

VICINITY MAP
APPROX. 1" = 500'

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
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
SCH	SCHEDULE
TP	TESTPIT
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WG	WATER GATE
EP	EDGE OF PAVEMENT
LS	LANDSCAPE
VGC	VERTICAL GRANITE CURB

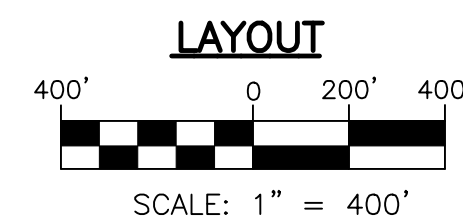
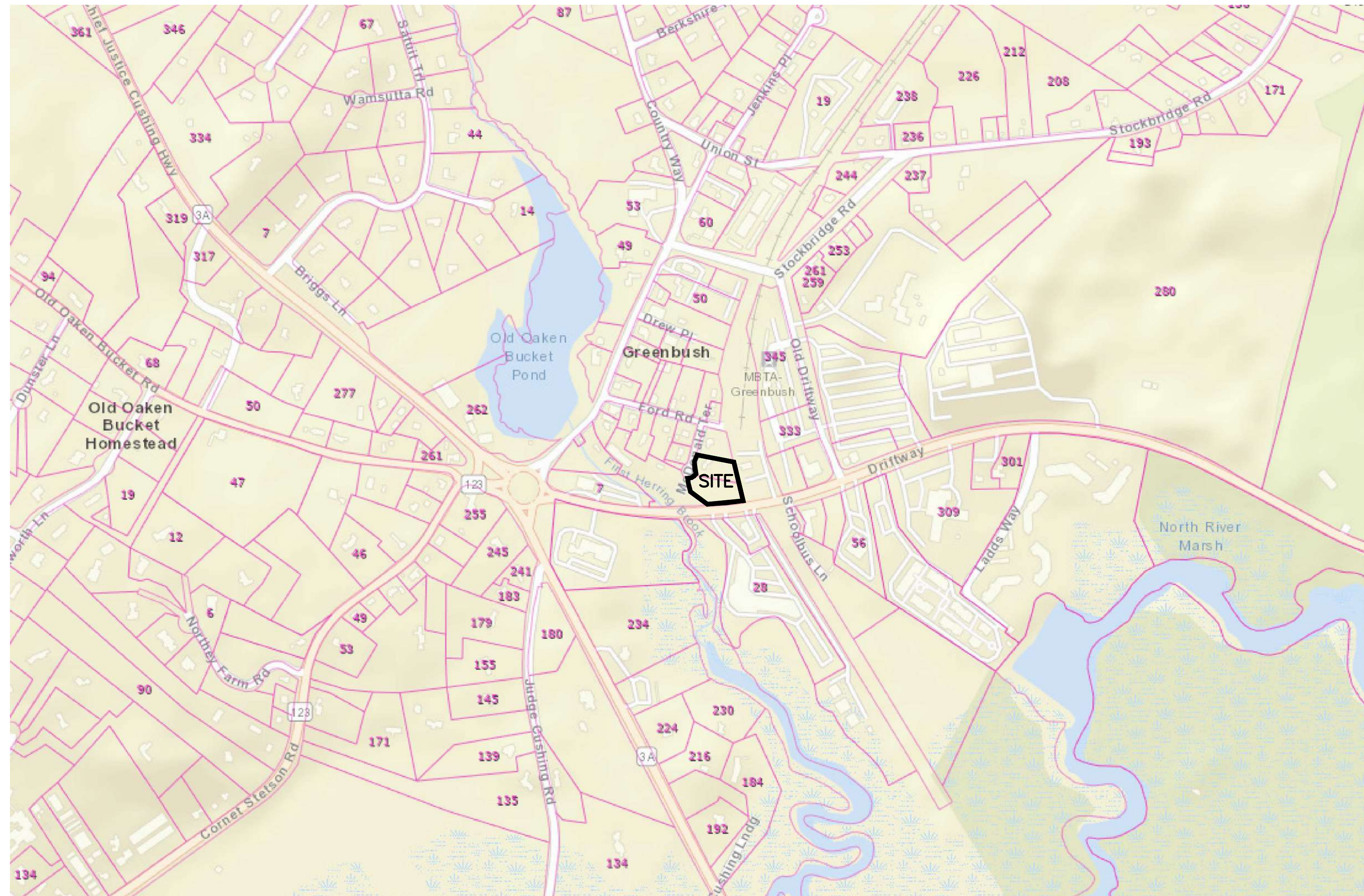
LEGEND

EXISTING	PROPOSED	
—55—	—100—	CONTOUR ELEVATION
---	---	EROSION CONTROL / LIMIT OF WORK
x100.0	+100.0	SPOT GRADE
(D)	(D)	DRAIN MANHOLE (DMH)
(CB)	(CB)	CATCH BASIN (CBN)
(S)	(S)	SEWER MANHOLE (SMH)
(SS)	(SS)	STORMWATER SEPARATOR (SS)
(UP)	(UP)	UTILITY POLE (UP)
(LP)	(LP)	LIGHT POLE
(L)	(L)	LIGHT
(S)	(S)	SIGN
(H)	(H)	VAN-ACCESSIBLE HANDICAP PARKING
(F)	(F)	FENCE
(R)	(R)	HANDICAP RAMP
(T)	(T)	DECIDUOUS TREE
(C)	(C)	CONIFEROUS TREE

GENERAL NOTES:

- RECORD OWNER: SAOIRSE, LLC (PARCELS 53-5-19 & 53-5-20A)
- DEED REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BK. 50911 PG. 246 (PARCEL 53-5-19) BK. 47595 PG. 349 (PARCEL 53-5-20A)
- PLAN REFERENCES: PLYMOUTH COUNTY REGISTRY OF DEEDS BK. 9 PG. 593 (PARCEL 53-5-19) BK. 60 PG. 988 (PARCEL 53-5-20A)
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF SCITUATE "VILLAGE CENTER & NEIGHBORHOOD" ZONING DISTRICT, SUBDISTRICTS (CVC & CMB).
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF SCITUATE WATER RESOURCE PROTECTION OVERLAY DISTRICT.
- THE SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE TOWN OF SCITUATE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT.
- THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC., IN 2015, 2018, & 2021.
- ALL KNOWN WETLAND RESOURCE AREAS ON THE SUBJECT PROPERTY OR WITHIN 100' OF THE PROPOSED PROJECT ARE SHOWN.
- THE SUBJECT PROPERTY LIES IN ZONES "X" AND "AE" (EL. 16) AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0136L DATED 07/06/2021. ZONE "AE" IS A SPECIAL HAZARD FLOOD ZONE, ZONE "X" IS NOT.
- THE SUBJECT PROPERTY IS NOT LOCATED 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 OBSERVATION 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.
- ALL KNOWN EASEMENTS ON THE PROPERTY ARE SHOWN.
- ALL ELEVATIONS ARE ON THE NAVD83 DATUM.

SITE PLAN PROPOSED MIXED-USE DEVELOPMENT & MULTI-FAMILY DWELLING 33 NEW DRIFTWAY (ASSESSOR'S PARCELS: 53-5-19 & 53-5-20A) SCITUATE, MASSACHUSETTS



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

SCITUATE PLANNING BOARD

APPLICANT/OWNER

SAOIRSE, LLC
7 MACDONALD TERRACE
SCITUATE, MA 02666
(781) 545-1144

ARCHITECT

AXIOM ARCHITECTS
2048 WASHINGTON STREET
HANOVER, MA 02339
(781) 871-2101

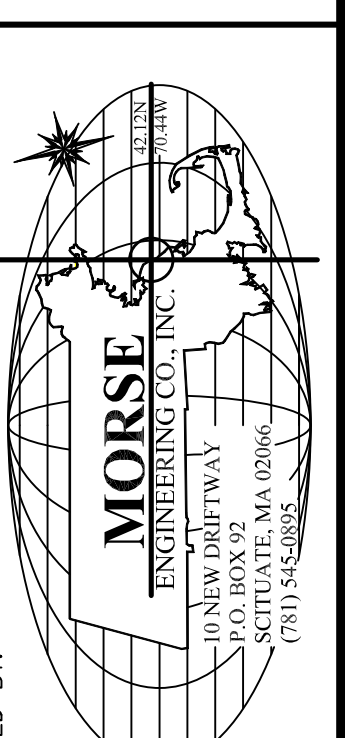
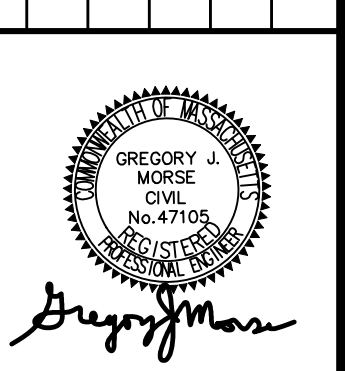
CIVIL ENGINEER / LAND SURVEYOR

MORSE ENGINEERING CO., INC.
10 NEW DRIFTWAY, SUITE 303
SCITUATE, MA 02666
(781) 545-0985

LANDSCAPE ARCHITECT

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

REV.	DATE	DESCRIPTION



PROJECT: 33 NEW DRIFTWAY (PARCELS: 53-5-19 & 53-5-20-A) SCITUATE, MASSACHUSETTS
PREPARED FOR: SAOIRSE, LLC

JOB NO:	15-436
SCALE:	1" = 20'
DESIGN:	PGG
CHK:	GJM
DATE:	7/5/2022
PLAN TITLE:	COVER
SHEET:	1 OF 8

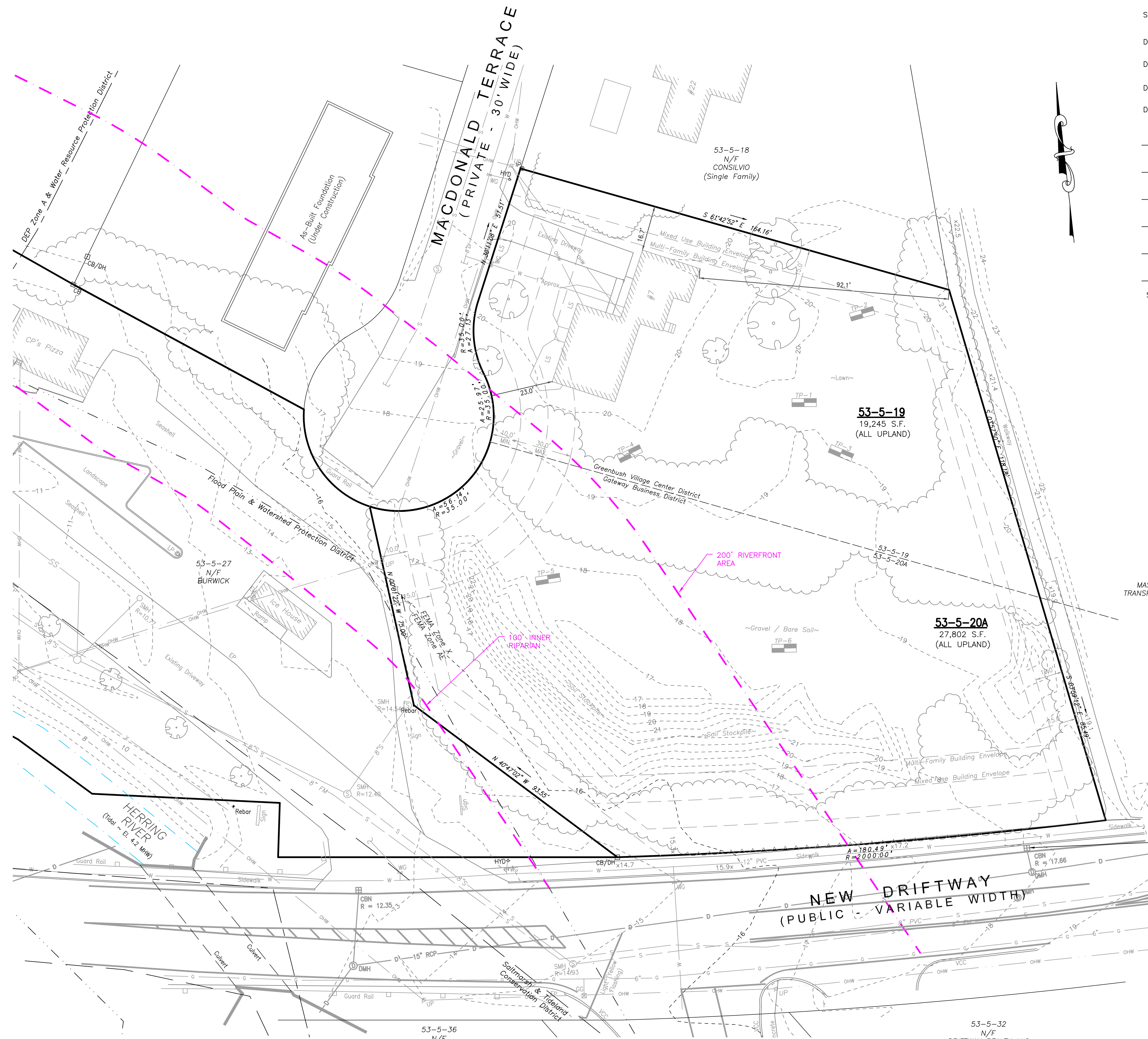
SHEET INDEX

- SHEET 1 — COVER PAGE
- SHEET 2 — EXISTING CONDITIONS
- SHEET 3 — EROSION & SEDIMENTATION CONTROL
- SHEET 4 — SITE LAYOUT
- SHEET 5 — GRADING & UTILITIES
- SHEET 6 — CONSTRUCTION DETAILS I
- SHEET 7 — CONSTRUCTION DETAILS II
- SHEET 8 — CONSTRUCTION DETAILS III

SOIL TEST DATA

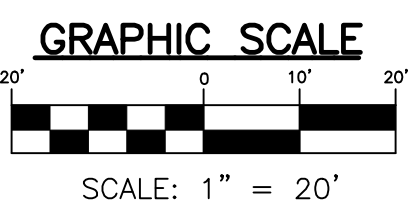
SOIL TESTING AND EVALUATION BY: GREGORY J. MORSE, SE#2906
DATE: SEPTEMBER 16, 2021

TP-1	APPROX. GRADE EL.	TP-2	APPROX. GRADE EL.
EL. 18.8	A HORIZON LOAMY SAND TOYR 3/2 8"	EL. 19.4	A HORIZON LOAMY SAND TOYR 3/2 10"
EL. 17.8	B HORIZON LOAMY SAND TOYR 5/6 20"	EL. 18.4	B HORIZON LOAMY SAND TOYR 5/6 22"
EL. 11.5	C HORIZON MED/COARSE SAND 2.5Y 5/6 108"	EL. 14.0	C1 HORIZON MED/COARSE SAND 2.5Y 5/6 74"
WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE PERC. RATE: NONE ESHGW: >108" (EL. 10.5)		EL. 10.2	
		C2 HORIZON MEDIUM SAND 2.5Y 5/6 120"	
		WEEPING OBSERVED: NONE MOTTLING OBSERVED: 112" PERC. RATE: NONE ESHGW: >112" (EL. 10.9)	
TP-3	APPROX. GRADE EL.	TP-4	APPROX. GRADE EL.
EL. 18.2	A HORIZON LOAMY SAND TOYR 3/2 10"	EL. 18.3	A HORIZON LOAMY SAND TOYR 3/2 14"
EL. 16.7	B HORIZON LOAMY SAND TOYR 5/6 28"	EL. 17.3	B HORIZON LOAMY SAND TOYR 5/6 26"
EL. 12.3	C1 HORIZON MED/COARSE SAND 2.5Y 5/6 80"	EL. 9.7	C HORIZON MED/COARSE SAND 2.5Y 5/6 118"
EL. 9.0	C2 HORIZON MEDIUM SAND 2.5Y 5/6 120"	WEEPING OBSERVED: NONE MOTTLING OBSERVED: 112" PERC. RATE: NONE ESHGW: >118" (EL. 9.7)	
TP-5	APPROX. GRADE EL.	TP-6	APPROX. GRADE EL.
EL. 14.8	FILL/ORGANICS 36"	EL. 17.6	FILL 10"
EL. 8.8	C1 HORIZON COARSE SAND 2.5Y 5/6 108"	EL. 12.1	C1 HORIZON MED/COARSE SAND 2.5Y 5/6 76"
WEEPING OBSERVED: NONE MOTTLING OBSERVED: 100" PERC. RATE: NONE ESHGW: 100" (EL. 9.5)		EL. 9.9	C2 HORIZON MEDIUM SAND 2.5Y 5/6 102"
		WEEPING OBSERVED: NONE MOTTLING OBSERVED: NONE PERC. RATE: NONE ESHGW: >102" (EL. 9.9)	



12-44-53RR
N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

BENCHMARK
CATCH BASIN RIM
EL. = 17.66
NAVD88 DATUM



SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

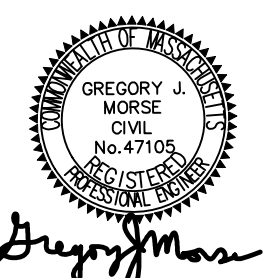
DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

REV.	DATE	DESCRIPTION

BY: _____

PREPARED BY:  Gregory J. Morse

PREPARED FOR: SAORISE, LLC

PROJECT: 33 NEW DRIFTWAY (PARCELS: 53-5-19 & 53-5-20-A) SCITUATE, MASSACHUSETTS

JOB NO: 15-436

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/5/2022

PLAN TITLE: EXISTING CONDITIONS

SHEET: 2 OF 8

ZONING REQUIREMENTS

TOWN OF SCITUATE "VILLAGE CENTER & NEIGHBORHOODS" ZONING DISTRICT

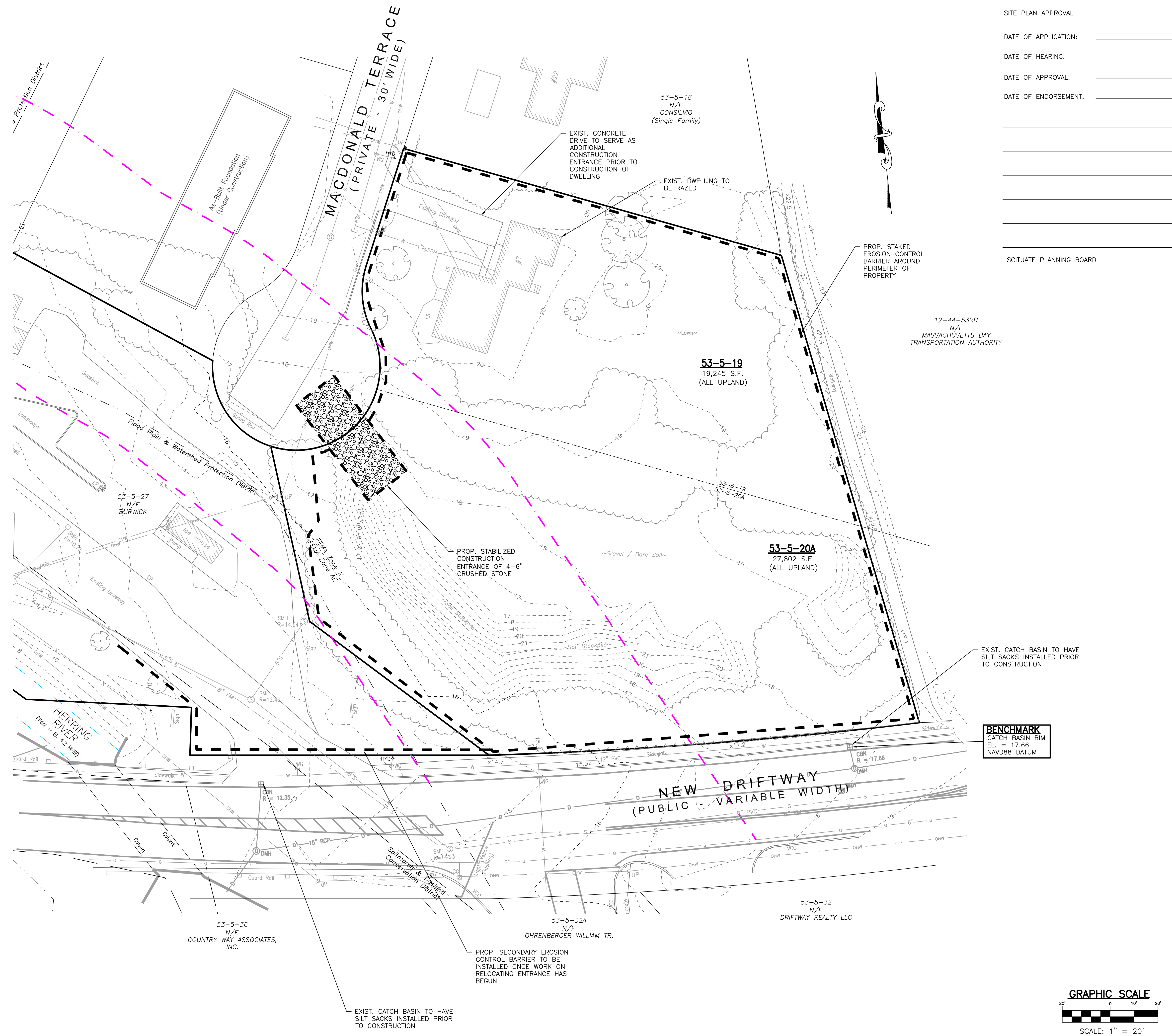
MULTI-FAMILY BUILDING (MFB) ZONING REQUIREMENTS

CRITERIA	REQUIRED	EXISTING
LOT AREA	N/A	19,245 S.F.
FRONTAGE	80'	104.62'
LOT DEPTH	N/A	164.1'
FRONT YARD	10'-30'	23.0'
SIDE YARD	15'	16.7'
REAR YARD	20'	92.1'
AMENITY SPACE COVERAGE	20%	---
MAX. HEIGHT	4 STORIES/40'	<40'
STREET FACING WIDTH	60'-100'	56.3'
STREET FACING ENTRANCE	REQUIRED	YES
MAXIMUM FOOTPRINT	N/A	N/A

MIXED-USE BUILDING (MUB) ZONING REQUIREMENTS

CRITERIA	REQUIRED	EXISTING
LOT AREA	N/A	27,802 S.F.
FRONTAGE	50'	180.49'
LOT DEPTH	N/A	85.5'
FRONT YARD	0'-20'	---
SIDE YARD	10'	---
REAR YARD	20'	---
AMENITY SPACE COVERAGE	20%	---
MAX. HEIGHT	4 STORIES/40'	---
STREET FACING WIDTH	60'-150'	---
STREET FACING ENTRANCE	REQUIRED	---
MAXIMUM FOOTPRINT	20,000 S.F.	---

NOTE: ALL STRUCTURES AND SETBACKS TO BE STAKED OUT BY PROFESSIONAL LAND SURVEYOR.



SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

REV.	DATE	DESCRIPTION

12-44-53RR
N/F
MASSACHUSETTS BAY
TRANSPORTATION AUTHORITY

53-5-18
N/F
CONSILVIO
(Single Family)

53-5-19
19,245 S.F.
(ALL UPLAND)

53-5-20A
27,802 S.F.
(ALL UPLAND)

53-5-27
N/F
BURWICK

53-5-32
N/F
DRIFTWAY REALTY LLC

53-5-32A
N/F
OHRENBERGER WILLIAM TR.

53-5-36
N/F
COUNTRY WAY ASSOCIATES, INC.

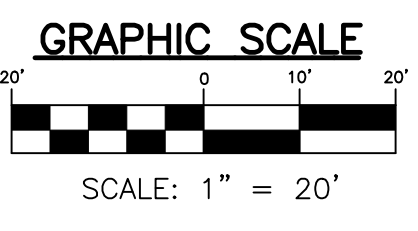
CONSTRUCTION NOTES

1. ALL DISTURBED AREAS OUTSIDE OF PARKING AND ACCESS AREAS ARE TO BE LOAMED AND SEED TO PREVENT EROSION.
2. THE CONTRACTOR MUST MAINTAIN A CLEAN JOBSITE AND PREVENT THE MIGRATION OF ANY SEDIMENT OR DEBRIS ONTO NEW DRIFTWAY, MACDONALD TERRACE, OR ABUTTING 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 AT THE LOCATIONS SHOWN PRIOR TO ANY LAND DISTURBANCE OR CLEARING.
7. THE CONTRACTOR SHALL INSTALL A CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION.

EROSION CONTROL NOTES

1. 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.
2. 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.
3. 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.
4. 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

BENCHMARK
CATCH BASIN RIM
EL. = 17.66
NAVD88 DATUM



PREPARED BY: SAORSE, LLC

PROJECT: 33 NEW DRIFTWAY (PARCELS: 53-5-19 & 53-5-20-A) SCITUATE, MASSACHUSETTS

JOB NO: 15-436

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/5/2022

PLAN TITLE: EROSION & SEDIMENTATION CONTROL

SHEET: 3 OF 8

SECTION 580.2

- LOCUS LIES WITHIN THE VILLAGE CENTER & NEIGHBORHOOD DISTRICT. 53-5-19 LIES WITHIN THE GREENBUSH VILLAGE CENTER SUBDISTRICT (GDG-GVC). 53-5-20 LIES WITHIN THE GATEWAY BUSINESS SUBDISTRICT (GDG-GWB).
- THE LOCUS DOES NOT LIE WITHIN ANY OF THE CIVIC OVERLAY ZONES.
- THE LOCUS DOES NOT HAVE ANY FRONTAGE ON THE PEDESTRIAN FRONTAGE OVERLAY ZONES.
- THE LOCUS DOES NOT LIE WITHIN THE TRANSITIONAL BUFFER OVERLAY ZONE.

SECTION 580.3

- PROPOSED BUILDING TYPES:
BUILDING A = MIXED-USE (ALLOWED BY RIGHT WITHIN GDG-GVC SUBDISTRICT)
BUILDING B = MULTI-FAMILY (ALLOWED BY RIGHT WITHIN GDG-GWB SUBDISTRICT)
- BOTH BUILDINGS ARE 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

24 UNITS PER 43,560 S.F. BY SPECIAL PERMIT IN GWB & GVG DISTRICTS
24 UNITS : X UNITS X = 25.9 UNITS
43,560 S.F. : 47,047 S.F.

PROPOSED: 20 UNITS TOTAL (14 BUILDING A & 6 BUILDING B)

MINIMUM AMENITY SPACE: 20% OF LOT AREA
REQUIRED: 20% x 47,047 S.F. = 9,410 S.F.
PROVIDED: 10,500± S.F.

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

SECTION 750.5

- MORE THAN ONE PRINCIPAL BUILDING IS ALLOWED ON A DEVELOPMENT SITE IF BUILDING LOT DIMENSIONAL STANDARDS ARE MET FOR EACH PRINCIPAL BUILDING.
- PRINCIPAL AND ACCESSORY STRUCTURES MUST BE LOCATED OUTSIDE OF REQUIRED SETBACKS EXCEPT IN REGARDS TO THE BUILD-TO-ZONE (BTZ).
- THE FACADE OF THE PRINCIPAL STRUCTURES MUST BE PLACED WITHIN THE BUILD-TO-ZONES.
BUILD-TO-ZONES (BTZ)
MIXED-USE: 0 - 20'
MULTI-FAMILY: 10 - 30'
- 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.
BUILD-TO-ZONE OCCUPANCY (BTZO)
BUILDING A: 65.7%
BUILDING B: 57.3%
- BUILDING HEIGHTS ARE DETERMINED VIA FIGURE 6 - BUILDING SETBACK, STEPBACK, AND STREET ENCLOSURE REGULATIONS.
BUILDING SETBACK TABLE FOR GREENBUSH-DRIFTWAY GATEWAY DISTRICT
STEPBACK MAXIMUM BUILDING HEIGHT
0-25' 25'
25-50' 35'
>50' 45'

SECTION 750.6

TOWN OF SCITUATE "VILLAGE CENTER & NEIGHBORHOODS" ZONING DISTRICT

MIXED-USE BUILDING REQUIREMENTS (TABLE 1.A)			
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	---	27,802 S.F.	NO CHANGE
FRONTAGE	50'	180.49'	NO CHANGE
LOT DEPTH	---	85.5'	NO CHANGE
FRONT YARD	0'-20'	---	10.6'
SIDE YARD	10'	---	11.0'
REAR YARD	20'	---	105.5'
AMENITY SPACE COVERAGE	20%	---	20.1%
MAX. HEIGHT	4 STORIES/40'	---	31.3'
STREET FACING WIDTH	60'-150'	---	131.0'
STREET FACING ENTRANCE	REQUIRED	---	PROVIDED
MAXIMUM FOOTPRINT	20,000 S.F.	---	7,789 S.F.

MULTI-FAMILY DWELLING REQUIREMENTS (TABLE 1.B)			
CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT AREA	---	19,245 S.F.	NO CHANGE
FRONTAGE	80'	104.62'	NO CHANGE
LOT DEPTH	---	164.1'	NO CHANGE
FRONT YARD	10'-30'	23.0'	10.7'
SIDE YARD	15'	16.7'	15.8'
REAR YARD	20'	92.1'	80.3'
AMENITY SPACE COVERAGE	20%	---	26.0%
MAX. HEIGHT	4 STORIES/40'	<40'	27.7'
STREET FACING WIDTH	60'-100'	56.3'	60.0'
STREET FACING ENTRANCE	REQUIRED	PROVIDED	PROVIDED
MAXIMUM FOOTPRINT	---	N/A	N/A

NOTE: ALL STRUCTURES AND SETBACKS TO BE STAKED OUT BY PROFESSIONAL LAND SURVEYOR.

SECTION 760

PROPOSED AREA:
PROPOSED BEDROOMS: (5) 1-BR UNITS / (15) 2-BR UNITS (20 UNITS)
PROPOSED RETAIL AREA: 985 S.F.
PROPOSED OFFICE AREA: 2,500 S.F.

REQUIRED PARKING SPACES PER SECTION 760.8 TABLE-2
1-BEDROOM UNIT IN MULTI-FAMILY OR MIXED USE: 1 SPACE/BEDROOM
2-BEDROOM UNIT IN MULTI-FAMILY OR MIXED USE: 1.5 SPACE/BEDROOM
GENERAL OFFICE OR RETAIL IN MIXED-USE: 1 SPACE/500 S.F. GFA

(5 1-BR UNITS)(1 SPACE/BEDROOM) = 5 SPACES
(15 2-BR UNITS)(1.5 SPACE/BEDROOM) = 22.5 SPACES
(985 S.F.)(1 SPACE/500 S.F.) = 2 SPACES
(2,500 S.F.)(1 SPACE/500 S.F.) = 5 SPACES
REQUIRED SPACES = 35 SPACES
PROVIDED SPACES = 38 SPACES

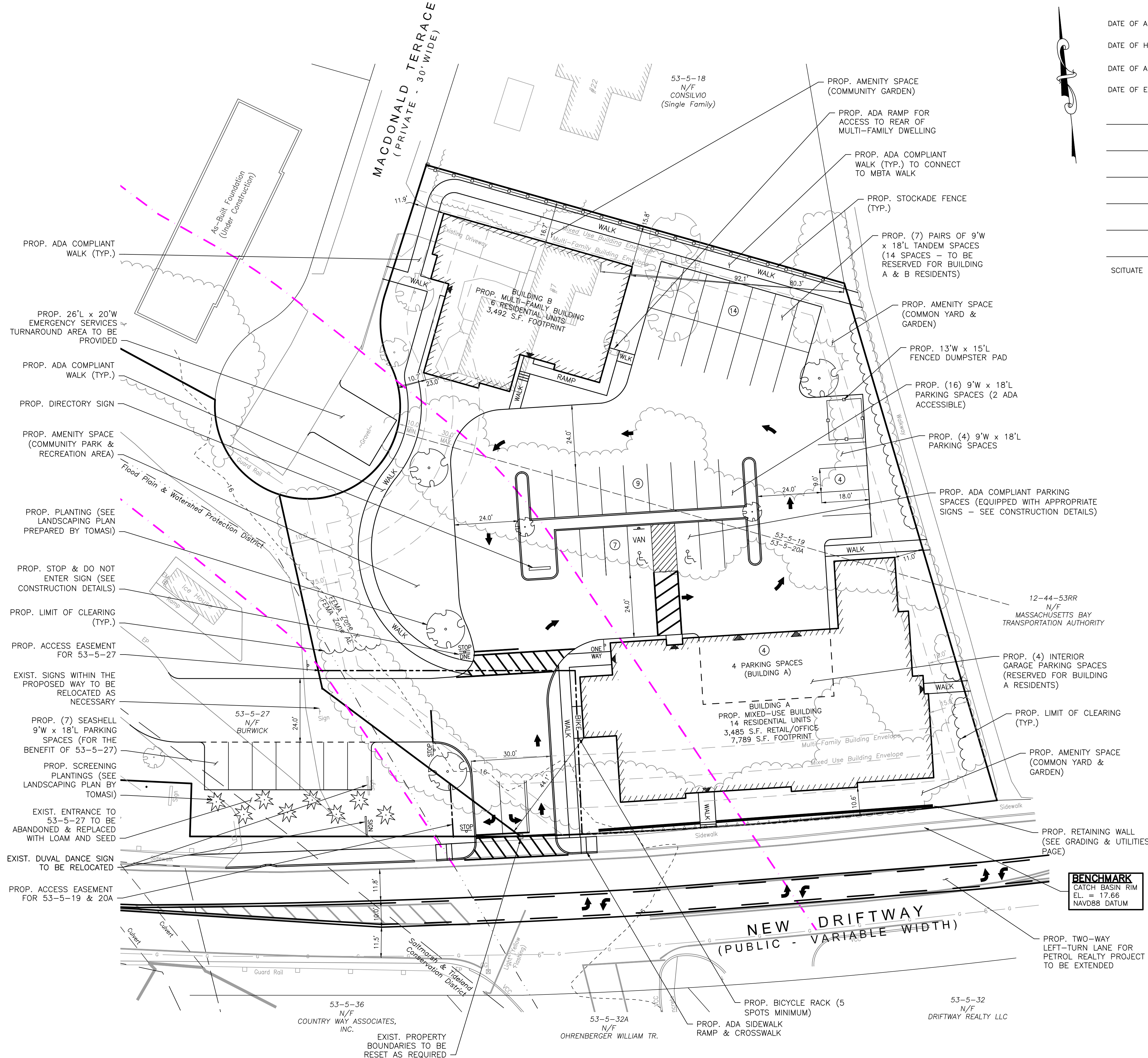
PARKING LOT REQUIREMENTS:
MINIMUM PARKING SPACE: 9' x 18' (162 S.F.)
PARKING PLANTING: 1 TREE / 8 PARKING SPACES
38 SPACES / 8 = 4.75 TREES REQUIRED
6 TREES PROVIDED
5% INTERIOR PARKING AREA DESIGNATED FOR LANDSCAPING
16,528 S.F. x 0.05 = 826 S.F. REQUIRED
803 S.F. PROVIDED

PARKING LOT ENTRANCES: 20' MINIMUM WIDTH
30' 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
38 SPACES x 0.10 = 3.8 SPOTS REQUIRED
5 SPOTS PROVIDED

53-5-19 & 53-5-20A DEGRADED AREA CALCULATIONS

AREA	EXISTING	PROPOSED
INNER RIPARIAN	0 S.F.	0 S.F.
OUTER RIPARIAN	9,210 S.F.	8,453 S.F.



53-5-27 CALCULATIONS

DEGRADED AREA
NET DECREASE OF 95 S.F.

PARKING SPACES	EXISTING	PROPOSED
EXISTING	51 SPACES	55 SPACES
PROPOSED	51 SPACES	55 SPACES

SITE PLAN APPROVAL

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

SCITUATE PLANNING BOARD

PREPARED BY: **Gregory J. Morse**
CIVIL ENGINEER
No. 47102
REG. STATE OF MASS.
Gregory Morse

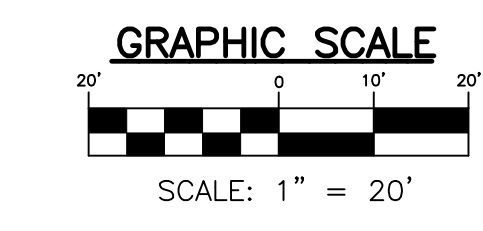
MORSE ENGINEERING CO., INC.
10 NEW DRIFTWAY
P.O. BOX 92, SCITUATE, MA 01906
(978) 542-2895

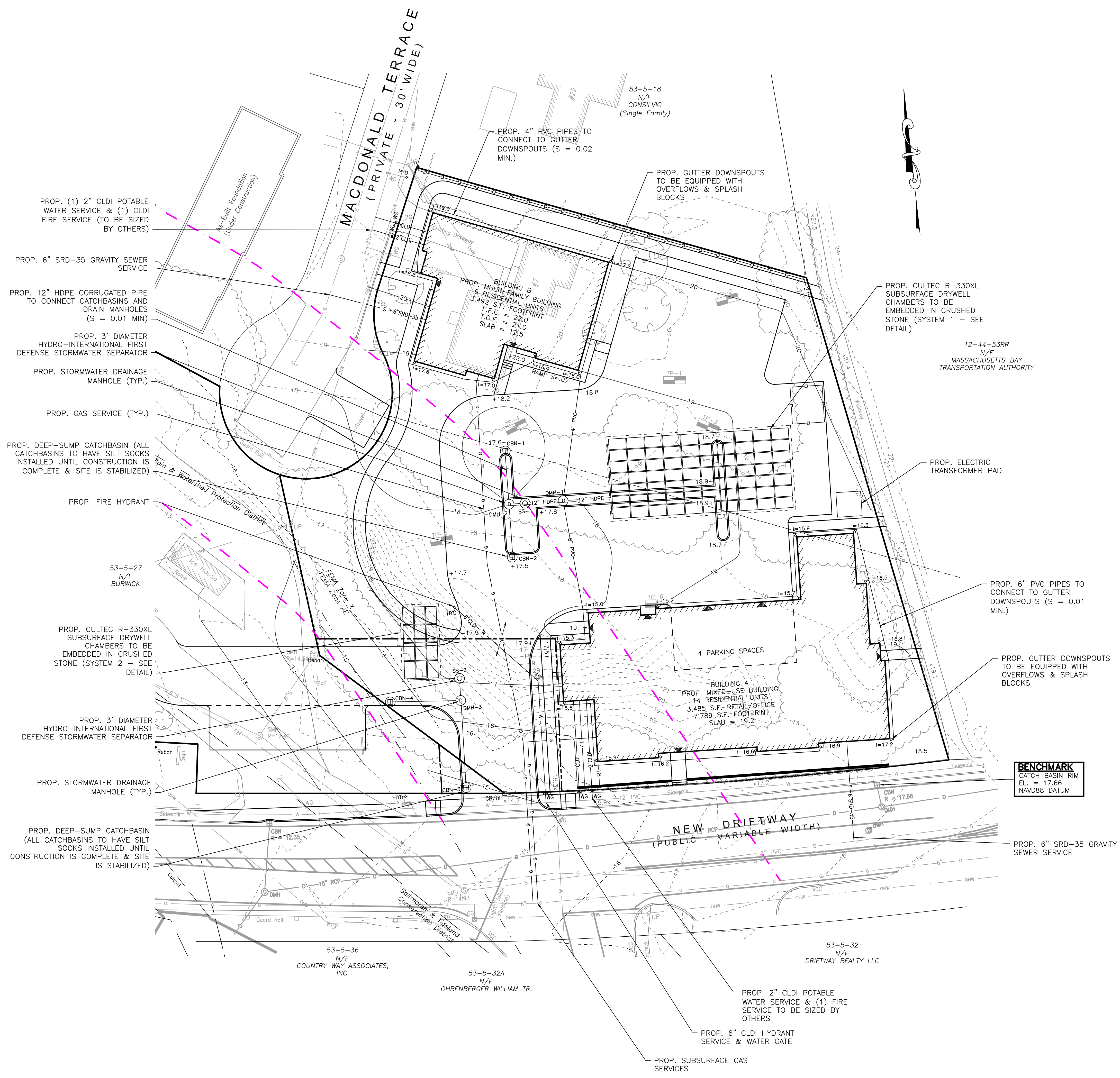
PROJECT: **33 NEW DRIFTWAY (PARCELS: 53-5-19 & 53-5-20-A) SCITUATE, MASSACHUSETTS**

PREPARED FOR: **SACORSE, LLC**

JOB NO: 15-436
SCALE: 1" = 20'
DESIGN: PGG
CHK: GJM
DATE: 7/5/2022

PLAN TITLE: **SITE LAYOUT**
SHEET: **4 OF 8**





SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

SCITUATE PLANNING BOARD

SCHEDULE OF DRAINAGE STRUCTURES

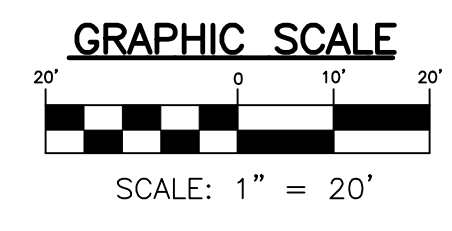
STRUCTURE	RIM	INVERT (IN)	INVERT (OUT)
DMH-1	18.0	13.0	12.9
SS-1	18.0	13.4	13.1
DMH-2	18.0	13.6	13.5
CBN-1	17.6	13.9	13.8
CBN-2	17.5	13.9	13.8
SS-2	17.0	11.8	11.5
DMH-3	16.5	12.0	11.9
CBN-3	14.9	12.4	12.3
CBN-4	15.2	12.4	12.3

SCH. OF DRYWELL ELEVATIONS - SYSTEM 1

CULTEC R-330XL DRYWELLS	ELEVATION
ESHOW	9.7
BOTTOM OF STONE	12.2
BOTTOM OF CHAMBER	12.7
INV. INTO CHAMBER	12.7
TOP OF CHAMBER	15.3
TOP OF STONE	15.8
MINIMUM FINISHED GRADE	16.8

SCH. OF DRYWELL ELEVATIONS - SYSTEM 2

CULTEC R-330XL DRYWELLS	ELEVATION
ESHOW	8.7
BOTTOM OF STONE	10.9
BOTTOM OF CHAMBER	11.4
INV. INTO CHAMBER	11.4
TOP OF CHAMBER	13.9
TOP OF STONE	14.4
MINIMUM FINISHED GRADE	15.4



BY: _____

DESCRIPTION

REV. DATE

PREPARED BY: **SAOIRSE, LLC**

PROJECT: **33 NEW DRIFTWAY (PARCELS: 53-5-19 & 53-5-20-A) SCITUATE, MASSACHUSETTS**

PREPARED FOR: _____

JOB NO: 15-436

SCALE: 1" = 20'

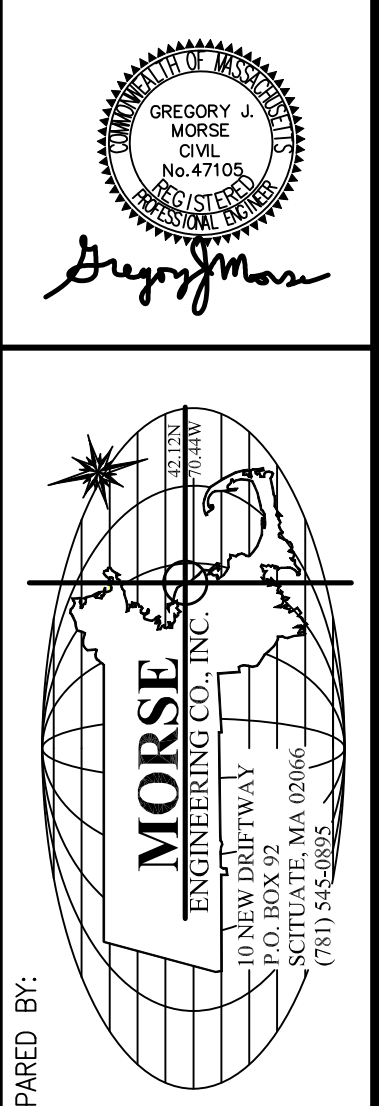
DESIGN: PGG

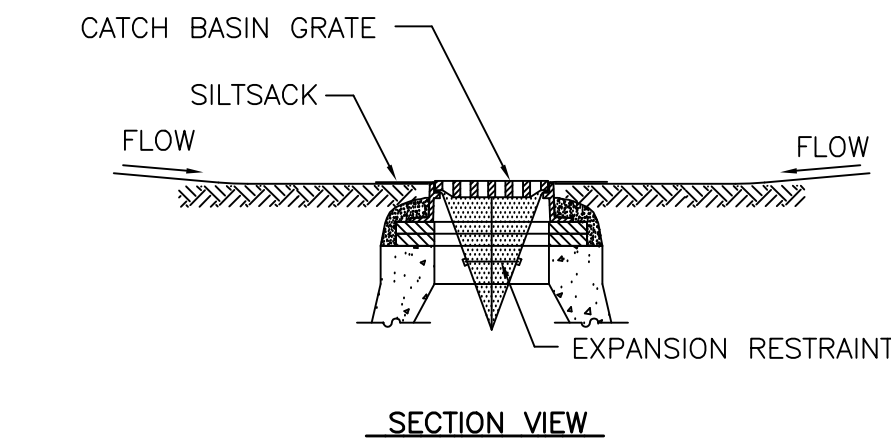
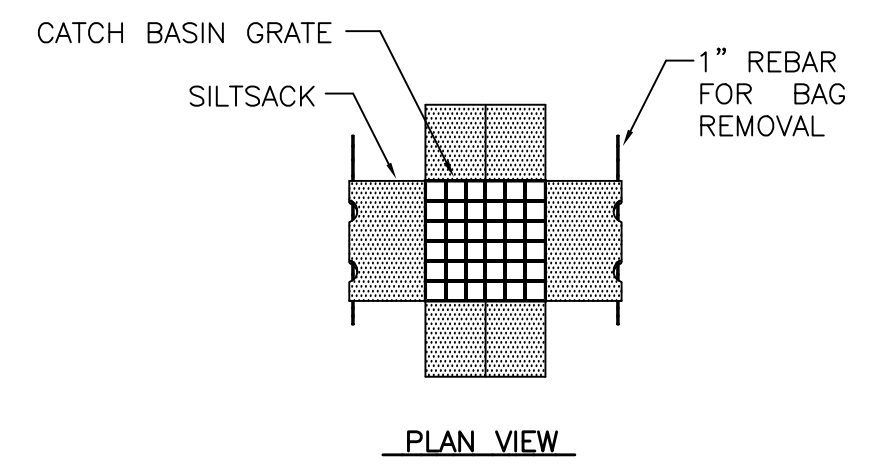
CHK: GJM

DATE: 7/5/2022

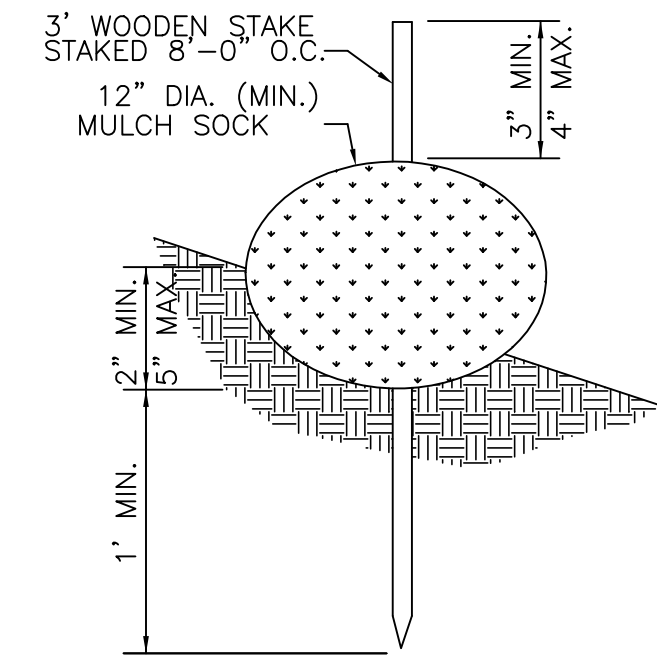
PLAN TITLE: **GRADING & UTILITIES**

SHEET: 5 OF 8

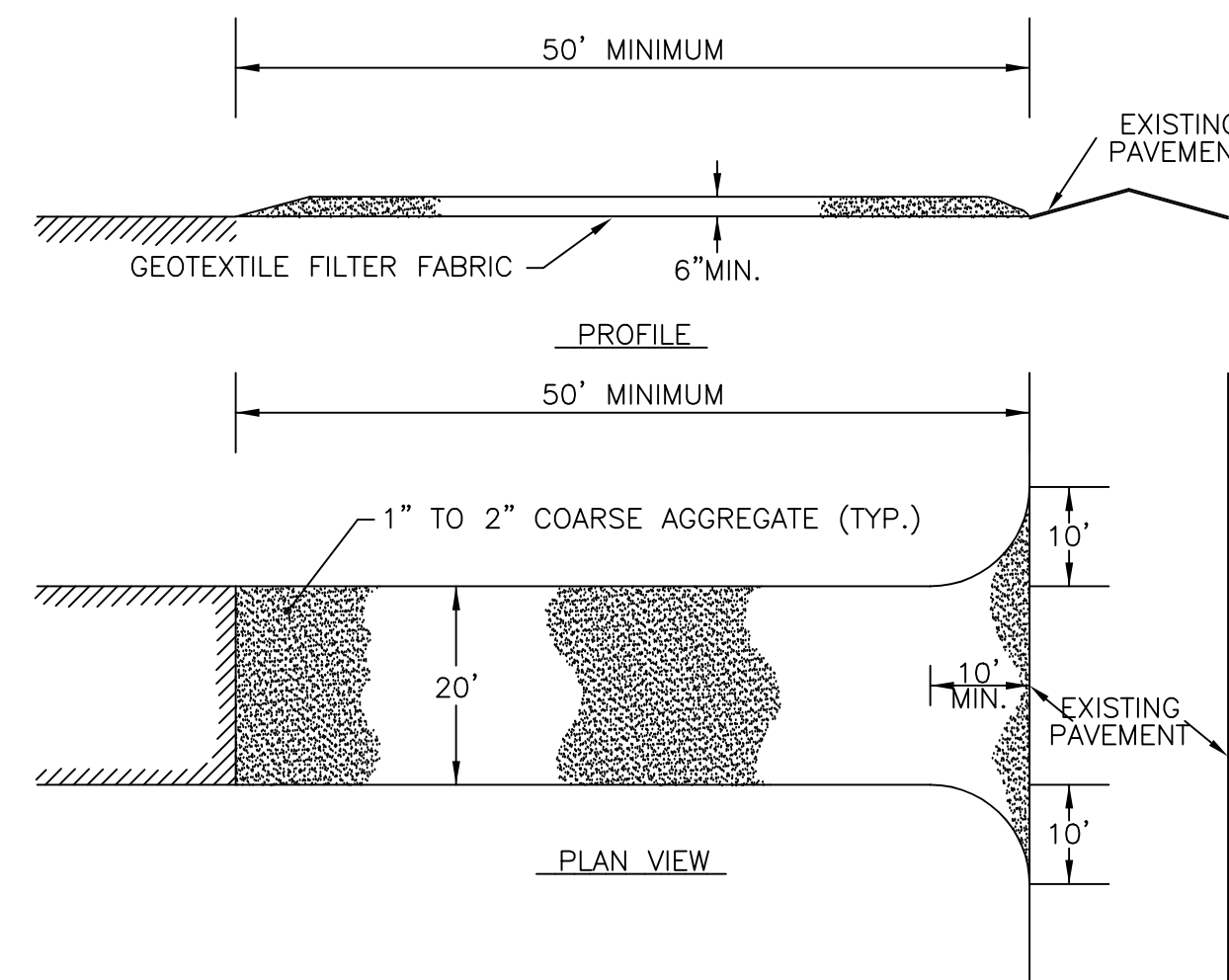




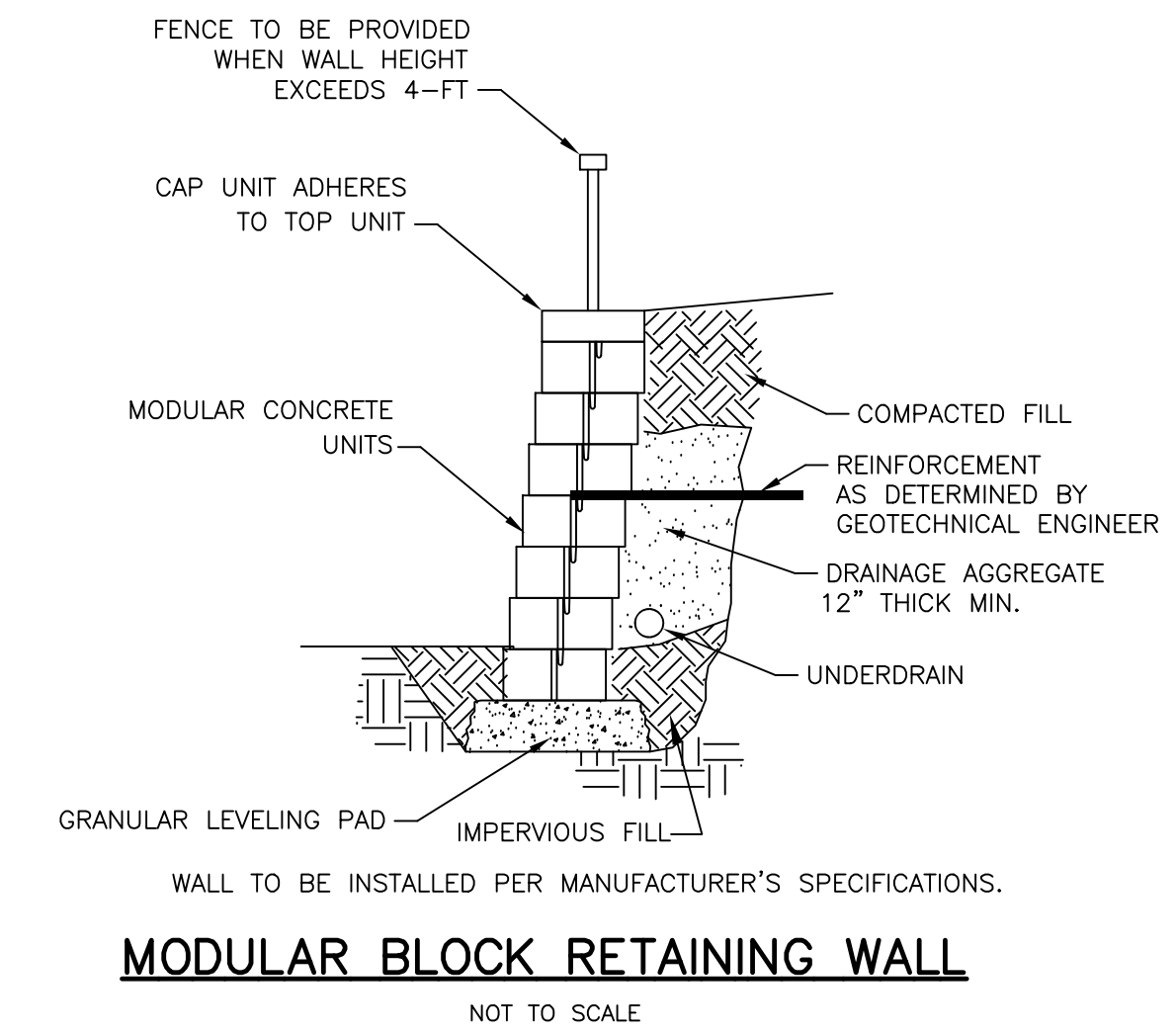
SILTSACK SEDIMENT TRAP
NOT TO SCALE



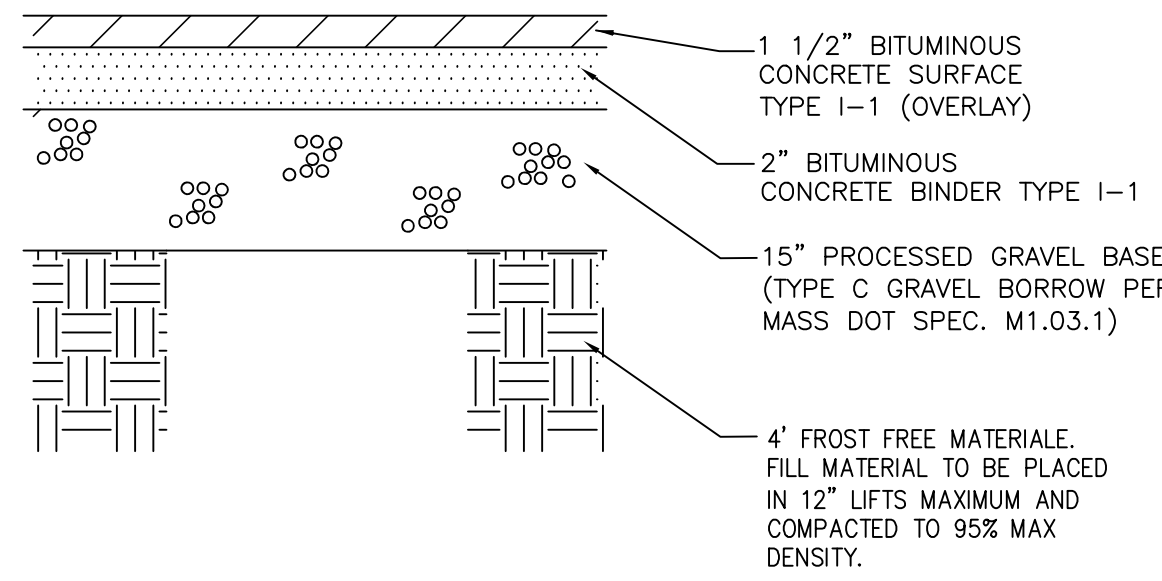
STAKED MULCH SOCK DETAIL
NOT TO SCALE



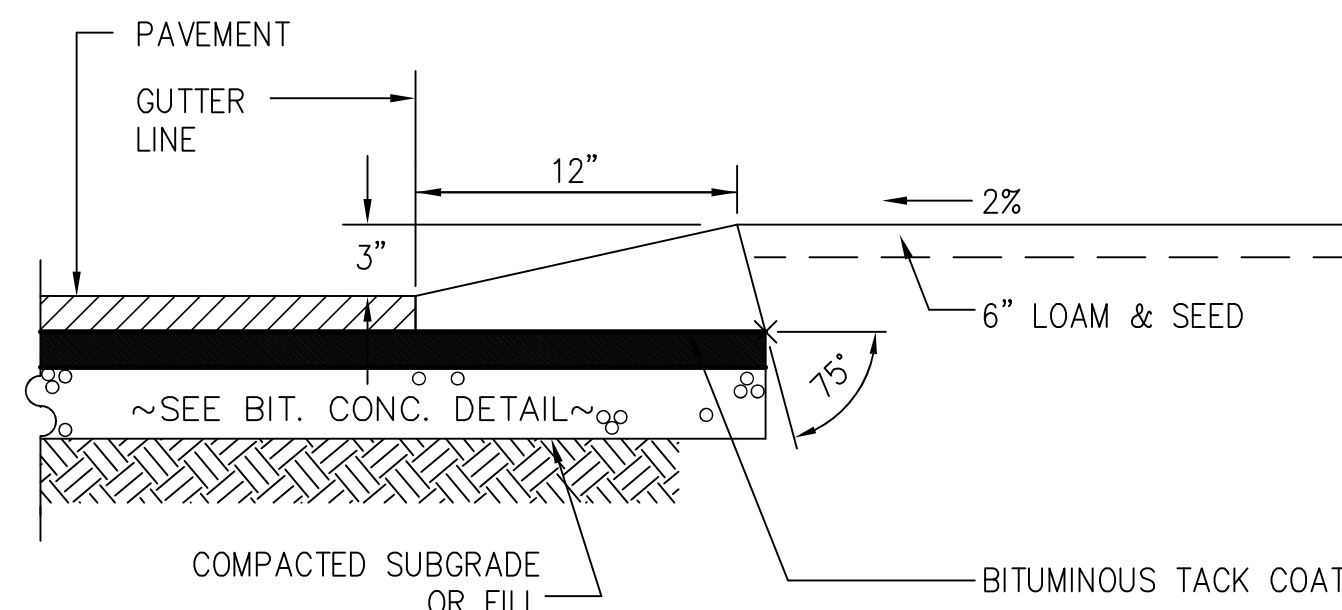
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



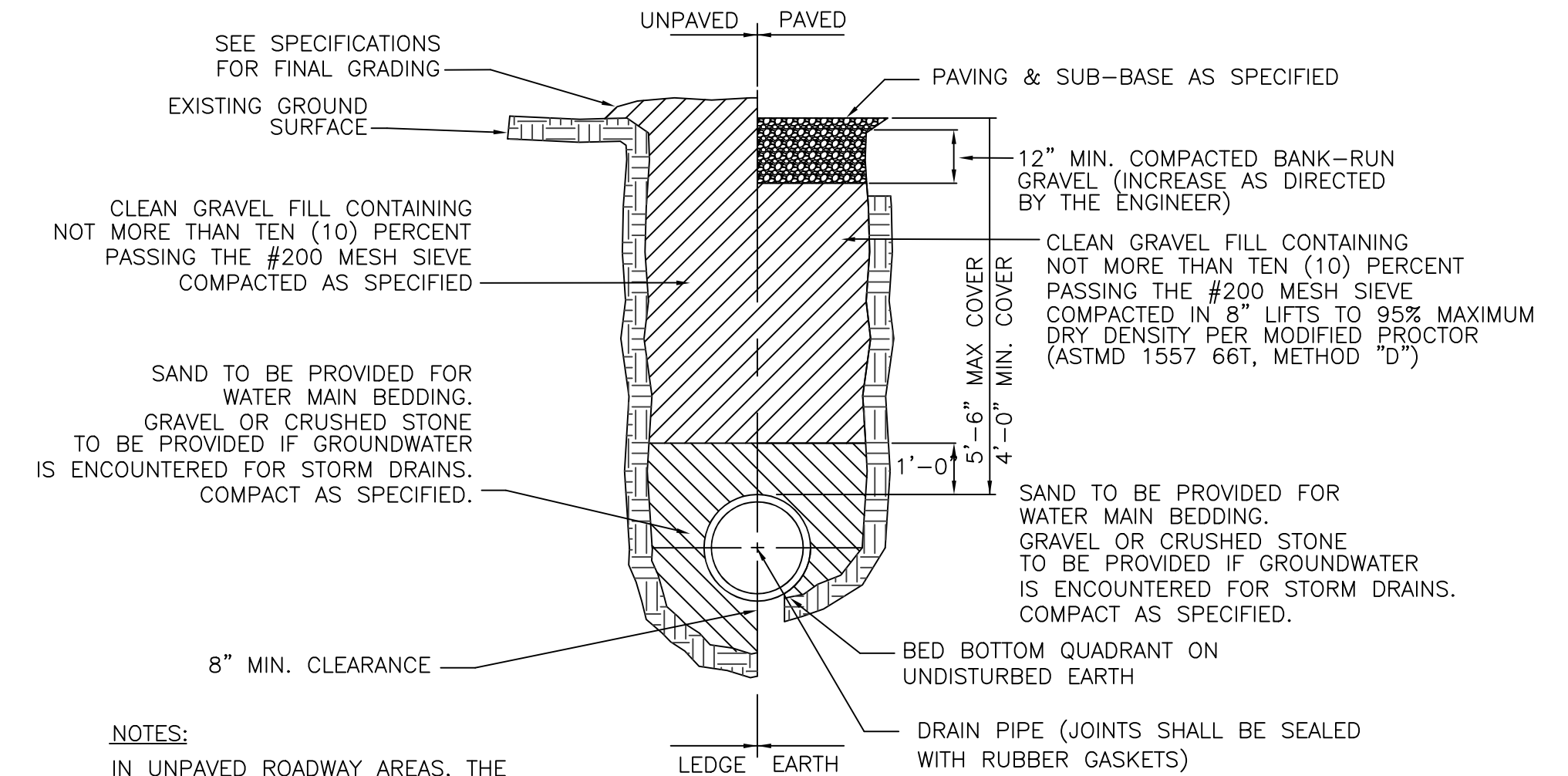
MODULAR BLOCK RETAINING WALL
NOT TO SCALE



STANDARD BITUMINOUS CONCRETE PAVEMENT DETAIL
NOT TO SCALE

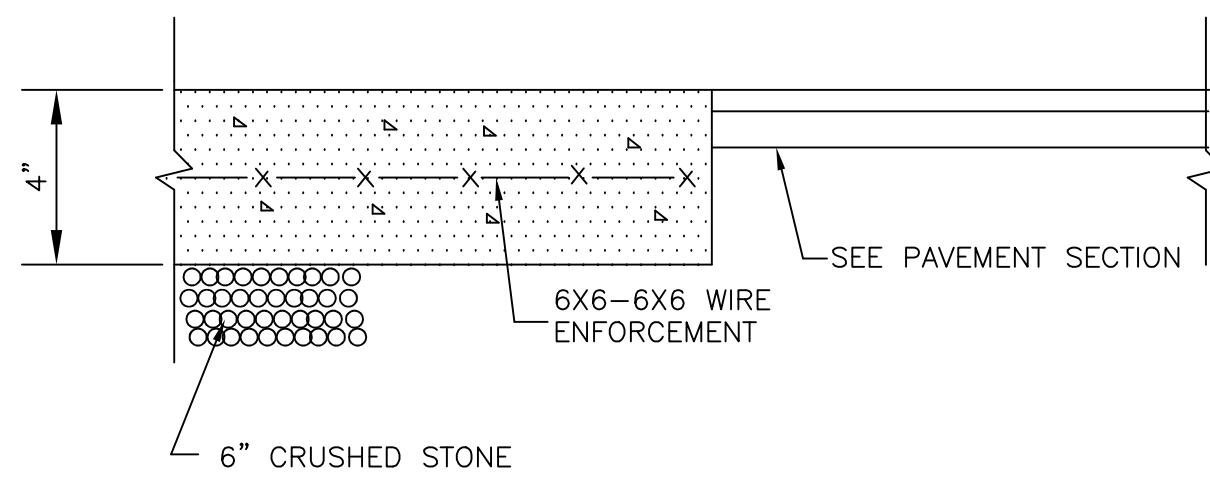


CAPE COD BERM DETAIL
NOT TO SCALE

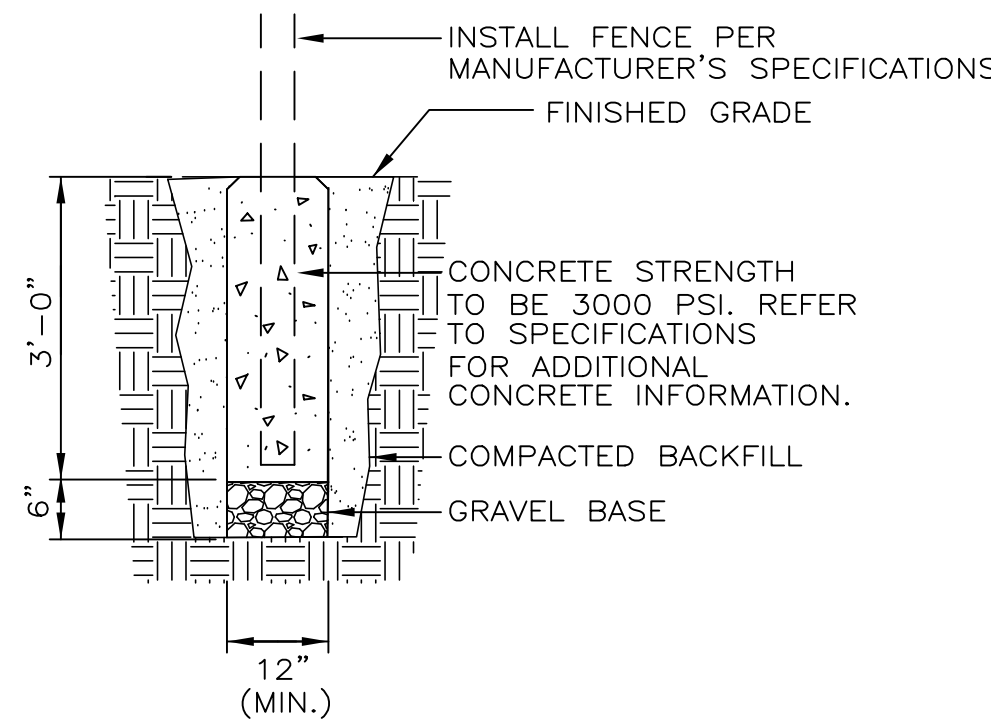


NOTES:
IN UNPAVED ROADWAY AREAS, THE FINAL 6" OF BACKFILL SHALL BE COMPACTED CRUSHED BANK GRAVEL FINISH, GRADED TO MATCH EXISTING GROUND.

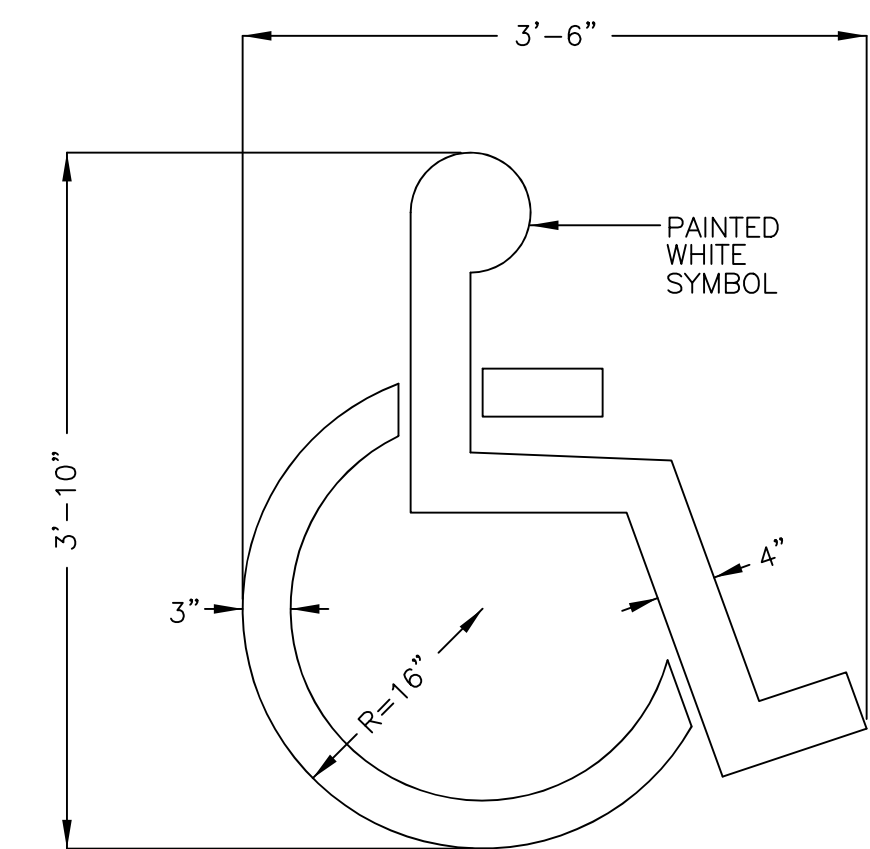
TYPICAL TRENCH
NOT TO SCALE



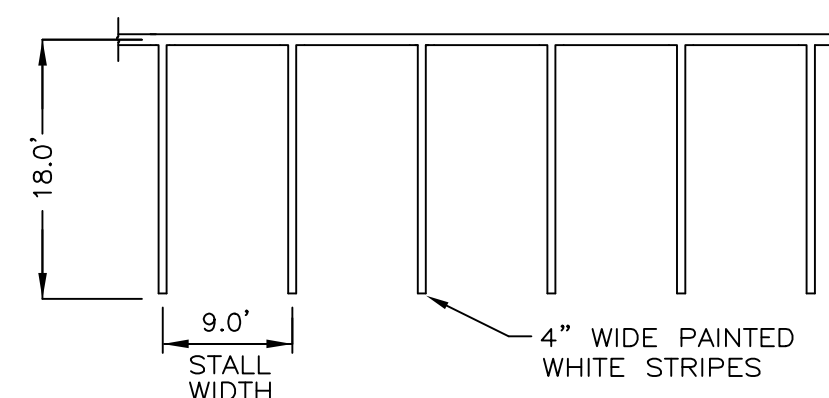
CONCRETE DUMPSTER PAD
NOT TO SCALE



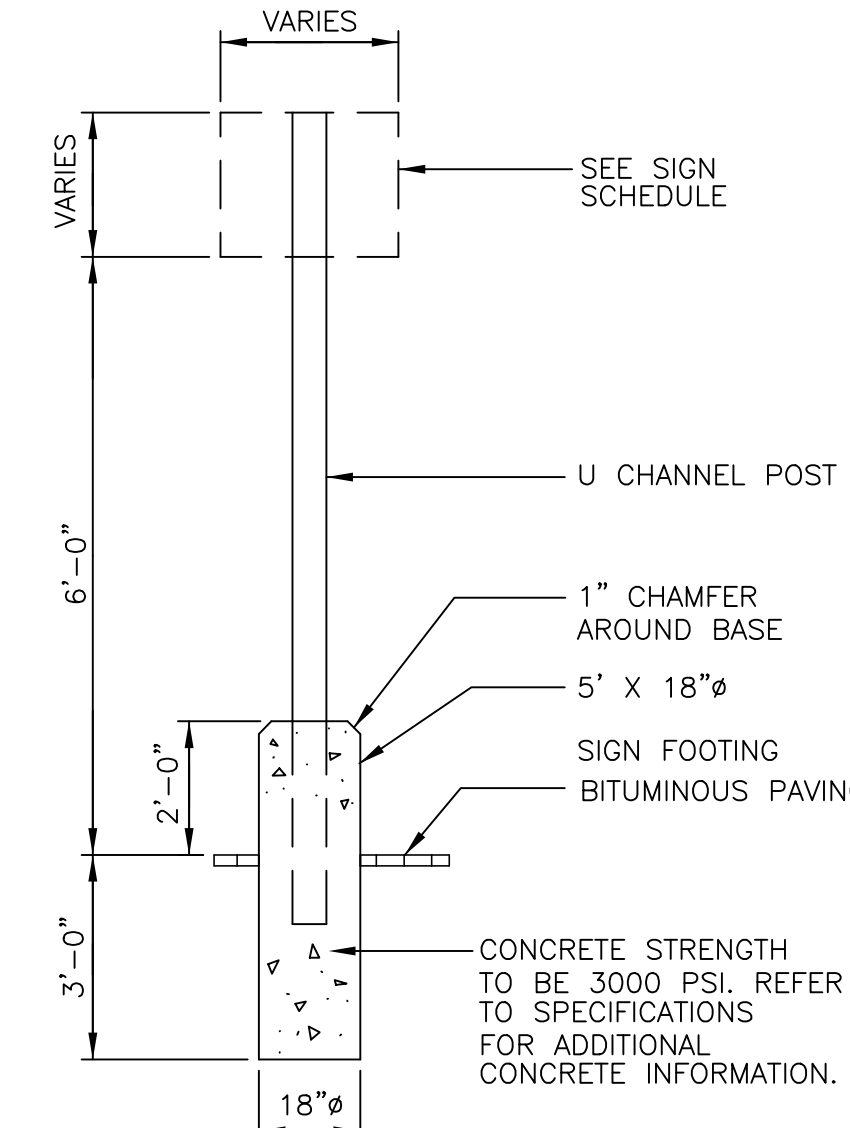
FENCE POST DETAIL (6' TALL VINYL STOCKADE FENCE)
NOT TO SCALE



PAINTED HANDICAP SYMBOL DETAIL
NOT TO SCALE



STANDARD PARKING STRIPING DETAIL
NOT TO SCALE



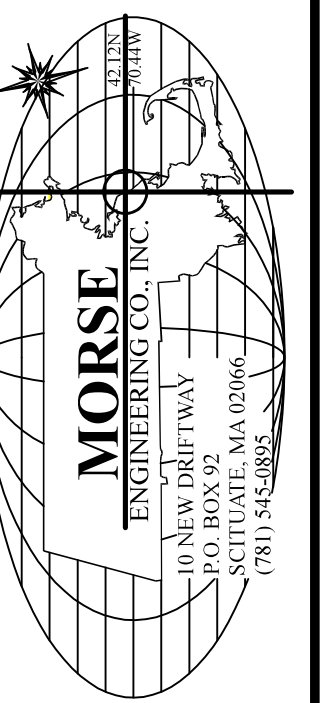
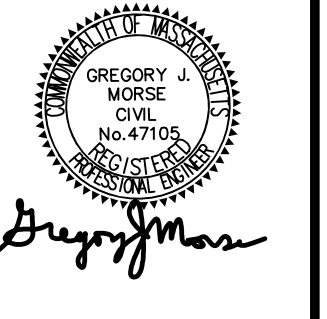
TYPICAL CHANNEL MOUNTING DETAIL FOR HANDICAP SIGNS
NOT TO SCALE

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



PREPARED BY:

PROJECT: 33 NEW DRIFTWAY (PARCELS: 53-5-19 & 53-5-20-A) SCITUATE, MASSACHUSETTS

PREPARED FOR: SAOIRSE, LLC

JOB NO: 15-436

SCALE: 1" = 20'

DESIGN: PGG

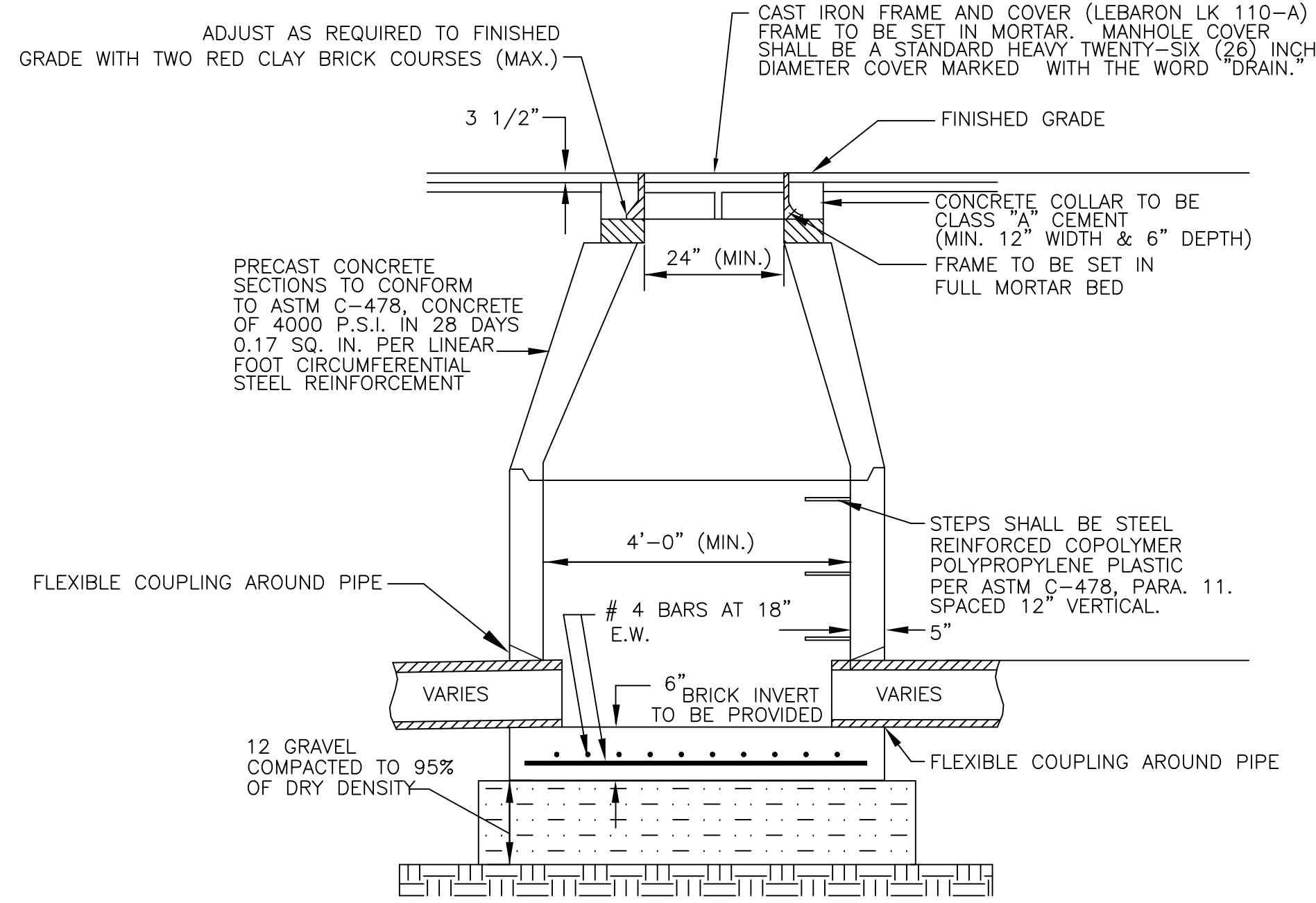
CHK: GJM

DATE: 7/5/2022

PLAN TITLE: CONSTRUCTION DETAILS

I

SHEET: 6 OF 8



STORM DRAIN NOTES:

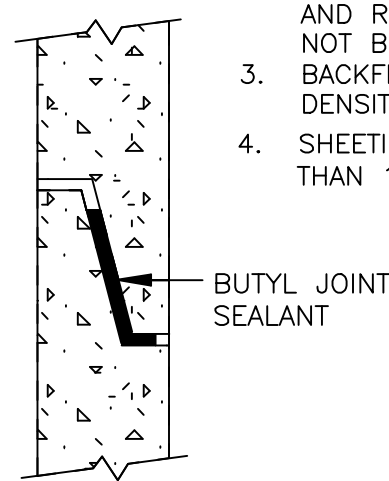
1. REINFORCED CONCRETE DRAIN PIPE SHALL BE CLASS IV UNLESS OTHERWISE NOTED.
2. DRAIN PIPES WITH LESS THAN 3' OF COVER SHALL BE CLASS V HDPE.
3. BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY BY AASHTO T-180D METHOD.
4. SHEETING, IF USED, SHALL BE CUT OFF NO MORE THAN 12" ABOVE TOP OF PIPE.
5. 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

STORM DRAIN NOTES:

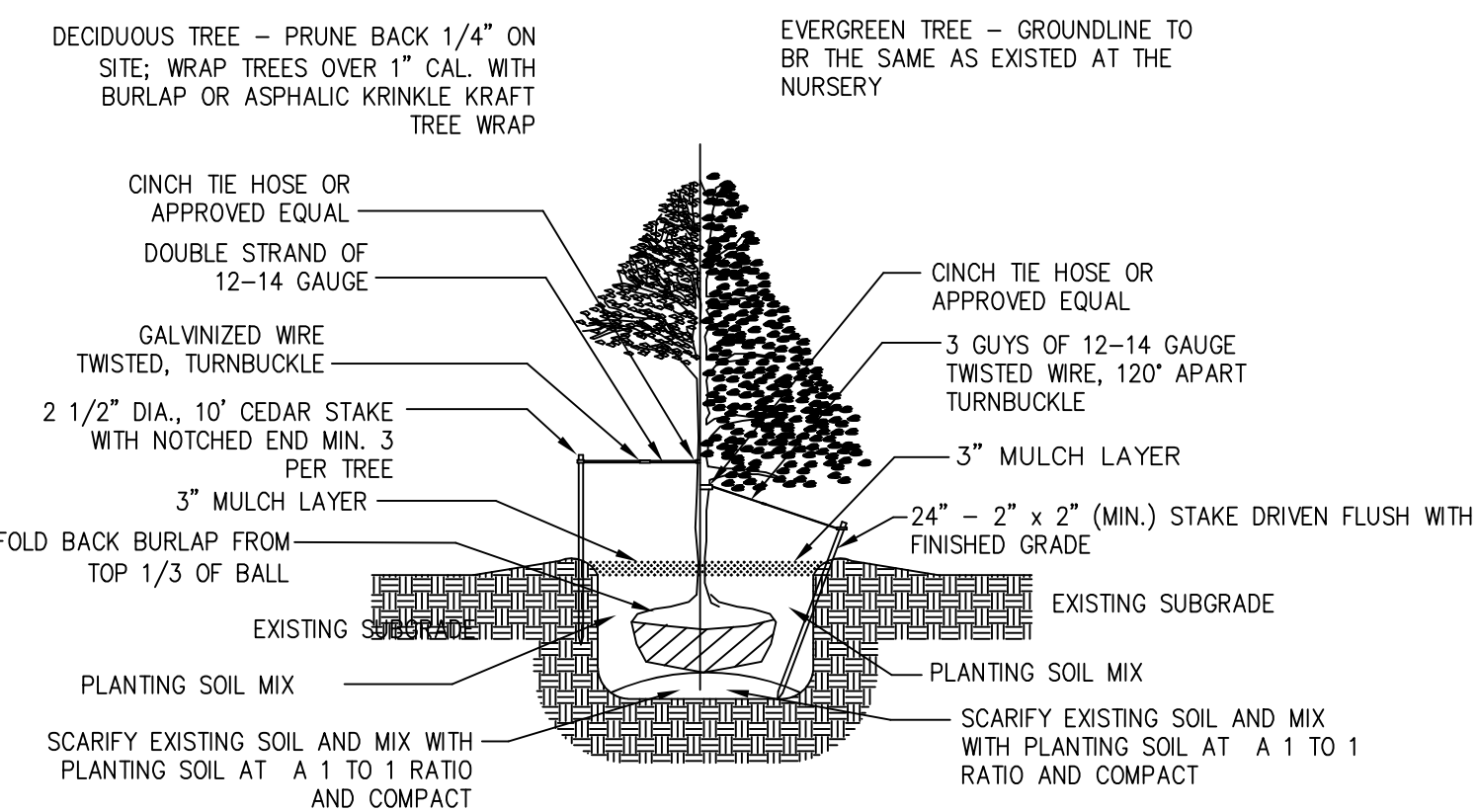
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PREFORMED FLEXIBLE JOINT SEALANT

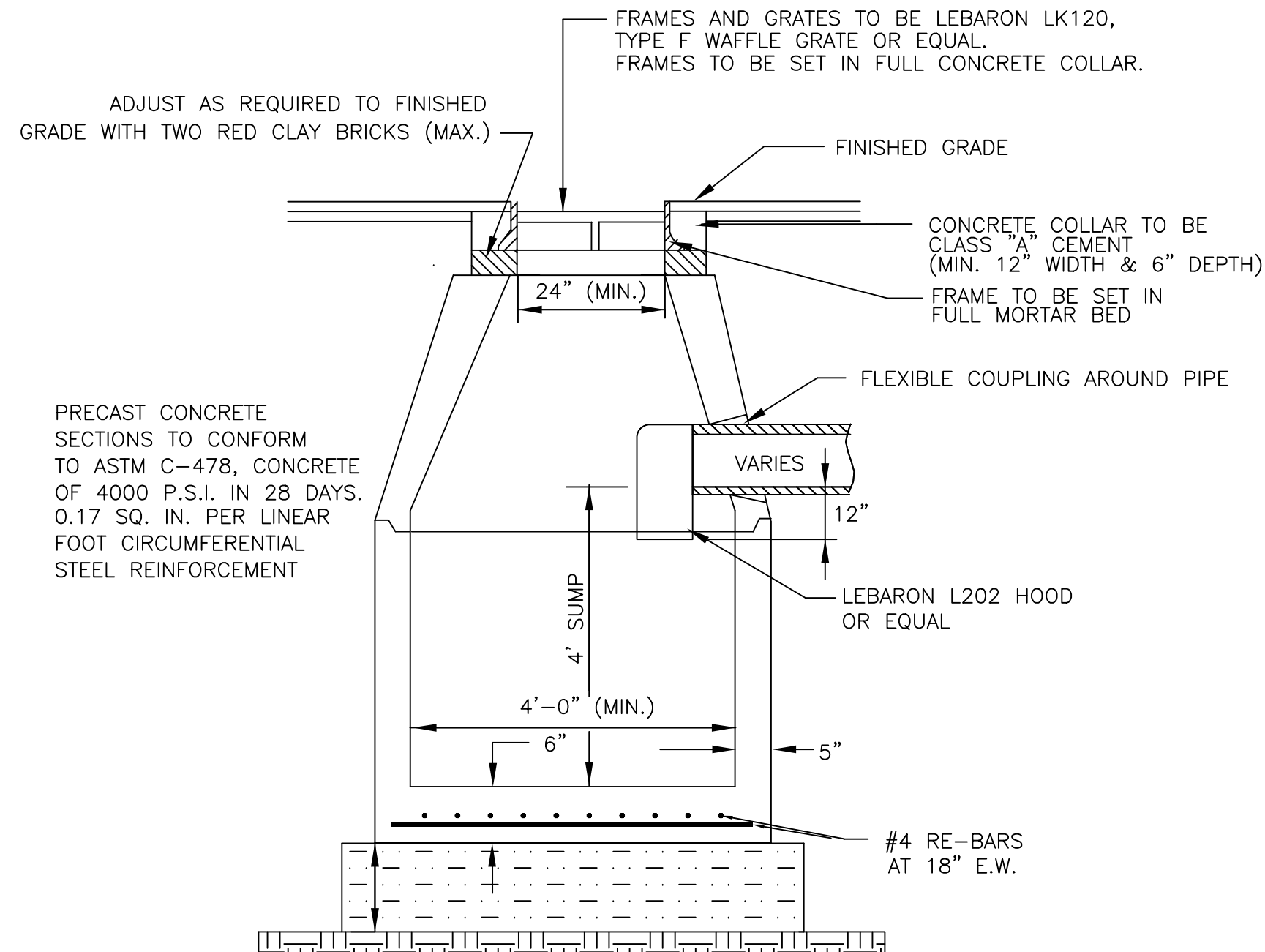
MANHOLE JOINT DETAILS

SCALE: N.T.S.



DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

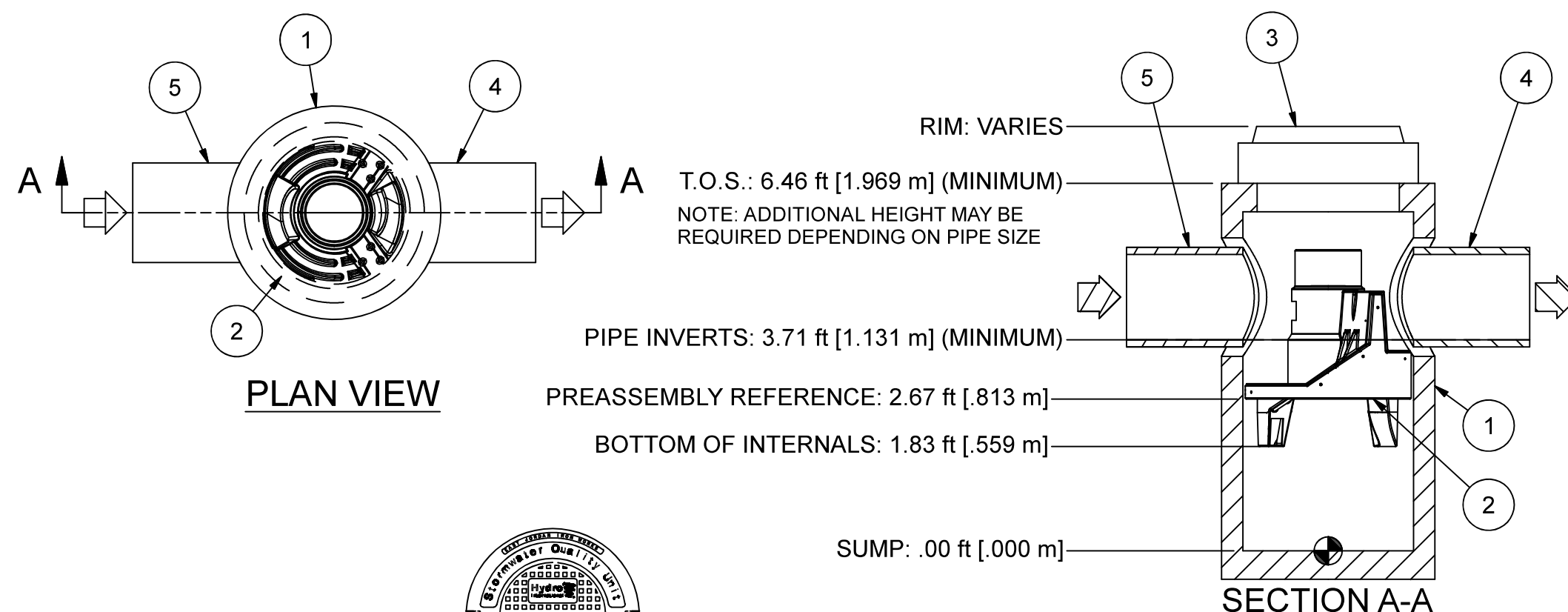


STORM DRAIN NOTES:

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 HDPE.
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

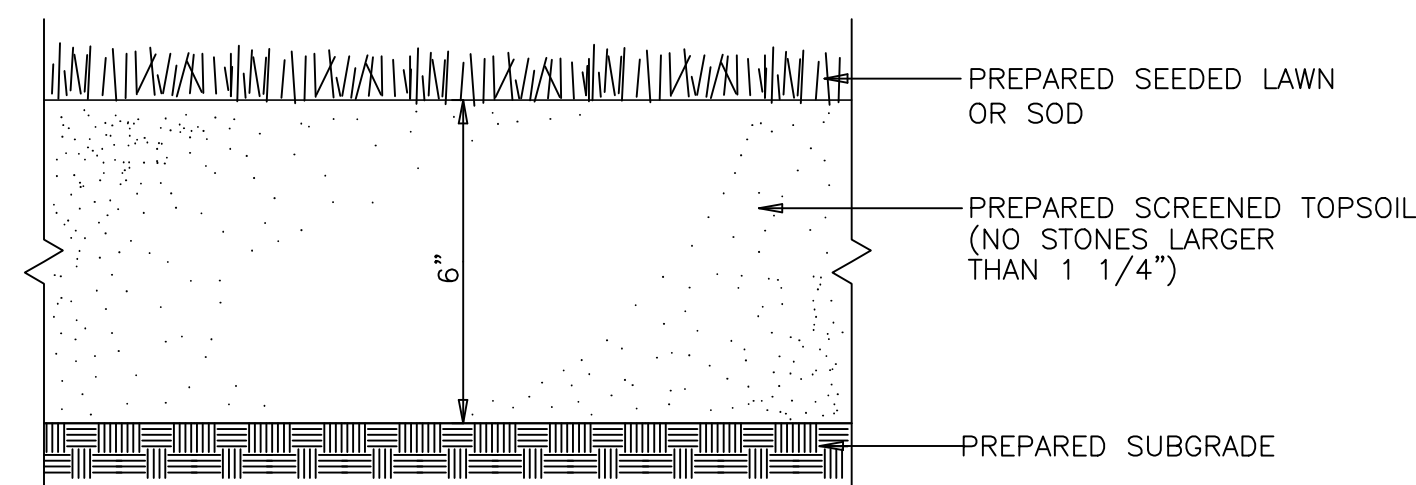


HYDRO-FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED

HYDRO-INTERNATIONAL 3'DIA. FIRST DEFENSE

NOT TO SCALE



SEEDING OR SODDED LAWN DETAIL

SCALE: N.T.S.

NOTES:

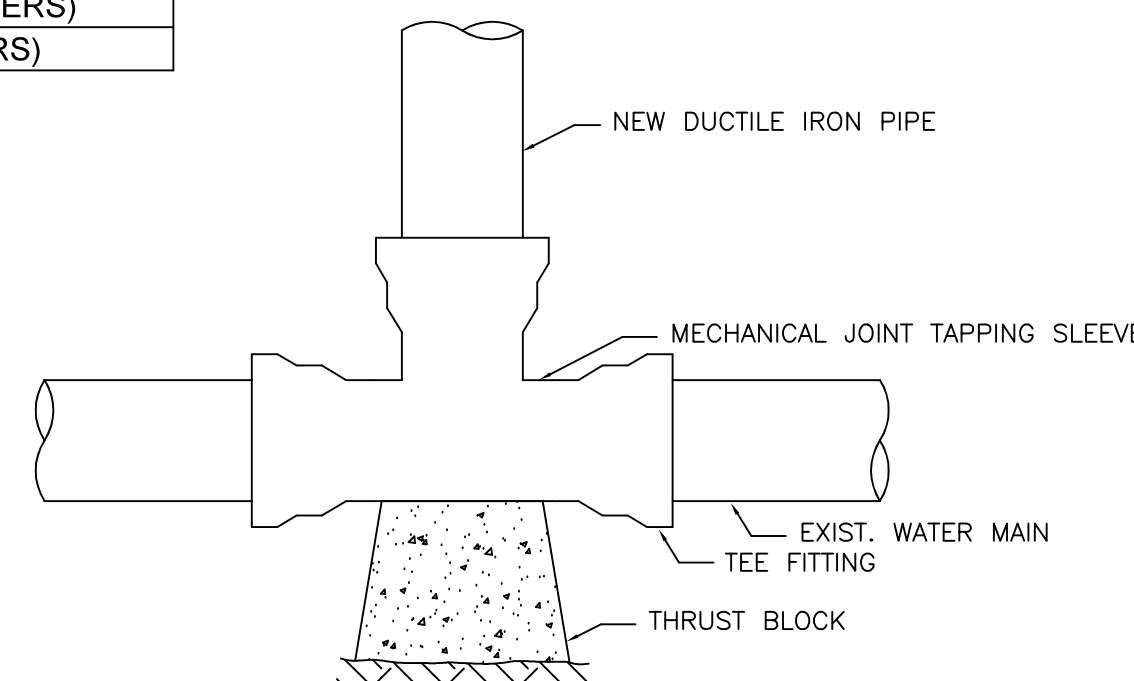
1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 1 1/4".

PRODUCT SPECIFICATIONS

1. PEAK HYDRAULIC FLOW: 15.0 CFS
2. MIN. SEDIMENT STORAGE CAPACITY: 0.4 CU. YD.
3. MAX. INLET/OUTLET PIPE DIAMETER: 18 IN.
4. 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. THE DIAMETER OF THE INLET AND OUTLET MAY NO MORE THAN 18".
3. MULTIPLE INLET PIPES POSSIBLE (REFER TO PROJECT PLAN).
4. INLET/OUTLET PIPE ANGLE CAN VARY TO ALIGN WITH DRAINAGE NETWORK (REFER TO PROJECT PLAN).
5. PEAK FLOW RATE AND MINIMUM HEIGHT LIMITED BY AVAILABLE COVER AND PIPE DIAMETER.
6. LARGER SEDIMENT STORAGE MAY BE PROVIDED WITH A DEEPER SUMP DEPTH.
7. MANHOLE WALL AND SLAB THICKNESS ARE NOT TO SCALE.
8. CONTACT HYDRO-INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
9. CONTRACT TO CONFIRM RIM, PIPE INVERTS, PIPE DIAMETER, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

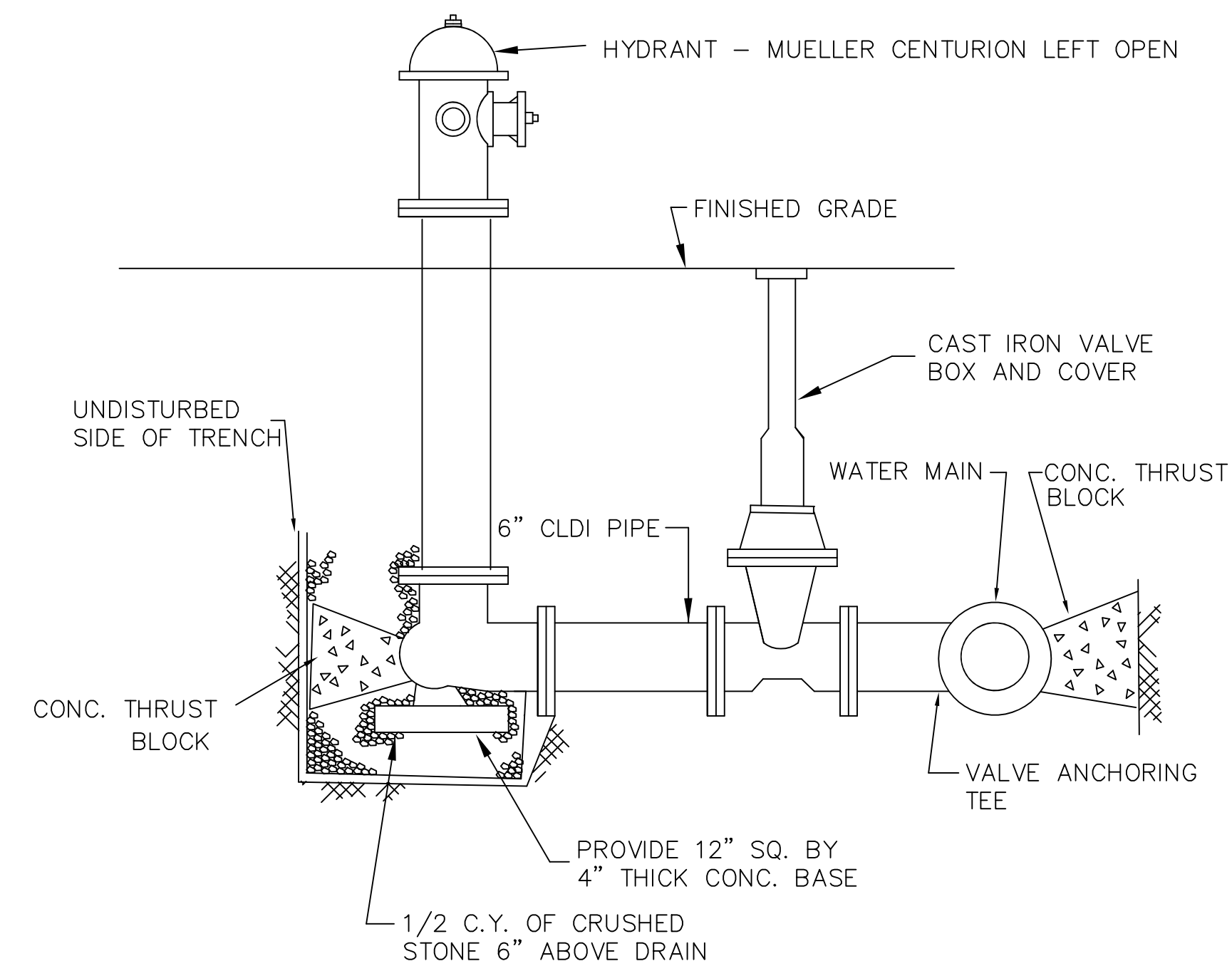


NOTE:

1. ALL WATER COMPONENTS SHALL BE AMERICAN MADE.

TEE CONNECTION DETAIL

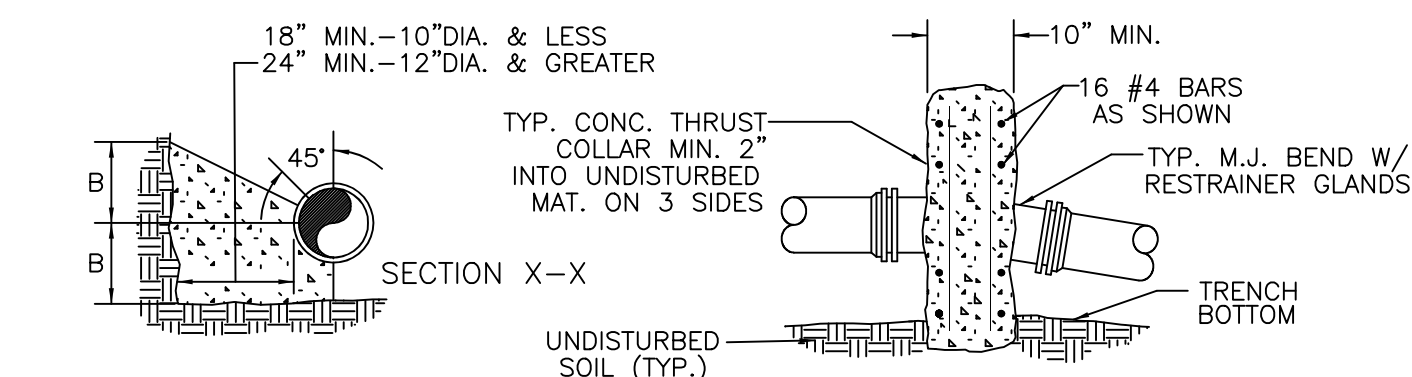
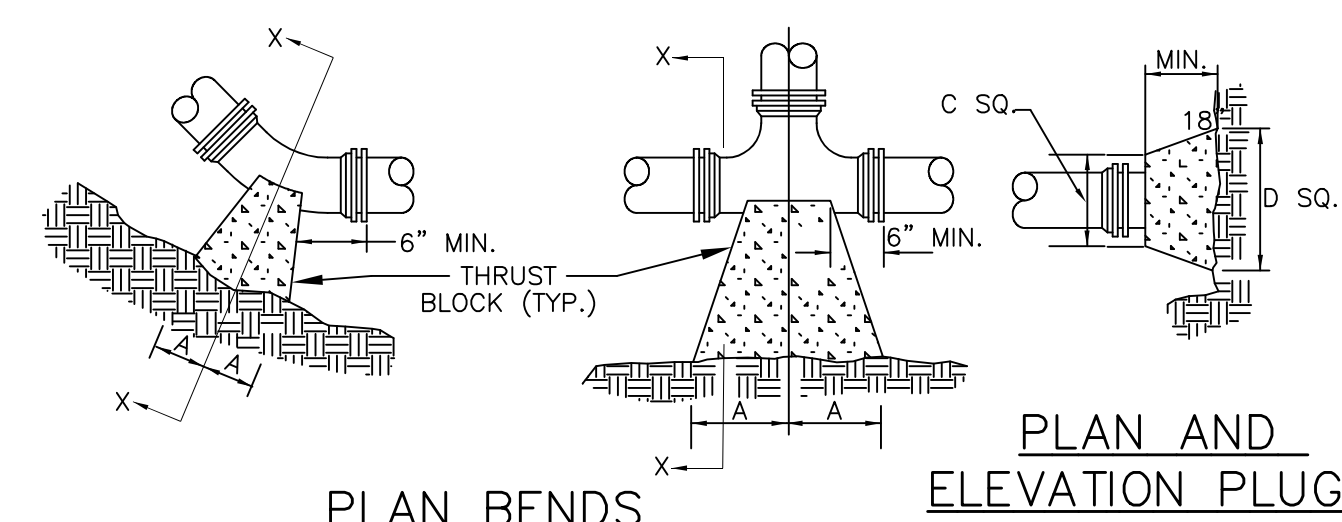
NOT TO SCALE



HYDRANT DETAIL

NOTE:

1. ALL WATER COMPONENTS SHALL BE AMERICAN MADE.



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			
	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

BY: _____

DESCRIPTION _____

REV. DATE _____

PREPARED BY: **MORSE ENGINEERING CO., INC.**
 10 NEW DRIFTWAY
 SCITUATE, MASSACHUSETTS
 (781) 544-8895

PROJECT: **33 NEW DRIFTWAY (PARCELS: 53-5-19 & 53-5-20-A) SCITUATE, MASSACHUSETTS**

PREPARED FOR: **SAOIRSE, LLC**

JOB NO: 15-436

SCALE: 1" = 20'

DESIGN: PGG

CHK: GJM

DATE: 7/5/2022

PLAN TITLE: **CONSTRUCTION DETAILS II**

SHEET: 7 OF 8

