

# SITE PLAN

## PROPOSED MIXED-USE DEVELOPMENT

### 61 NEW DRIFTWAY

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

## SCITUATE, MASSACHUSETTS

VICINITY MAP  
1" = 800'

**ABBREVIATIONS**

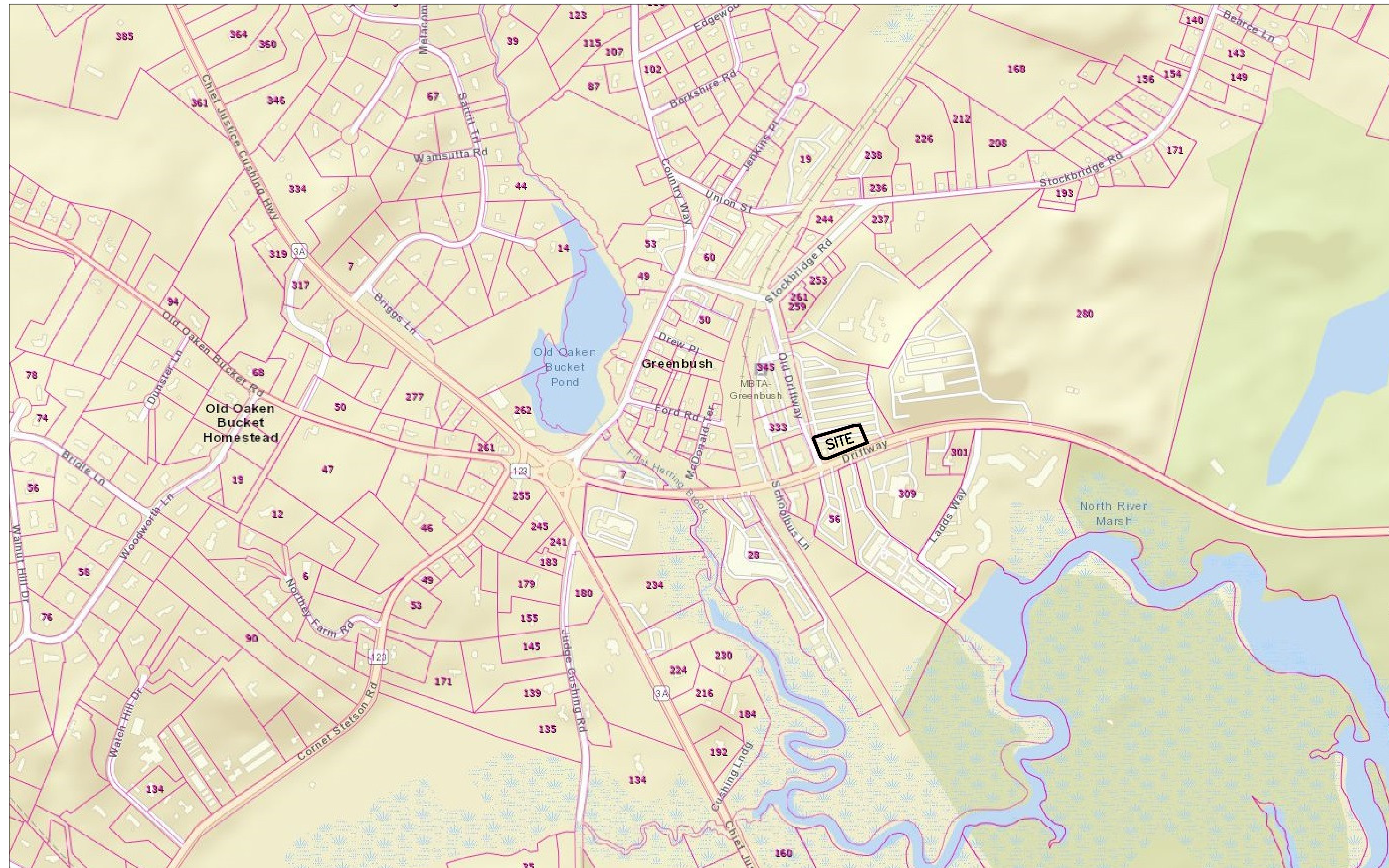
APPROX	APPROXIMATE
A.C.	ASBESTOS CEMENT
CB/DH	CONC. BOUND/DRILL HOLE
CB/LP	CONC. BOUND/LEAD PLUG
CCB	CAPE COD BERM
CIP	CAST IN PLACE CONCRETE CURB
CONC	CONCRETE
D	DRAIN
E	ELECTRIC
EM	ELECTRIC METER
FND	FOUNDATION
ELEV	ELEVATION
EXIST	EXISTING
FES	FLARED END SECTION
G	GAS
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE
I	INVERT
IP	IRON PIPE
LS	LANDSCAPING
MAX	MAXIMUM
MIN	MINIMUM
N/S	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
⊙	⊙	DRAIN MANHOLE (DMH)
⊕	⊕	CATCH BASIN (CBN)
⊙	⊙	SEWER MANHOLE (SMH)
⊙	⊙	STORMCEPTOR
⊙	⊙	UTILITY POLE (UP)
⊙	⊙	LIGHT POLE
⊙	⊙	LIGHT
⊙	⊙	SIGN
⊙	⊙	VAN-ACCESSIBLE HANDICAP PARKING
⊙	⊙	FENCE
⊙	⊙	ADA ACCESSIBLE RAMP
⊙	⊙	DECIDUOUS TREE
⊙	⊙	CONIFEROUS TREE
⊙	⊙	PROPOSED DOOR

**GENERAL NOTES:**

- RECORD OWNER: JOHN TEDESCHI & JAMES MOINIS
- 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 (GG-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 NAVD83 DATUM.
- PROPOSED CONSTRUCTION LAYOUT FOR PARCEL 53-2-10 SOURCED FROM MASTER SITE PLAN BY CARR, LYNCH, AND SANDELL, INC. DATED 1/18/2019.



SITE PLAN APPROVAL

DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SCITUATE PLANNING BOARD

**APPLICANT/OWNER**

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

**ARCHITECT**

AXIOM ARCHITECTS  
2048 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

**LANDSCAPE ARCHITECT**

A.J. TOMASI NURSERIES, INC.  
299 OAK STREET  
PEMBROKE, MA 02359  
(781) 826-7200

**LIST OF WAIVERS REQUESTED**

- SECTION 751.3.E - TO ALLOW GREATER THAN 25% OF IMPERVIOUS AREA IN FRONT YARD.
- SECTION 753.3.J - TO ALLOW A CROSSWALK OF 6-FT IN WIDTH.
- SECTION 770.5.G - TO NOT REQUIRE SHOWING EXISTING CONDITIONS 50-FT INTO ADJUTING PROPERTIES.
- SECTION 751.3.H - TO ALLOW A PLANTING BUFFER OF LESS THAN 15-FT IN WIDTH.

**LIST OF SPECIAL PERMITS**

- SECTION 580.4.C - 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.
- SECTION 750.8.D.1 - TO ALLOW PARKING THAT IS NOT LIMITED TO 5- FEET BEHIND THE BUILDING FACADE.

**SHEET INDEX**

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SHEET 7	TURNING ANALYSIS
SHEET 8	CONSTRUCTION DETAILS I
SHEET 9	CONSTRUCTION DETAILS II
SHEET 10	CONSTRUCTION DETAILS III
SHEET 11	CONSTRUCTION DETAILS IV

BY:	PGG
DESCRIPTION:	REVISIONS PER PEER REVIEW & TOWN COMMENTS
REV. DATE:	11/11/2022
PROJECT:	61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS
PREPARED FOR:	JOHN TEDESCHI
JOB NO:	14-203
SCALE:	AS NOTED
DESIGN:	PGG
CHK:	GJM
DATE:	7/13/2022
PLAN TITLE:	COVER
SHEET:	1 OF 11



**SOIL TEST DATA**

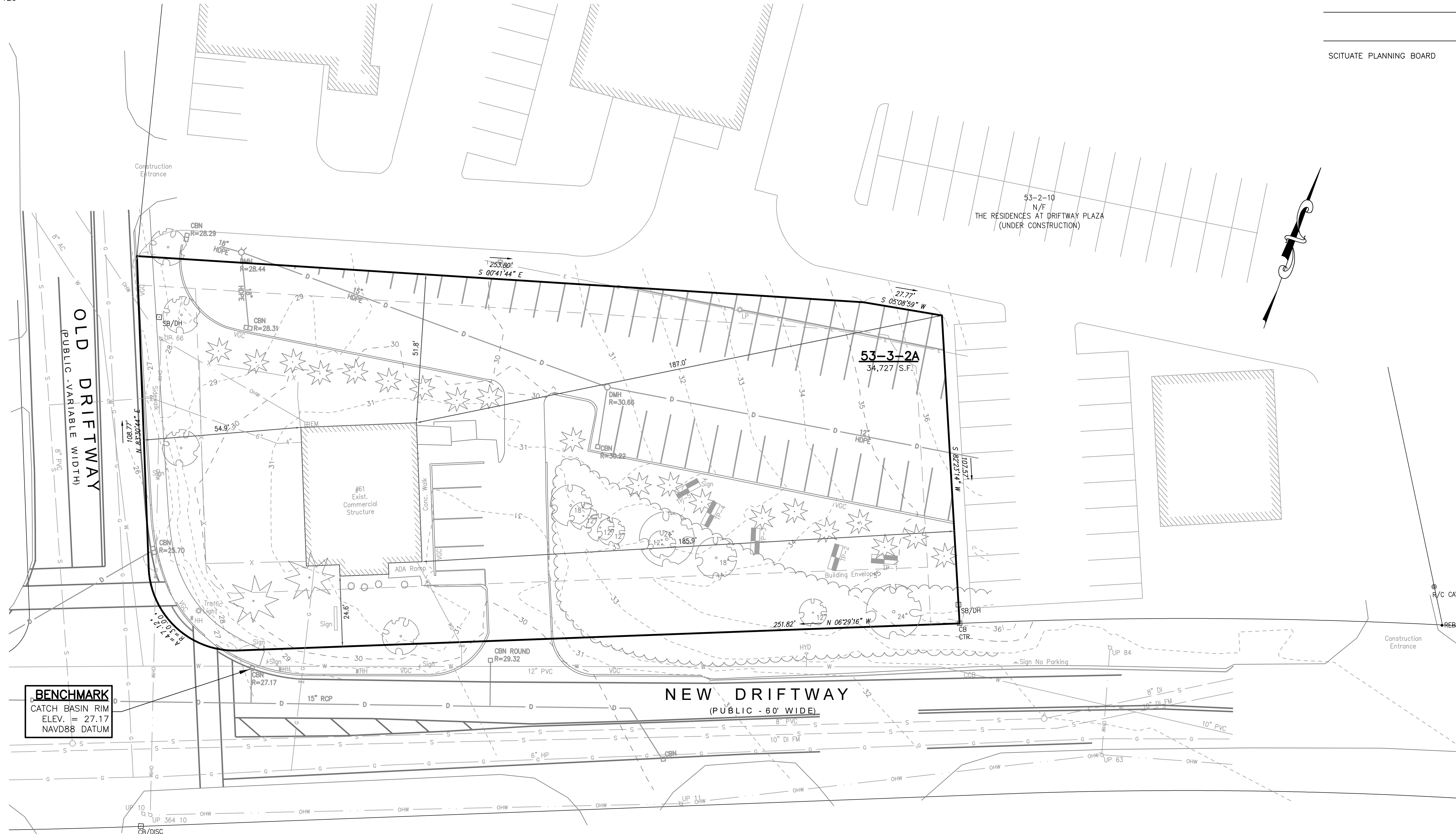
SOIL TESTING AND EVALUATION BY: PAUL GRAEME GUNN, SE#14392  
DATE: JUNE 20, 2022

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 5/2	32"
WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHW: >120" (EL. 24.7)			EL. 24.5	C HORIZON COARSE SAND 2.5Y 5/3	120"
			WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHW: >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 ESHW: >120" (EL. 23.5)			WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHW: >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. 27.3	C HORIZON COARSE SAND 2.5Y 5/5	144"
WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHW: >144" (EL. 20.0)		



SITE PLAN APPROVAL

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SCITUATE PLANNING BOARD

REV. DATE	DESCRIPTION
11/11/2022	REVISIONS PER PEER REVIEW & TOWN COMMENTS

BY: PGG

PREPARED BY: **JOHN TEDESCHI**

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

PREPARED FOR:

JOB NO: 14-203

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/13/2022

PLAN TITLE: **EXISTING CONDITIONS**

SHEET: 2 OF 11

SERVER:\PUBLIC\DOCUMENTS\00-MORSECO\SERVER\00-PROJECT FILES\2014 PROJECTS\14-203\CAD\14-203 - FIRST REVISION - COPY.DWG



**EROSION CONTROL NOTES**

- DURING CONSTRUCTION, THE CONSTRUCTION PHASE OPERATION & MAINTENANCE REQUIREMENTS AS OUTLINED IN THE STORMWATER REPORT SHOULD BE KEPT READILY AVAILABLE AND ALL REQUIREMENTS, INCLUDING DUST STABILIZATION AND MAINTENANCE OF SILT SACKS AND EROSION CONTROL BARRIERS, FOLLOWED.
- ALL NEWLY INSTALLED CATCH BASINS OVER THE COURSE OF CONSTRUCTION TO BE INSTALLED WITH SEDIMENT TRAPS AND FILTER SACKS TO PREVENT MATERIAL FROM ENTERING DRAINAGE SYSTEMS AND CLOGGING. THESE SHALL REMAIN UNTIL THE SITE IS FULLY STABILIZED, AND BE INSPECTED WITH OTHER EROSION CONTROL MEASURES.
- ALL EROSION CONTROL MEASURES SHALL BE INSPECTED EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORMEVENT OF 1/2 INCH OR GREATER. INSPECTIONS SHALL BE PERFORMED UNTIL THE SITE IS FULLY STABILIZED AND TEMPORARY SEDIMENTATION CONTROLS HAVE BEEN REMOVED.
- DURING CONSTRUCTION, STABILIZATION PRACTICES SHOULD BE FOLLOWED. 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. STABILIZED MEASURES INCLUDE THE FOLLOWING:
  - TEMPORARY SEEDING
  - GEOTEXTILES
  - MULCHING AND NETTING
  - PERMANENT SEEDING

IF SEEDING IS NOT USED TO STABILIZE DISTURBED AREAS 6 WEEKS PRIOR TO FIRST FROST, JUTE MESH OR MULCHING AND NETTING SHOULD BE USED TO STABILIZE THE SITE UNTIL THE NEXT RECOMMENDED SEEDING SEASON. 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.

**CONSTRUCTION NOTES**

- 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.
- THE CONTRACTOR MUST MAINTAIN A CLEAN JOBSITE AND PREVENT THE MIGRATION OF ANY SEDIMENT OR DEBRIS ONTO NEW DRIFTWAY, OLD DRIFTWAY, OR ADJACENT PROPERTIES.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE PROPOSED WORK.
- THE CONTRACTOR SHALL BE MADE AWARE OF AND COMPLY WITH THE STORMWATER MANAGEMENT PERMIT AS ISSUED BY THE TOWN OF SCITUATE.
- 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.
- THE CONTRACTOR SHALL INSTALL A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION.
- CONCRETE WASHOUT IS TO BE DEPOSITED ADJACENT TO FOUNDATION POUR OR IN DESIGNATED CONCRETE WASHOUT AREA.

**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.
- 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.
  - DISCONNECT EXISTING UTILITIES FROM SITE. CONTACT UTILITY PURVEYORS FOR INDIVIDUAL REQUIREMENTS. DEMOLISH EXISTING BUILDING. REMOVE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
  - STRIP AND REMOVE FROM SITE ANY EXISTING CONCRETE, ASPHALT AND DEBRIS.
  - EXCAVATE FOUNDATIONS, FORM AND POUR FOUNDATION WALLS.
  - CONSTRUCT CUT AND FILL AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS.
  - 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.
  - CONSTRUCTION OF BUILDINGS.
  - GRADE SIDEWALKS AND PARKING AREAS TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED.
  - PLACE GRAVEL SUBBASE AND PLACE THE BITUMINOUS CONCRETE BINDER COURSE ON PARKING SURFACES. SET CATCH BASIN GRATES FLUSH WITH THE BINDER COURSE.
  - GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS.
  - COMPLETE FINE GRADING AND LANDSCAPING OF THE SITE, INCLUDING CURBING AND LANDSCAPING AS INDICATED.
  - PAVE PARKING LOT AND FINISH CONSTRUCTION OF BUILDING. COMPLETE ANY REMAINING PLANTING ON LANDSCAPING ISLANDS.
  - ACTIVATE DRAINAGE SYSTEMS WHEN ALL TRIBUTARY AREAS ARE STABILIZED. ALL CLOSED DRAINAGE PIPES MUST BE FLUSHED PRIOR TO ACTIVATION.
  - REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

SITE PLAN APPROVAL

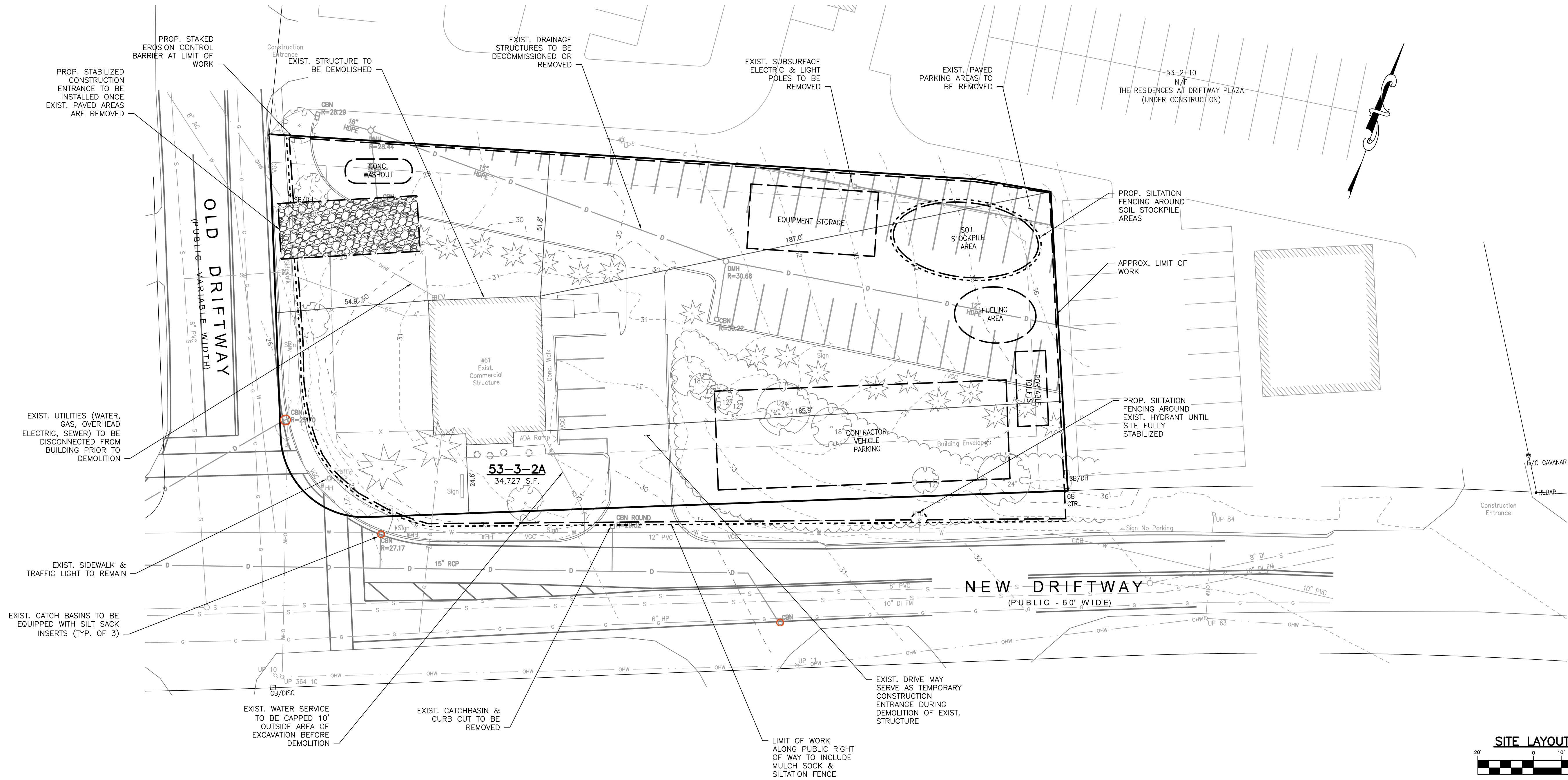
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SCITUATE PLANNING BOARD



REV. DATE	DESCRIPTION
11/11/2022	REVISIONS PER PEER REVIEW & TOWN COMMENTS

PREPARED BY: *Gregory J. Morse*

**MORSE ENGINEERING CO., INC.**  
 10 NEW DRIFTWAY  
 SCITUATE, MA 01966  
 (781) 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:	<b>EROSION &amp; SEDIMENTATION CONTROL</b>
SHEET:	3 OF 11



**SECTION 580.2**

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

**SECTION 580.3**

1. PROPOSED BUILDING TYPES:  
MIXED-USE (ALLOWED BY RIGHT WITHIN GDG-NDTV SUBDISTRICT)
2. 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

36 UNITS PER 43,560 S.F. BY SPECIAL PERMIT  
 $\frac{36 \text{ UNITS}}{43,560 \text{ S.F.}} = \frac{x \text{ UNITS}}{34,727 \text{ S.F.}}$   $x = 28.7 \text{ UNITS}$   
 PROPOSED: 22 UNITS TOTAL

MINIMUM AMENITY SPACE: 20% OF LOT AREA  
 REQUIRED: 20% x 34,727 S.F. = 6,945 S.F.  
 PROVIDED: 7,403 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**

1. REFER TO ZONING TABLE FOR LOT & STRUCTURAL DIMENSIONAL REQUIREMENTS FOR MIXED USE STRUCTURES IN THE VCN DISTRICT.
2. ONLY ONE PRINCIPAL STRUCTURE IS PROPOSED.
3. PRINCIPAL AND ACCESSORY STRUCTURES MUST BE LOCATED OUTSIDE OF REQUIRED SETBACKS EXCEPT IN REGARDS TO THE PRIMARY & SECONDARY BUILD-TO-ZONES (BTZ).
4. 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'

5. 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 (BTZS)  
 PROPOSED MIXED-USE STRUCTURE: 75%

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

BUILDING SETBACK TABLE FOR GREENBUSH-DRIFTWAY GATEWAY DISTRICT STEPBACK

STEPBACK	MAXIMUM BUILDING HEIGHT
0-25'	25'
25-50'	35'
>50'	45'

**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'	36.2'
REAR YARD	20'	187.0'	129.1'
AMENITY SPACE COVERAGE	20%	N/A	21.3%
MAX. HEIGHT	4 STORIES/40'	<40'	39.4'
STREET FACING WIDTH	60'-150'	40.4'-48.4'	81.6'-133.0'
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%	48.2%

**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:

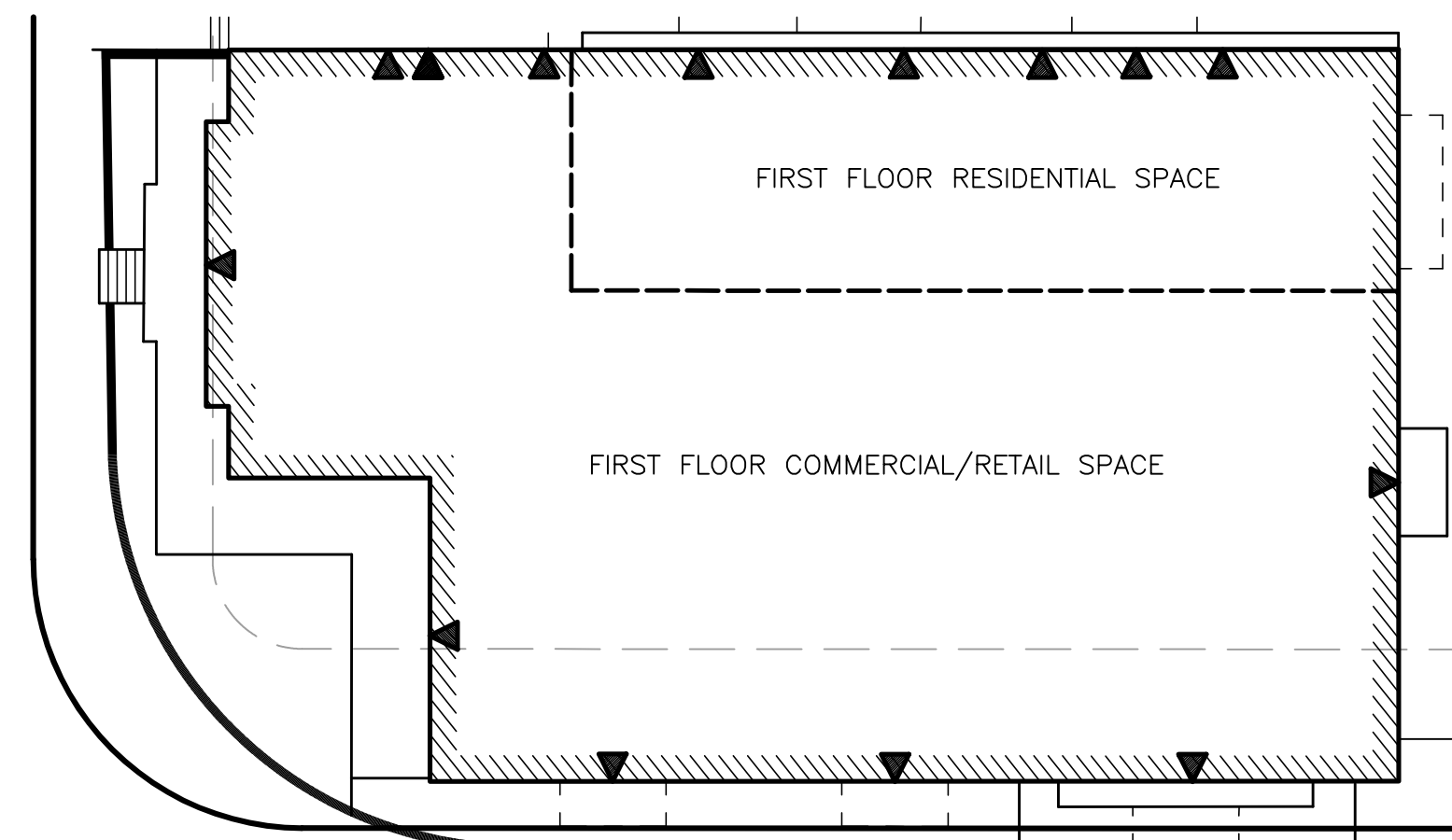
- 40.0 SPACES REQUIRED
- 40.0 SPACES PROVIDED

PARKING LOT DIMENSIONAL REQUIREMENTS:

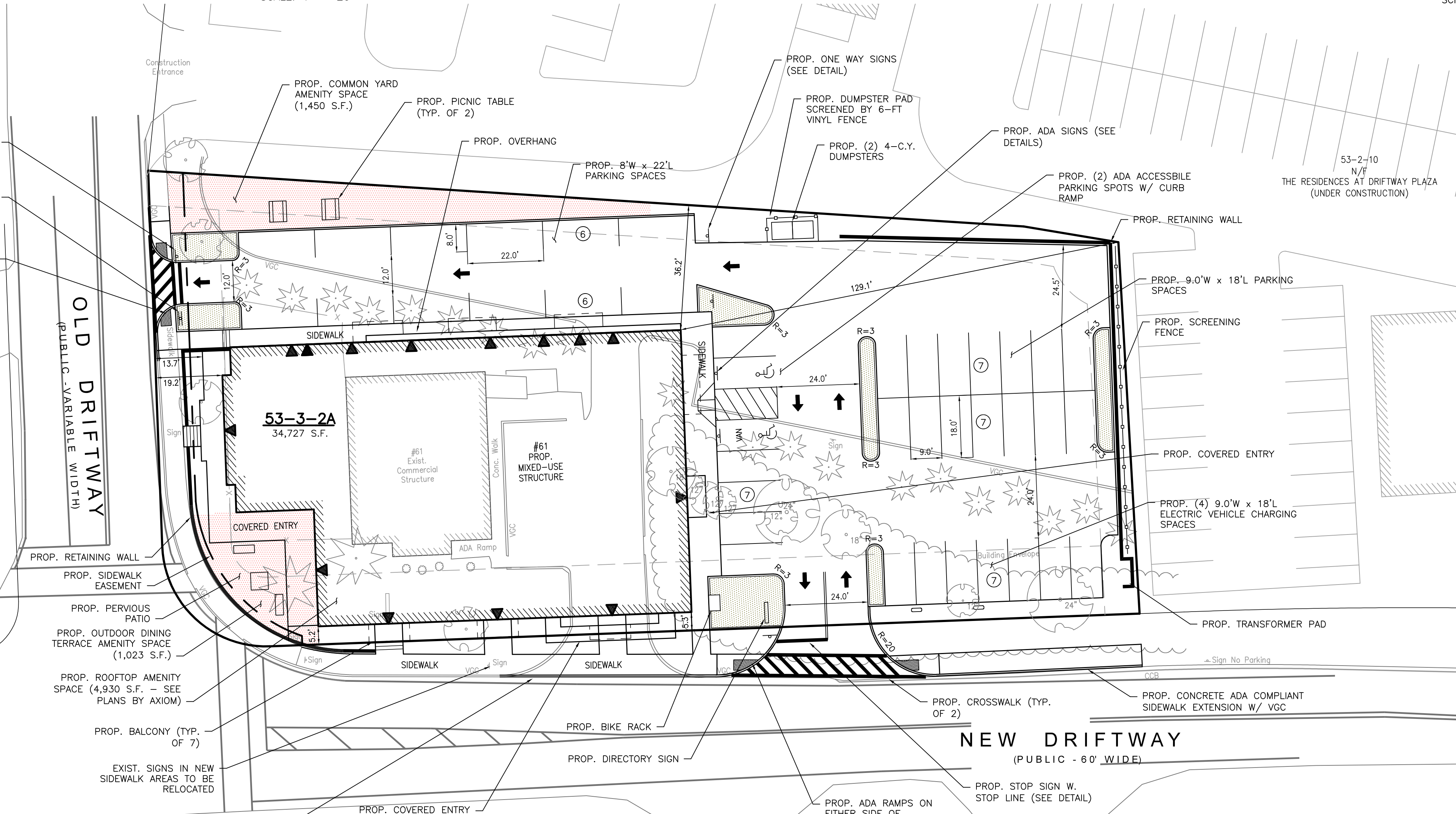
- MINIMUM PARKING SPACE: 9' x 18' (162 S.F.)
- PARKING LOT ENTRANCES: 20' MINIMUM WIDTH (24' PROVIDED)

BICYCLE RACKS:

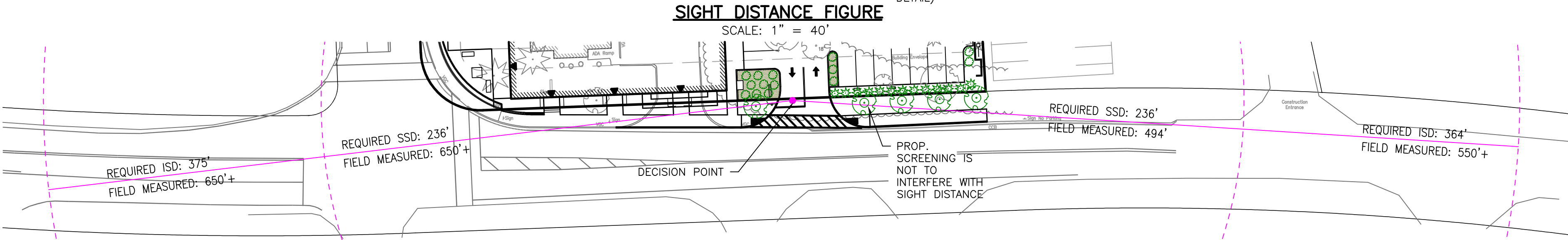
- BICYCLE RACK MUST BE PROVIDED IN PARKING LOTS WITH 5 OR MORE SPACES & SHALL NOT PROVIDE LESS THAN 10% AVAILABLE PARKING SPACES
- 40 SPACES x 0.10 = 4 SPOTS REQUIRED
- 6 SPOTS PROVIDED



**FIRST FLOOR UNIT FIGURE**  
 SCALE: 1" = 20'



**SITE LAYOUT**  
 SCALE: 1" = 20'



SITE PLAN APPROVAL

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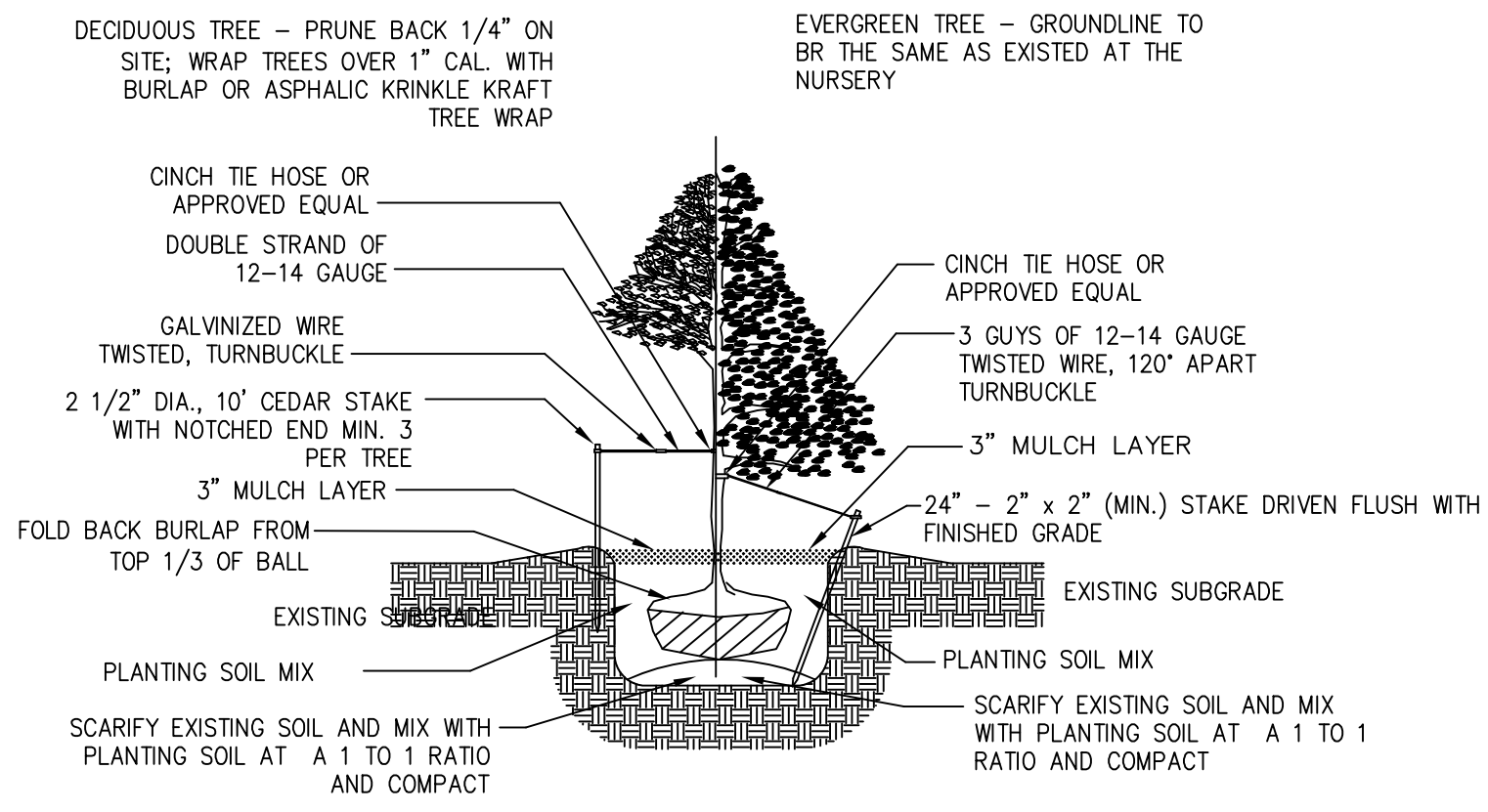
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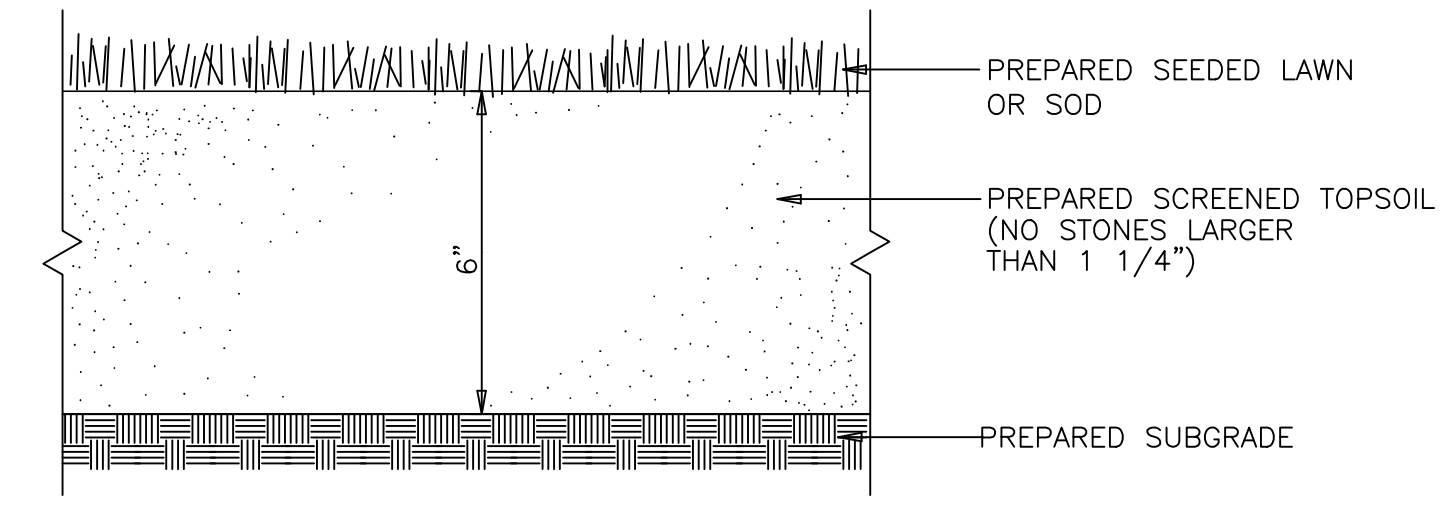
SCITUATE PLANNING BOARD

BY:	PGG
DESCRIPTION:	REVISIONS PER PEER REVIEW & TOWN COMMENTS
REV. DATE:	11/11/2022
PREPARED BY:	GREGORY J. MORSE CIVIL ENGINEER No. 47106 REG. STATE OF MASS. (781) 544-8888
PROJECT:	61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 63-3-2A) SCITUATE, MASSACHUSETTS
PREPARED FOR:	JOHN TEDESCHI
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PLAN TITLE:	SITE LAYOUT
SHEET:	4 OF 11





**DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

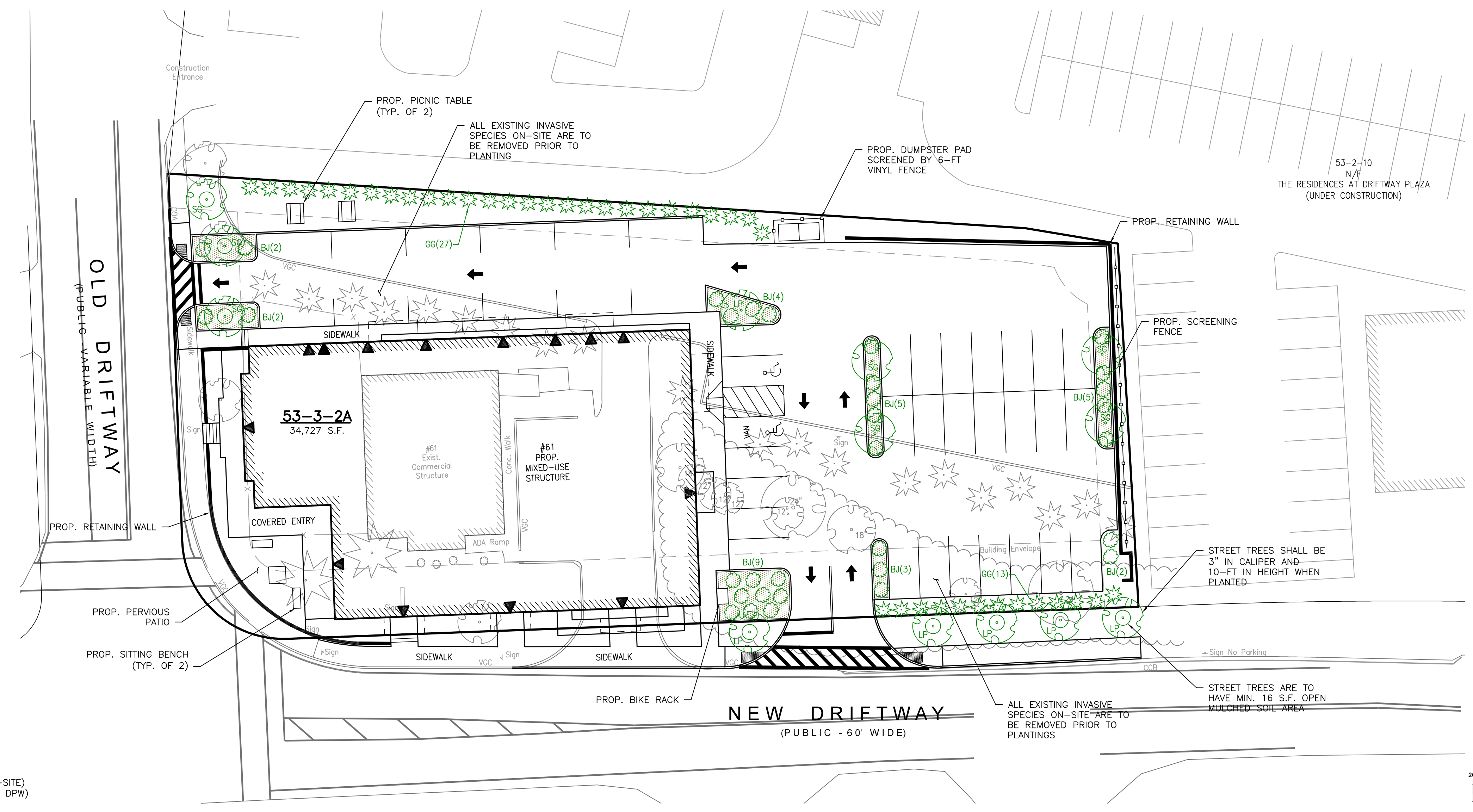


**SEEDED OR SODDED LAWN DETAIL**  
SCALE: N.T.S.

NOTES:  
1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.  
2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 1 1/4\"/>

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

SCITUATE PLANNING BOARD



**SITE LAYOUT**  
SCALE: 1" = 20'

**SECTION 751.3**  
STREET TREE PLANTING REQUIREMENTS:  
STREET TREES: 1 TREE / 40-FT OF FRONTAGE  
EXISTING FRONTAGE: 407-FT  
REQUIRED STREET TREES: 10 TREES  
PROVIDED STREET TREES: 8 TREES (ON-SITE)  
(2 TREES TO BE PROVIDED TO SCITUATE DPW)

**SECTION 760**  
PARKING LOT LANDSCAPING REQUIREMENTS:  
PARKING PLANTING: 1 TREE / 8 PARKING SPACES  
40 SPACES / 8 = 5 TREES REQUIRED  
5 TREES PROVIDED  
5% INTERIOR PARKING AREA DESIGNATED FOR LANDSCAPING  
14,165 S.F. x 0.05 = 708 S.F. REQUIRED  
1,039 S.F. PROVIDED

**PARKING LOT SCREENING STANDARDS:**  
STREET SCREEN: REQUIRED WHERE PARKING IS VISIBLE FROM PUBLIC STREET OR SIDEWALK  
REQUIRED: 5-FT  
PROVIDED: 5-FT (ARBORVITAE / LONDON PLANTREE / SENTRY GINKGO)

**TREE PLANTING LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE/HT	QTY
GG	GREEN GIANT ARBORVITAE	THUJA x PLICATA 'GREEN GIANT'	5'-6"	40
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA	3"	6
SG	PRINCETON SENTRY GINKGO	GINKGO BILOBA	3"	7

**SHRUB PLANTING LIST**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE/HT	QTY
BJ	BAR HARBOR JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	3 GAL.	32

**TOMASI**  
LANDSCAPE • DESIGN • BUILD • MAINTAIN  
299 Oak Street, Frambrooke, MA 02259  
Phone: 781-826-7200 Fax: 781-826-0942

BY:	PGG
REVISIONS PER PEER REVIEW & TOWN COMMENTS	
REV. DATE	11/11/2022
DESCRIPTION	
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:	LANDSCAPING
SHEET:	5 OF 11

**MORSE ENGINEERING CO., INC.**  
10 NEW DRIFTWAY  
SCITUATE, MA 02196  
(781) 544-8885



**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 52"	EL. 33.7	A HORIZON LOAMY SAND 10YR 3/2 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. 23.5)		WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE ESHGW: >120" (EL. 22.5)	
TP-3	APPROX. GRADE EL.	TP-4	APPROX. GRADE EL.
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.
EL. 29.2	FILL 70"
EL. 27.3	C HORIZON COARSE SAND 2.5Y 5/5 144"

WEEPING OBSERVED: NONE  
MOTTLING OBSERVED: NONE  
ESHGW: >144" (EL. 20.0)

**SCITUATE WATER SPECIFICATIONS:**

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

**SCITUATE SEWER SPECIFICATIONS:**

1. ALL JOINT SECTIONS ARE TO BE EXTERNALLY WRAPPED.
2. 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.
3. ANY EXTERNAL CLEANOUT PORTS OR VIEW PORTS SHALL HAVE A METAL COVER TO GRADE.
4. ALL SEWER LINE WORK TO BE COMPLETED BY A LICENSED DRAINLAYER IN THE TOWN OF SCITUATE.
5. APPLICANT TO PROVIDE FINAL AS-BUILT OF SEWER ONCE CONSTRUCTED.
6. SEWER CONNECTION FEES SHALL BE DUE FOR ANY ADDITIONAL UNITS CONNECTED TO TOWN SEWER.

SITE PLAN APPROVAL

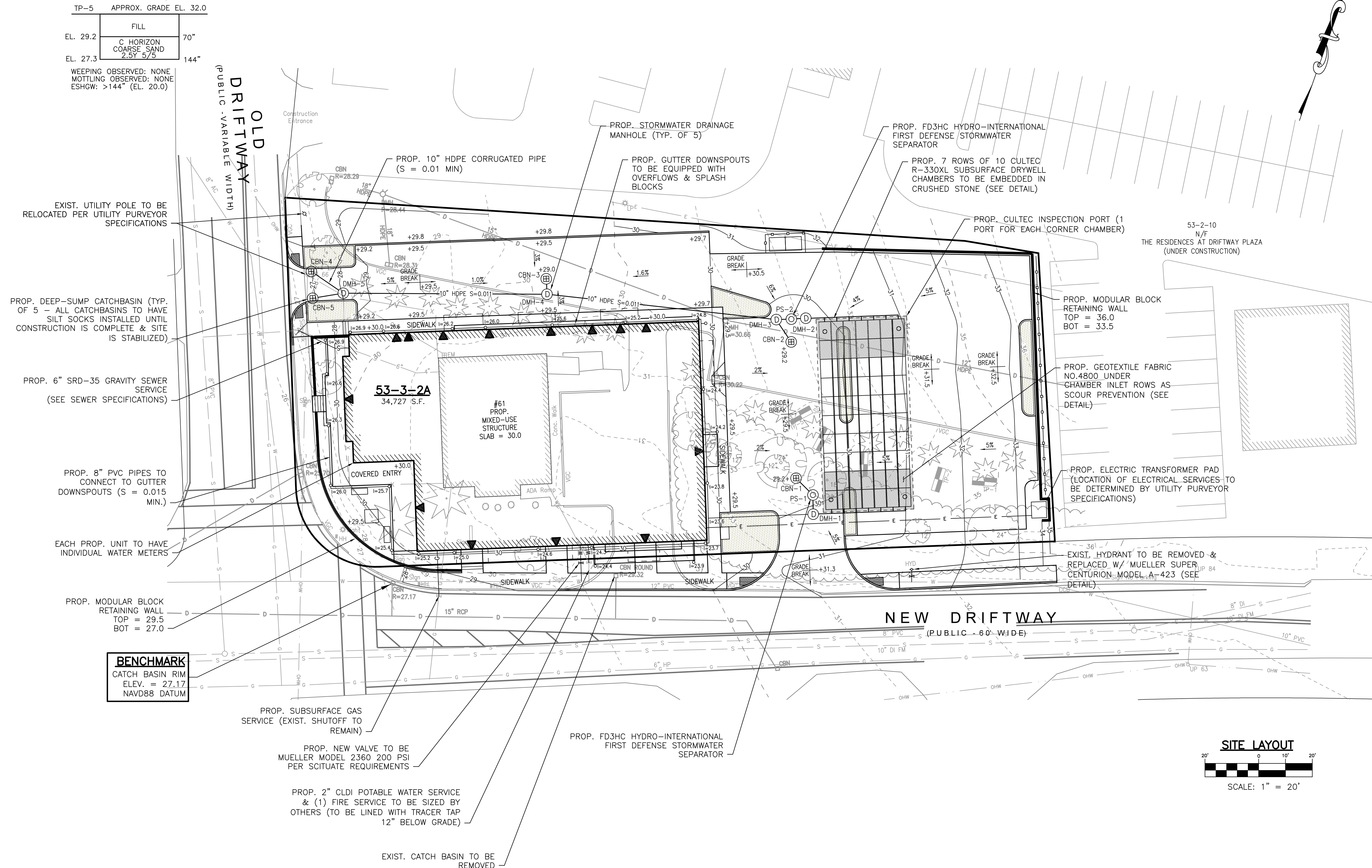
DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

SCITUATE PLANNING BOARD

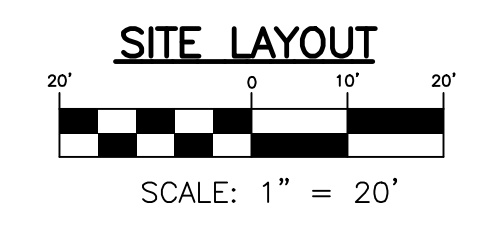


**SCHEDULE OF DRAINAGE STRUCTURES**

STRUCTURE	RIM	INVERT (IN)	INVERT (OUT)
DMH-1	30.2	22.9	22.8
PS-1	29.7	23.0	23.0
CBN-1	29.2		23.3
DMH-2	29.5	22.9	22.8
PS-2	29.5	23.0	23.0
DMH-3	29.5	23.2	23.1
CBN-2	29.2		23.3
DMH-4	29.3	24.2	24.1
CBN-3	29.0		24.4
DMH-5	28.0	25.0	24.9
CBN-4	27.0		25.1
CBN-5	27.0		25.1

**SCH. OF DRYWELL ELEVATIONS**

CULTEC R-330XL DRYWELLS	ELEVATION
ESHGW	20.0
BOTTOM OF STONE	22.0
BOTTOM OF CHAMBER	22.5
INV. INTO CHAMBER	23.4
TOP OF CHAMBER	25.0
TOP OF STONE	25.5
MINIMUM FINISHED GRADE	26.3



BY: PGG

DESCRIPTION: REVISIONS PER PEER REVIEW & TOWN COMMENTS

REV. DATE: 11/11/2022

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: GRADING & UTILITIES

SHEET: 6 OF 11



SITE PLAN APPROVAL

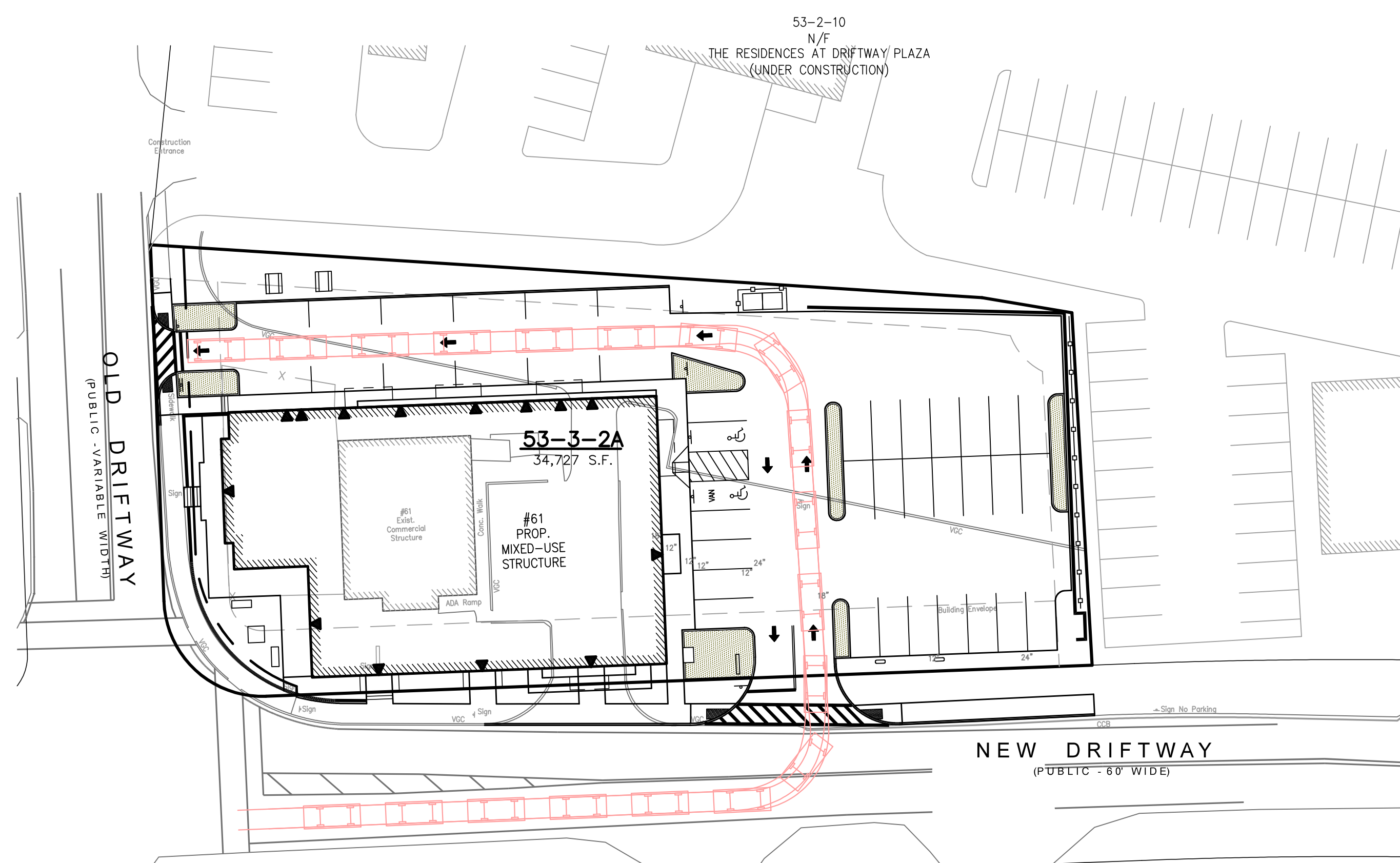
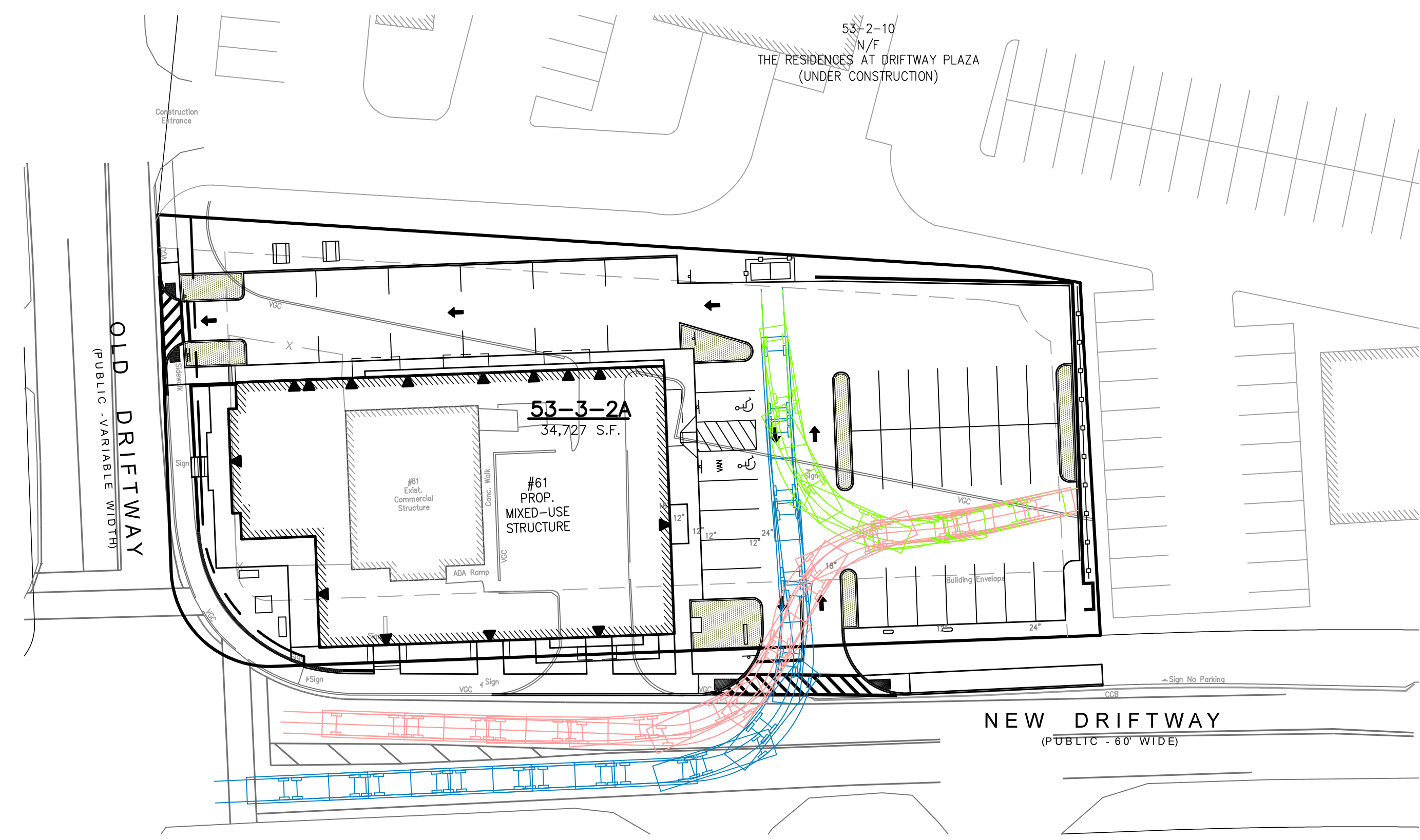
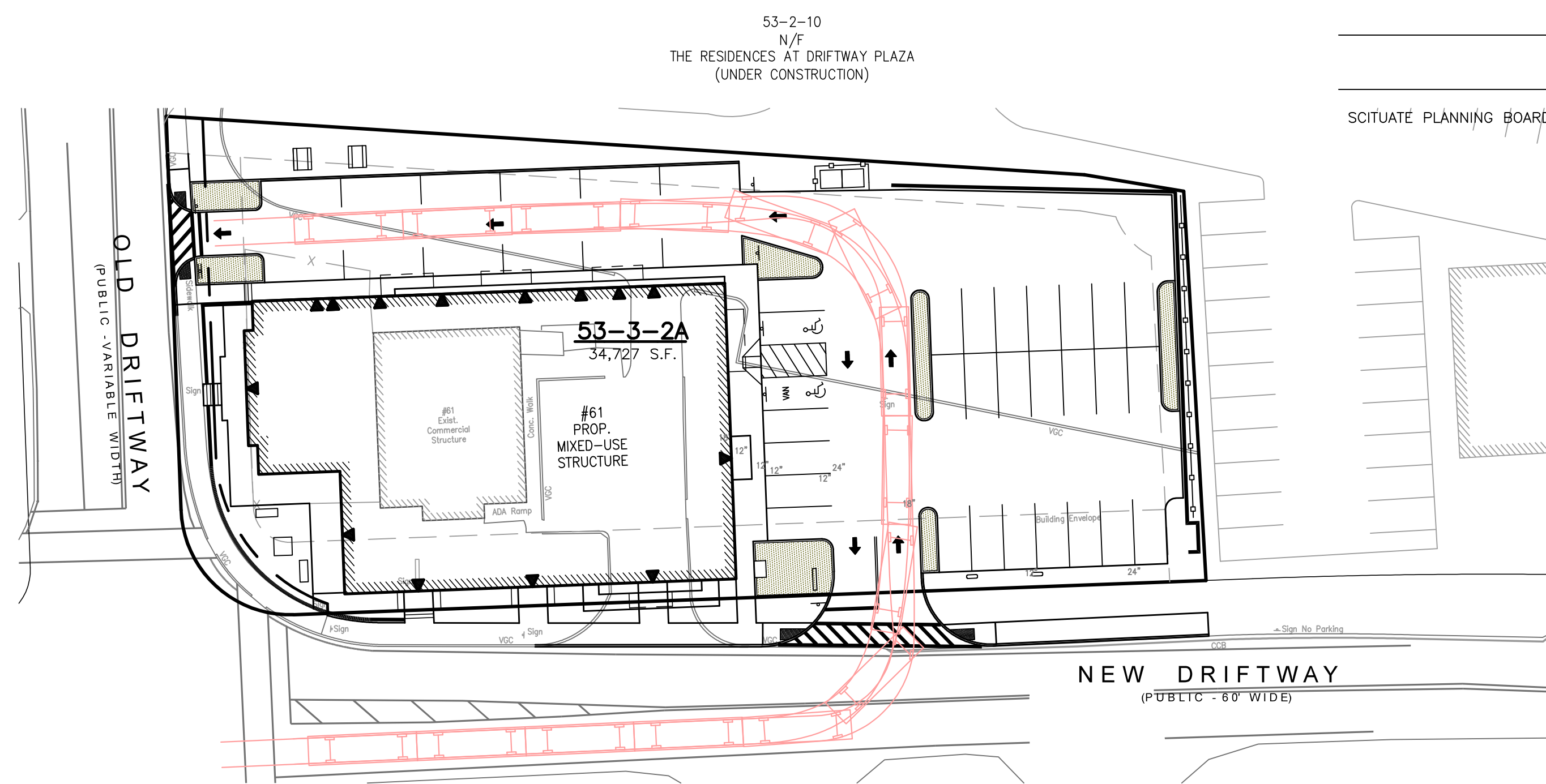
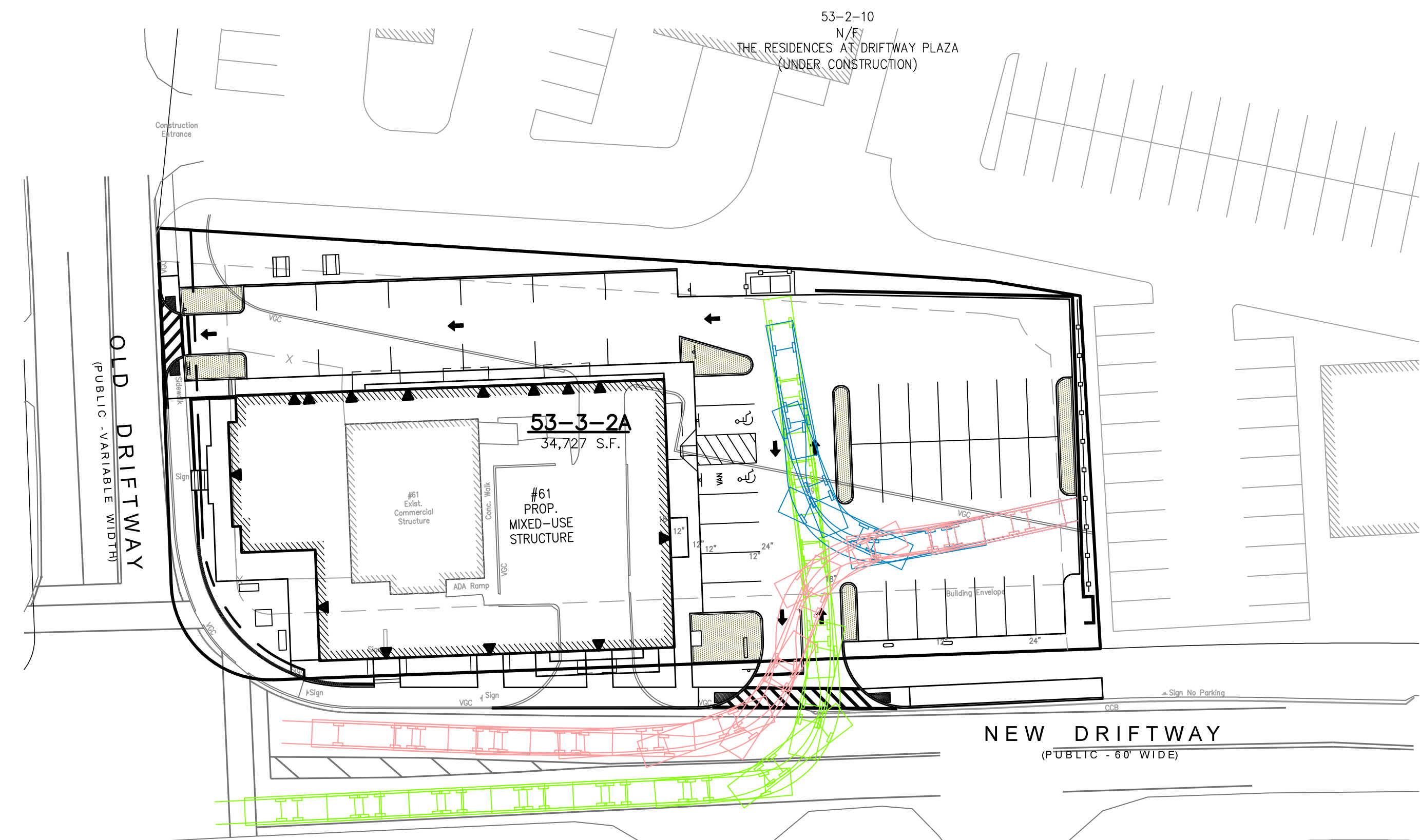
DATE OF APPLICATION: \_\_\_\_\_

DATE OF HEARING: \_\_\_\_\_

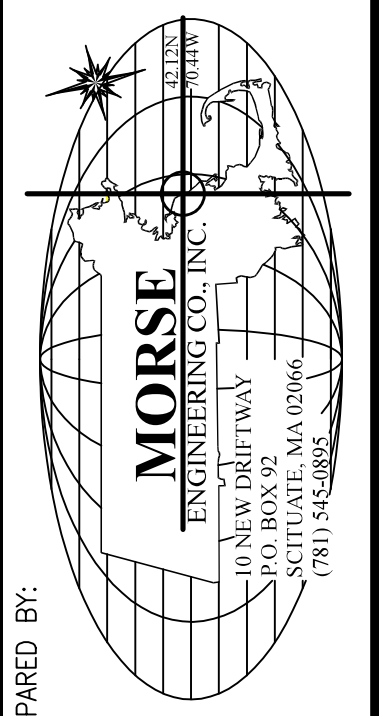
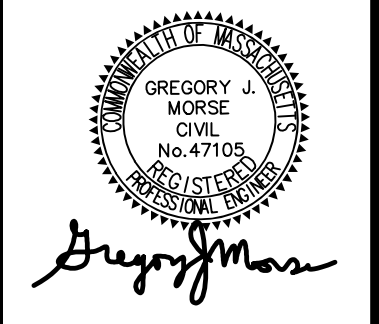
DATE OF APPROVAL: \_\_\_\_\_

DATE OF ENDORSEMENT: \_\_\_\_\_

SITUATE PLANNING BOARD

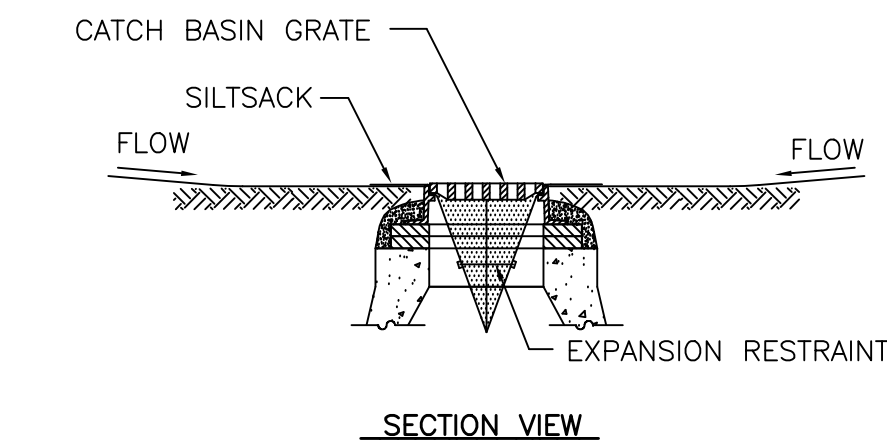
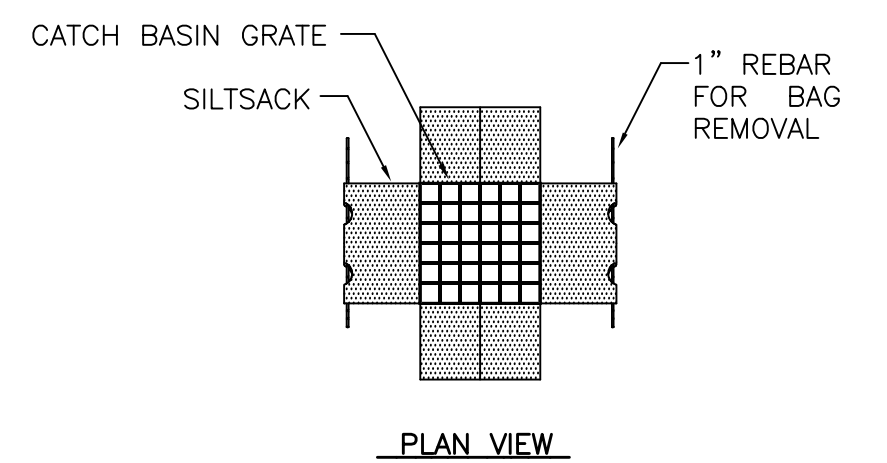


BY:	PCG
DESCRIPTION	REVISIONS PER PEER REVIEW & TOWN COMMENTS
REV. DATE	11/11/2022

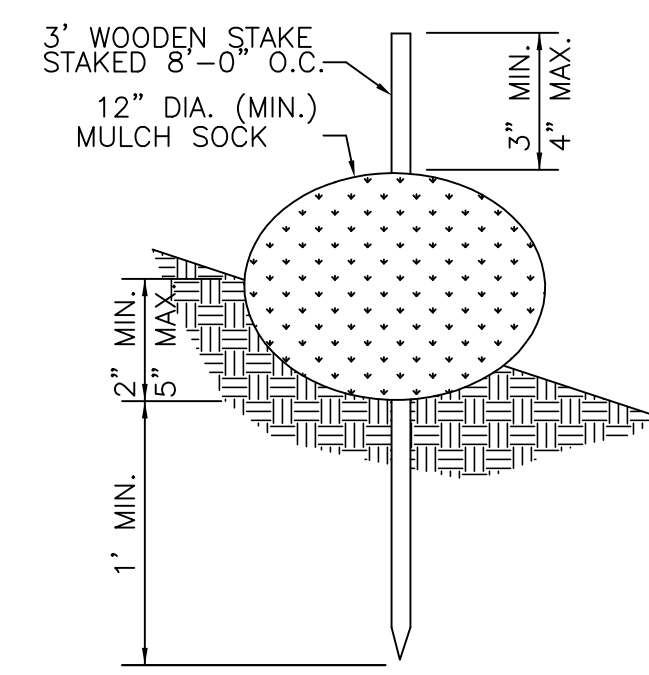


PROJECT:	61 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-3-2A) SCITUATE, MASSACHUSETTS
PREPARED FOR:	JOHN TEDESCHI
JOB NO:	14-203
SCALE:	1" = 30'
DESIGN:	PCG
CHK:	GJM
DATE:	7/13/2022
PLAN TITLE:	TURNING ANALYSIS
SHEET:	7 OF 11

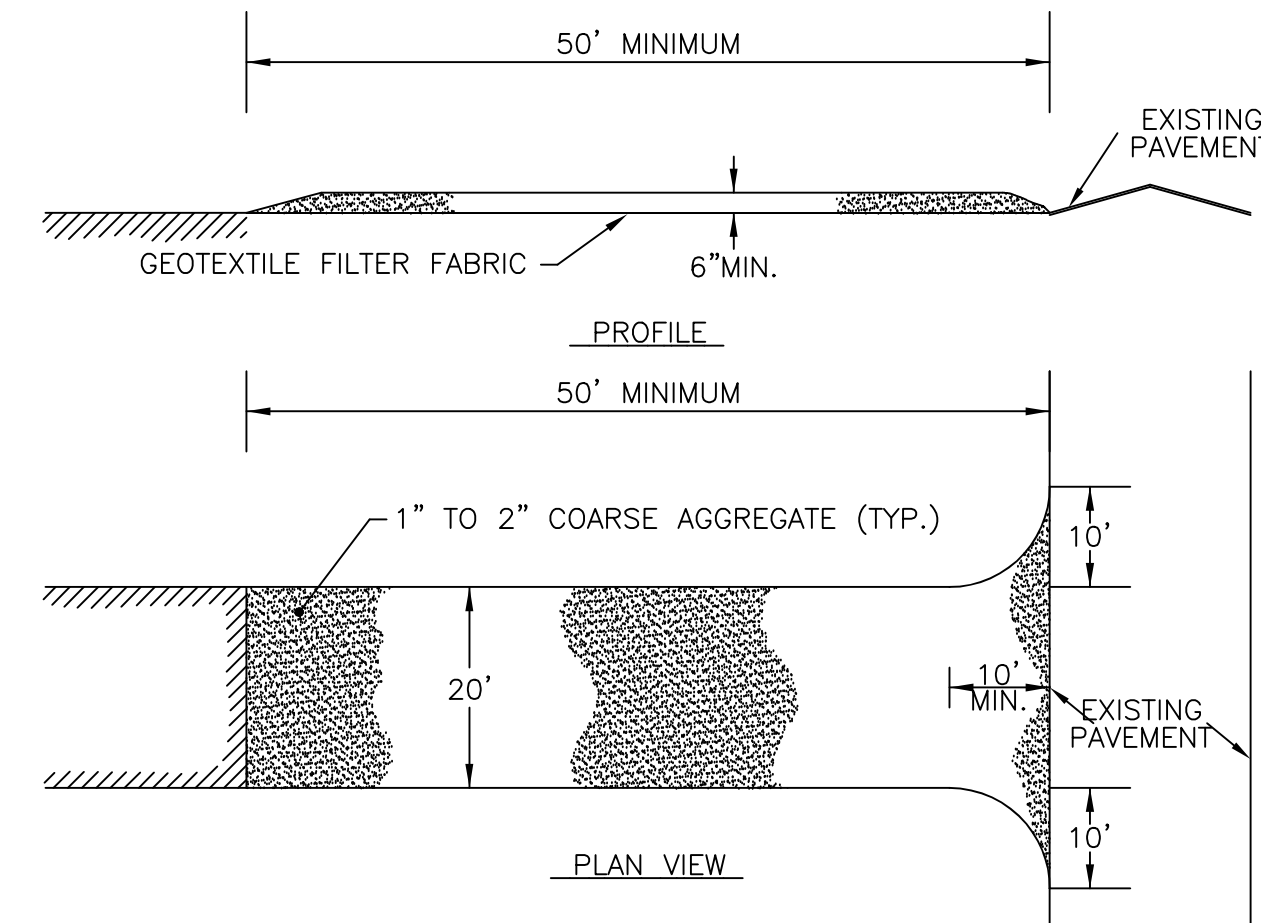




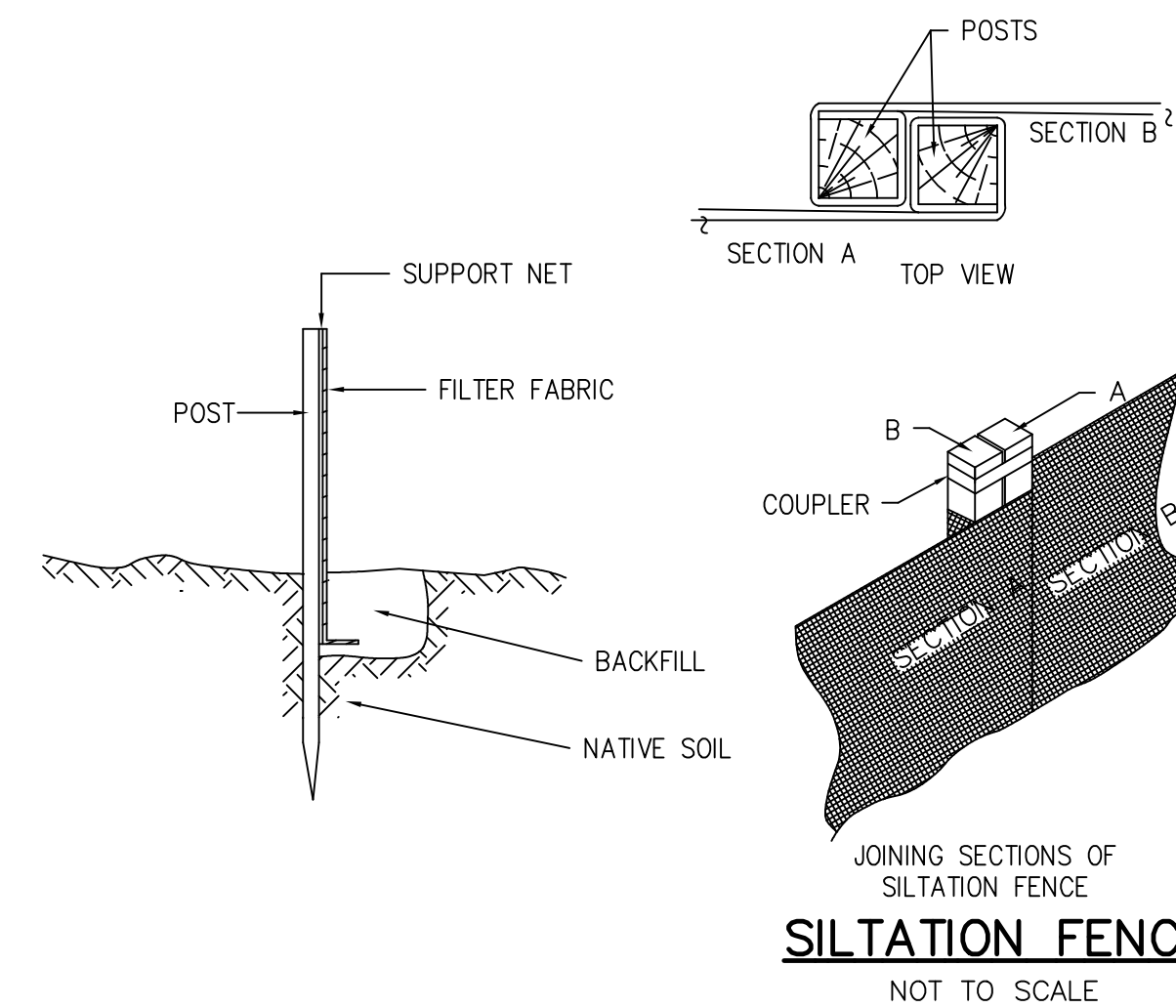
**SILTSACK SEDIMENT TRAP**  
NOT TO SCALE



**STAKED MULCH SOCK DETAIL**  
NOT TO SCALE

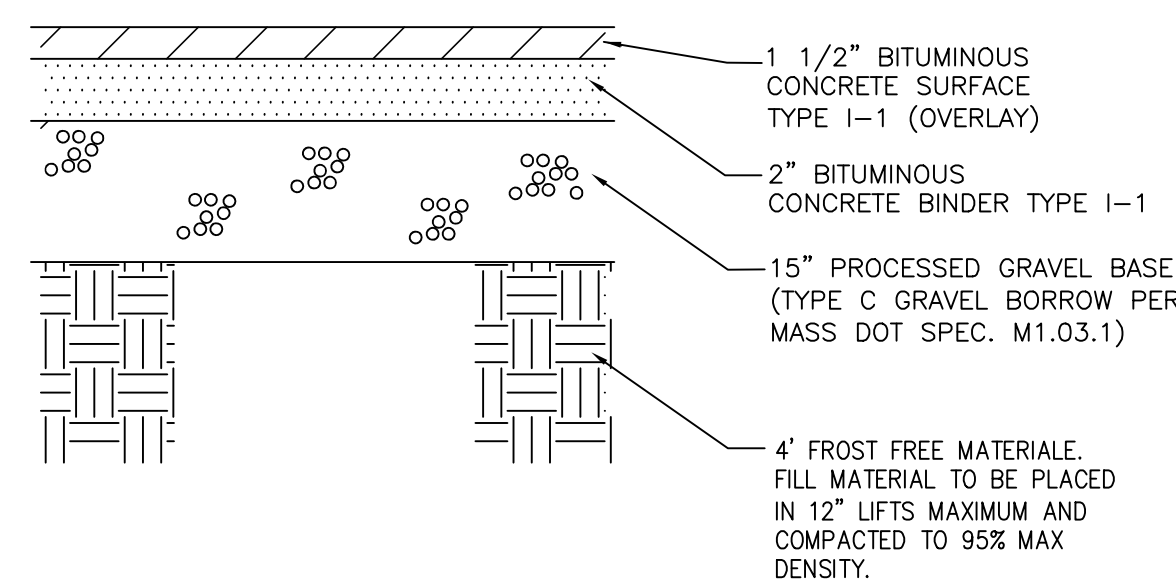


**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

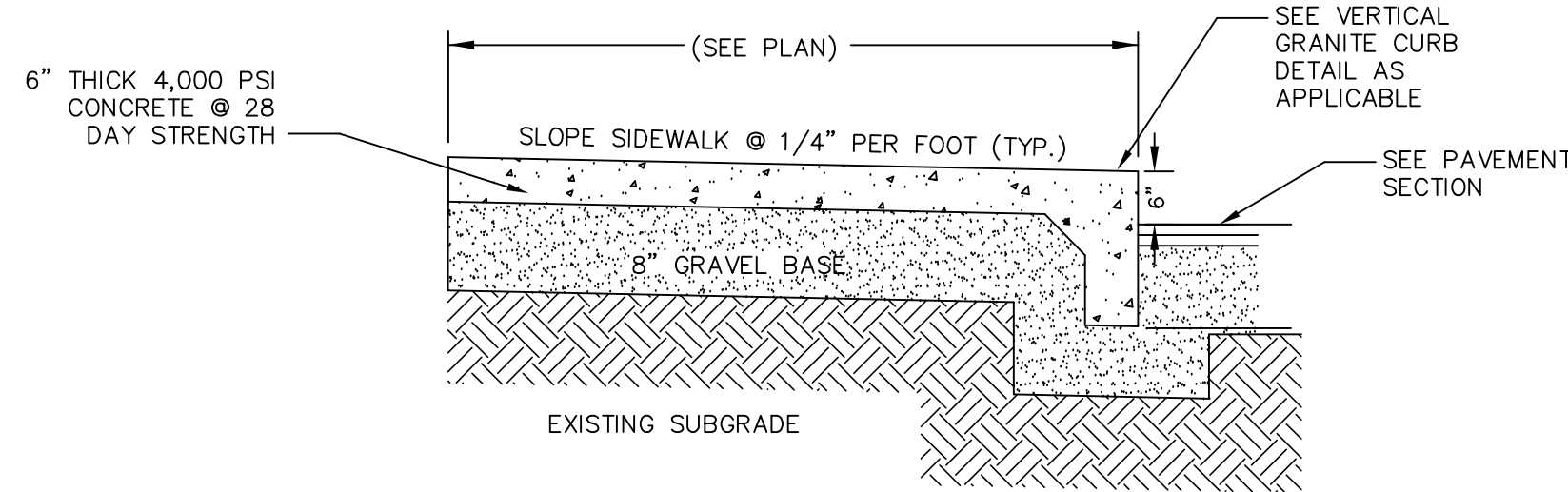


- CONSTRUCTION NOTES:**
- 1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  - 2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  - 3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE 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

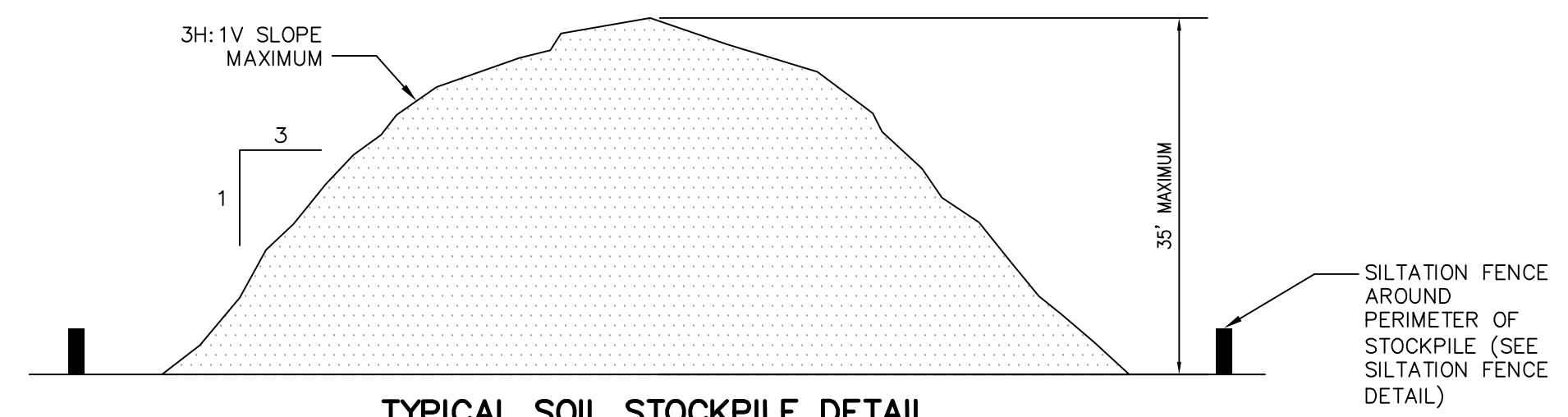


**STANDARD BITUMINOUS CONCRETE PAVEMENT DETAIL**  
NOT TO SCALE

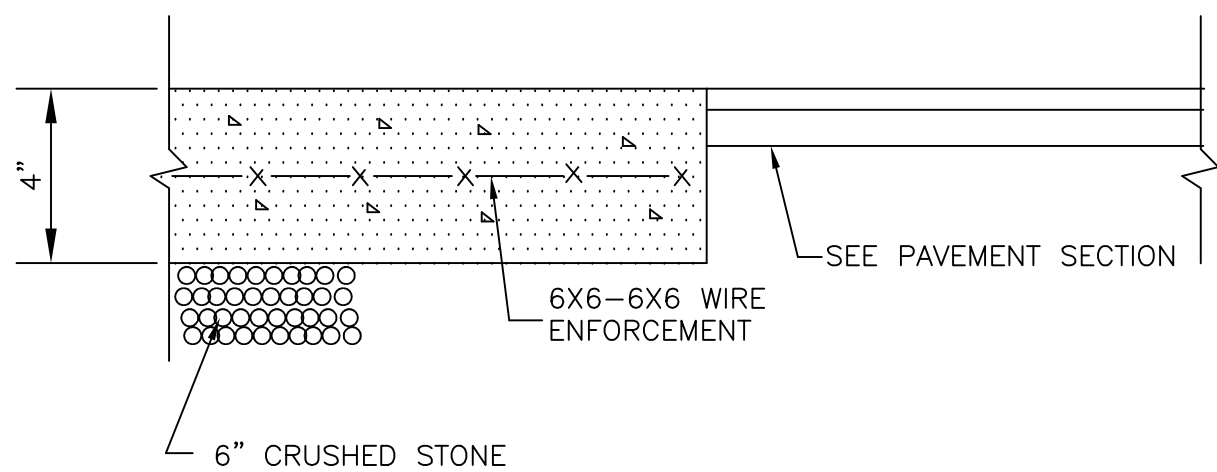


- NOTES:**
1. SIDEWALK TO HAVE TOOLED JOINTS 5' O.C. (TYP.) WITH EXPANSION JOINTS 15' ON CENTER AND PREMOLDED FILLER.
  2. TOOLED JOINT 4" FROM FACE OF CURB.
  3. SEE PLAN FOR ELEVATIONS AT DOORS AND CURB.

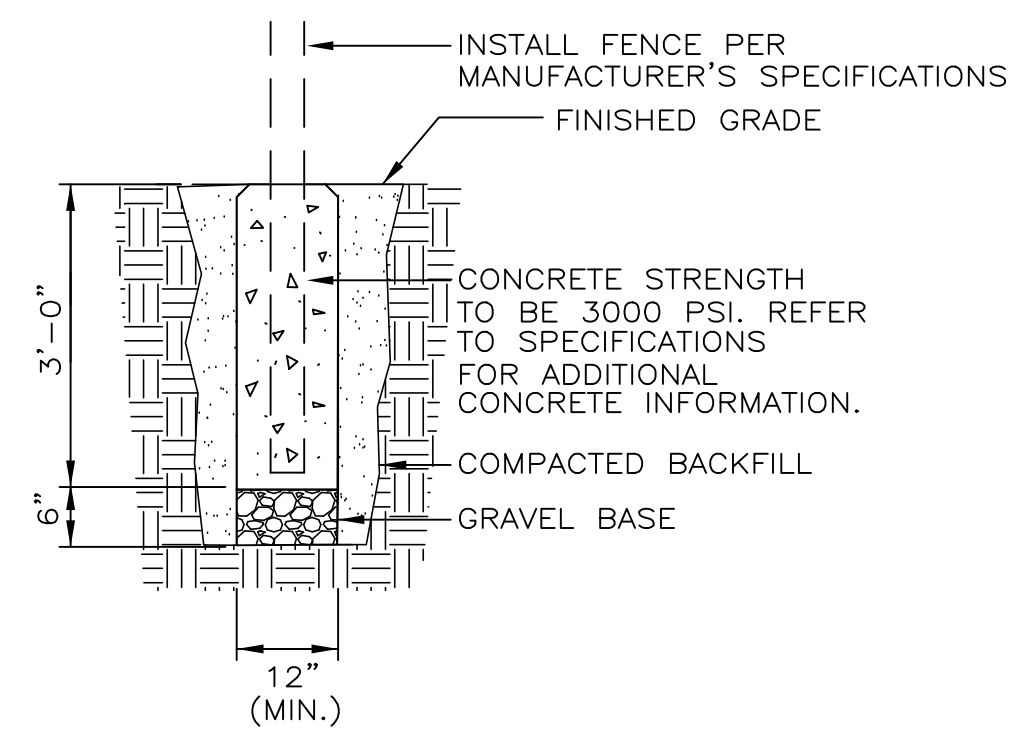
**CAST IN PLACE CONCRETE SIDEWALK & CURB DETAIL (CIP)**  
NOT TO SCALE



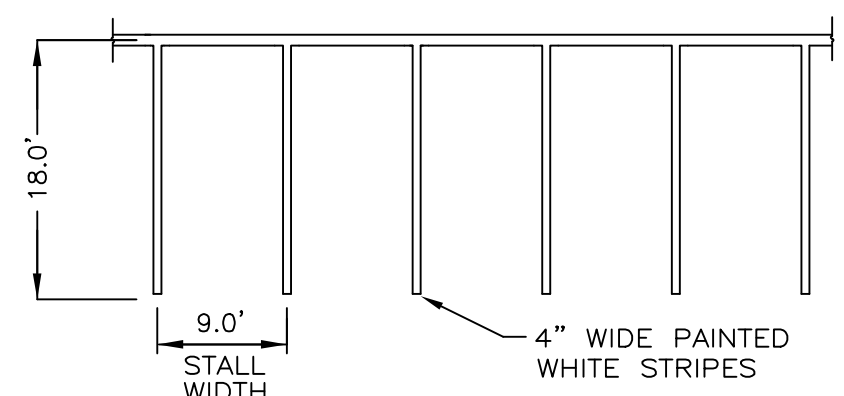
**TYPICAL SOIL STOCKPILE DETAIL**  
NOT TO SCALE



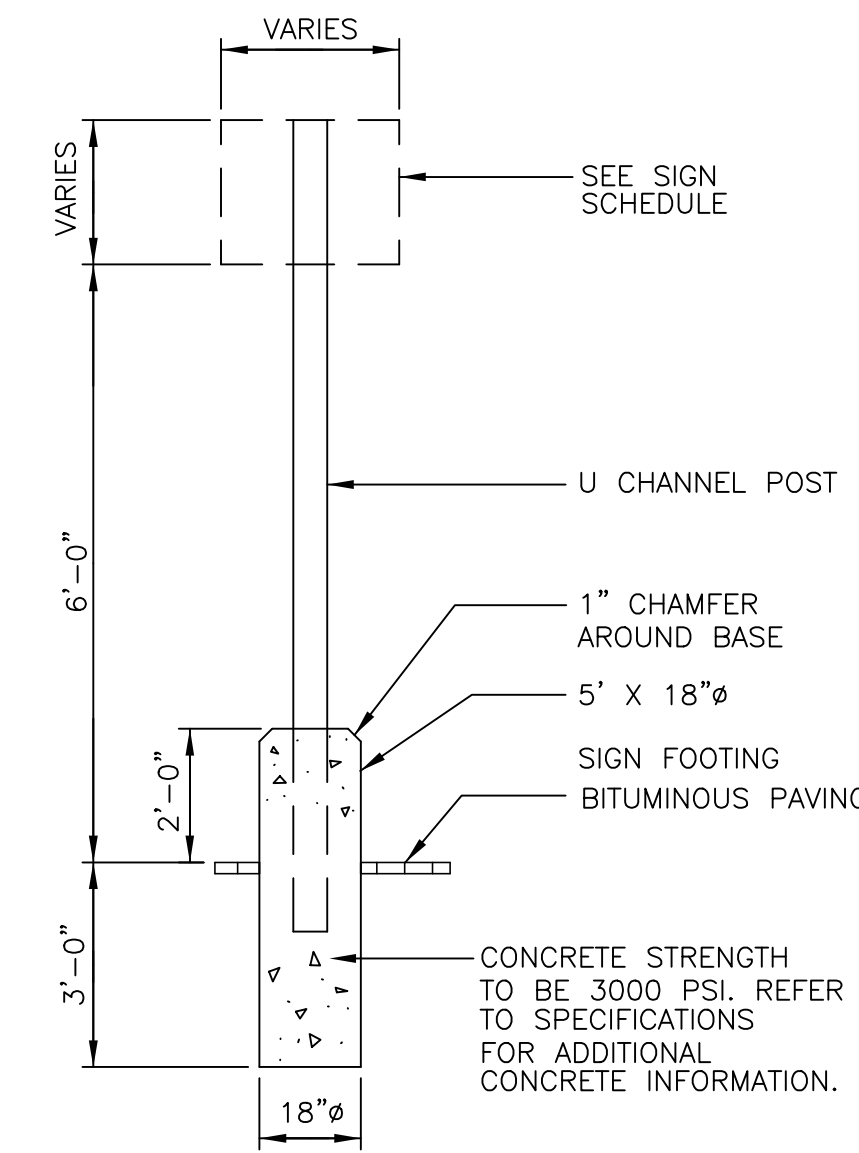
**CONCRETE DUMPSTER PAD**  
NOT TO SCALE



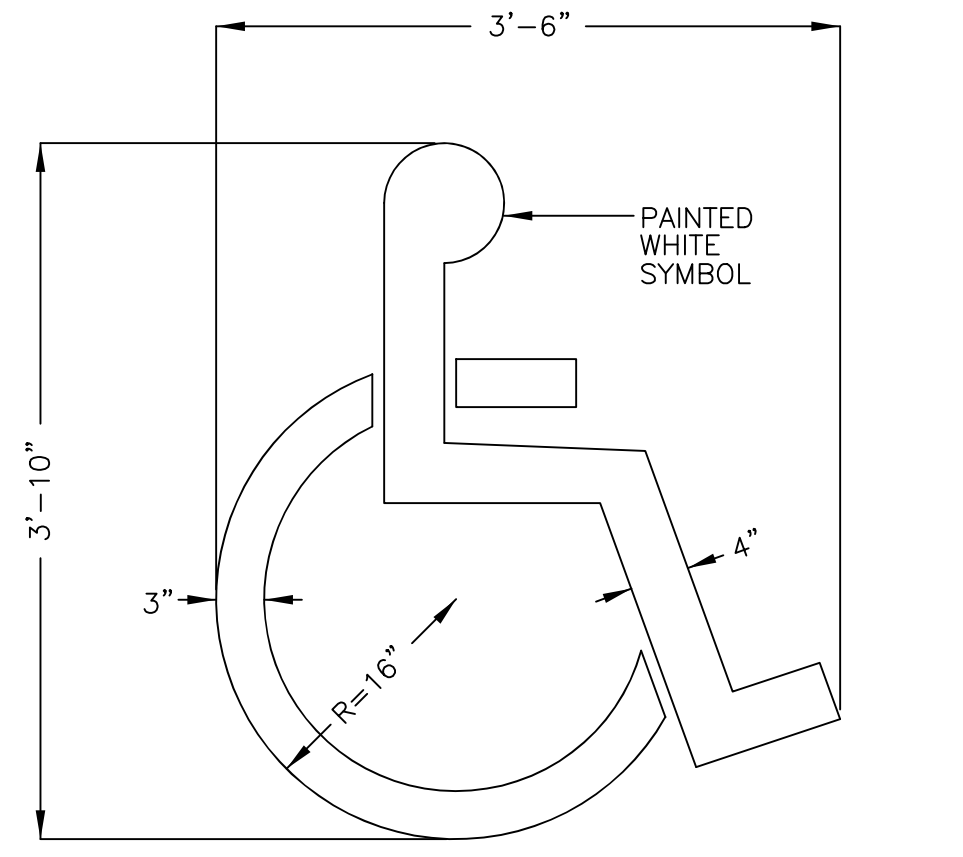
**FENCE POST DETAIL (6' TALL VINYL STOCKADE FENCE)**  
NOT TO SCALE



**STANDARD PARKING STRIPING DETAIL**  
NOT TO SCALE



**TYPICAL CHANNEL MOUNTING DETAIL FOR HANDICAP SIGNS**  
NOT TO SCALE



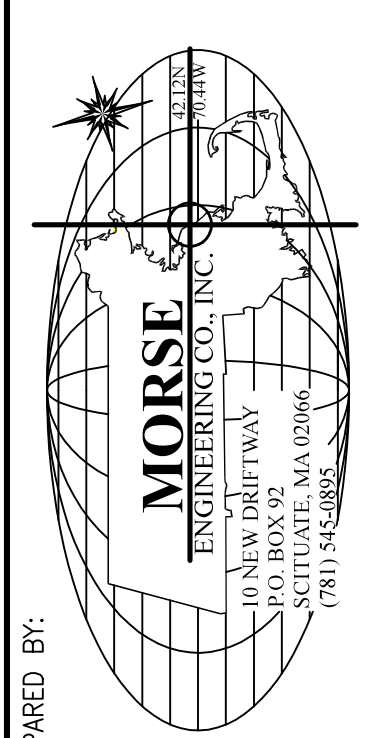
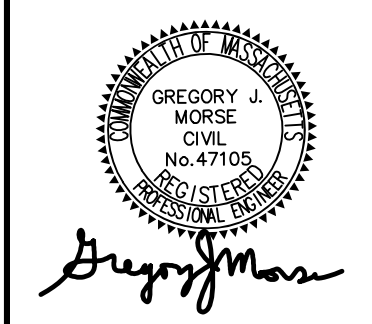
**PAINTED HANDICAP SYMBOL DETAIL**  
NOT TO SCALE

**SIGN LEGEND**

M.U.T.C.D. LEGEND	WIDTH	HEIGHT	SYMBOL
R1-1	30"	30"	STOP
R5-1	30"	30"	DO NOT ENTER
R6-1L	36"	12"	ONE WAY (Left Arrow)
R6-1R	36"	12"	ONE WAY (Right Arrow)
K-4438	12"	18"	HANDICAP ACCESS AISLE NO PARKING
K-6248	12"	18"	NO PARKING VAN ACCESS ONLY
K-1437	12"	18"	PARKING ONLY

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



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

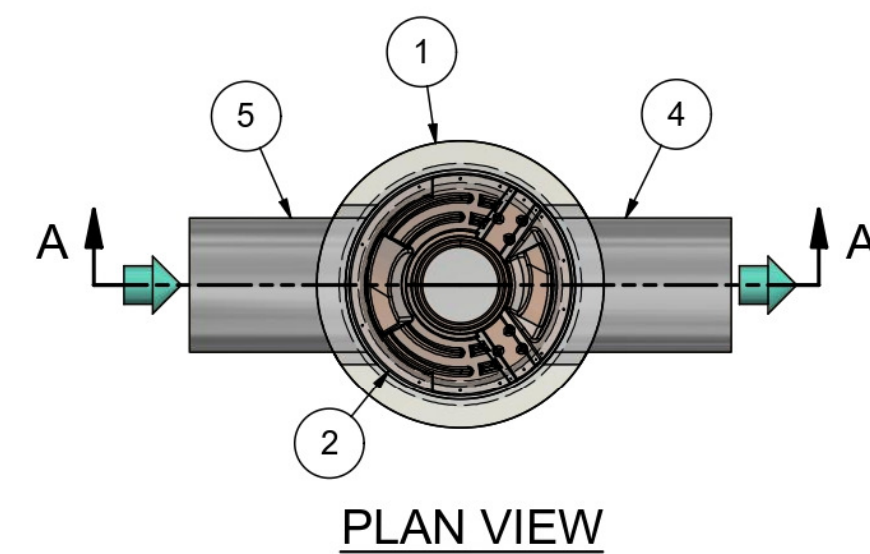
PREPARED FOR: **JOHN TEDESCHI**

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

PLAN TITLE: **CONSTRUCTION DETAILS**

SHEET: **8 OF 11**





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

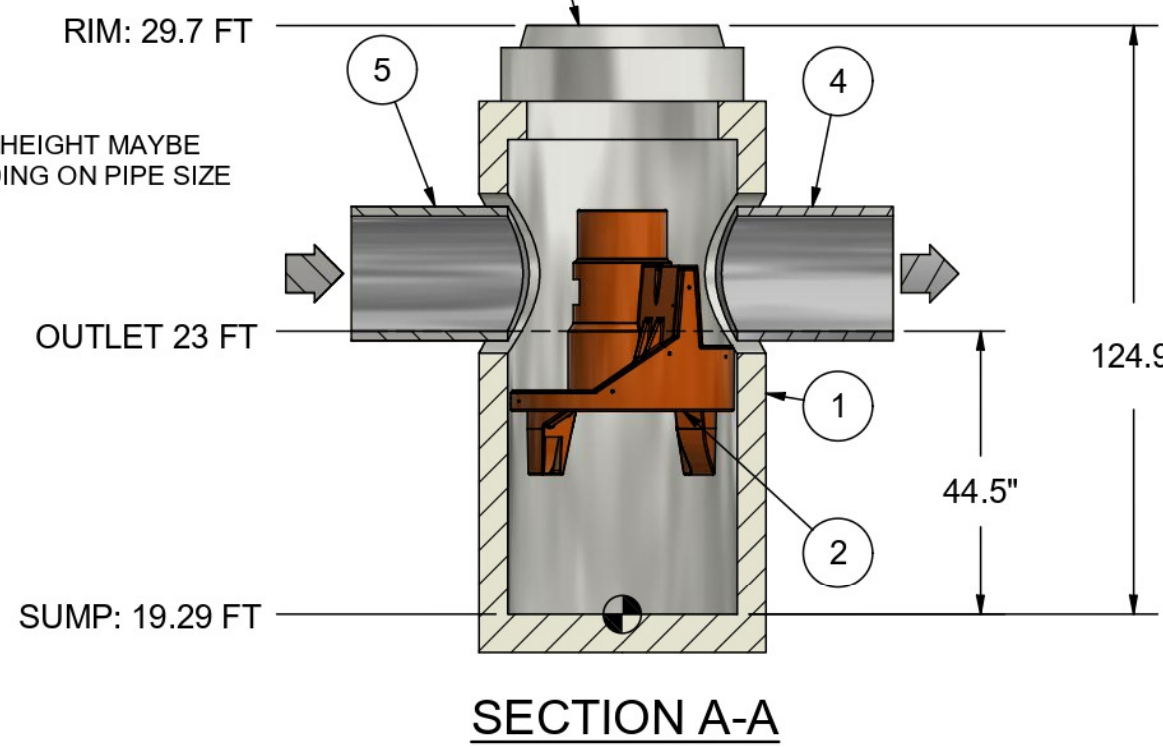
**PRODUCT SPECIFICATION:**

1. PEAK HYDRAULIC FLOW: 15 cfs
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 yd<sup>3</sup>
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.



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**

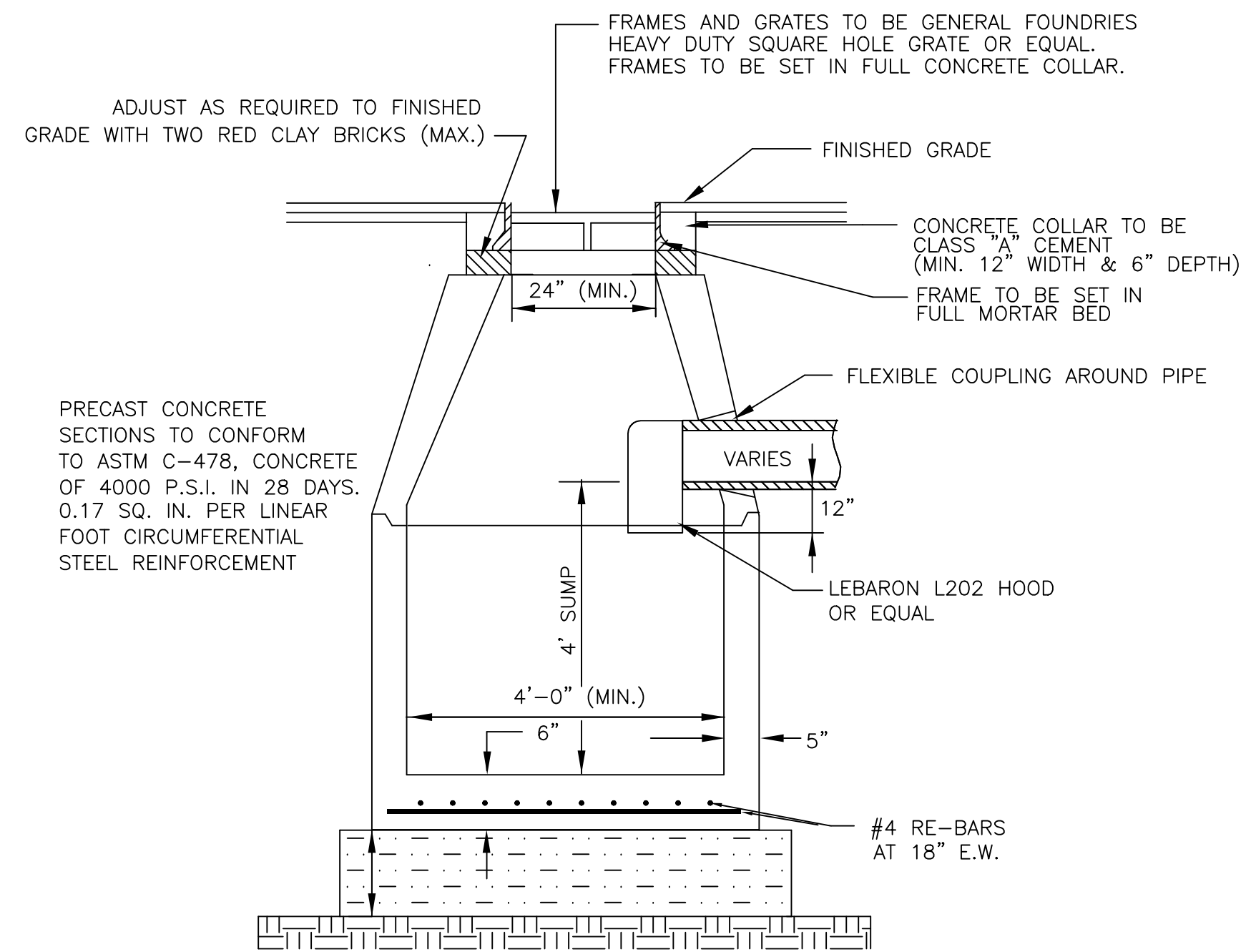
**IF IN DOUBT ASK**

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

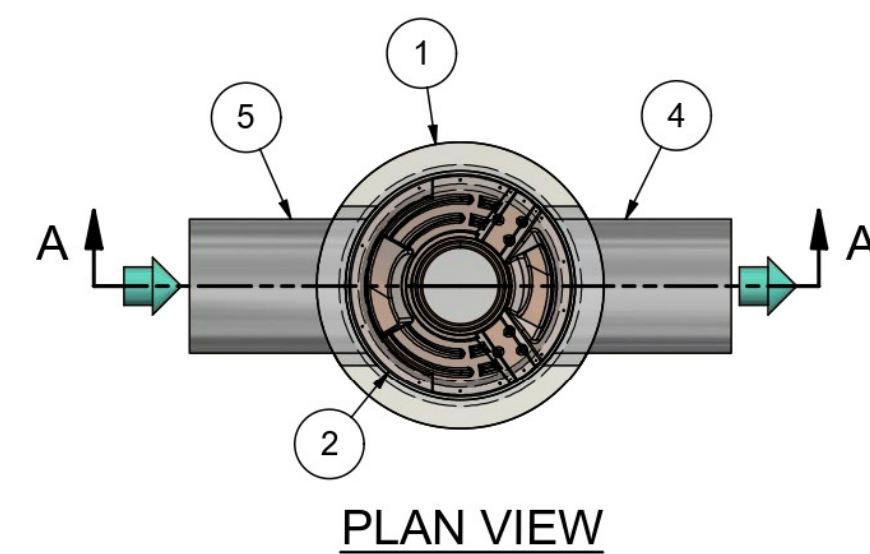
WEIGHT: N/A MATERIAL: \_\_\_\_\_  
REFERENCE NUMBER: \_\_\_\_\_  
DRAWING NO: \_\_\_\_\_  
SHEET SIZE: B SHEET: 1 OF 1 Rev: \_\_\_\_\_  
pgunn@morsecoinc.com 11/8/2022



**STORM DRAIN NOTES:**

1. REINFORCED CONCRETE DRAIN PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
2. DRAIN PIPES WITH LESS THAN 3' OF COVER SHALL BE CLASS V.
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.
5. UNSUITABLE SOIL BELOW THE INVERT SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE USED AS BACKFILL.
6. BRICKS SHALL BE RED CLAY.

**STANDARD CATCH BASIN DETAIL**  
NOT TO SCALE



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

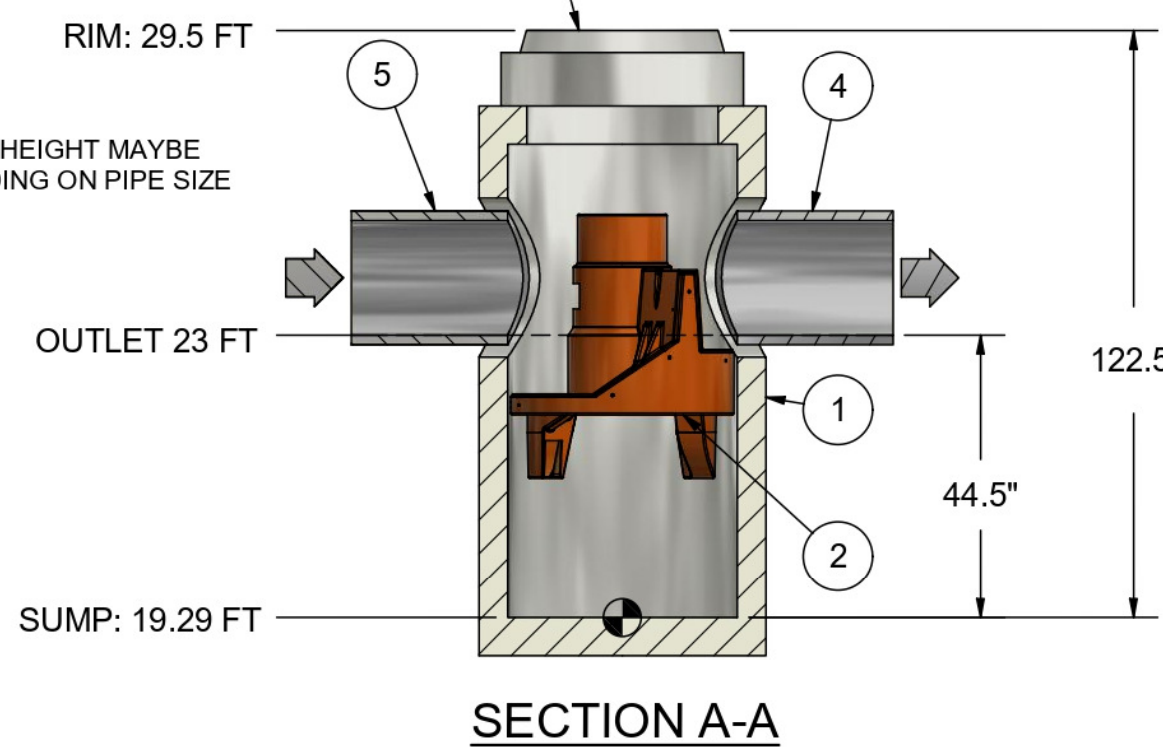
**PRODUCT SPECIFICATION:**

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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.

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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**

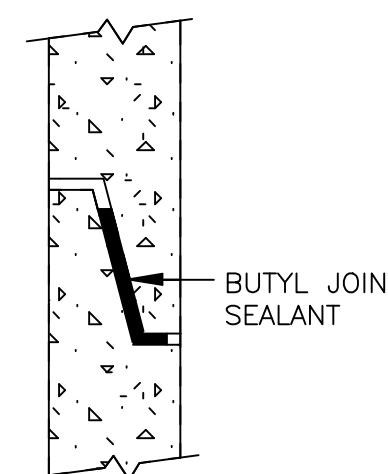
**IF IN DOUBT ASK**

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-2

**Hydro International**  
hydro-int.com  
HYDRO INTERNATIONAL

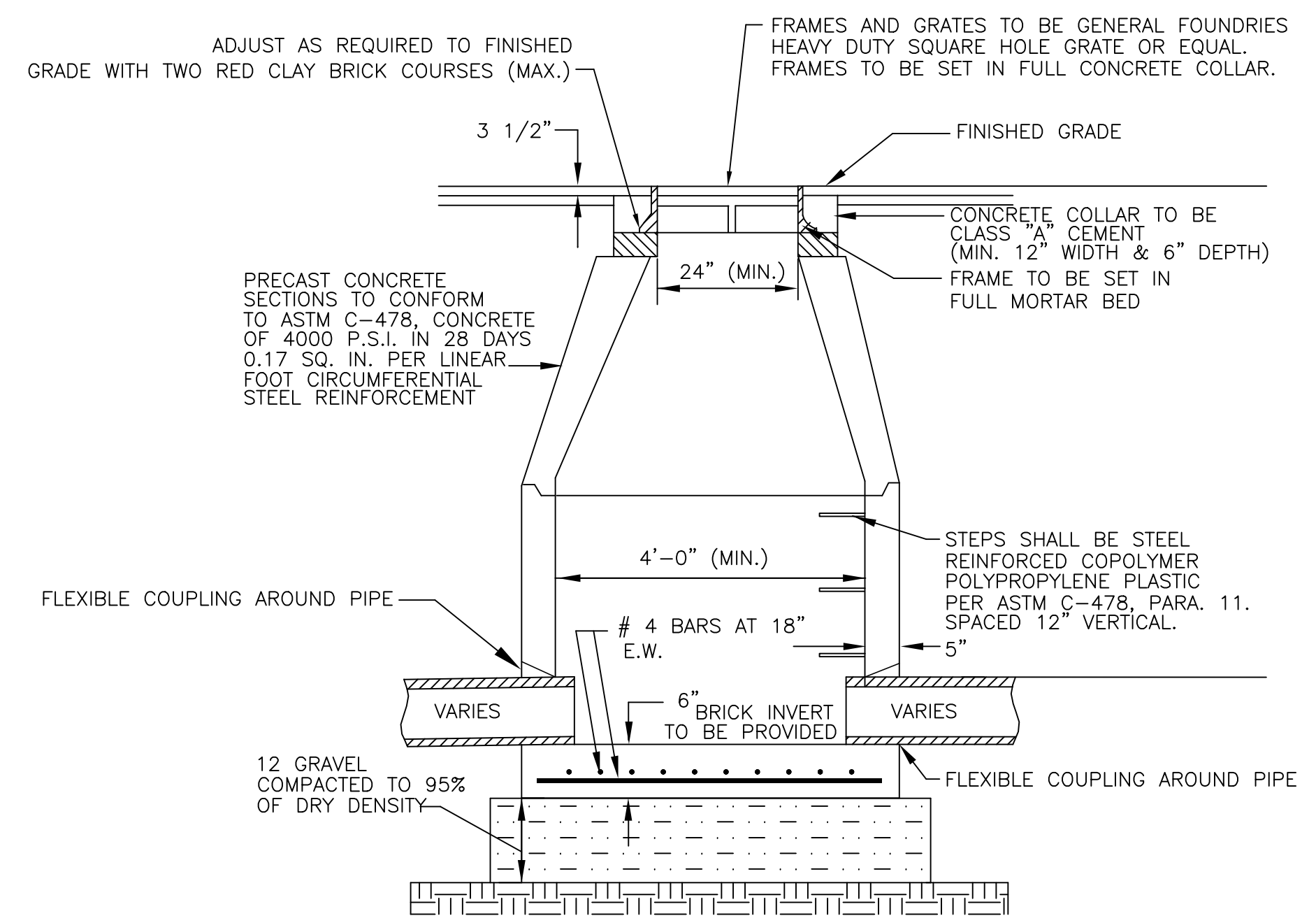
WEIGHT: N/A MATERIAL: \_\_\_\_\_  
REFERENCE NUMBER: \_\_\_\_\_  
DRAWING NO: \_\_\_\_\_  
SHEET SIZE: B SHEET: 1 OF 1 Rev: \_\_\_\_\_  
pgunn@morsecoinc.com 11/11/2022



**MANHOLE JOINT DETAILS**  
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.



**STORM DRAIN NOTES:**

1. REINFORCED CONCRETE DRAIN PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
2. DRAIN PIPES WITH LESS THAN 3' OF COVER SHALL BE CLASS V.
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.
5. UNSUITABLE SOIL BELOW THE INVERT SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIAL AND SHALL NOT BE USED AS BACKFILL.
6. BRICKS SHALL BE RED CLAY.

**STANDARD MANHOLE DETAIL**  
NOT TO SCALE

BY: PGG

DESCRIPTION: REVISIONS PER PEER REVIEW & TOWN COMMENTS

REV. DATE: 11/11/2022

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

PREPARED BY: JOHN TEDESCHI

PREPARED FOR:

JOB NO: 14-203  
SCALE: 1" = 20'  
DESIGN: PGG  
CHK: GJM  
DATE: 7/13/2022  
PLAN TITLE: CONSTRUCTION DETAILS II  
SHEET: 9 OF 11



**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-BOTTOMED.
- 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 9.5 FEET (2.9 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, 16 INCHES (406 mm) WIDE AND 24.2 INCHES (614 mm) LONG.
- THE NOMINAL STORAGE VOLUME OF THE RECHARGER 330XLHD CHAMBER SHALL BE 7.459 FT<sup>3</sup> / FT (0.693 m<sup>3</sup> / m) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER 330XLHD SHALL BE 52.213 FT<sup>3</sup> / UNIT (1.478 m<sup>3</sup> / UNIT) - WITHOUT STONE.

- THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 FT<sup>3</sup> / FT (0.085 m<sup>3</sup> / 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 OPEN 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-BOTTOMED.
- 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 FT<sup>3</sup> / FT (0.085 m<sup>3</sup> / 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 AN 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**

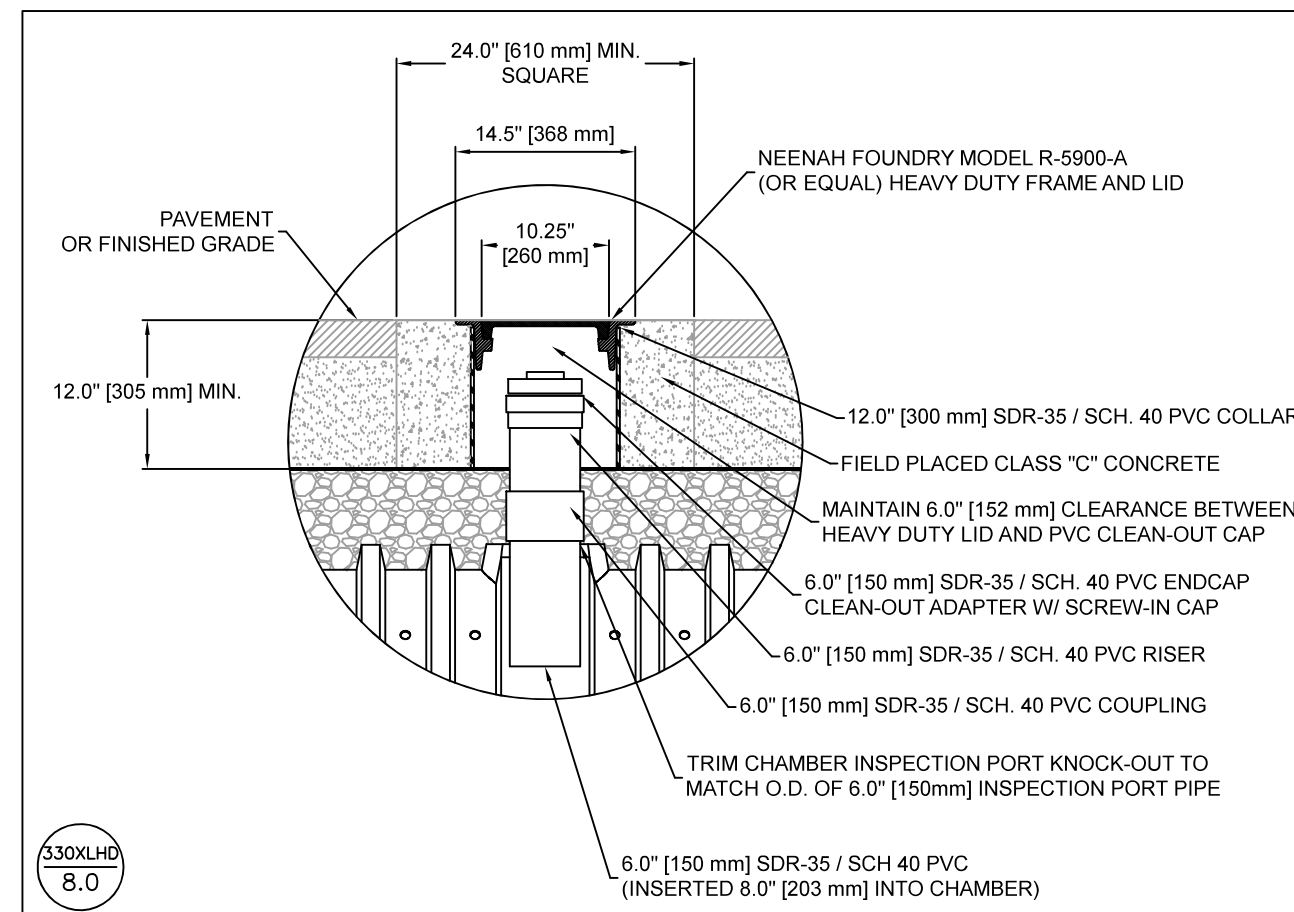
CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

**GEOTEXTILE PARAMETERS**

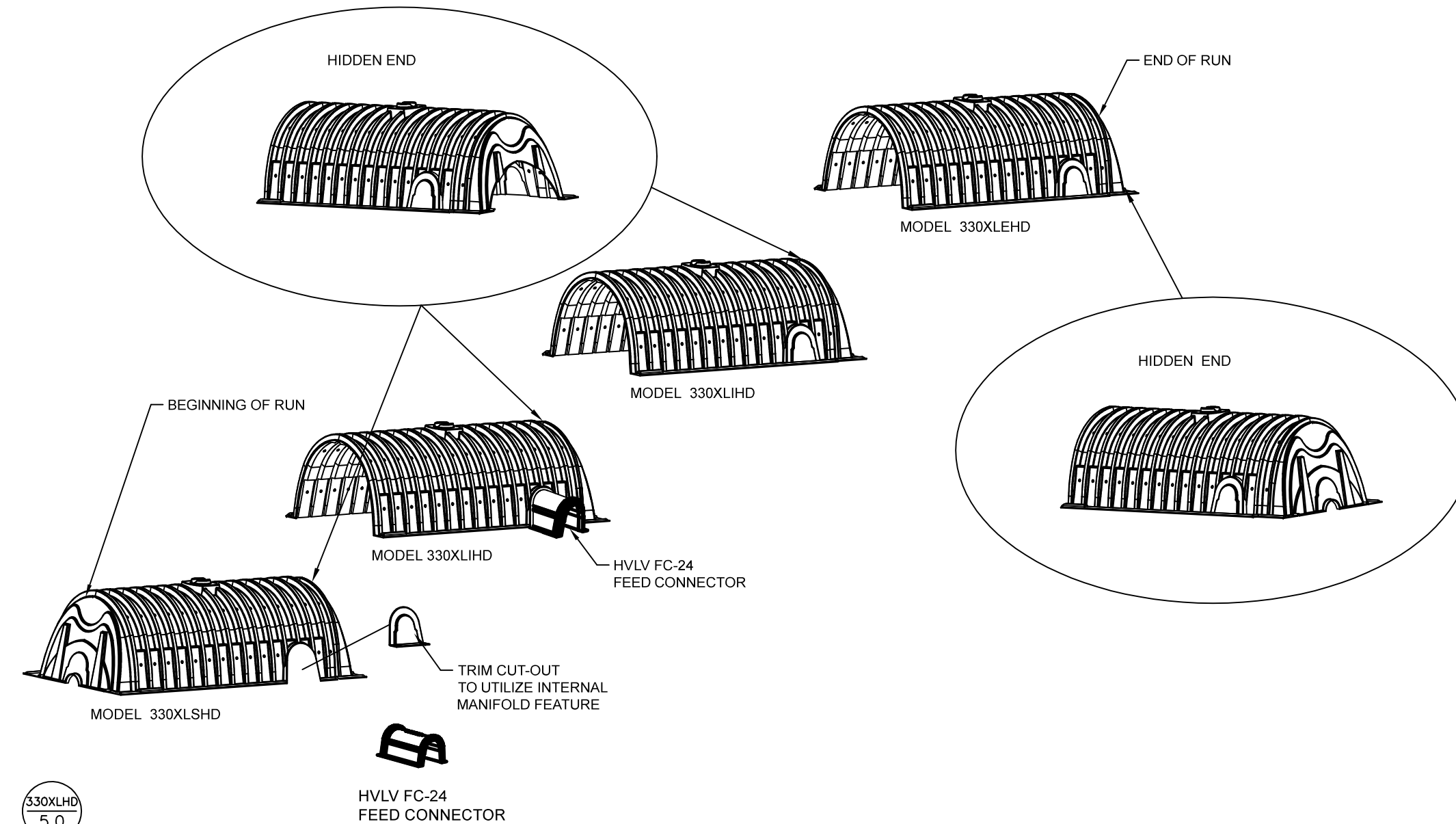
- THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT, (203-775-4416 OR 1-800-428-5832)
- THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
- THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
- THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 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/SM) PER ASTM D4491 TESTING METHOD.
- THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

**GENERAL NOTES**

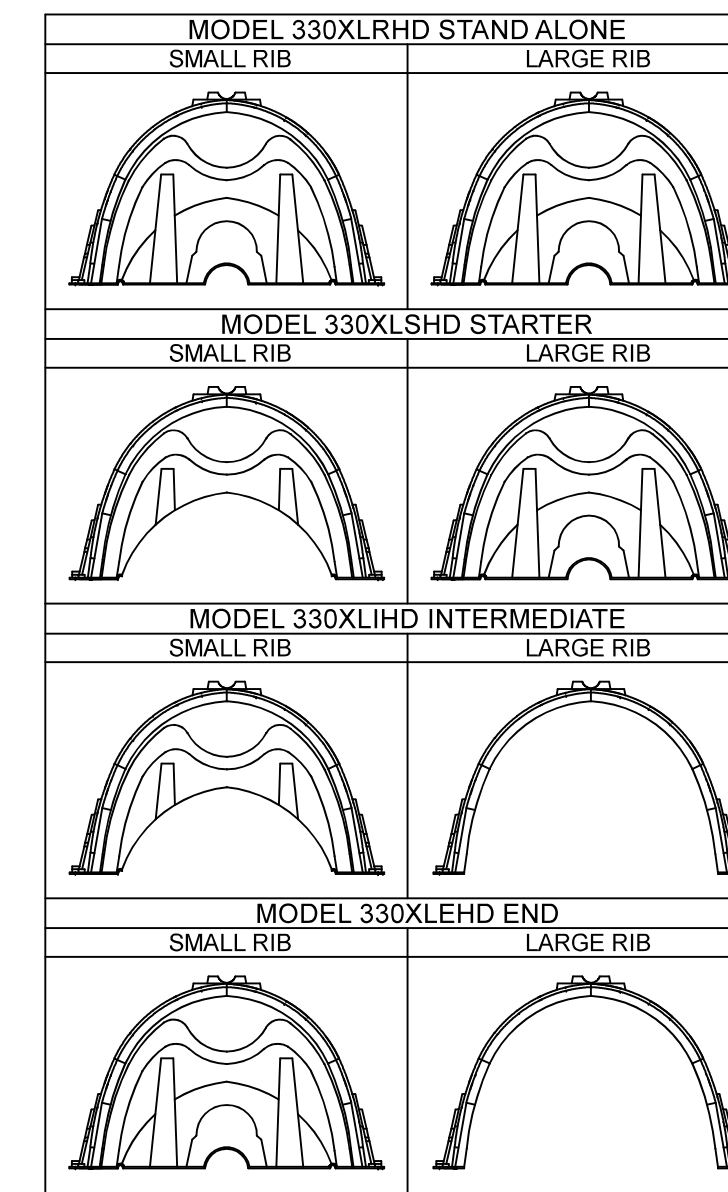
330XLHD 1.0



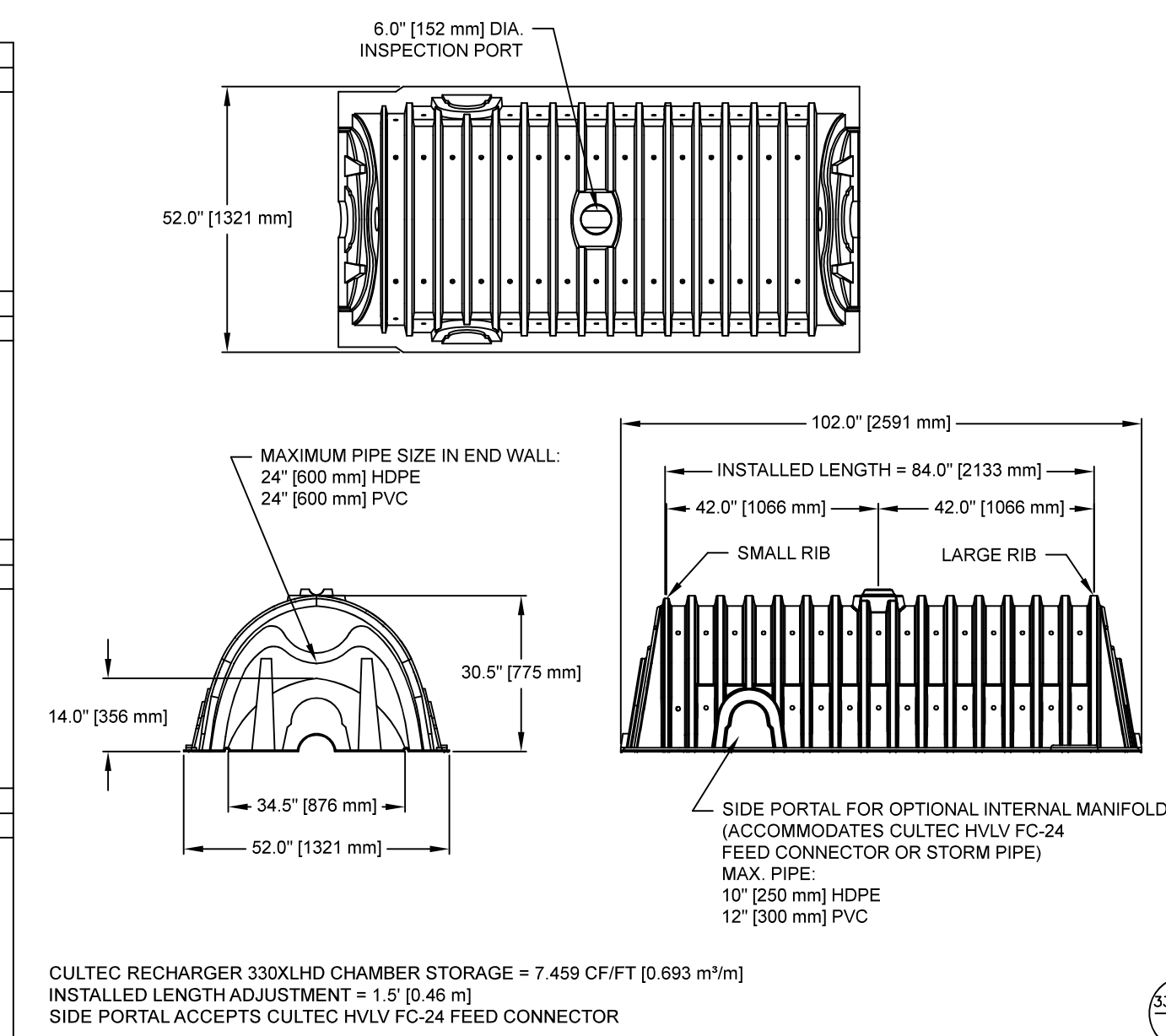
**INSPECTION PORT- ZOOM DETAIL**



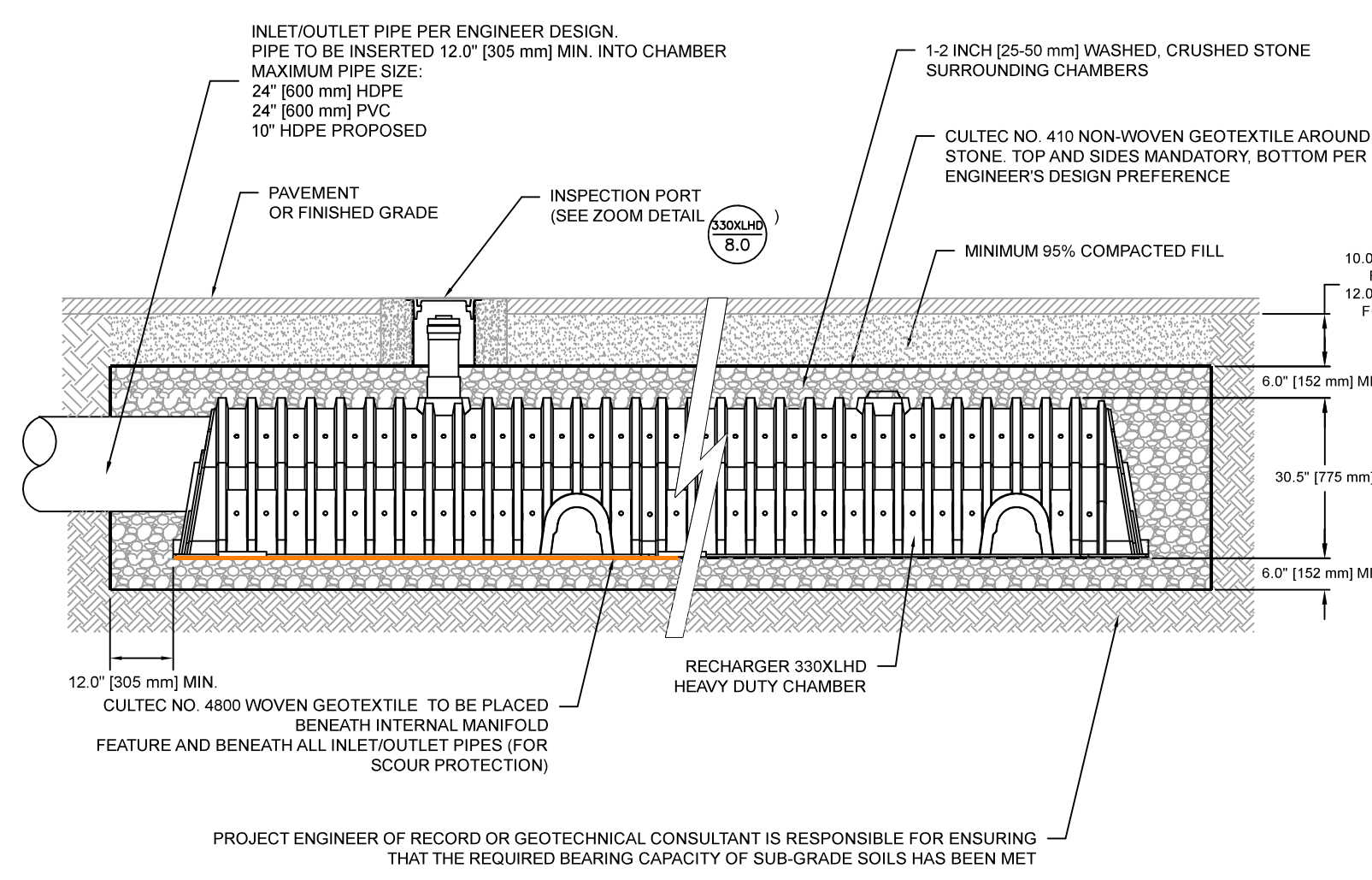
**CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK**



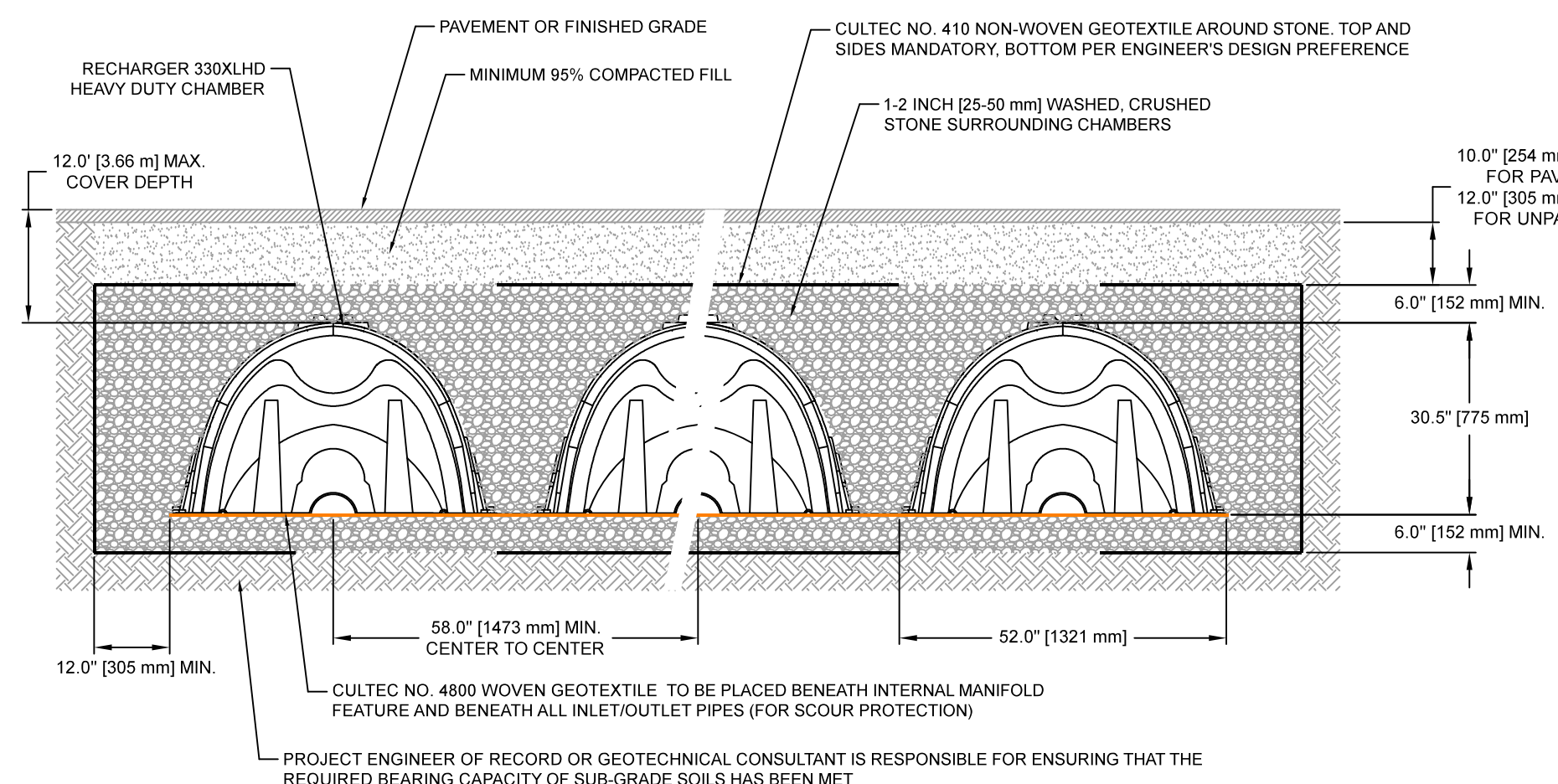
**CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW**



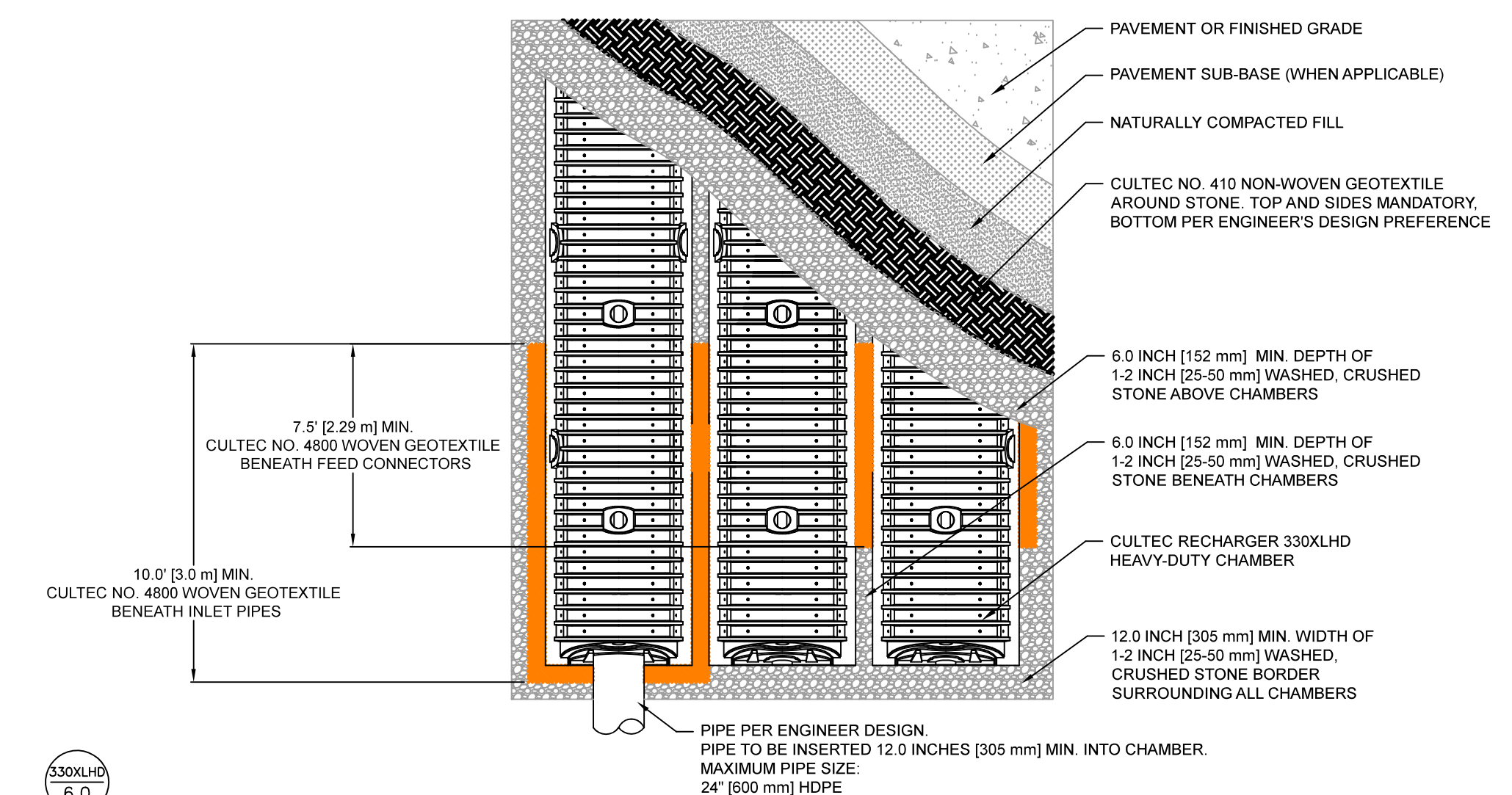
**CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW**



**CULTEC INTERNAL MANIFOLD - OPTIONAL INSPECTION PORT DETAIL**



**CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION**



BY: PGC

DESCRIPTION: REVISIONS PER PEER REVIEW & TOWN COMMENTS

REV. DATE: 11/11/2022

PREPARED BY: *Gregory J. Morse*

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

PREPARED FOR: JOHN TEDESCHI

JOB NO: 14-203

SCALE: 1" = 20'

DESIGN: PGC

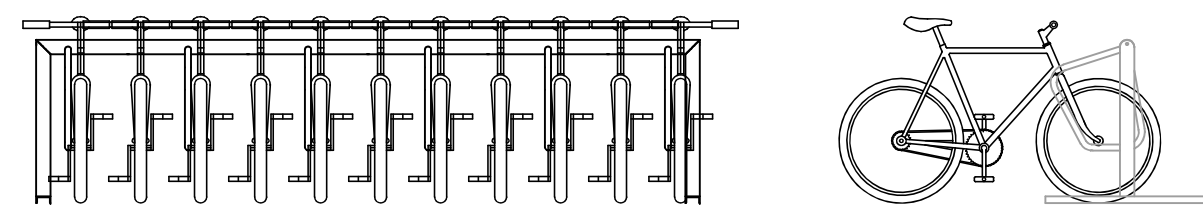
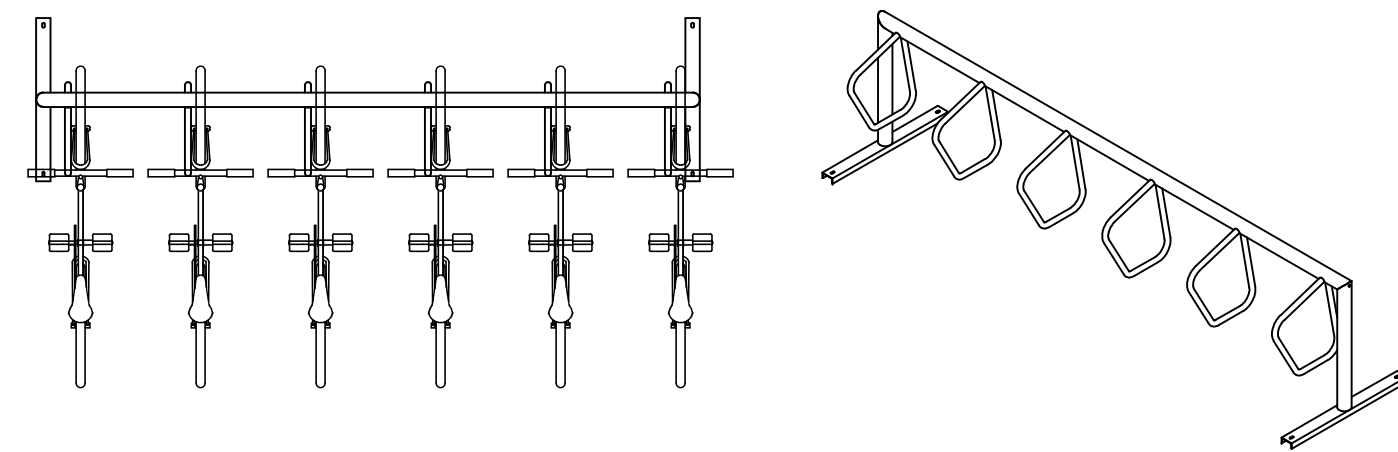
CHK: GJM

DATE: 7/13/2022

PLAN TITLE: CONSTRUCTION DETAILS III

SHEET: 10 OF 11

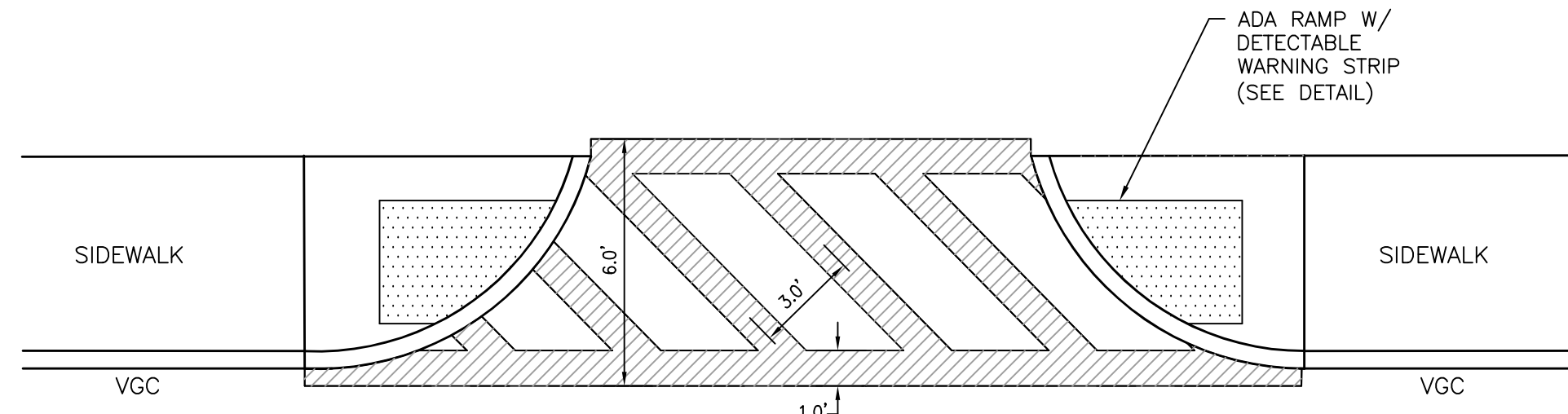




NOTES:  
1. BIKE RACK TO BE PLACED ON CONCRETE PAD.

**BIKE RACK DETAIL (TYP.)**

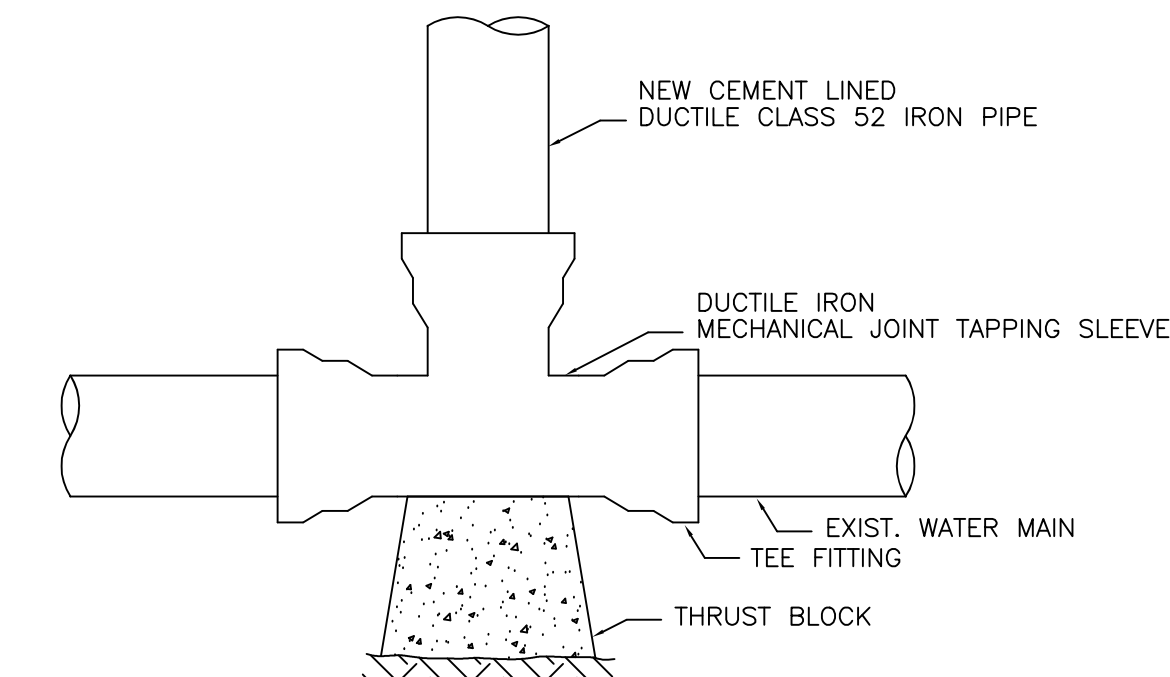
NOT TO SCALE



NOTES:  
1. CROSSWALK DESIGNED TO BE CONSISTENT WITH OTHERS ON NEW DRIFTWAY.  
2. WAIVER REQUESTED TO REDUCE CROSSWALK WIDTH FROM 10-FT TO 6-FT.

**CROSS WALK DETAIL**

NOT TO SCALE

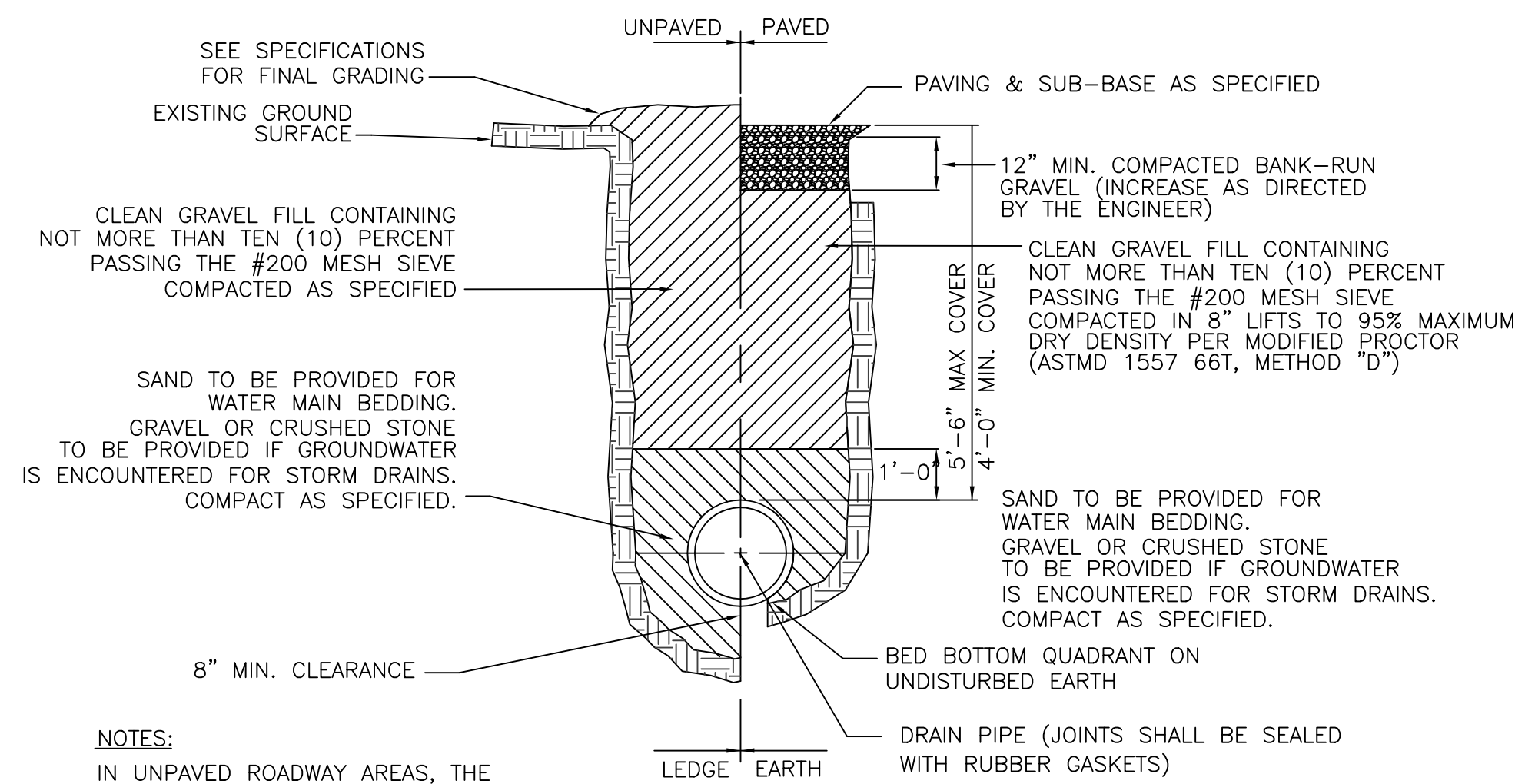


NOTE:

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

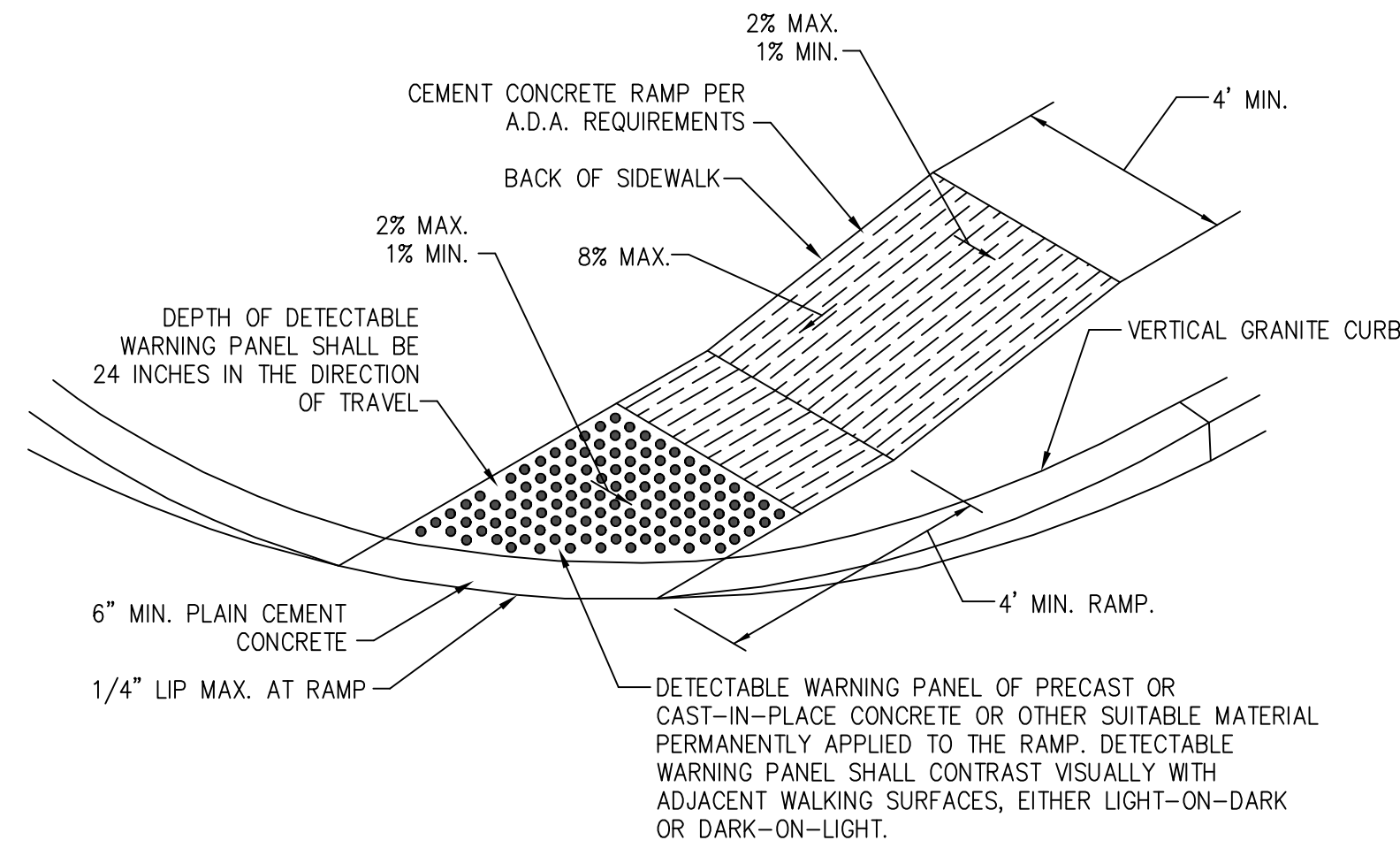
**TEE CONNECTION DETAIL**

NOT TO SCALE



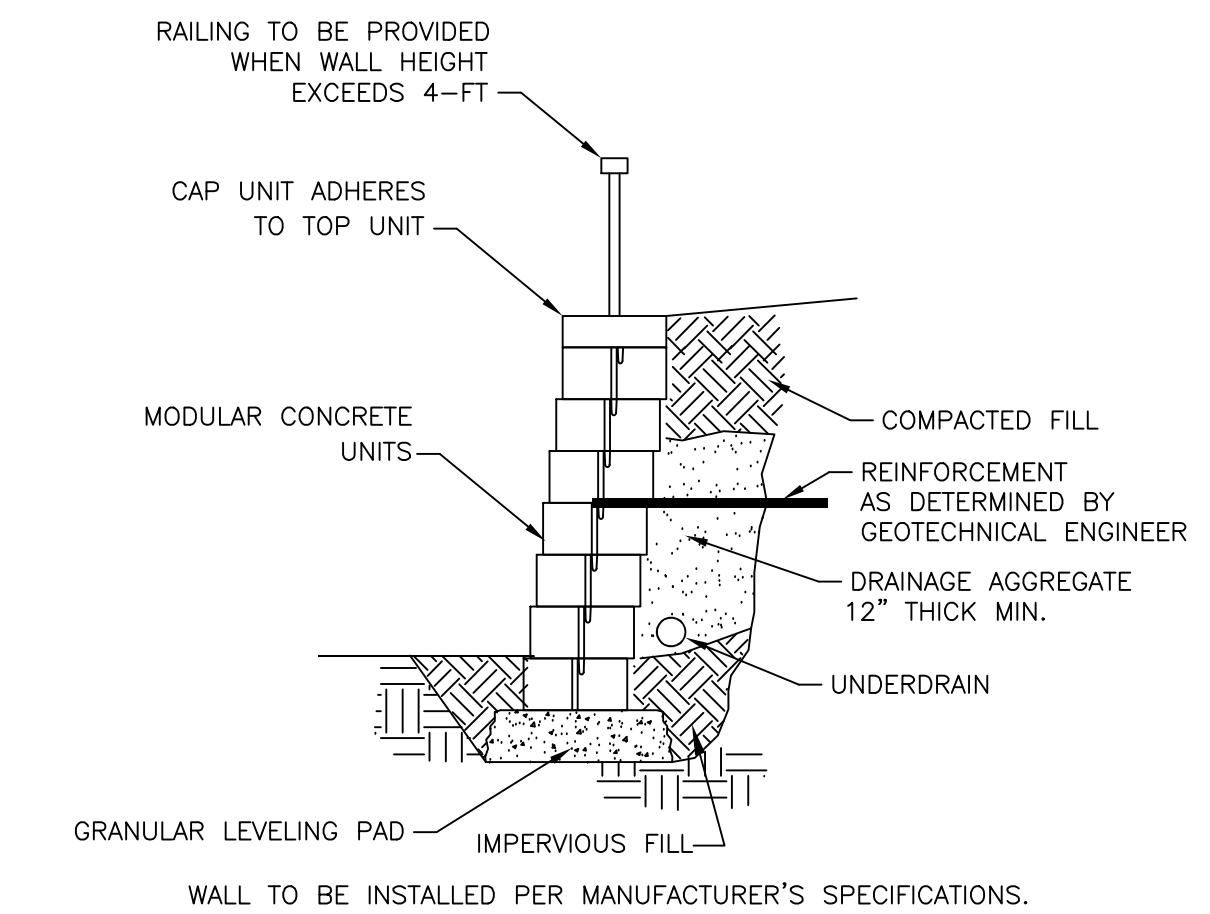
**TYPICAL TRENCH**

NOT TO SCALE



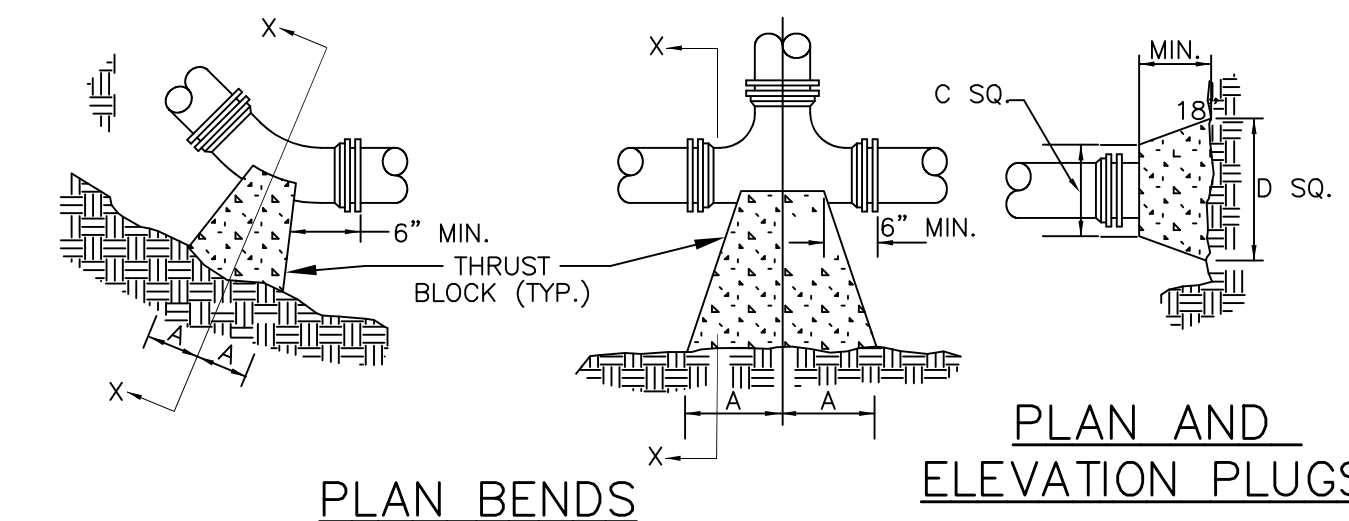
**ACCESSIBLE RAMP DETAIL**

NOT TO SCALE



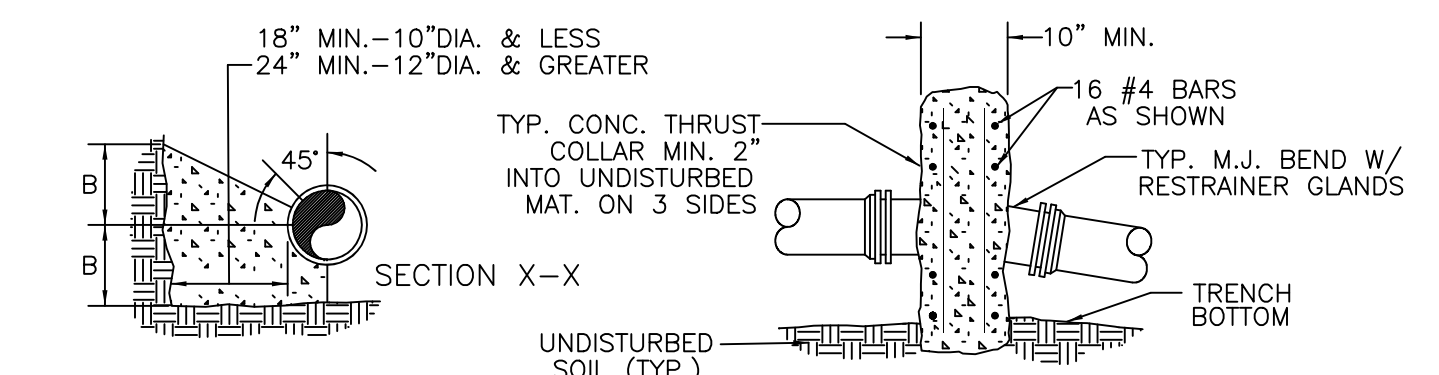
**MODULAR BLOCK RETAINING WALL**

NOT TO SCALE



**PLAN BENDS**

**ELEVATION PLUGS**



**BENDS AND TEES**

**SECTION OF VERTICAL BEND**

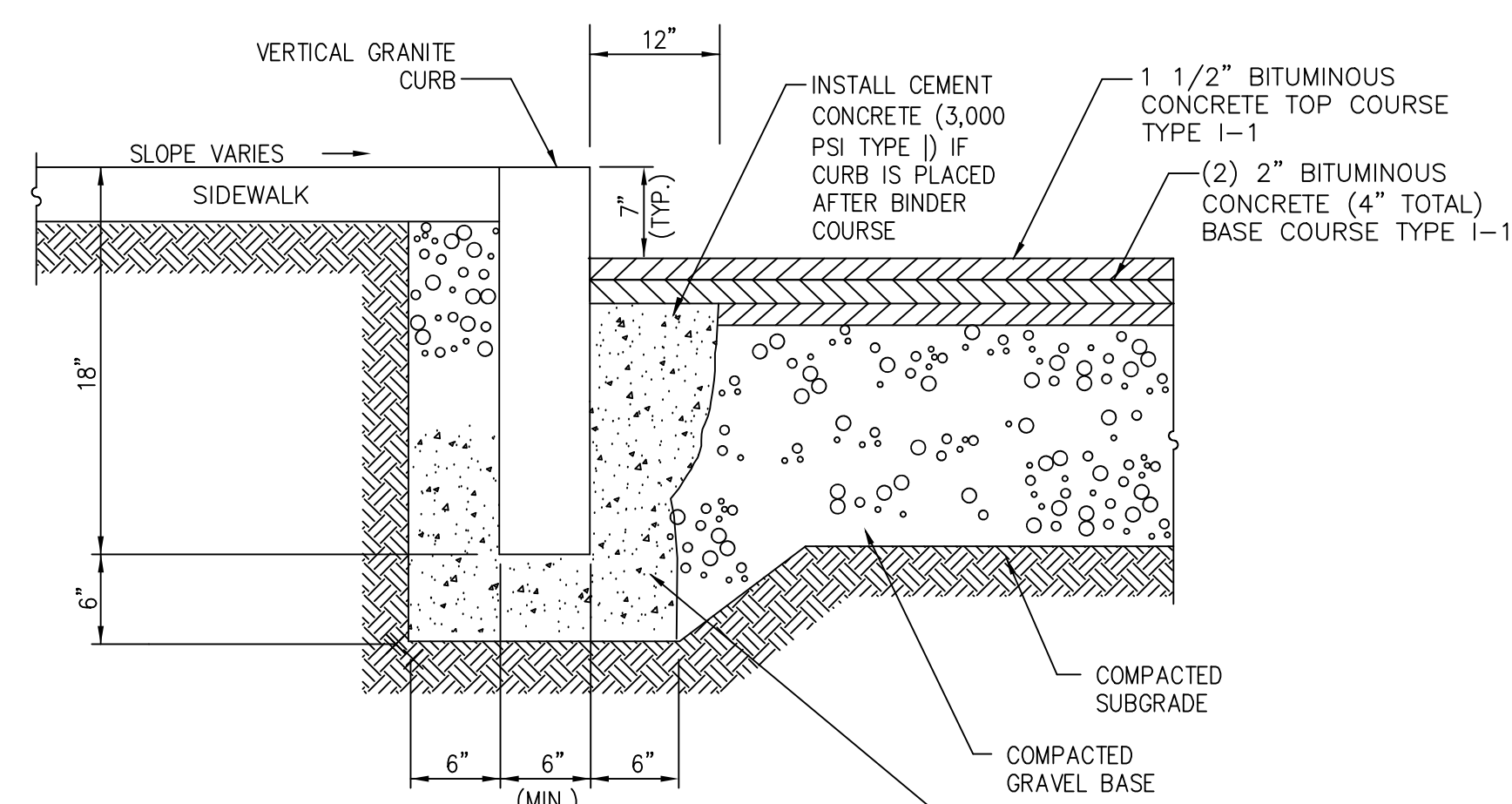
NOTES:

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		1.25' 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**

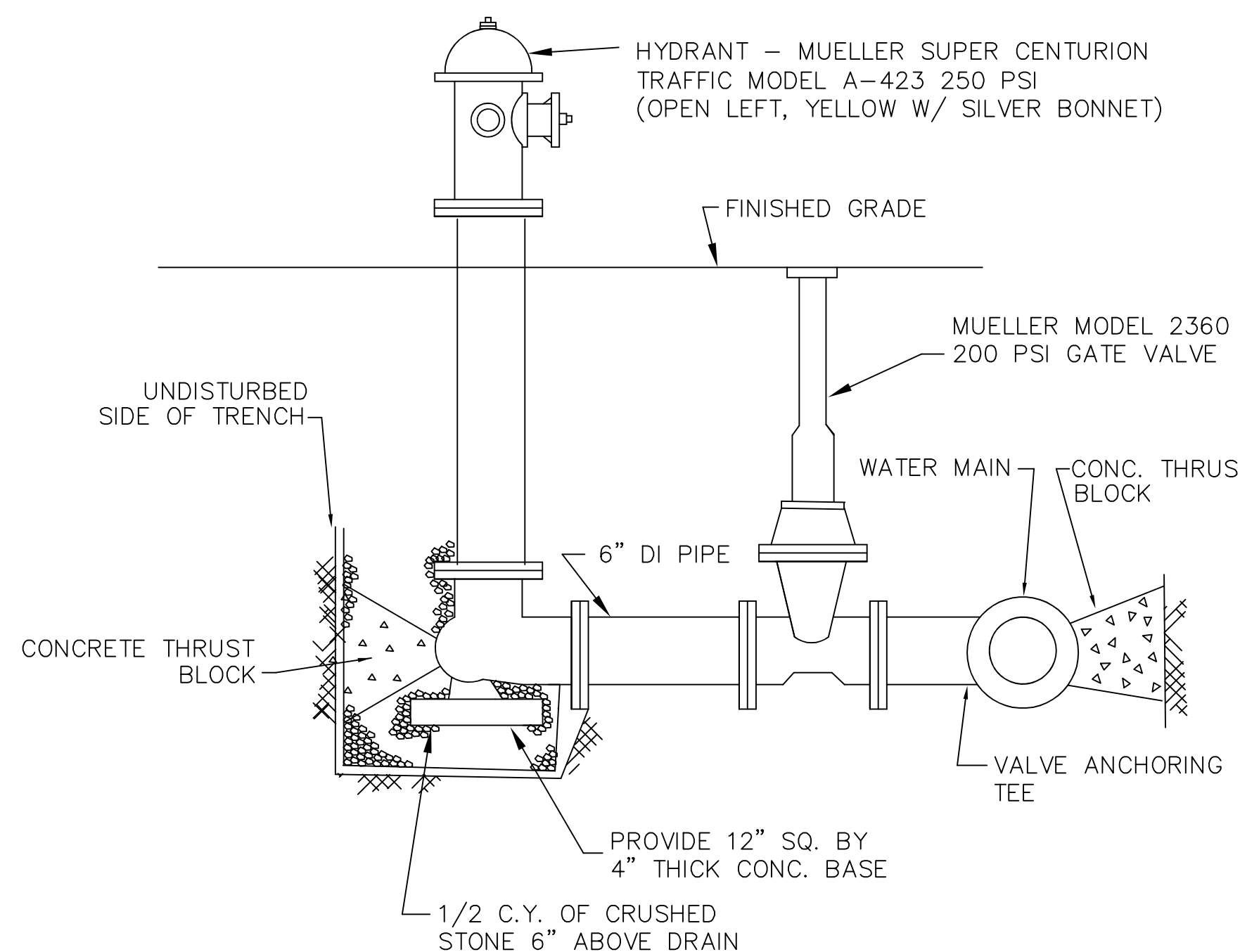
NOT TO SCALE



**VERTICAL GRANITE CURB (VGC)**

NOT TO SCALE

VERTICAL CURBING SHALL BE SET AND HELD IN PLACE WITH A 6" LIFT OF 4,000 PSI CONCRETE WITH 3/4" AGGREGATE ON BOTH SIDES AND THE BOTTOM OF THE CURB.



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

**HYDRANT DETAIL**

NOT TO SCALE

BY: PGG

REVISIONS PER PEER REVIEW & TOWN COMMENTS

REV. DATE: 11/11/2022

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

PREPARED BY: JOHN TEDESCHI

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

PREPARED FOR:

JOB NO: 14-203

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/13/2022

PLAN TITLE: CONSTRUCTION DETAILS IV

SHEET: 11 OF 11