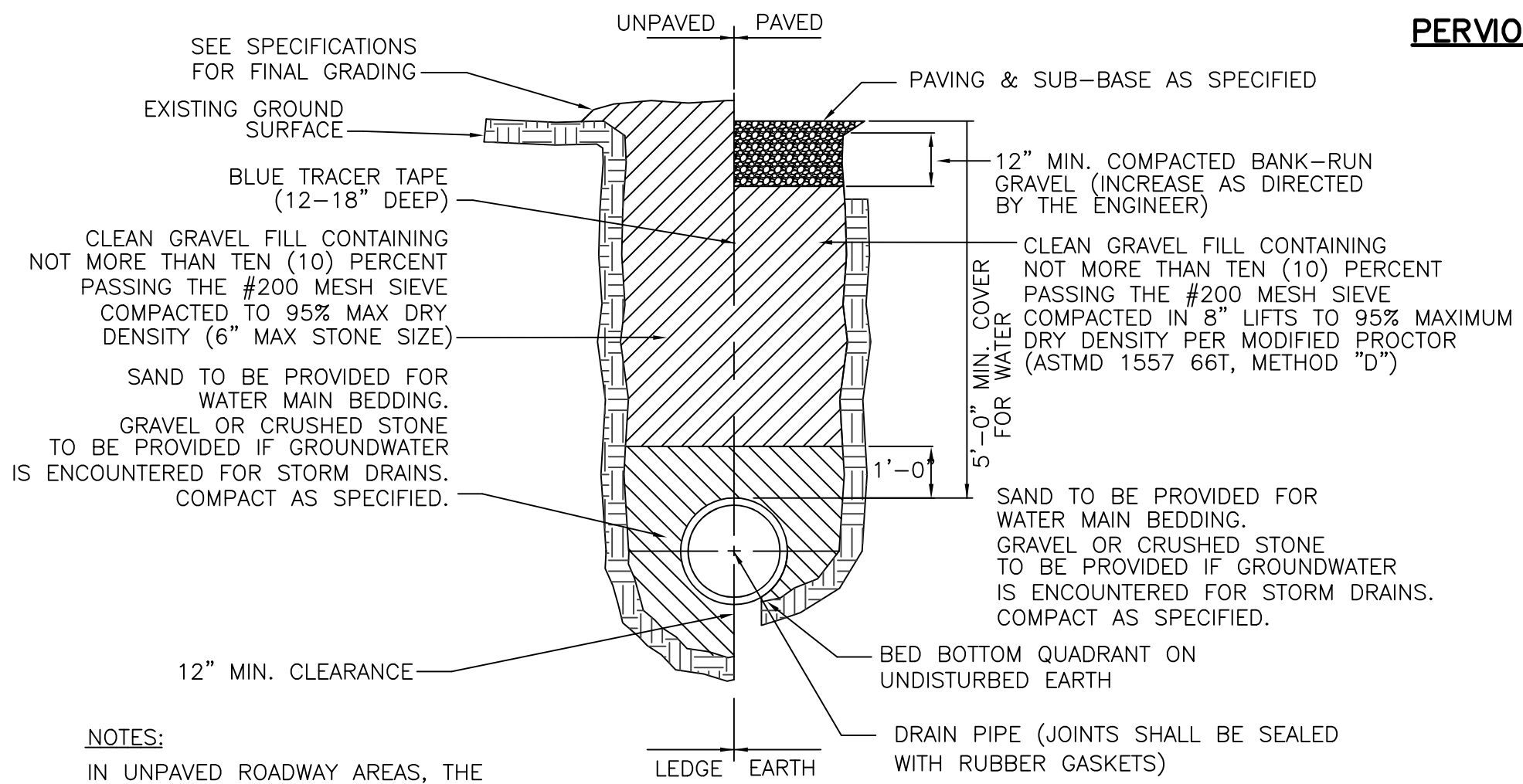


BENDS AND TEES SECTION OF VERTICAL BEND

- NOTES:
1. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE RESTRAINED WITH THRUST BLOCKS UNLESS OTHERWISE NOTED.
 2. ALL THRUST BLOCK & SUPPORT CONC. SHALL BE 3000 PSI READY MIX CONC.
 3. ALL THRUST BLOCKS & SUPPORT CONC. SHALL BE INSTALLED TO BEAR AGAINST UNDISTURBED EARTH.
 4. CONCRETE SHALL BE KEPT CLEAR OF MECHANICAL JOINTS.
 5. ALL WATER MAIN FITTINGS, BENDS, TEES, PLUGS ETC. SHALL BE AMERICAN MADE.

PIPE SIZE	90° BEND		45° BEND		22.5° BEND		11.25° BEND		TEE		PLUG	
	A	B	A	B	A	B	A	B	A	B	C	D
4"	8"	12"	8"	8"	6"	6"	6"	6"	11"	9"	10"	6"
6"	18"	12"	8"	10"	8"	8"	8"	8"	11"	10"	12"	18"
8"	18"	13"	10"	10"	8"	8"	8"	8"	11"	12"	12"	24"
10"	20"	16"	12"	14"	8"	12"	8"	12"	14"	16"	16"	30"
12"	20"	16"	12"	14"	8"	12"	8"	12"	14"	16"	16"	30"
16"	26"	20"	16"	18"	11"	13"	11"	13"	18"	20"	20"	36"
24"	82"	42"	62"	30"	44"	22"	22"	16"	82"	42"	82"	42"
30"	185"	42"	100"	42"	52"	42"	40"	30"	185"	42"	185"	42"

THRUST BLOCK DETAIL
NOT TO SCALE



TYPICAL TRENCH
NOT TO SCALE

- NOTES:
1. IN UNPAVED ROADWAY AREAS, THE FINAL 6" OF BACKFILL SHALL BE COMPACTED CRUSHED BANK GRAVEL FINISH, GRADED TO MATCH EXISTING GROUND.

BY:	PGG	DESCRIPTION	REVISIONS PER PEER REVIEW & TOWN COMMENTS	REVISIONS PER PEER REVIEW & TOWN COMMENTS	REVISIONS PER PEER REVIEW & TOWN COMMENTS	REVISIONS PER SPECIAL PERMIT CONDITIONS
REV. DATE	11/11/2022		2/15/2023	4/25/2023	6/28/2023	2/16/2024
PREPARED BY:	61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS					
PREPARED FOR:	JOHN TEDESCHI					
JOB NO:	14-203					
SCALE:	1" = 20'					
DESIGN:	PGG					
CHK:	GJM					
DATE:	7/13/2022					
PLAN TITLE:	CONSTRUCTION DETAILS IV					
SHEET:	13 OF 17					



Juno

WF4 & WF6 REG SWW5

4" & 6" LED Regressed Switchable Downlight

The 4" and 6" regressed round baffle with SCCR Switchable White technology provides high-quality light output and efficiency featuring a switch for easy color temperature adjustment to choose between 2700K, 3000K, 3500K, 4000K, or 5000K, while eliminating the need for recessed housings.

FEATURES:

- Regressed lens and baffle trim designed to distribute precise even illumination for general purpose areas
- Canless - no can required, equals easy to install and less labor
- 5 selectable color temperatures to choose with a switch ranging from warm (2700K) to daylight (5000K) allowing customization for endless applications

Catalog Number
Notes
Type



Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CR1	Voltage	Finish	Dimming Protocol	Ballast qty.
WF4-REG-SWW5-90CRI-MW-INS	104994138523	4" Regressed Baffle LED Downlight	65W Incandescent	650	9W	2700K/3000K/3500K/4000K/5000K	90	120V	Matte White	Triac	480
WF6-REG-SWW5-90CRI-MW-INS	104994138660	6" Regressed Baffle LED Downlight	75W Incandescent	950	13W	2700K/3000K/3500K/4000K/5000K	90	120V	Matte White	Triac	360

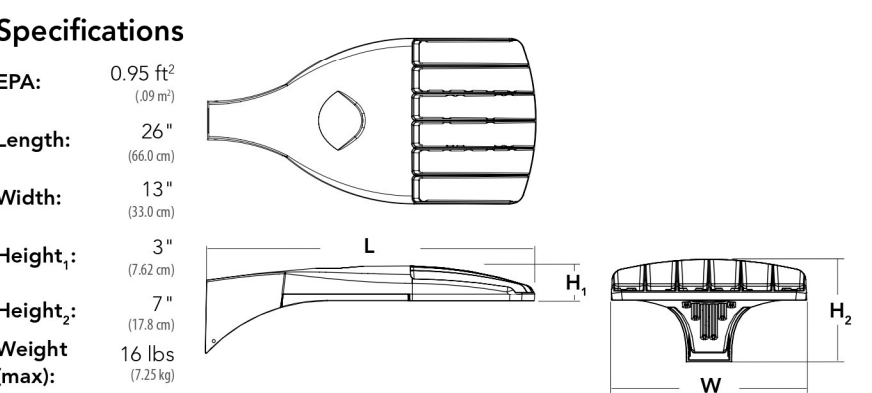
Accessories: Order as separate catalog number.	
WF8643 PAN R6	Universal New Construction Pan, Retail Pack of 6
WF8643 PAN U	Universal New Construction Pan, retail pack of 12
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF4GR MW	4" Wafer Goo Ring 4.2" ID x 6.2" OD
WF6 PAN R12	6" New Construction Pan, retail pack of 12
WF6GR MW LZ	6" Wafer Goo Ring 6" ID x 8" OD
WF8 U	Remodel Joint Bar
WF8X20 SW3PIN FT4	3-Pin 6ft Cable
WF8X10 SW3PIN FT4	3-Pin 10ft Cable
WF8X20 SW3PIN FT4	3-Pin 20ft Cable



*Goo rings are made of 22 gauge steel and painted white.

CONTRACTOR SELECT WF4-WF6 REG SWW5

Page 1 of 2



Specifications

EPA: 0.95 ft² (0.9m²)
 Length: 26" (661mm)
 Width: 13" (330mm)
 Height: 3" (76.2mm)
 Height: 7" (178mm)
 Weight (max): 16 lbs (7.2kg)

D-Series Size 0 Amber Series Legacy LED Area Luminaire

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P4 AMBLW T3M MVOLT SPA DDBXD G1

Series	LEDs	Color temperature	Distribution	Voltage	Mounting (required)	
DSX0 LED	Forward optics P1 P4 P2 P5 P3 P6 Retrofitted optics P10 P12 P11	Limited Wavelength Amber AMPC Phosphor Converted Amber	T1S Type I short T2S Type II short T3M Type III medium T4M Type IV medium T5M Type V short T6M Forward throw medium T5VS Type V very short ¹	T5S Type V short ¹ T3M Type III medium ¹ T2S Type II short ¹ T5W Type V wide ¹ BLC Backlight control LCCO Left corner cutoff RCO Right corner cutoff 480 ¹	MVOLT ^{1,2} 120 ³ 208 ³ 240 ³ 277 ³ 347 ³ 480 ³	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket ¹ SRMBA Square pole universal mounting adapter ¹ RPMBA Round pole universal mounting adapter ¹ KMAS DDBXD U Must arm mounting bracket adaptor (specify first) ¹

Control options	Other options	Finish (required)	Generation (required)	
Shipped installed NZAIR nLight AIR generation 2 enabled ¹¹ PIR Network, high/low motion/ambient sensor ⁸ PIR NEMA two-bay receptacle only (control ordered separate) ¹¹ PERS Five-pin receptacle only (control ordered separate) ¹¹ PER7 Seven-pin receptacle only (heads out fixture) (control ordered separate) ¹¹ DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹¹	FIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ¹¹ PIRH Network, high/low motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹ PIRHCV High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ¹¹ PIRHFCV High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹ FAO Field adjustable output ⁹	Shipped installed HS House-side shield ¹¹ SF Single face (120, 277, 347V) ¹¹ DF Double face (208, 240, 480V) ¹¹ LPO Left rotated optics ¹¹ RPO Right rotated optics ¹¹ DOL Diffused drop lens ¹¹ BAA Bay American Act Compliant Shipped separately ES Bare optics EGS Emergency glow shield ¹¹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTD Textured dark bronze DNATD Textured natural aluminum DWHXD Textured white	G1 Generation 1

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DSX0 LED AMBER G1 Rev. 11/21/22 Page 1 of 9



D-Series Size 1 LED Wall Luminaire

d'series

Specifications Luminaire

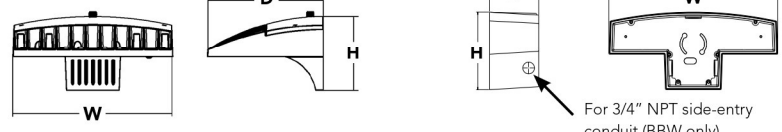
Width: 13-3/4" (34.9cm)
 Depth: 10" (25.4cm)
 Height: 6-3/8" (16.2cm)

Weight: 12 lbs (5.4kg)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9cm)
 Depth: 4" (10.2cm)
 Height: 6-3/8" (16.2cm)

BBW Weight: 5 lbs (2.3kg)
 ELCW Weight: 10 lbs (4.5kg)



Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDX

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350mA 530 530mA 700 700mA (1 A) ¹ 1000 1000mA (1 A) ¹	30K 3000K 40K 4000K 50K 5000K AMPC Amber phosphor converted	T2S Type II Short T3M Type III Medium T5M Type V Short T3M Type III Medium T5M Type V Short T5M Forward Throw Medium	MVOLT ^{1,2} 120 ³ 208 ³ 240 ³ 277 ³ 347 ³ 480 ³	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ¹	Shipped installed PE Photoelectric cell, button type ¹ DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹¹ PIRH 180° motion/ambient light sensor, 15-30' mtg ht. ¹¹ PIRHFCV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ¹¹ PIRHFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ¹¹ ELCW Emergency battery backup (includes external component enclosure, CA Title 20 Noncompliant ¹¹)

Other Options	Shipped separately ¹¹	Finish (required)
Shipped installed SF Single face (120, 277 or 347V) ¹¹ DF Double face (208, 240 or 480V) ¹¹ HS House-side shield ¹¹ SPD Separate surge protection ¹¹	BSW Bid-direct optics VG Vase guard VSG Vase guard DOL Diffused drop lens	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTD Textured dark bronze DNATD Textured natural aluminum DWHXD Textured white

Accessories

Order and install in separate sections.

DSXW5 U	House-side shield (per 8' ft height)
DSXW5 U	Bid-direct optics
DSXW5 U	Vase guard assembly
DSXW5 U	House-side shield

NOTES

- 1 20C 1000 is not available with PIR, PIRH, PIRHFCV or PIRHFCV.
- 2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 3 Single face SPD requires 120, 277 or 347 voltage option. Double face SPD requires 208, 240 or 480 voltage option.
- 4 Only available with 20C, 700mA or 1000mA. Not available with PR or PIRH.
- 5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- 6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- 7 Reference Motion Sensor table on page 3.
- 8 Cold weather (CWC) mode. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES files located on product page at www.lithonia.com.
- 9 Not available with SPD.
- 10 Not available with ELWC.
- 11 Also available as a separate accessory. See Accessories information.
- 12 Not available with ELCW.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com
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DSXW1 LED Rev. 8/15/19

SCHEDULE

SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LLF	WATTAGE
○	DL1	13	Juno Lighting	WF4 REG SWW5 90CRI_3000K	SCCT 4in Regressed Wafer _ 3000K	0.9	9
□	P1	1	Lithonia Lighting	DSX0 LED P3 30K T5M MVOLT	DSX0 LED P3 30K T5M MVOLT	0.9	142
□	P2	2	Lithonia Lighting	DSX0 LED P3 30K BLC MVOLT	DSX0 LED P3 30K BLC MVOLT	0.9	71
□	W1	5	Lithonia Lighting	DSXW1 LED 10C 350 30K T2S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K, @ 350mA.	0.9	13.3
□	W2	2	Lithonia Lighting	DSXW1 LED 10C 700 30K T2S MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 3000K, @ 700mA.	0.9	26.2
□	W3	2	Lithonia Lighting	DSXW1 LED 20C 350 30K T3S MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T3S OPTIC, 3000K, @ 350mA.	0.9	23.3

FOR REGISTRY USE ONLY

SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

SITUATE PLANNING BOARD

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Jason Scott

PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276

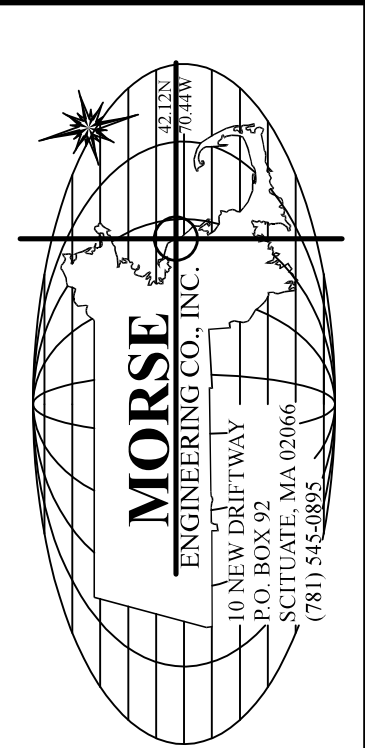
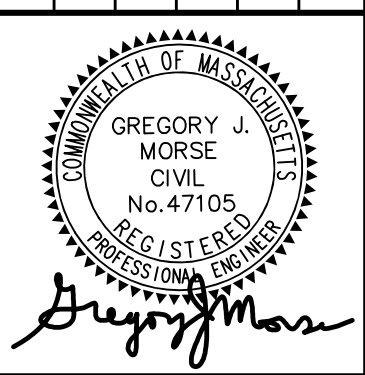
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jason Scott

PROFESSIONAL LAND SURVEYOR



BY:	PGG	DESCRIPTION
11/11/2022	REVISIONS PER PEER REVIEW & TOWN COMMENTS	
2/15/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	
4/25/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	
6/28/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	
2/16/2024	REVISIONS PER SPECIAL PERMIT CONDITIONS	



61 NEW DRIFTWAY
 (ASSESSOR'S PARCELS: 63-3-32A)
 SCITUATE, MASSACHUSETTS

PREPARED FOR:
 JOHN TEDESCHI

JOB NO: 14-203

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/13/2022

PLAN TITLE:
CONSTRUCTION
DETAILS
V

SHEET:

14 OF 17

33. Section 770.6.J Site Plan Approval Standard J: Safe, functional, and convenient pedestrian, bicycle, and where practical transit access, and continuity of the pedestrian and bicycle network within the property and to nearby pedestrian and bicycle facilities and trip generators.

Finding: The surrounding area provides safe, functional and convenient pedestrian access. There is a sidewalk located on New Driftway and Old Driftway providing access to Greenbush and the train station. The sidewalk on New Driftway is proposed to be extended by the Project to the SkySail driveway. A 6-space bicycle rack is proposed. There is a walking connection in the site to the sidewalk. This standard is met.

Based on these findings, the Planning Board finds the Stormwater Permit, Site Plan Review and Special Permit in the Village Center and Neighborhood District meets the requirements under the Village Center and Neighborhood District Section 580, 750, 760 and 770 as the Project will be in harmony with the general purposes of this bylaw, meets the requirements of MGL Ch. 40A and it will not have a greater detrimental impact on the neighborhood than a conventional residential development plan and is designed with consideration for public health and safety.

Decision:

Based on the Findings of Fact and testimony provided at the public hearing, the Planning Board approves the Stormwater Permit, Site Plan Review and Special Permit in the Village Center and Neighborhood District for 61 New Driftway ("Site") with the following conditions:

General Requirements

- 1. All construction work shall be done in accordance with i) the plans submitted by Morse Engineering Company, Inc. entitled "Site Plan Proposed Mixed-Use Development, 61 New Driftway (Assessor's Parcels: 53-3-2A) Scituate, MA ", consisting of 12 sheets dated July 13, 2022 with revisions through 6/28/2023; ii) Architectural Plans by Axiom Architects consisting of a colored rendering, Floor Plans for New Mixed Use Building A101 First Floor Plan, A102 2nd Floor Plan, A103 3rd Floor Plan, A104 4th Floor Plan; A105 Roof Top Amenity; A106 Building Elevations Front; A107 Building Elevations East and South; A108 Building Views; A109 Stepback Section Diagram; A110 Stepback Section 2 dated July 2022 with revisions through June 2023; iii) Stormwater Permit Application, Town of Scituate Stormwater Bylaw (Sec.32050) & Stormwater Regulations for Proposed Mixed-Use Development, 61 New Driftway, Scituate, MA dated July 14, 2022 with revisions through June 13, 2023; iv) Sewer System Review for 61 New Driftway Redevelopment, Scituate, MA by Weston & Sampson dated February 16, 2023; v) Water Service Evaluation for 61 New Driftway Redevelopment, Scituate, MA dated February 16, 2023; vi) Lighting Plan for 61 New Driftway by Visual dated 10/19/22 with revisions received by Planning Office through 7/5/23; vii) Landscape Plan by Sean Papich Landscape Architecture dated 7/13/2022 with revisions through 6/28/2023; viii) Estimate for sidewalk at 61 New Driftway from property line to SkySail driveway; ix) Memorandum on Traffic Assessment for 61 New Driftway by Vanasse and Associates dated 7/22/22; Transportation Impact Assessment, Proposed Mixed Use Development, 61 New Driftway by Vanasse and Associates dated November 2022, Vanasse Response to Planning Board Comments of Jan. 12, 2023 dated 2/10/2023 and

Vanasse Response to Peer Review dated 2/10/23. Final Building elevations must be approved by the Town Planner prior to issuance of a building permit for conformance to submitted material. A copy of the approved plan and conditions must be kept on-site at all times during construction.

- 2. Where this Site Plan Review and Special Permit requires approval, permitting or licensing from any local, state or federal agency, such required approval, permitting or licensing is deemed a condition of the Town of Scituate Planning Board's (the "Planning Board" or the "Board") approval of this Site Plan Review and VCN Special Permit, including, but not limited to approval of work by the Select Board and Department of Public Works ("DPW") in all public rights of way including New Driftway. Construction shall meet all applicable federal, state and local laws and regulations including, but not limited to, those of the Scituate DPW, Fire Dept., Building Dept., Board of Health, Planning Board as well as the Massachusetts DEP and State Building Code. All necessary permits and approvals must be received prior to construction.
- 3. Construction shall meet all requirements of the Scituate Zoning Bylaw.
- 4. The Applicant shall mean the current Applicant and all its successors in interest. This site plan review and special permit shall lapse within two years, which shall not include such time required to pursue or await the determination of an appeal under General Laws Chapter 40A, Section 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause, or, in the case of a special permit for construction, if construction has not begun by such date except for good cause. The Planning Board may extend said period, for good cause shown, upon receiving a written request from the Applicant prior to the expiration of said period, which request shall provide a detailed description of the good cause necessitating an extension. A public hearing may be required.
- 5. The total number of residential dwelling units on the Site shall not exceed twenty-two (22). There will be thirteen (13) one-bedroom units, eight (8) two-bedroom units and one (1) three-bedroom units. Five (5) of the 22 units will be Affordable Units. The total number of bedrooms on the Site shall not exceed thirty-two (32). A bedroom is defined in accordance with Title V of the State Sanitary Code. Massachusetts Architectural Access Board ("MAAB") requirements must be met. All units constructed at the Site shall be under rental conditions.
- 6. The Applicant shall obtain the plan endorsement from the Planning Board for the Site Plan Review and VCN Special Permit within 90 days of the expiration of the appeal period and this decision becoming final. All conditions shall be inscribed on the plans prior to endorsement.
- 7. Storage of fertilizers and pesticides is not allowed unless they are covered or contained.
- 8. No vehicle washing is to occur on the Site.
- 9. The units in the new building shall be numbered on the outside and on a map in the building lobby for identification, fire protection and emergency response purposes.

- 10. Gates are not allowed at the entrance or exit of the parking lot now or in the future.
- 11. The crosswalk across the new entrance shall be 10 feet wide and must comply with town Standards and the MUTDC. This must be on the plans prior to endorsement.

Waivers and Special Permits

- 12. A waiver is requested from 750.5 A. 3. b. Building Setback and Stepback Standards to allow a building height of 30.2' in the 12.5 foot to 37.5-foot zone along New Driftway where 30 feet is allowed resulting in a nonconformity of 0.4%. The Design Review Committee recommended to the Board that this difference was negligible. On the Old Driftway frontage, the average height is 33'-0" for 7.4% of the facade versus the required 30 feet. In the 12.5 foot to 37.5-foot zone. The DRC recommended to the Board that the design made sense in the context of the building as the main gable is extended forward for aesthetic reason and acts to shield some of the roof deck and utilities beyond. The Board grants this waiver.
- 13. A waiver is requested from Section 754.4 and 754.5 of the Zoning Bylaws to allow for the monitoring agent and other affordability requirements for the affordable units to be submitted after approval and prior to application for the first occupancy permit. The Board grants this waiver.
- 14. A special permit is needed under Section 750.5 B.2. d. to allow a building wider than 100 feet facing the street. The proposed building is 108 feet. The Board grants this special permit.

Utilities, Parking, Traffic and Street Improvements

- 15. Maintenance and repair of the driveway and parking areas, stormwater management system, site utilities, snow removal, lighting and landscaping shall be the responsibility of the Applicant.
- 16. All parking is limited to designated spaces as shown on the plan. Forty-one (41) surface parking spaces including two handicap accessible spaces are provided. Three (3) Electric Vehicle (EV) charging parking spaces are provided. Dead end parking by the building to be signed Residents Only except for handicap accessible and EV parking spaces. All parking is limited to spaces shown on the plan.
- 17. No underground irrigation systems are allowed to connect to the Town's water distribution system or in any manner use municipal water, in accordance with the policy made effective by the Board of Selectmen on October 8, 2014 and reaffirmed by the Scituate Water Commissioners on May 26, 2015. All irrigation systems installed in accordance with the policy must be supplied by on-site sources or private water suppliers at the expense of the property owner.
- 18. The Applicant shall allow members and town officials of the Planning Board and other persons acting under the authority of the Planning Board as its agents, to enter upon any lands and carry out such surveys and inspections as may be deemed necessary, and place and maintain monuments and marks. The Applicant shall cooperate with the Planning Board and Town officials and assist them in their efforts to verify that the layout, design and

construction work in the Special Permit Plan are satisfactory and conform to the Town specifications and the requirements of the Planning Board.

- 19. Independent inspector(s) contracted or employed through the Town shall perform the required construction inspections according to Section 9.0 of the Subdivision Regulations and as otherwise defined herein. All required inspections shall take place and be inspected by the inspector including water and sanitary sewage facilities. The inspector(s) shall be approved by the Town Planner and DPW and shall work under the direction of the Town Planner. The costs for these inspections shall be paid by the Applicant. Written reports will be submitted to the Applicant and the Planning Board in a timely manner stating results of any and all required inspections during construction unless more frequent reports are needed. 48 hours' minimum advance notice is required for all inspections. All stormwater recharge structures require inspection of the bottom of the excavation by the consulting engineer/independent inspector. Noise, dust and air quality control shall be in accordance with DEP regulations.
- 20. Construction of the proposed driveways, parking areas, proposed drainage system, proposed water system and proposed sewer system shall be supervised by a registered professional engineer. Said supervising engineer shall certify in writing to the Planning Board and DPW at completion that the proposed driveways, parking areas, drainage system, water system and sewer system were constructed in accordance with the approved plans and that said systems are functioning in full accordance with the approved design.
- The certification of the proposed driveways, parking areas and utilities shall be accompanied by as-built plans, signed and stamped by a professional land surveyor and the supervising registered professional engineer. Prior to issuance of an occupancy permit for the building, a registered professional engineer shall inspect the exterior of the building as necessary and certify to the Planning Board and Building Commissioner with his signature and stamp on an as-built plan, that the grading and stormwater management systems conforms to that shown on the Site Plan Review and VCN Special Permit Plans and are functioning in accordance with design requirements and any variation in grade is immaterial and does not materially alter the performance of the stormwater system. The site development As-Built including building structures, topography, roadways, water, sewer, gas, cable, fiber optic, electrical and storm drainage infrastructure will be submitted in AutoCAD Format 2013 or higher or ESRI Interchange Format registered to the Massachusetts State Plane (Mainland) Coordinates, North American Datum of 1983 compatible with the Town's system along with stamped and signed copies of said plans.
- 21. All materials for utility construction shall meet DPW construction standards.
- 22. A street opening permit shall be obtained for each individual utility connection.
- 23. A Curb Cut permit shall be obtained from DPW prior to the preconstruction conference.

- 24. ADA compliant ramps shall be constructed along New and Old Driftway at the proposed driveways, which ramps shall meet Town Standards and shall be in conformance with the Site Plans.
- 25. Signage and pavement arrows will be implemented to show circulation around the parking lot. One-way circulation cannot be changed without Planning Board approval.
- 26. The Applicant shall eliminate the existing driveway opening at the existing commercial property to New Driftway and add a sidewalk and a vertical granite curb to match and tie in seamlessly with the existing walk and curb, which work shall be in accordance with Town of Scituate DPW standards and Mass DOT Construction specifications. Saw cutting of the pavement and ADA accessible access is required. Cast iron tactile pads shall be used for the detectable warning strips in the Town right of way. This shall be completed prior to any occupancy permit for the site.

- 27. The Applicant shall conduct weekday AM and PM peak periods (7:00 to 9:00 AM and 4:00 to 6:00 PM counts of the site driveways for comparison with site trip generations submitted for this project within 6 months of achieving 90% occupancy for a week-long 5-day period. Should the counts be 10% or more higher, the Applicant shall conduct a capacity analysis at the Old Driftway/New Driftway intersection during AM and PM peak hours with comparison to the projected intersection operations used in the study. If signal improvements or timing changes are required, they shall be implemented within 6 months of submitting the traffic monitoring study.

- 28. The Applicant shall obtain all necessary approvals for the use of Town water prior to scheduling the pre-construction conference and any construction commencing. Any required upgrades, modifications or connections shall be at the Applicant's expense. Installation of all water mains and appurtenances shall be performed according to the specifications of the DPW Water Division. Copies of all necessary approvals shall be furnished to the Town Planner by the Applicant.

- 29. A determination of adequacy of the existing water service/fire flow for the proposed use shall be provided by the Applicant to the DPW and Town Planner for their approval prior to scheduling the pre-construction conference. Prior to endorsement the plans must be revised as noted below:
 - Separate connections for fire and domestic service to the existing 12" water main are required.
 - The water service(s) that serve the existing building shall be identified on the plans. Notes shall be added to abandon the existing water service (s) by excavating, closing, and capping the corporation stop. If existing tees are found, they shall be removed and replaced with 12" ductile iron water main and solid sleeve couplings.
 - The existing hydrant near the entrance on New Driftway shall be replaced. All new hydrants shall meet Town of Scituate standards.

- The size of the proposed domestic and fire water services shall be confirmed by the Applicant with the Town. Sizes for domestic and fire lines to be provided on a revised plan to Planning prior to application for a building permit.
- The Existing Conditions indicates there is one existing water service feeding the existing commercial structure at 61 New Driftway. The size and material of the existing water main in New Driftway. The size and material of the existing water service shall be identified on the plan.
- The Applicant shall confirm the size of the existing water main in New Driftway as it passes in front of #61, as the records indicate that it is a 10" cast iron water main and transitions to 12" PVC water main at the intersection with Old Driftway.
- Fire flow conditions shall be calculated per the Weston & Sampson report. Flow tests and building type calculations shall be performed to ensure proper fire protection requirements.
- The Applicant shall provide a detail for the proposed 2-inch potable water service. All proposed 2" water services shall be either Type K copper or poly (CTS) tubing. All services 2" and smaller in diameter shall be installed with a curb stop. The Applicant shall include callouts to indicate the locations of the proposed curb stops and how the proposed potable water will be connected to the existing water mains (with corporation stop, saddle etc. The Applicant shall clarify on the plans how the remainder of the existing service not to be reused is abandoned or removed. Size and materials of existing water service shall be noted on plans. If the existing water service is less than 2 inches in diameter and/or made of a material other than copper or poly (CTS) tubing, the entire service shall be replaced.
- All units shall be individually metered. No master meters are allowed.
- The typical trench detail shall show the minimum required cover to be 5 feet for the proposed water main and services.
- The Applicant shall ensure that the proposed 4-inch PVC pipes connecting the gutter downspouts are installed at an elevation so as to not conflict with the proposed water service.
- The Applicant shall include callouts to indicate how the fire service will be connected to the existing main (with a tee or a tapping sleeve), and to identify the proposed gate valve.

- 30. The Applicant shall obtain all necessary approvals for the use of Town sewer prior to scheduling the pre-construction conference and any construction commencing. Any required upgrades, modifications or connections shall be at the Applicant's expense. Installation of all sewer mains and appurtenances shall be performed according to the specifications of the DPW Sewer Division. Copies of all necessary approvals shall be furnished to the Town Planner by the Applicant.

- 31. All replacement of, or connection to, Town sewer, drainage and the installation of water mains and appurtenances shall be performed according to the specifications of the Scituate DPW with an independent inspector contracted or employed by the Town to review the construction activity and assure compliance with the Town's rules and regulations. DPW

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SITE PLAN APPROVAL
DATE OF APPLICATION: _____
DATE OF HEARING: _____
DATE OF APPROVAL: _____
DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jason Scott
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Jason Scott
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276



REV. DATE	DESCRIPTION	BY:
11/11/2022	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
2/15/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
4/25/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
6/28/2023	REVISIONS PER PEER REVIEW & TOWN COMMENTS	PGG
2/16/2024	REVISIONS PER SPECIAL PERMIT CONDITIONS	PGG

PREPARED BY: JOHN TEDESCHI

PROJECT: 61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS

PREPARED FOR: JOHN TEDESCHI

JOB NO: 14-203

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/13/2022

PLAN TITLE: CONDITIONS I

SHEET: 15 OF 17

personnel must be in attendance for any sewer, drainage and water infrastructure and appurtenance work in the Town rights of ways and on the Project Site. In addition, the following must be addressed to the satisfaction of the Town Sewer Division prior to the commencement of construction with adequate notes added to the plans prior to endorsement:

- a. Confirmation that newly constructed manhole structures, if any, will be vacuum tested and such testing will be paid for by the Applicant. The test must also be witnessed by the Sewer Division and/or by the Town's approved independent inspector.
b. Sewer permit costs are in addition to connection fees at a rate of \$50 per residential and \$125 per commercial.
c. Expected Sewer connection fees have been revised to reflect existing betterment status. Any additional units connected to Town sewer shall incur privilege fees. The project is understood to be adding 21.5 sewer units consisting of 22 residential units (one 3 bed, eight 2 bed and 13 1 bed apartments) and seven retail spaces. The current sewer connection fees are \$16,000 per unit, with a 1 -bedroom apartment considered 1/2 a unit. The project will be assessed at \$344,000 in sewer connection fees for the additional units.
d. An External cleanout on the sewer service will be required within 10 feet of the building foundation. Cleanouts shall be provided on all bends.
e. All external cleanouts shall be furnished with metal protective covers.
f. Minimum slope of 2% is required for sewer services. Slopes shall be shown on the plan.
g. PVC sewer pipe shall be SDR 35.
h. The privately constructed sewer infrastructure will be owned and shall be maintained at all times by the Applicant. The sewer line from the property line in is owned by the Applicant.
i. Based on the noted inflows of 110 gpm during wet-well draw down testing, and the existence of FOG at the Herring Brook Pump Station, the Applicant is required to perform light cleaning and closed-circuit television (CCTV) inspection of the existing sewer lines between SMH STA 2 + 91 (Record drawing C-7, File No 143-59) and SMH STA 0 + 05E New Driftway (Record Drawing C1, File No. 143-65) to better define current conditions of these pipes.
j. Existing sewer lateral must be cut and capped.
k. All joints in sewer mains, sewer services and sewer infrastructure shall be double-wrapped with a self-adhesive external PVC (10mil minimum) or EDPM rubber wrap (30 mil minimum) tape, with a minimum width of 6". This is required for all 6-inch pipe (existing or proposed) from the Town right of way (approximately at the existing clean out) to the proposed building.

- 41. If the drainage system is not performing as designed and conditioned or stormwater is observed going to abutting properties or to the street, the Stormwater Authority can require all necessary mitigation to permanently remedy the situation. This condition applies to all construction activities and survives the issuance of a Certificate of Completion to apply during all on-going operations of the building and site.
42. No separate Stormwater Permit is required as long as the Site is built according to the approved plans and stormwater calculations. This approval and conditions constitute the Stormwater Permit.
43. Inspection of all infiltration systems must be performed by the Planning Board's consulting engineer and the design engineer prior to any backfill or system component installation to confirm suitability of the soils.
44. Electric vehicle charging stations shall be provided for three (3) vehicles for use by residents of the development.
45. No gated entry is allowed now or in the future.
46. Flowable fill will be required for any excavation in Driftway and New Driftway.
47. Soil conditions at the bottom of the proposed infiltration area shall be inspected by the Town's Consulting Engineer prior to infiltration devices being installed and backfilled.

Affordability

- 48. All Affordable Units shall meet the requirements for inclusion in the Subsidized Housing Inventory through the state's Local Initiative Program ("LIP") or other similar state-approved program in effect at the time of application.
49. According to Section 754 of the Zoning Bylaw, for projects receiving a density bonus, not less than twenty percent (20%) of housing units constructed shall be Affordable Housing. Five (5) Affordable Units are required for 22 units receiving a density bonus. The units are distributed throughout the proposed housing units. There are three one-bedroom units, one on each of the first, second and third floors. There are two 2-bedroom units, one on the third floor and one on the fourth floor. All of the affordable units are reserved for tenants with incomes at or below 80% of AMI.
50. The Affordable Units shall be constructed simultaneously with the market rate units. No Certificate of Occupancy will be issued for any residential dwelling building without the Affordable Units ready for occupancy.
51. The Applicant shall be responsible for preparation of a LIP Local Action Units application to be submitted to the Executive Office of Housing and Livable Communities (EOHLC) formerly DHCD by the municipality (chief elected official). Assistance will be available from the Planning Office.

Erosion Control and Phasing

- 52. An Erosion Control Plan with preliminary sequence of construction has been provided. The

plan shall be followed and if changes are necessary requested to the Planning Office. No major deviation shall occur.

- 33. Stockpiles shall be located as shown on the plans and must be protected with erosion controls including but not limited to silt socks and temporary seeding.
34. Phasing shall be per the phasing schedule indicated on the plans.
35. There shall be full unimpeded access for the fire truck and ambulance without backing out during construction.
36. The Board of Health (BOH) requires the property to be baited by a licensed exterminator two weeks prior to the demolition of the buildings and a report sent to the BOH.
37. The Construction Phase Operation & Maintenance Plan Best Management Practices shall be adhered to and added to the plans prior to endorsement.

Environmental Conditions: Noise and Dust

- 58. Site noise levels shall conform to the MassDEP's Division of Air Quality Control's Noise Policy. A baseline condition shall be taken and submitted to the Town Planner prior to the commencement of any construction activities.
59. The Applicant shall follow all regulations under the Massachusetts Department of Environmental Protection, 310 CMR 7.00: Air Pollution Control, 7.01 General Regulations to Prevent Air Pollution and 310 CMR 7.09 U Dust, Odor, Construction and Demolition. Per 310 CMR 7.09 U Dust, Odor, Construction, and Demolition water must be used to prevent excessive emission of particulate matter throughout the construction Project.
60. The Applicant shall not operate any concrete crushing machinery on the Project Site.
61. A dust control plan must be provided to the Planning Board and Board of Health for review and approval prior to the preconstruction conference.

Landscaping, Site Amenities, Density Bonus and Public Realm Improvement:

- 62. All changes to the proposed plans must be presented to the Town Planner for approval. The Town Planner or the Planning Board's inspector have the authority to approve minor changes or deviations from the approved plans and/or any details needed for lighting, signage, paving materials, fencing or landscaping. All other changes shall be approved by the Planning Board. Material selection shall be provided to the Town Planner for review for compliance with approved plans prior to installation.
63. A separate sign permit shall be required from the Building Department for any free-standing signs, unless otherwise exempted under the Zoning Bylaws. Signs shall be fully located on the Applicant's property and shall not block sight lines for traffic entry/egress from the Site. Any sign must be reviewed by the Design Review Committee prior to permitting.
64. The calculation for the by right density shall be added to the plan prior to endorsement along with the correct setback/stepback table from the zoning bylaw.

- 65. A density bonus of ten (10) units has been requested not including the affordable units for the project. The Planning Board can approve this additional density by special permit if the Applicant provides benefits to the residents of the project and VCN District and surrounding area. Finding #11 indicates the Applicant has agreed to provide a contribution of one hundred and thirty-three thousand dollars (\$133,000.00) to be used toward repair, maintenance, reconstruction and associated engineering of the pier in Driftway Conservation Park which needs repair and maintenance and is located in the area of the Project and included in the Town's 2018 Open Space and Recreation Plan. This contribution is made in lieu of meeting physical requirements for a density bonus under Section 580.4 C of the zoning bylaw. The Applicant has agreed to stipulate in express written terms or conditions that funds may be expended as part thereof by the Planning Board without further appropriation. Use of the funds for specific pier improvements/maintenance in the Driftway Conservation Park require approval by the Town Administrator, Town Planner and Planning Board. If all of the funds are not needed for the pier, the Planning Board shall be requested to identify and approve a new purpose or use of the remaining funds in accordance with Section 580.4 C.2. of the Scituate Zoning Bylaw. The Applicant shall provide such funds to the Town prior to commencement of construction. The Applicant is also providing sidewalk improvements to Town standards for approximately 141 linear feet in accordance with plan 4 of 12 revised dated 6/28/2023 with an approximate cost of \$44,500 to constitute the full density bonus for the project. The walkway must be completed prior to an occupancy permit for the project. These density bonus improvements are made under Section 580.4 C of the zoning bylaw.

- 66. The Applicant has agreed to contribute the sum of ten thousand dollars (\$10,000.00) to fund traffic and pedestrian improvements/studies in the Greenbush-Driftway area as approved by the Planning Board. The Applicant has agreed to stipulate in express written terms or conditions of the contribution that the funds may be expended as part thereof by the Planning Board without further appropriation. Use of the funds for specific improvements require the approval by the Town Planner, Planning Board and Town Administrator. The Applicant shall provide such funds to the Town prior to the commencement of construction.
67. All proposed lawns and swale areas shall have a minimum of 6" of clean screened loam. A bill of lading shall be provided to the Town Planner during construction to show that the loam is clean.
68. Outdoor amenity areas must be shown by type, size in square feet and percentage of lot area and labeled on plan prior to endorsement. Landscape plan shall not be used for this purpose.
69. There shall be no lighting spillover to any abutting properties. Lighting fixtures shall be cut off/down lighting style. All fixtures shall be LED and no higher than 15 feet. Lighting Fixture details and specifications shall be provided on the plans prior to endorsement.
70. Street trees shall be a minimum of 3" caliper and 10 feet high with branching height above 6 feet.
71. The existing loam stripped for the project shall not be spread back on the site if it contains invasive species i.e. knotweed.

Architecture/Design:

- 72. The building shall be constructed in accordance with the architectural elevations and plans submitted for the Project. The quality of materials, construction and colors shall not substantially deviate from those as shown on the elevations and discussed during the public hearing without the review and approval of the Planning Board.
73. The final building plans, stamped by a registered architect, shall be provided to the Planning Department prior to a building permit being issued for review for consistency with the elevations and renderings described in Condition 1. If the plans differ from the approved plans, approval of the changes by the Planning Board will be required.
74. Detailing of the exterior materials with emphasis on the exterior and trim details and review of the locations of the utilities and mechanical equipment must be reviewed by the Design Review Committee with concurrence by the Planning Board prior to issuance of a building permit. There shall be a concerted effort on the part of the Applicant to design and install the majority of the HVAC equipment on the roof of the building.
75. Low reflectivity glass is required.
76. Any fencing on site is required to be 6 feet tall.
77. There shall be a minimum of two (2) benches and two (2) picnic tables located throughout the site which are to be field located during construction with approval of these locations by the Town Planner
78. Calculations for gutter capacity, downspout sizing and pipe sizing shall be submitted and approved by the consulting engineer prior to issuance of a building permit.
79. A certification shall be provided to the Town Planner by the architect prior to a Certificate of Occupancy that the building as constructed is in substantial compliance with the approved plans.

Required Prior to Scheduling the Pre-Construction Conference

- 80. As the units are rental units, the Applicant shall provide draft leasing documents for review to include:
a. A statement that the driveway, parking areas, drainage system, sewer, landscaping, amenity spaces and other common areas shall be owned by the Applicant and shall be maintained by the Applicant shall not be the responsibility of the Town to maintain. The driveway, drainage system, landscaping, lighting, stormwater leaching system and other common areas shall be inspected, maintained and repaired by the Applicant. This shall also be stated in a note added to the plans prior to endorsement.
b. A requirement that: i) maintenance of the drainage system, parking, driveways, and landscaping shall be in accordance with the Post-Construction Phase Operation and Maintenance Plan Best Management Practices approved by the Planning Board's consulting engineer; ii) provisions for snow removal and maintenance of safe conditions through the winter of all vehicle and pedestrian ways has been provided; and iii) a description of the

Table with 2 columns: REV. DATE, DESCRIPTION. Rows include 11/11/2022 REVISIONS PER PEER REVIEW & TOWN COMMENTS, 2/15/2023 REVISIONS PER PEER REVIEW & TOWN COMMENTS, 4/25/2023 REVISIONS PER PEER REVIEW & TOWN COMMENTS, 6/28/2023 REVISIONS PER PEER REVIEW & TOWN COMMENTS, 2/16/2024 REVISIONS PER SPECIAL PERMIT CONDITIONS.

FOR REGISTRY USE ONLY

SITE PLAN APPROVAL
DATE OF APPLICATION:
DATE OF HEARING:
DATE OF APPROVAL:
DATE OF ENDORSEMENT:

SCITUATE PLANNING BOARD

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES & REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Jason Scott
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

Jason Scott
PROFESSIONAL LAND SURVEYOR
JASON SCOTT, PLS 51276



Vertical sidebar containing project information: PROJECT: 61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS; PREPARED FOR: JOHN TEDESCHI; JOB NO: 14-203; SCALE: 1" = 20'; DESIGN: PGG; CHK: GJM; DATE: 7/13/2022; PLAN TITLE: CONDITIONS II; SHEET: 16 OF 17.

required annual maintenance of the driveway, parking areas, landscaping, lighting and other common amenities.

c. A table of the number and general location of parking spaces assigned to each unit.

d. The revised Post-Construction Phase Operation & Maintenance Plan Best Management Practices shall be provided to the Planning Board as a stand-alone document.

81. Prior to scheduling the pre-construction conference, the Applicant shall provide to the Planning Board:

a. Copies of the recorded site plan review and special permit and plans;

b. A check to cover cost of inspections by the Town's consulting engineer. These shall include, at a minimum, inspections of Subdivision Rules and Regulations Section 9.0, for the driveway, parking areas, walks, and stormwater management systems, water system, municipal sewage connection and sanitary sewerage line, new curbing and erosion and dust control measures, as well as any specific requirements contained herein which may require review and/or inspections by the Town. The specific amount shall be provided by the Planning Dept. based on the consulting engineer's estimate, shall be subject to amendment from time to time and shall be supplemented by the Applicant as requested by the Planning Dept.;

c. A construction schedule including approximate dates for installation of erosion control and other site protection/stabilization, construction of the building, and all applicable items in Subdivision Rules and Regulations Section 9.0; and

d. A type and amount of security provided by the Applicant reasonably satisfactory to the Planning Board to cover the satisfactory completion of site and infrastructure features shown on the site plan including landscaping, parking, utilities, drainage, signs, lighting and related conditions imposed by the Board. The amount shall be based on the Applicant's contractor's estimate of costs of these items, reviewed by the Town's consulting engineer and shall be approved by the Planning Board prior to the preconstruction conference.

e. Provide contact data for the Site Contractor, General Contractor and 24-hour number for responsible party in the event of an emergency.

Required Prior to the Start of Construction

82. Within two calendar weeks prior to the Applicant's notification to the Town Planner that it intends to commence any work on the project site, a pre-construction conference shall be held with the Applicant, their representatives, their engineer, the site contractor(s), the Town Planner, the Town Engineer and other DPW representatives as necessary, the Police Department, the Planning Board's consulting engineer and other representatives of the Town as the Board feels are necessary. A list of all contractor contacts, including names and telephone numbers, shall be provided to the Planning Board, DPW and Police Department.

At least one telephone contact shall be available 24 hours per day in the event of an emergency.

83. The property lines of the subject Property shall be marked or flagged in the field under the direction of a surveyor and notification given to the Town Planner and Consulting Engineer a minimum of three business days prior to the start of construction. The property line shall be staked or pinned at all times during construction.

84. A stabilized construction entrance and silt fence/sock must be installed prior to any earth disturbing activities on site including but not limited to clearing and grubbing. Construction fencing shall be required as necessary to comply with federal, state and local laws.

Required During Construction

85. Construction work shall not begin prior to 7:00 AM weekdays and 8:00 AM on Saturday and shall cease no later than 7:00 PM or dusk whichever is earlier. No construction shall take place on Sundays or legal state or federal holidays.

86. The Board reserves the right to require the consulting engineer to visit the site weekly or as often as necessary during construction to observe and report on matters within the scope of the Planning Board's authority.

87. All earth moving/disturbance operations shall only occur while erosion and sedimentation control measures are in place and approved by the Town Planner or Town's Consulting Engineer. Such control measures shall remain in place until the Board's consulting engineer determines after consultation with the Town Planner, that the danger of erosion or sedimentation no longer exists. It is the Applicant's affirmative responsibility to ensure the maintenance and management of all stormwater control measures at all times during construction to ensure there are no increases in stormwater flow, velocity or volume to abutting properties at any time.

88. Construction activities on the site shall conform to the Town of Scituate General Bylaws.

89. No sediment (including silty water) shall be allowed to leave the site during construction.

90. No parking or unloading on Driftway, New Driftway or Old Driftway shall be permitted during construction unless approved in advance and controlled at the same time by the Police Department. Construction vehicles shall use the designated construction access on-site.

91. All construction parking shall be on site unless otherwise approved by the Planning Board.

92. The Applicant shall notify the Scituate Police Department 48 hours in advance of any significant equipment and construction material arrival to the site which may cause a safety hazard or material disruption of the public way such that a police detail is necessary to ensure safe passage. Any Police detail required is at the expense of the Applicant and is required when the Police Department determines it is necessary.

93. The Applicant shall not allow any large construction equipment or trucks to stage or idle on public roads and shall not allow such equipment or trucks to idle onsite prior to 7:00 AM. Police details may be required for construction access or work within the layout of New Driftway or Driftway (Old).

94. The Applicant shall provide the Town with the route(s) construction traffic will use so that if a safety hazard or material disruption of the public way impedes safe passage, a police detail would be obtained by the Applicant at its expense.

95. Construction activities shall be conducted in a workman like manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down or other proper storage and disposal methods.

96. No use of hydrants on-site or on adjacent roads off-site is allowed for construction use. A hydrant may be available at the water treatment plant for construction use during non-water ban times.

97. In an effort to reduce noise levels, the Applicant shall keep all equipment that emanates sounds from the structures or site in proper working order through regular maintenance.

98. Blasting, if necessary, shall be conducted according to all necessary permits and meet all of the requirements of the Scituate Fire Department.

Required Prior to Issuance of Occupancy Permits

99. No Certificate of Occupancy shall be issued until the Planning Board and Building Commissioner are satisfied that the building (s), driveway, parking areas, and installation of necessary utilities is in full compliance with the approved plans and the site plan review and special permit.

100. Prior to application for a Certificate of Occupancy, a copy of the contract for inspections and maintenance of the Stormwater System per the Operation and Maintenance Plan shall be provided to the Planning Office.

101. Prior to applying for an occupancy permit for the building on the site, the sidewalk in the right-of-way of Driftway must be constructed down to the SkySail driveway.

102. Prior to applying for an Occupancy Permit, the Applicant shall provide:

a. A copy of an executed regulatory agreement between the developer, municipality and EOHLC to insure long-term affordability.

b. The proposed rental price of the affordable units;

c. A draft deed restriction to restrict the subsequent price of the affordable rental units to the applicable rental amounts for units at or below 80% of the area mean income (AMI) according to the Executive Office of Housing and Livable Communities (EOHLC) in perpetuity. The draft deed restriction shall be approved by Town Counsel and proof of recording provided to the Planning Board prior to the issuance of the Occupancy Permit for an affordable unit;

d. A plan showing the location of the affordable units for the Building and Planning Departments;

e. The name and contact information for agencies, companies or individuals who will conduct marketing, hold the lottery and perform the monitoring;

f. A draft affirmative marketing plan meeting the guidelines for approval of EOHLC. The marketing Plan must affirmatively provide outreach to area minority communities to notify them of the availability of the units and must demonstrate the need for local preference as well as insure there will be no discriminatory impacts as a result of using local preference criteria. If the plan does not meet EOHLC requirements for inclusion of the units on the Subsidized Housing Inventory, revisions will be required prior to an Occupancy permit.

g. Any changes to the affordability documents must be approved by the Town Planner.

Administration

103. All time periods referenced in this document for completion of conditions shall be tolled in case any appeals are taken.

104. This Site Plan Review and Special Permit shall run with the land and shall be void if it is not recorded at the Registry of Deeds within 120 days of expiration of the appeal period or such extension of that time period granted by the Planning Board following approval of this Special Permit. The Applicant shall provide proof that the Special Permit was recorded to the Planning Board.

105. The Planning Board may at its discretion waive or modify conditions of this Special Permit at a duly called meeting of the Board if the Board determines that such waiver or modification is insignificant and does not materially adversely affect the purpose of this special permit decision or is otherwise warranted.

106. This Special Permit shall lapse within two years from the date of its issuance unless substantial use or construction has commenced prior to that time in accordance with M.G.L. Chapter 40A, Section 9.

107. All plan sheets of the Site Plan Review and VCN Special Permit shall be recorded at the Registry of Deeds.

108. All construction work shall be done in accordance with the plans. Failure to comply with any condition of this permit shall cause it to be deemed invalid.

109. Any condition contained herein that varies from the plan supersedes the plan where different.

Vote:

Based on the Findings of Fact and the evidence and information provided by the applicant and obtained through the public hearings, the members of the Planning Board hearing this application voted unanimously to approve the Site Plan Administrative Review and Special Permit for a Mixed-Use Building in the Village Center and Neighborhood District-Greenbush Gateway District - New Driftway Transit Village Subdistrict (VCN-GDG-NDTV) and Stormwater Permit for 61 New Driftway with the conditions noted above.

November 9, 2023

Date

SCITUATE PLANNING BOARD

[Signatures]

This decision was filed with the Town Clerk on November 15, 2023 date

Appeal of this special permit may be made pursuant to M.G.L. Chapter 40A, Section 17, and shall be filed in a court of competent jurisdiction. Proof of that filing shall be provided to the Town Clerk within twenty (20) days of the date of the filing of the decision with the Town Clerk.

This special permit will not become effective until such time as an attested copy of this decision has been filed with the Plymouth County Registry of Deeds, after the expiration of the appeal period of twenty (20) days.

The Planning Board certifies that it has complied with all statutory requirements of MGL Chapter 40A, Sections 9 and 11, and will file copies of this decision with the Town Clerk. The Planning Board further certifies that it has taken into consideration all testimony rendered at the Public Hearing, the comments and suggestions of other boards which have reviewed and made comments on the plans

A True Copy Attest:

FOR REGISTRY USE ONLY

SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

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SCITUATE PLANNING BOARD

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BY:	PGG	REVISIONS PER SPECIAL PERMIT CONDITIONS
	PGG	REVISIONS PER PEER REVIEW & TOWN COMMENTS
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	2/15/2023	6/28/2023
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PROJECT:	61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS	
PREPARED FOR:	JOHN TEDESCHI	
JOB NO:	14-203	
SCALE:	1" = 20'	
DESIGN:	PGG	
CHK:	GJM	
DATE:	7/13/2022	
PLAN TITLE:	CONDITIONS III	
SHEET:	17 OF 17	