

BUILDING LEGEND:

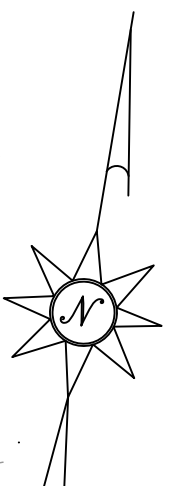
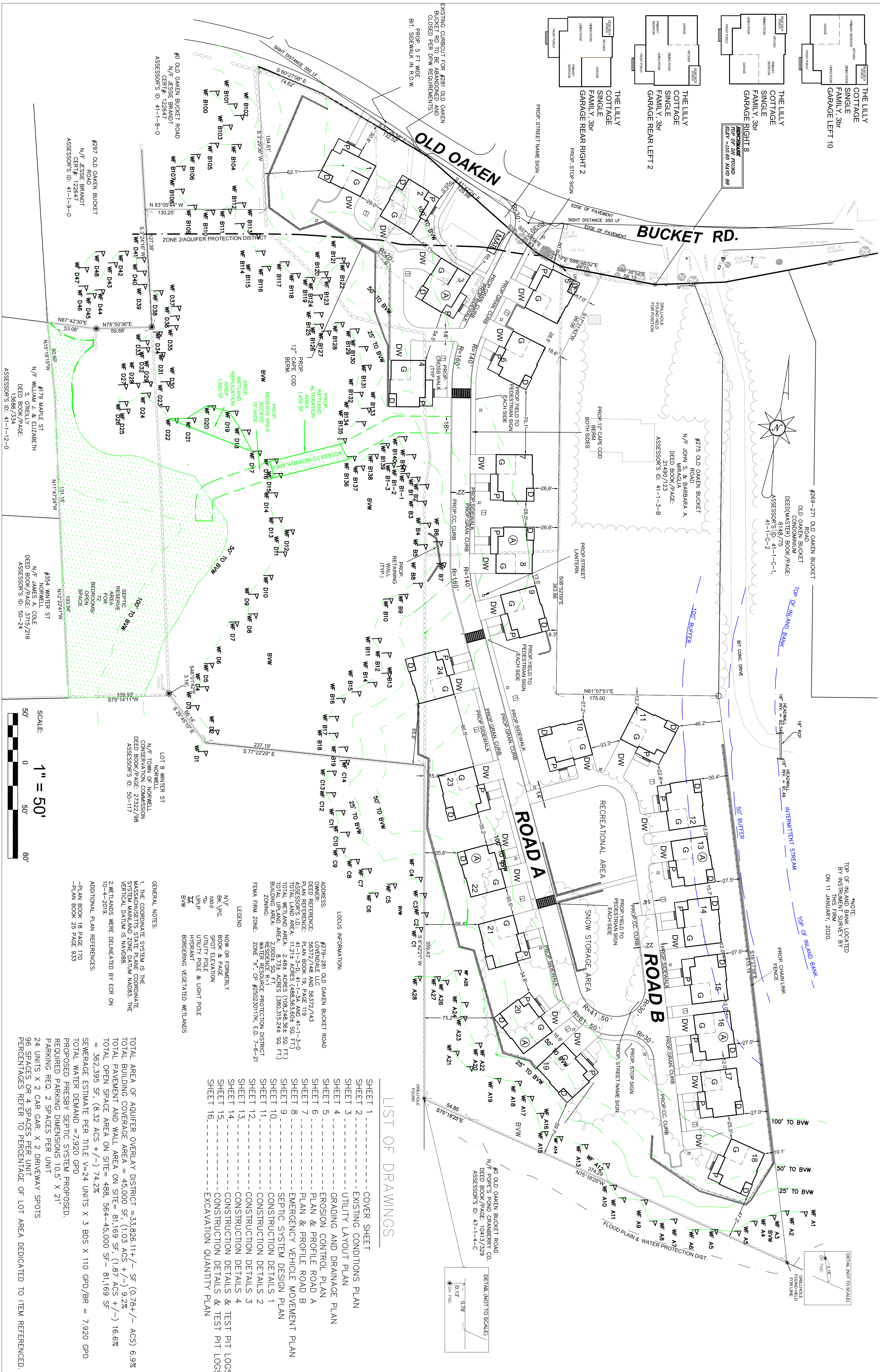
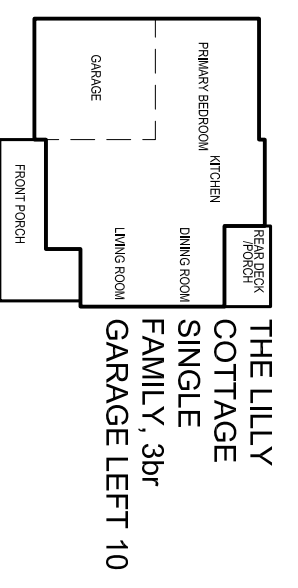
1 UNIT NUMBER	40,000 S.F.
2 AFFORDABLE UNIT	175 L.F. (Min.)
3 P-FRONT PORCH	100 L.F. (Min.)
4 DECK/REAR DECK	30 FT. (Min.)
5 GARAGE	15 FT. (Min.)
6 DRIVEWAY	35 FT. (Max.)
7 20' x 2 BEDROOM UNIT	2 EA. PER DWELLING (Min.)
8 30' x 3 BEDROOM UNIT	

ZONING REQUIREMENTS

MINIMUM DIMENSIONAL REQUIREMENTS

FOUNDATION TO FOUNDATION	12 FT. MIN.
FOUNDATION TO DRAINAGE AREA	10 FT. MIN.
FOUNDATION TO SEPTIC TANK	10 FT. MIN.
SEPTIC TANK TO DRAINAGE AREA	10 FT. MIN.
DRAINAGE AREA TO WETLANDS	50 FT. MIN.
GARAGE AREA TO SIDEWALK	21 FT. MIN.
DRAINAGE AREA TO PROPERTY LINE	10 FT. MIN.
IT IS RECOMMENDED THAT ALL LAYOUT BE CONFIRMED VIA SURVEY METHODOLOGY TO MAKE SURE MINIMUM DISTANCES REQUIRED ARE MAINTAINED.	

MODEL LEGEND



NOTE: TOP OF INLAND SHORE BY THIS FIRM ON 11 JANUARY, 2020.

NOTE: TOP OF INLAND SHORE BY INSTRUMENT SURVEY BY THIS FIRM ON 11 JANUARY, 2020.

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LIST OF DRAWINGS

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SHEET 6	PLAN & PROFILE ROAD A
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SHEET 8	EMERGENCY VEHICLE MOVEMENT PLAN
SHEET 9	SEPTIC SYSTEM DESIGN PLAN
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SHEET 12	CONSTRUCTION DETAILS 3
SHEET 13	CONSTRUCTION DETAILS 4
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SHEET 15	CONSTRUCTION DETAILS & TEST PIT LOGS
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LOCUS INFORMATION:
 ADDRESS: #279-281 OLD OAKEN BUCKET ROAD
 OWNER: LOYNDALE LLC
 DEED REFERENCE: 56372/148 AND 56372/143
 PLAN BOOK: 19, PAGE 119
 TOTAL LAND AREA: 11.21 ACRES (486,563.60 SQ. FT.)
 TOTAL WETLAND AREA: 2.48 ACRES (108,248.36 SQ. FT.)
 TOTAL OPEN SPACE AREA: 100.00 ACRES (3,801,314.00 SQ. FT.)
 ZONING: RESERVE R-1
 WETLANDS: WETLANDS PROTECTION DISTRICT
 FLOOD HAZARD ZONE: FEMA FIRM NO. 19-5002010V, D.D. 7-9-21

LEGEND:
 N/E NOW OR FORMERLY
 B/P BOTTLE POINT
 S/E SPOT ELEVATION
 U/P UTILITY POLE
 U/P UTILITY POLE & LIGHT POLE
 H/B HOBBER
 B/W BORDERING VEGETATED WETLANDS

GENERAL NOTES:
 1. THE COORDINATE SYSTEM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM MAINLAND STATE DATUM NAD83. THE VERTICAL DATUM IS NAVD83.
 2. WETLANDS WERE DELINEATED BY EGR ON 10-4-2019.
 ADDITIONAL PLAN REFERENCES:
 -PLAN BOOK 18 PAGE 170
 -PLAN BOOK 25 PAGE 923

SEWERAGE ESTIMATE PER TITLE V-24 UNITS X 3 BDS X 110 GPD/BR = 7,920 GPD
TOTAL WATER DEMAND = 7,920 GPD
PROPOSED PRESBY SEPTIC SYSTEM PROPOSED.
REQUIRED PARKING DIMENSIONS 10.5' X 21'
PARKING REQ. 2 SPACES PER UNIT
24 UNITS X 2 CAR GAR. X 2 DRIVEWAY SPOTS
66 SPACES OR 4 SPACES PER UNIT
PERCENTAGES REFER TO PERCENTAGE OF LOT AREA DEDICATED TO ITEM REFERENCED.

SCALE: 1" = 50'

SCALE: 1" = 50'

SCALE: 1" = 50'



2/15/2023
THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

PREPARED FOR:
COVER SHEET
 PARCEL 41-1-3-D
 PARCEL 41-1-3-0

REGISTERED LAND SURVEYORS
South Shore Surveyors, Inc.
 167 R SUMMER STREET
 KINGSTON, MA 02364
 781-582-2185
 mark@ssscinc.net

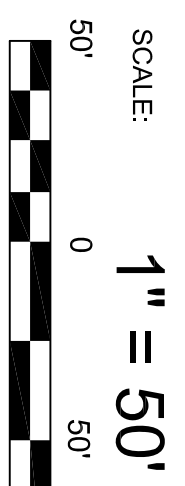
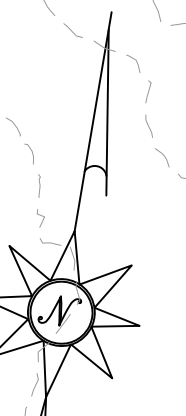
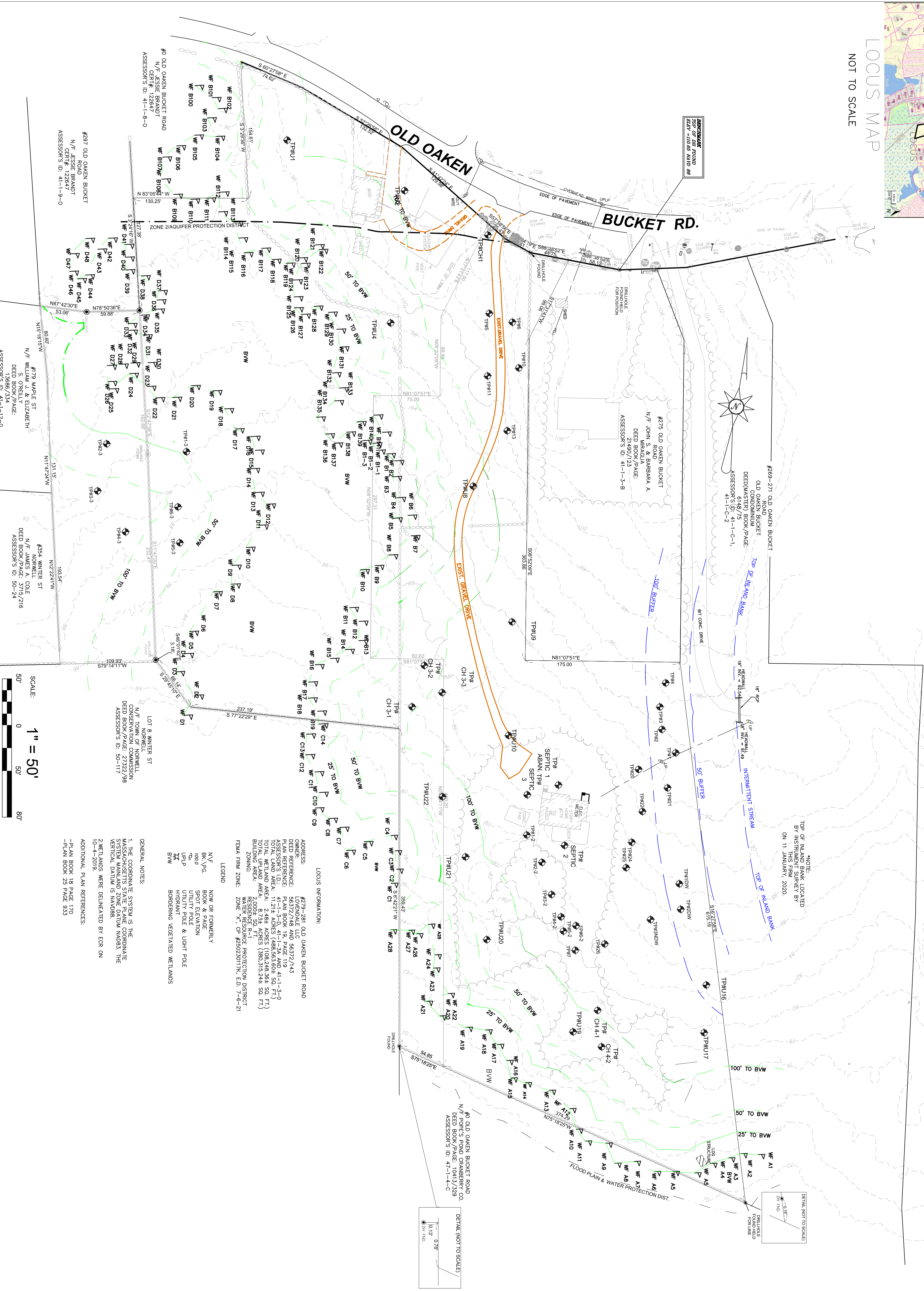
PREPARED FOR:
LOYNDALE, LLC
S/O SALT MEADOW DEVELOPMENT
107 EAST STREET
DEXTER, MA 02332

DATE: FEBRUARY 16, 2023
 COMP/DESIGN: A. ESPOSITO
 CHECK: M. D. CASEY
 DRAWN: A. ESPOSITO
 FIELD: LILIPS
 APPROVED: M. D. CASEY
 DWG. NO. 1909 CP
 JOB NO. 1908



LOCUS MAP

NOT TO SCALE



NOTE:
TOP OF INLAND FIRM LOCATED BY INSTRUMENT SURVEY BY THIS FIRM, 2020, ON 11 JANUARY, 2020.

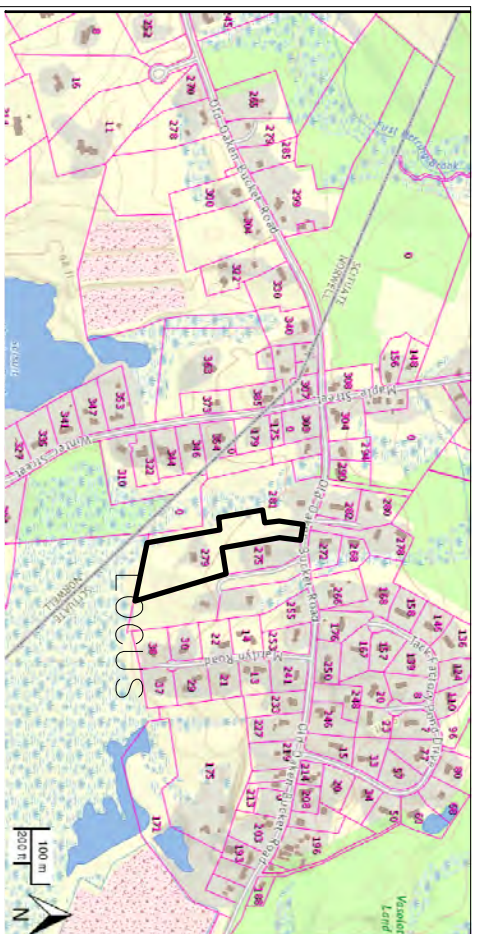
DETAIL (NOT TO SCALE)
1" = 10'
0' 10" 20" 30" 40" 50" 60" 70" 80" 90" 100'

LOCUS INFORMATION:
ADDRESS: #279-281 OLD OAKEN BUCKET ROAD
OWNER: LOVEDALE LLC
DEED REFERENCE: 56372/148 AND 56372/143
PLAN REFERENCE: PLAN BOOK 19, PAGE 119 41-1-3-0
TOTAL LAND AREA: 11.21 ± ACRES (486,563.60 ± SQ FT)
TOTAL WETLAND AREA: 2.48 ± ACRES (108,248.36 ± SQ FT)
TOTAL OPENLAND AREA: 8.73 ± ACRES (380,315.24 ± SQ FT)
ZONING: RESIDENCE R-1
WATER RESERVE PROTECTION DISTRICT
FEMA FIRM ZONE: 200X, X, SF 250230170, D, 7-9-21

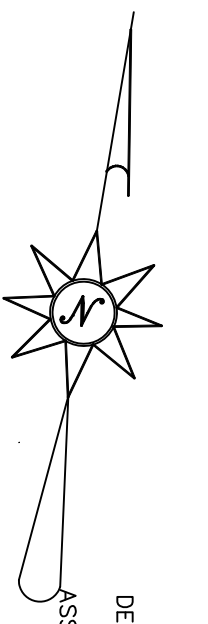
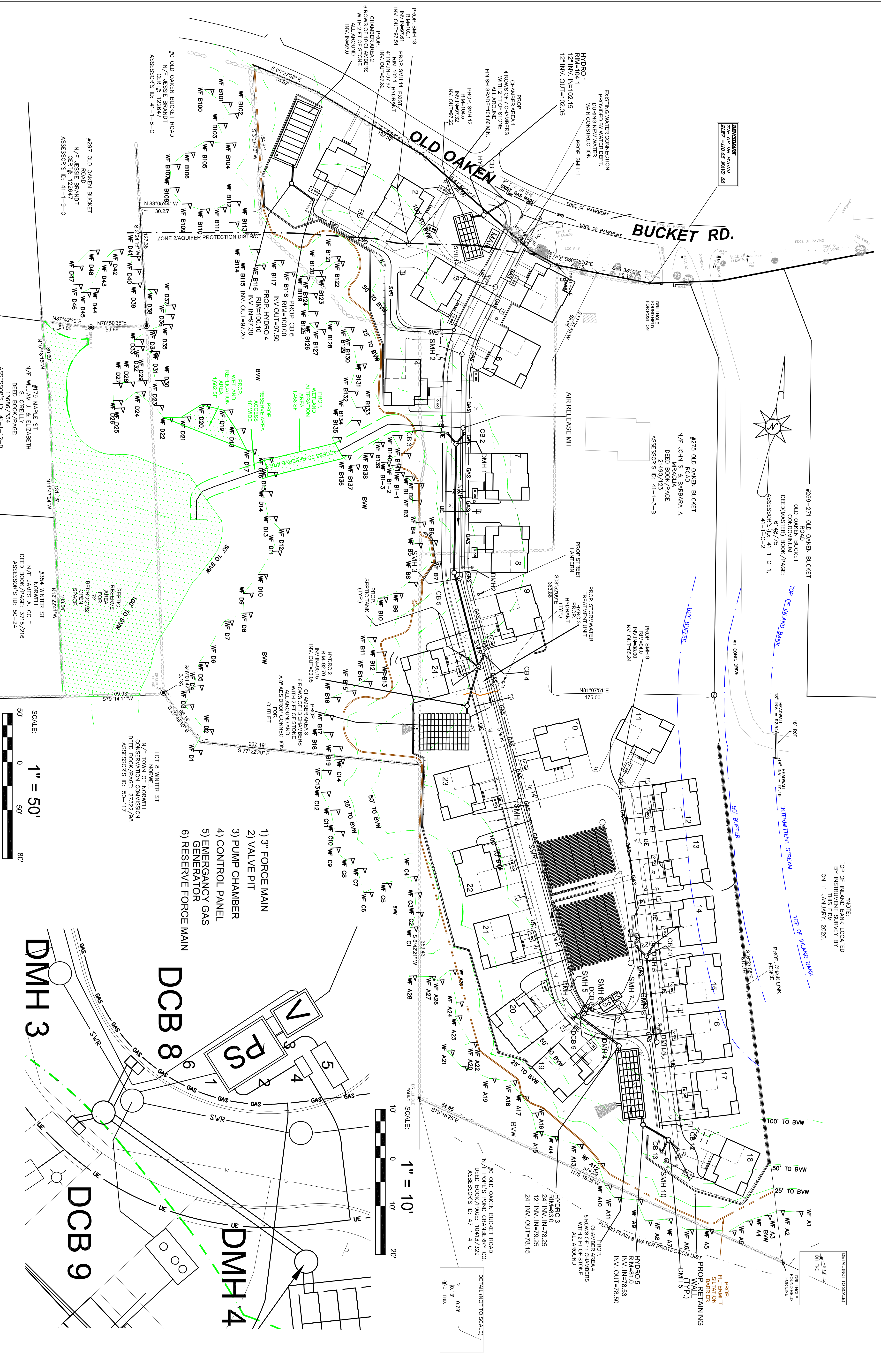
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UTILITY POLE
UTILITY POLE & LIGHT POLE
UP/P
HOBKANT
BORDERING VEGETATED WETLANDS
BW

GENERAL NOTES:
1. THE COORDINATE SYSTEM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM MANLAND ZONE DATUM NAD83. THE VERTICAL DATUM IS NAVD83.
2. WETLANDS WERE DELINEATED BY ECR ON 10-4-2019.
ADDITIONAL PLAN REFERENCES:
-PLAN BOOK 18, PAGE 170
-PLAN BOOK 25, PAGE 923

REVISIONS:	NO.	DESCRIPTION	DATE
PROJECT TITLE:	<p>THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA</p>		
DATE:	2/15/2023		
APPROVED:			
PREPARED FOR:	<p>LOVEDALE, LLC S/O SALT MEADOW DEVELOPMENT 107 EAST STREET DUXBURY, MA 02532</p>		
DATE:	FEBRUARY 16, 2023		
COMP/DESIGN:	A. ESPOSITO		
CHECK:	M. D. CASEY		
DRAWN:	A. ESPOSITO		
FIELD:	LILUPS		
APPROVED:	M. D. CASEY		
DWG. NO.	1908 ECP	SHEET	2 OF 16
JOB NO.	1908		



LOCUST MAP
NOT TO SCALE



#269-271 OLD OAKEN BUCKET ROAD
OLD OAKEN BUCKET DEED (MASTED) BOOK/PAGE: 6148/75
ASSESSOR'S ID: 41-1-C-1, 41-1-C-2

#275 OLD OAKEN BUCKET ROAD
N/F JOHN S. & BARBARA A. DEED (WIKAGUA) BOOK/PAGE: 21490/223
ASSESSOR'S ID: 41-1-3-B

#79 WINTER ST
N/F WILLIAM J. & ELIZABETH DEED (BOOK/PAGE: 13696/234)
ASSESSOR'S ID: 41-1-12-0

#179 MAPLE ST
N/F JESSIE BRANDT DEED (CERT# 122647)
ASSESSOR'S ID: 41-1-9-0

#434 WINTER ST
N/F JAMES A. COLE DEED (BOOK/PAGE: 50-24)
ASSESSOR'S ID: 50-24

#297 OLD OAKEN BUCKET ROAD
N/F JESSIE BRANDT DEED (CERT# 122647)
ASSESSOR'S ID: 41-1-9-0

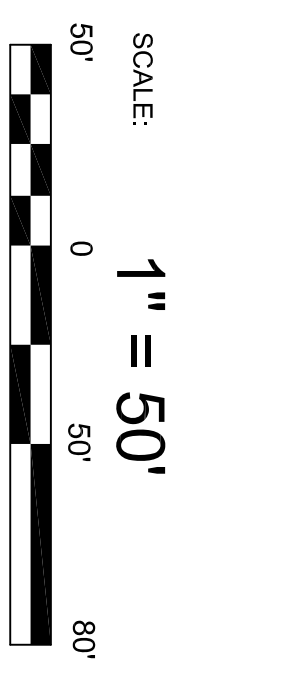
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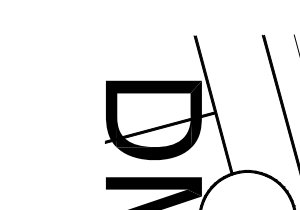
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ASSESSOR'S ID: 41-1-12-0



SCALE: 1" = 50'



SCALE: 1" = 10'

1) 3" FORCE MAIN
2) VALVE PIT
3) PUMP CHAMBER
4) CONTROL PANEL
5) EMERGENCY GAS GENERATOR
6) RESERVE FORCE MAIN

LOT 8 WINTER ST
NORWELL
N/F TORRENCE
CONSERVATION COMMISSION
DEED BOOK/PAGE: 27322/99
ASSESSOR'S ID: 50-117

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CONSERVATION COMMISSION
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ASSESSOR'S ID: 50-117

PREPARED FOR:
LOVEDALE, LLC
S/O SALT MEADOW DEVELOPMENT
107 EAST STREET
DUXBURY, MA 02532

DATE: FEBRUARY 16, 2023
COMP/DESIGN: A. ESPOSITO
CHECK: M. D. CASEY
DRAWING: A. ESPOSITO
FIELD: LILUPS
APPROVED: M. D. CASEY
DWG. NO. 1908 SP

REGISTERED LAND SURVEYORS
& CIVIL ENGINEERS
167 R SUMMER STREET
KINGSTON, MA 02364
781-582-2185
mark@ssscinc.net

PARCEL 41-1-3-D
PARCEL 41-1-3-0

PREPARED BY:
UTILITY
LAYOUT
PLAN

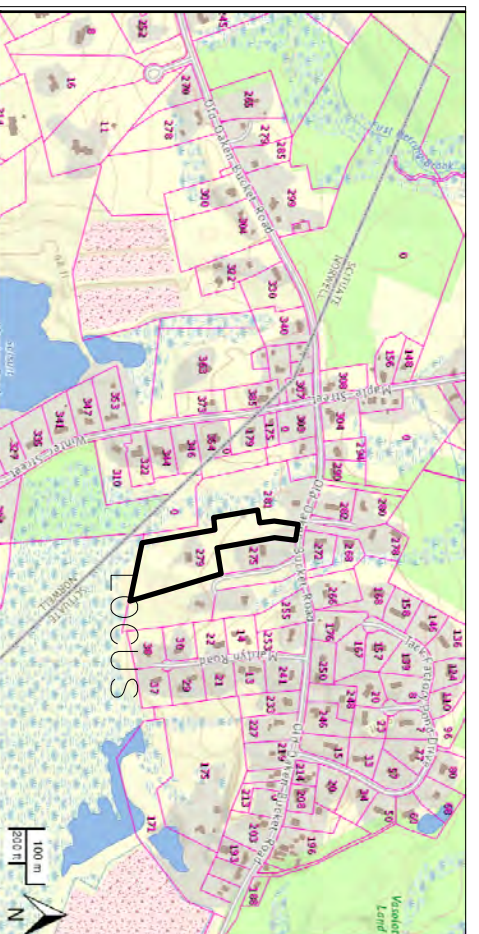
THE COTTAGES
AT
OLD OAKEN BUCKET
AT
#279-281 OLD OAKEN
BUCKET ROAD
SCITUATE, MA

2/15/2023
ANTHONY A. BARBER
REGISTERED PROFESSIONAL ENGINEER
No. 39782

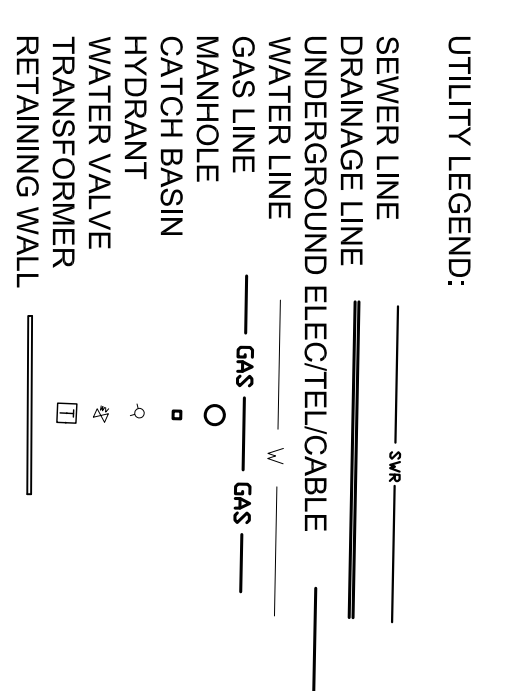
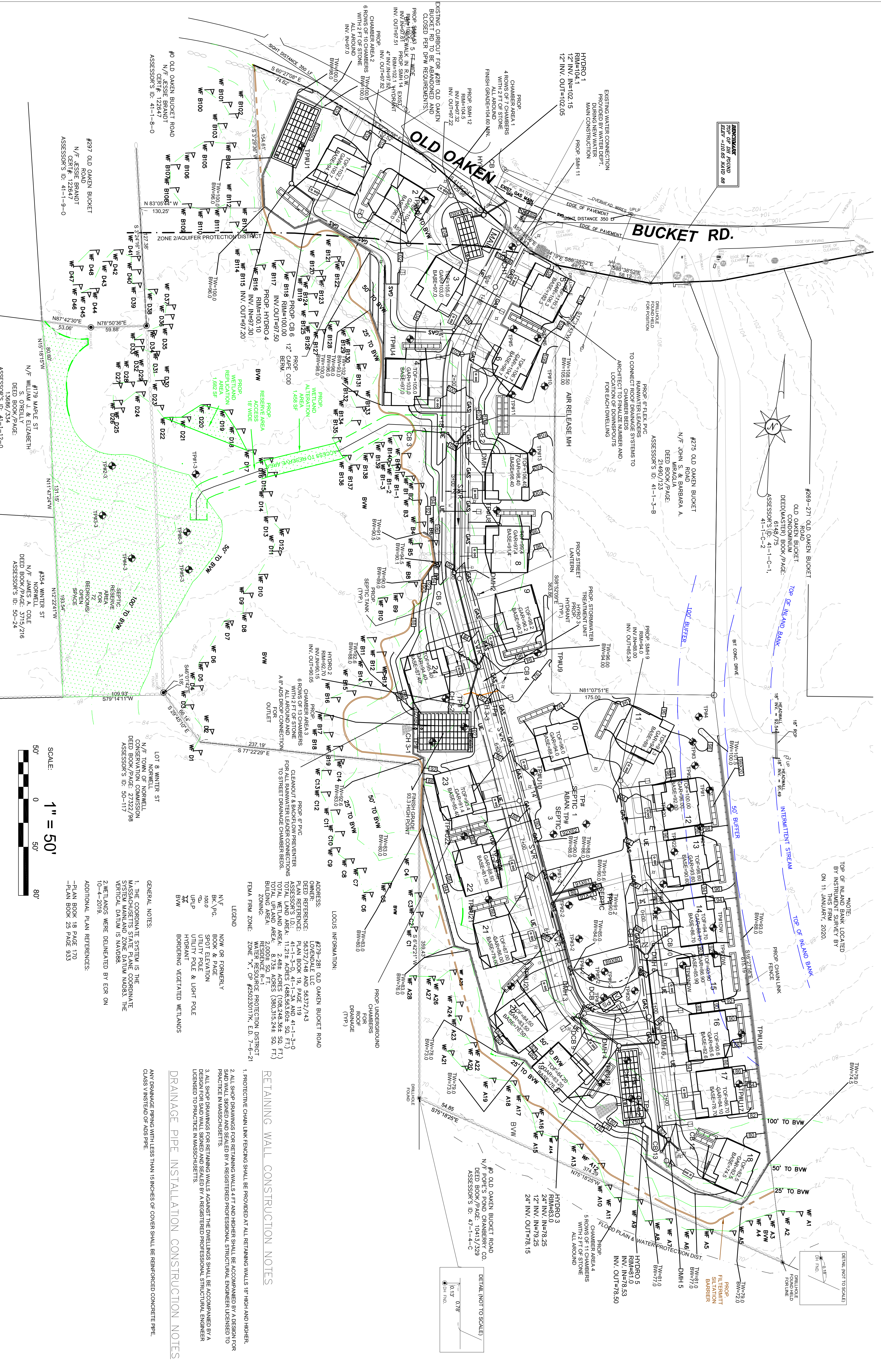
REVISIONS:
No. DESCRIPTION DATE

PROJECT TITLE:
#279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

SHEET
3 OF 16



LOCUS MAP NOT TO SCALE



NOTE: TOP OF INLAND FIRM LOCATED BY INSTRUMENT SURVEY BY THIS FIRM, 2020, ON 11 JANUARY, 2020.

NOTE: RETAINING WALL CONSTRUCTION SHALL BE ACCOMPANIED BY A DESIGN FOR SAND WALL SIGNED AND SEALED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER LICENSED TO PRACTICE IN MASSACHUSETTS.

FOR REGISTRY USE ONLY
PROJECT TITLE:
#279-281 OLD OAKEN BUCKET ROAD



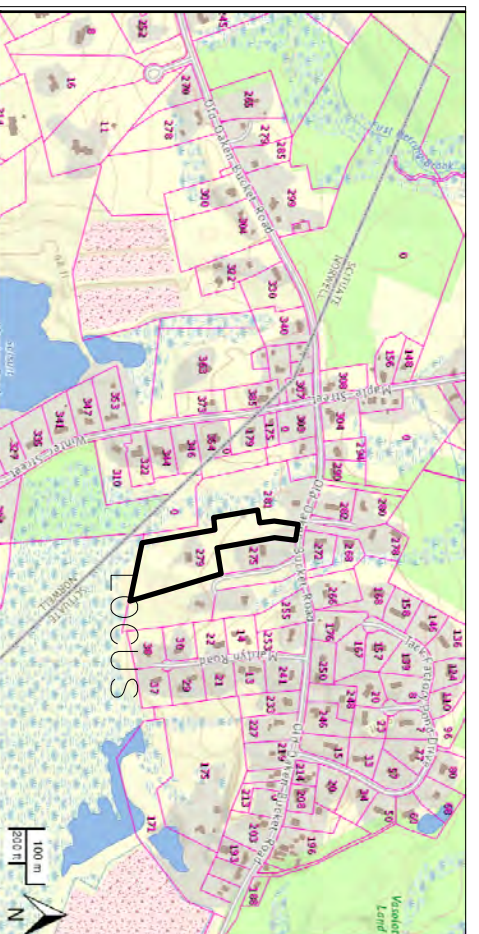
2/15/2023
THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

GRADING & DRAINAGE PLAN
PREPARED BY:
PARCEL 41-1-3-D
PARCEL 41-1-3-0

REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
South Shore Surveyors, Inc.
167 R SUMMER STREET
KINGSTON, MA 02364
781-562-2185
mark@ssocinc.net

PREPARED FOR:
LOTENDALE, LLC
S/O SALT MASH DEVELOPMENT
DUXBURY, MA 02332

DATE: FEBRUARY 16, 2023
COMP/DESIGN: A. ESPOSITO
CHECK: M. D. CASEY
DRAWN: A. ESPOSITO
FIELD: LILIPS
APPROVED: M. D. CASEY
DWG. NO. 1908 SP
JOB NO. 1908
SHEET 4 OF 16



LOCUS MAP
NOT TO SCALE

- PHASE OF CONSTRUCTION:
1. CONSTRUCT GRANTY SEWER MAIN
 2. COMMENCE FLOOR GRADING OF MAIN DRIVES
 3. CONSTRUCT DRAINAGE INFRASTRUCTURE
 4. CONSTRUCT WATER MAIN
 5. DETAIL SEWER AND WATER SERVICE STUBS
 6. COMMENCE WORK ON SEPTIC SYSTEM AND PUMP STATION.
 7. COMMENCE INSTALLATION OF UTILITIES INCLUDING GAS, ELECTRIC, CABLE AND INTERNET CONDUIT AND PEDIESTALS.
 8. FINAL GRADING OF DRIVEWAYS AND BASE COAT OF PAVEMENT.
 9. COMMENCE DEMILING CONSTRUCTION WHICH INCLUDES INSTALLATION OF SEPTIC TANKS, UTILITY, WATER AND SEWER CONNECTIONS AND ROOF DRAINAGE SYSTEMS.
 10. FINAL PAVING AND LANDSCAPING

EROSION CONTROL NOTES

THE SITE CONTRACTOR AND THE OWNER SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE SCHEDULE (O&M) DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM. A CONSTRUCTION PERIOD STORMWATER POLLUTION PREVENTION PLAN PER US EPA NPDES REQUIREMENTS SHALL BE PREPARED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

1. PRIOR TO CONSTRUCTION EROSION CONTROL DEVICES SHALL BE INSTALLED PER THE APPROVED PLAN. EROSION CONTROL BARRIERS SHALL BE INSPECTED PRIOR TO LARGE STORM EVENTS TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO THE NEXT RAINFALL EVENT SHALL BE IMMEDIATELY REPAIRED. IN A STORM AND ONLY BARRIERS SO AS TO PREVENT SEDIMENT FROM BYPASSING EROSION CONTROL BARRIERS.

2. A CONSULTATION WITH THE CITY CONSTRUCTION ALL DRAINAGE STRUCTURES INCLUDING CATCH BASINS, STORM TANKS AND UNIT TANKS CHAMBER BESS SHALL BE CONSTRUCTED AND STABILIZED AS SOON AS POSSIBLE. CATCH BASINS SHALL BE PROTECTED WITH SILT SOCKS AS SHOWN ON THE DETAIL.

3. THE CATCH BASINS AND STORM TANKS SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. ANY SEDIMENT BUILDUP OF EIGHT (8) INCHES OR MORE IN ANY OF THE STRUCTURES SHALL BE PROMPTLY REMOVED BY HAND OR MECHANICAL METHODS AND ALL DEBRIS REMOVED SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. PROTECT CATCH BASINS FROM RECEIVING SEDIMENT LOADS FROM RUNOFF THAT MAY CLOG UNDERGROUND INFILTRATION SYSTEMS BY GRADING A GRAVEL SURROUND IMMEDIATELY FROM THESE INLETS PRIOR TO FINISHING EROSION CONTROL BARRIERS.

4. THE SITE SHALL BE INSPECTED WEEKLY OR AFTER ALL RAINFALL EVENTS GREATER THAN 1/4" INCH OF RAINFALL DEPTH, WHICHEVER OCCURS SOONER. ANY EROSION SHALL BE FILED AND REPAIRED IN A MANNER TO PREVENT FURTHER EROSION.

5. THE CONTRACTOR MAY SELECT FROM THOSE DETAILED FOR INDIVIDUAL AREAS THAT MAY BEST FIT HIGHER CONSTRUCTION OPERATIONS WHILE STILL MAINTAINING PROTECTIONS THAT MEET ALL CONTRACT AND REGULATORY REQUIREMENTS.

6. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, WHETHER INSIDE THE CONTRACT LIMIT LINE OR BEYOND, NOT COVERED BY BUILDINGS OR PAVEMENTS SHALL BE RESTORED AND SEEDED AS LAMM.

7. THE CONTRACTOR SHALL MONITOR ALL NEW AND MODIFIED DRAINAGE STRUCTURES SIZES WITHIN THE CONTRACT LIMITS AND SHALL PUMP SLURPS CLEAN OF SILT AND DEBRIS WHEN MORE THAN HALF FULL AND/OR IMMEDIATELY PRIOR TO FINAL ACCEPTANCE.

8. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE LEFT BARE FOR OVER A MONTH BEFORE FINISHED GRADING AND SEEDING IS COMPLETED SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS LIME TREATING OR RECEIVE A TEMPORARY SEEDING. SEEDING SHALL BE APPLIED TO ALL BARE AREAS PRIOR TO THE END OF CONSTRUCTION. SEEDING SHALL BE APPLIED TO ALL BARE AREAS TO OCCUR ON 1/15, 4/15, 7/15, 10/15, 1/16, 4/16, 7/16, 10/16 AND 1/17. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-BORNE WOOD CHIP MULCH, FREE OF COARSE MATTER.

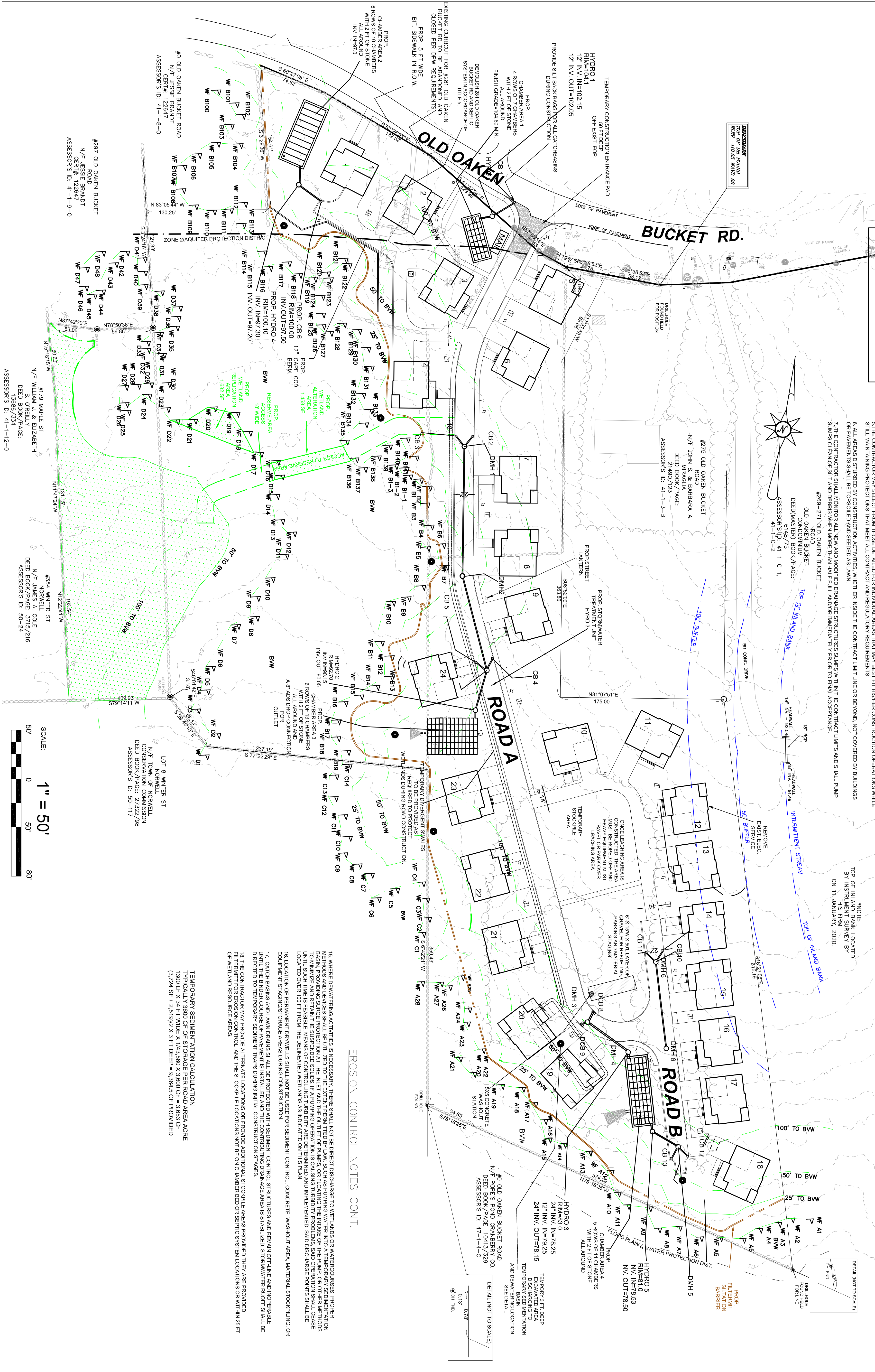
9. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF THE CONTROL LINE (FILTERMATT OR SILT FENCE) AT THE TOP OF SLOPE SHALL BE INITIATED WITHIN FOURTEEN (14) DAYS OF COMPLETION.

10. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL CONTROL STRUCTURES SHALL BE REMOVED OR REPLACED.

11. THE CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN.

12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY AN EROSION CONTROL BARRIER. SOIL STOCKPILES ARE TO REMAIN BARE FOR MORE THAN FOURTEEN (14) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS THE EROSION CONTROL BARRIER SHALL BE USED. SOIL STOCKPILES SHALL NOT EXCEED 20'.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL PREVENT A HAZARD TO TRAFFIC.



EROSION CONTROL NOTES CONT.

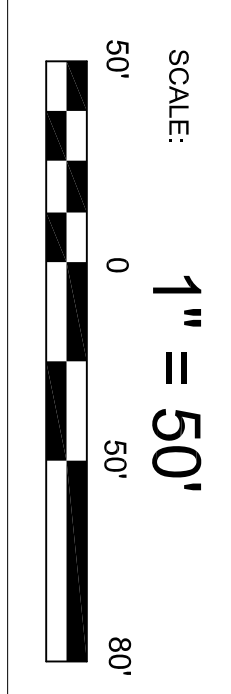
14. WHERE DEWATERING ACTIVITIES IS NECESSARY, THERE SHALL NOT BE DIRECT DISCHARGE TO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT FEASIBLE TO PREVENT THE CARRY OVER OF SOLIDS OR OTHER MATERIALS TO WETLANDS AND WATERCOURSES. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FT FROM THE DEWATERED WETLANDS AS INDICATED ON THIS PLAN.

15. LOCATION OF PERMANENT DRIVEWAYS SHALL NOT BE USED FOR SEDIMENT CONTROL. CONCRETE WASHOUT AREA MATERIAL STOCKPILING OR EQUIPMENT STORAGE AREAS DURING CONSTRUCTION.

16. CATCH BASINS AND LAWN DRAINS SHALL BE PROTECTED WITH SEDIMENT CONTROL STRUCTURES AND REMAIN OFF-LINE AND INOPERABLE UNTIL THE FINISH COURSE OF PAVEMENT IS INSTALLED AND THE CONTRIBUTING DRAINAGE AREAS IS STABILIZED. STORMWATER RUNOFF SHALL BE DIRECTED TO TEMPORARY SEDIMENT TRAPS DURING INITIAL CONSTRUCTION STAGES.

17. THE CONTRACTOR MAY PROVIDE ALTERNATE LOCATIONS OR PROVIDE ADDITIONAL STOCKPILE AREAS PROVIDED THEY ARE PROVIDED PERMIT FOR EROSION CONTROL. AND THE STOCKPILE LOCATIONS NOT BE ON CHAMBER BED OR SEPTIC SYSTEM LOCATIONS OR WITHIN 25 FT OF WETLAND RESOURCE AREAS.

TEMPORARY SEDIMENTATION CALCULATION
STORMWATER DRAINAGE AREA ACRE
1300.0 SF X .34 = 442.20 SQ FT
1300.0 SF X .34 = 442.20 SQ FT
(3.724 SF * 2.519) / (2 X 3 FT DEEP) = 9.9645 CF PROVIDED



REVISIONS: No. DESCRIPTION DATE

PROJECT TITLE: #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

2/15/2023

COMMONWEALTH OF MASSACHUSETTS
REGISTERED PROFESSIONAL ENGINEER
No. 39782
A. ESPPOSITO

PREPARED BY: PARCEL 41-1-3-D PARCEL 41-1-3-0

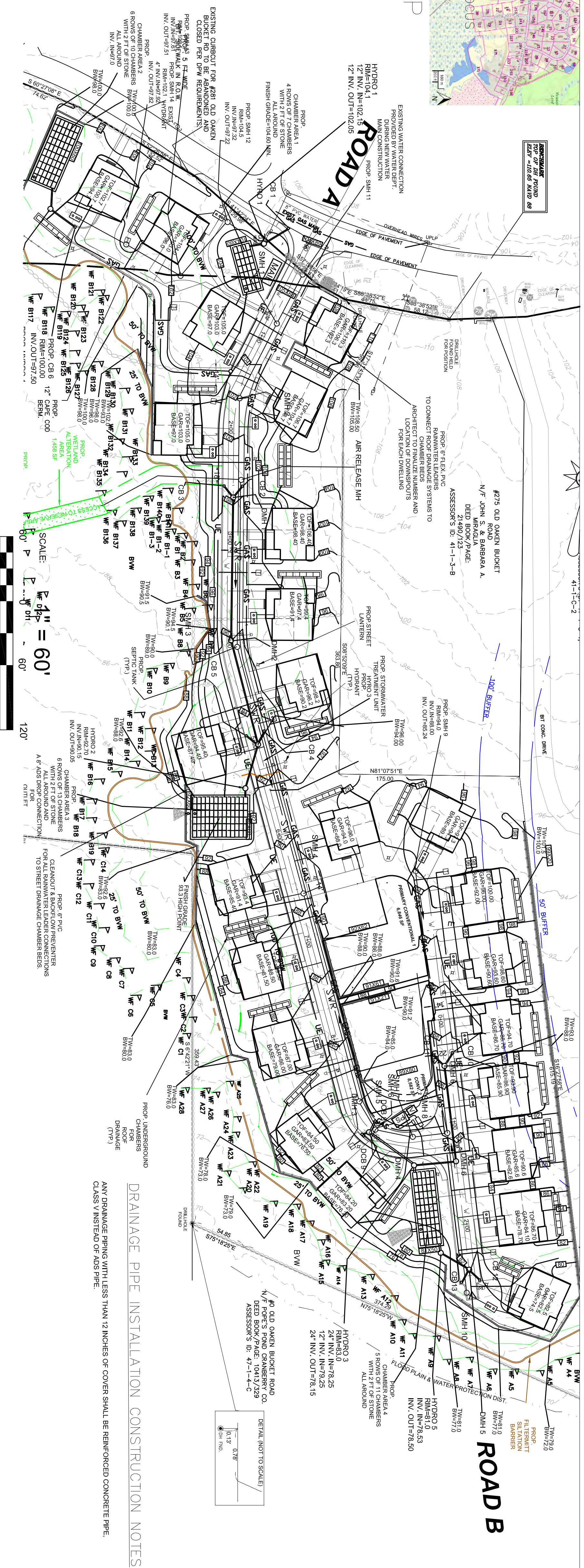
REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
167 R SUMMER STREET
KINGSTON, MA 02364
781-582-2185
mark@ssscinc.net

PREPARED FOR: LOYD DALE, LLC
S/O SALT MEADOW SURVEY
107 EAST STREET
DUXBURY, MA 02532

DATE: FEBRUARY 16, 2023
COMP/DESIGN: A. ESPPOSITO
CHECK: M. D. CASEY
DRAWING: A. ESPPOSITO
FIELD: LILIPS
APPROVED: M. D. CASEY
DWG. NO. 1908 ERCP

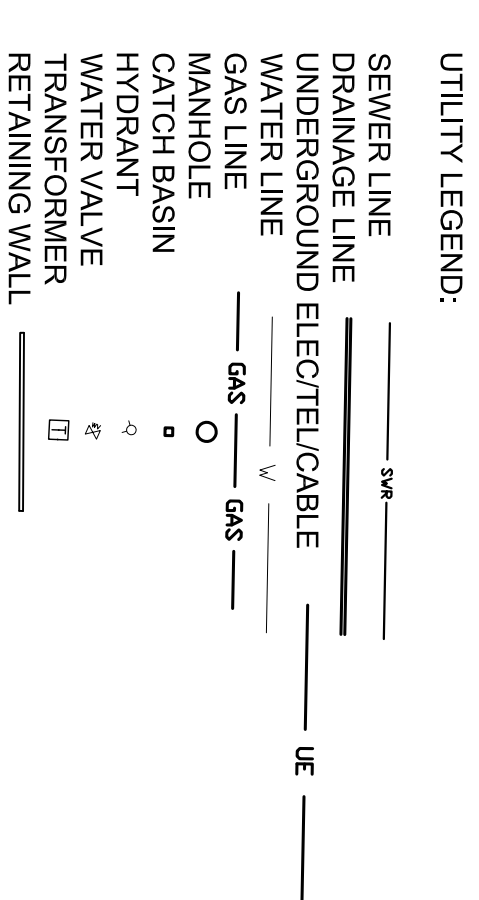
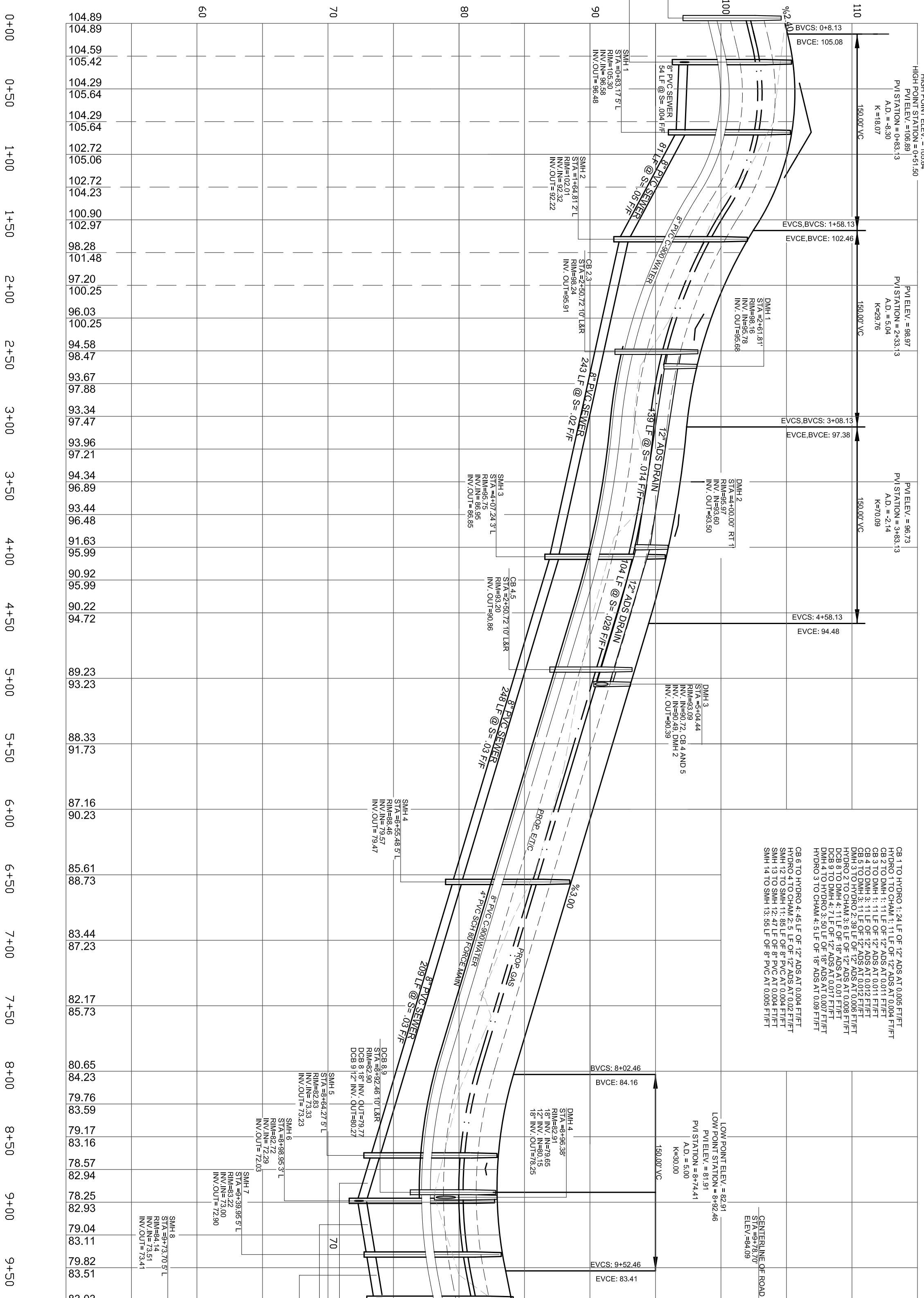
SCALE: 1" = 50'

SHEET 5 OF 16



SCALE: 1/4" = 60'

DRAINAGE PIPE INSTALLATION CONSTRUCTION NOTES
 ANY DRAINAGE PIPING WITH LESS THAN 12 INCHES OF COVER SHALL BE REINFORCED CONCRETE PIPE.
 CLASS V INSTEAD OF ADS PIPE.



DRP - DOUBLE CATCH BASIN
 CB - CATCH BASIN
 DMH-DRAIN MANHOLE
 HYDRO- PROPRIETARY TREATMENT UNIT

REVISIONS:
 NO. DESCRIPTION DATE

PROJECT TITLE:
THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

2/15/2023
 M.D. Casey

COMMONWEALTH OF MASSACHUSETTS
 REGISTERED PROFESSIONAL ENGINEER
 REGISTRATION NO. 39782
 M.D. CASEY

PREPARED BY:
 PARCEL 41-1-3-D
 PARCEL 41-1-3-0

PLAN & PROFILE ROAD A

REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
 167 R SUMMER STREET
 KINGSTON, MA 02364
 781-582-2185
 mark@sssscinc.net

PREPARED FOR:
 LOVEDALE, LLC
 S/O SALT MEADOW DEVELOPMENT
 107 EAST STREET
 DUXBURY, MA 02532

SCALE: 1" = 60'

DATE: FEBRUARY 16, 2023
 COMP/DESIGN: A. ESPOSITO
 CHECK: M. D. CASEY
 DRAWING: A. ESPOSITO
 FIELD: LILUPS
 APPROVED: M. D. CASEY
 DWG. NO. 1908 P&A
 JOB NO. 1908

SHEET 6 OF 16

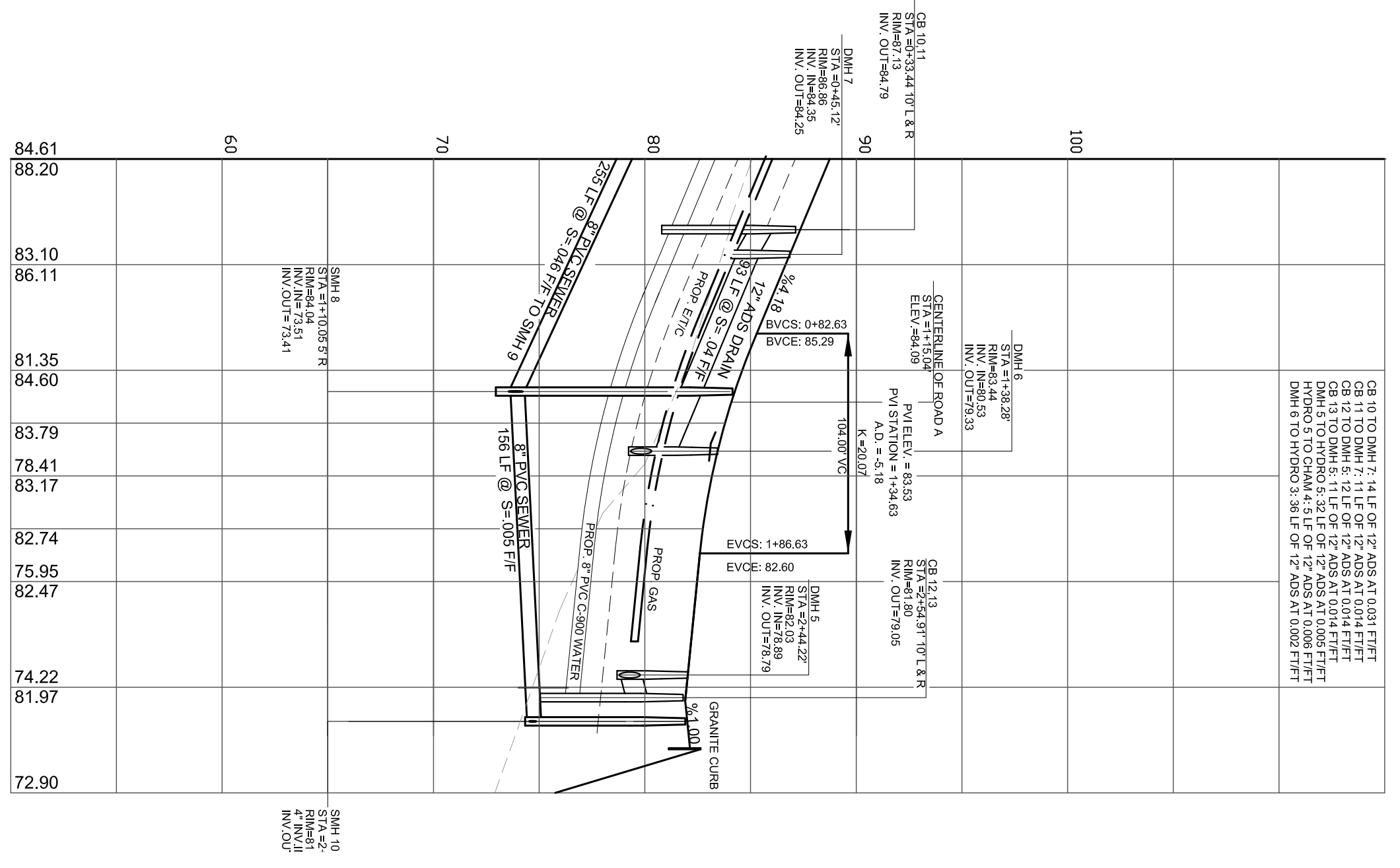


LOCUS MAP
NOT TO SCALE



DRAINAGE PIPE INSTALLATION CONSTRUCTION NOTES
ANY DRAINAGE PIPING WITH LESS THAN 12 INCHES OF COVER SHALL BE REINFORCED CONCRETE PIPE.
CLASS V INSTEAD OF ADS PIPE.

- UTILITY LEGEND:
- SEWER LINE
 - DRAINAGE LINE
 - UNDERGROUND ELECTRIC/CABLE
 - WATER LINE
 - GAS LINE
 - MANHOLE
 - CATCH BASIN
 - HYDRANT
 - WATER VALVE
 - TRANSFORMER
 - RETAINING WALL



SCALE: HORIZONTAL 1" = 60'
VERTICAL 1" = 8'

REVISIONS:	DESCRIPTION	DATE
No.		



THE COTTAGES
AT
OLD OAKEN BUCKET
AT
#279-281 OLD OAKEN
BUCKET ROAD
SCITUATE, MA

PLAN &
PROFILE
ROAD B

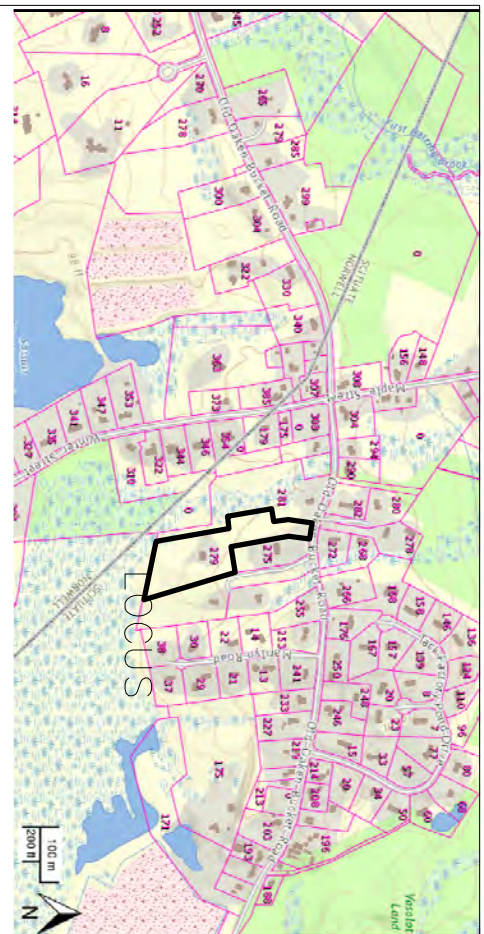
PREPARED FOR:
PARCEL 41-1-3-D
PARCEL 41-1-3-0

PREPARED BY:
South Shore
Surveyors, Inc.
CONSULTANTS, INC.
REGISTERED LAND SURVEYORS
& CIVIL ENGINEERS
167 R SUMMER STREET
KINGSTON, MA 02364
781-582-2185
mark@ssinc.net

PREPARED FOR:
LOVEDALE, LLC
S/O SALT MEADOW DEVELOPMENT
107 EAST STREET
DUXBURY, MA 02332

SCALE: 1" = 60'

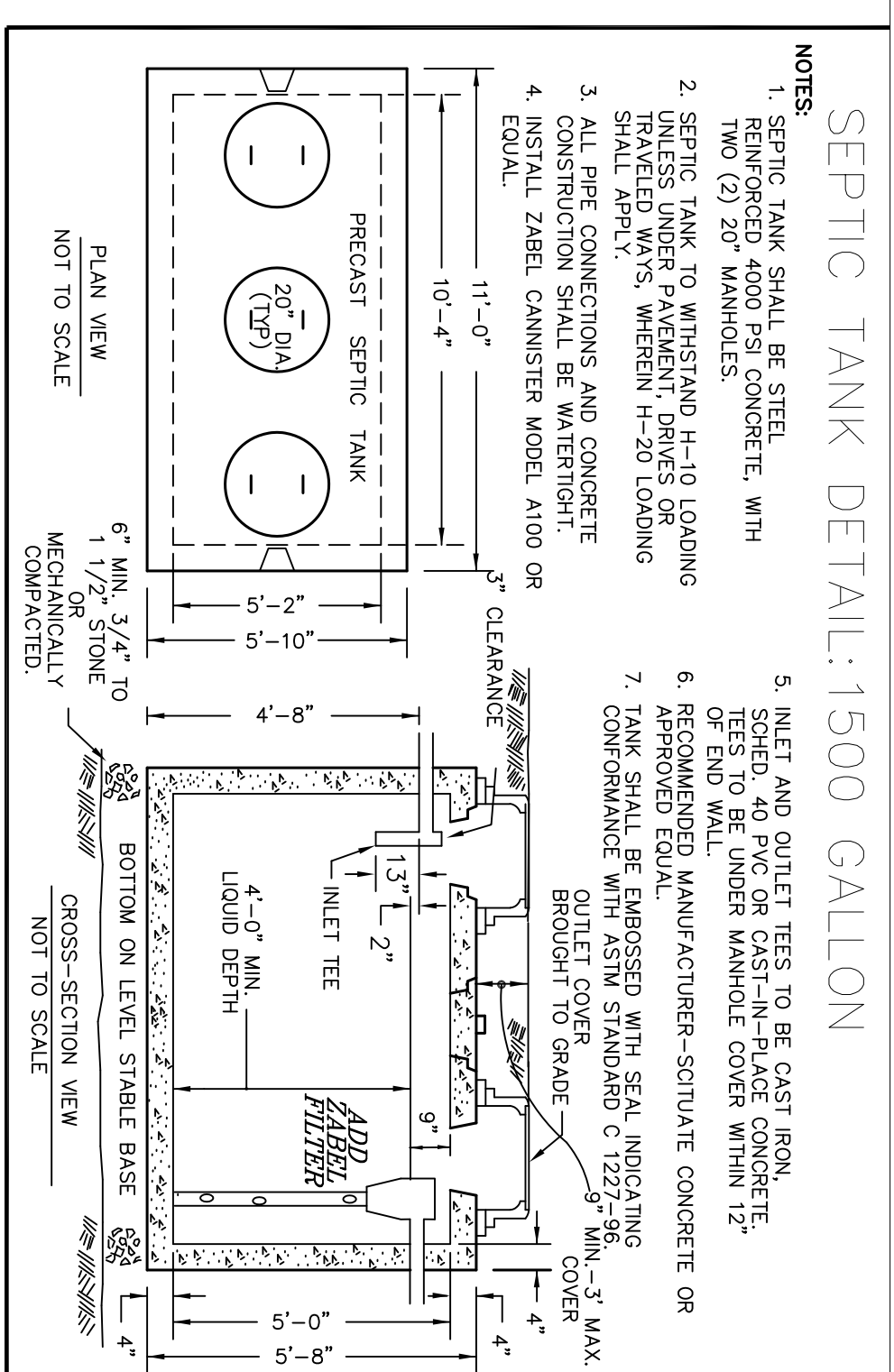
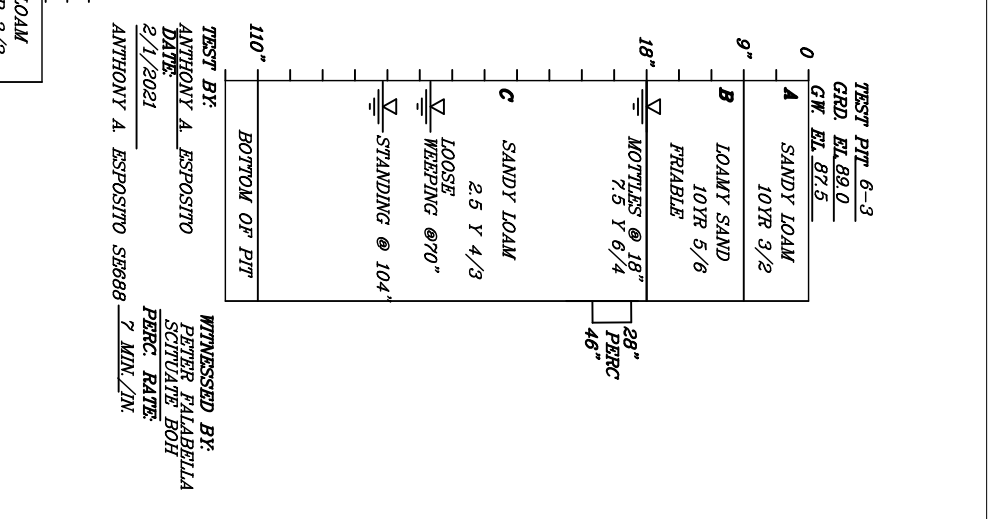
DATE: FEBRUARY 16, 2023
COMP/DESIGN: A. ESPOSITO
CHECK: M. D. CASEY
DRAWING: A. ESPOSITO
FIELD: LILUPS
APPROVED: M. D. CASEY
DWG. No. 1908 PRB
JOB No. 1908



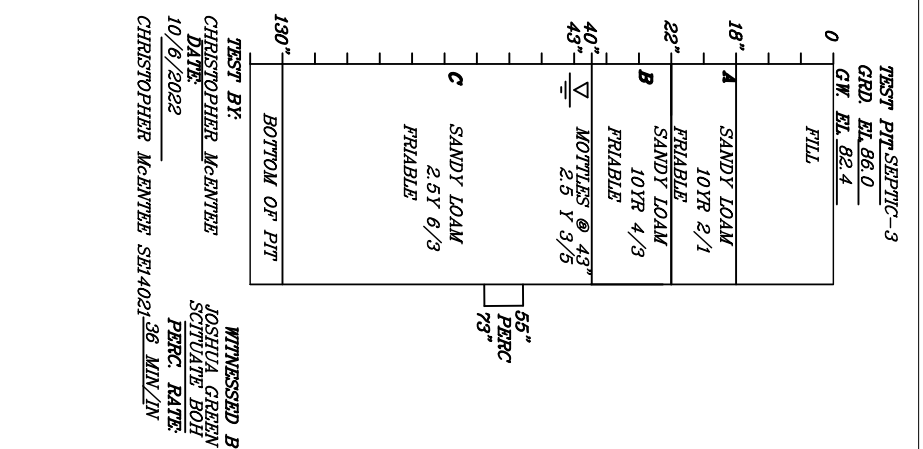
LOCUS MAP NOT TO SCALE

CONSTRUCTION NOTES
 1) INSPECTION HOLE SHALL COMPARE TO 30" DIA (34" DIA) DIA. (MINIMUM) TO BE PROVIDED ON TOP OF ALL LEACHING COMPARTMENTS IN ACCORDANCE WITH TITLE 5.

SEWAGE DISPOSAL SYSTEM AND THE DRAINAGE DO NOT FALL WITHIN A ZONING OR A ZONING II. THIS SYSTEM IS A TYPICAL WELLSHED PROTECTION AREA. THIS SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH TITLE 5. THIS DESIGN DOES NOT REQUIRE VARIANCE FROM TITLE 5 AND DOES NOT REQUIRE A VARIANCE FROM TITLE 5. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THIS SOIL ASSOCIATION SYSTEM. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THIS SYSTEM. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THIS SYSTEM. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THIS SYSTEM. THERE ARE NO KNOWN WETLANDS WITHIN 100' OF THIS SYSTEM.



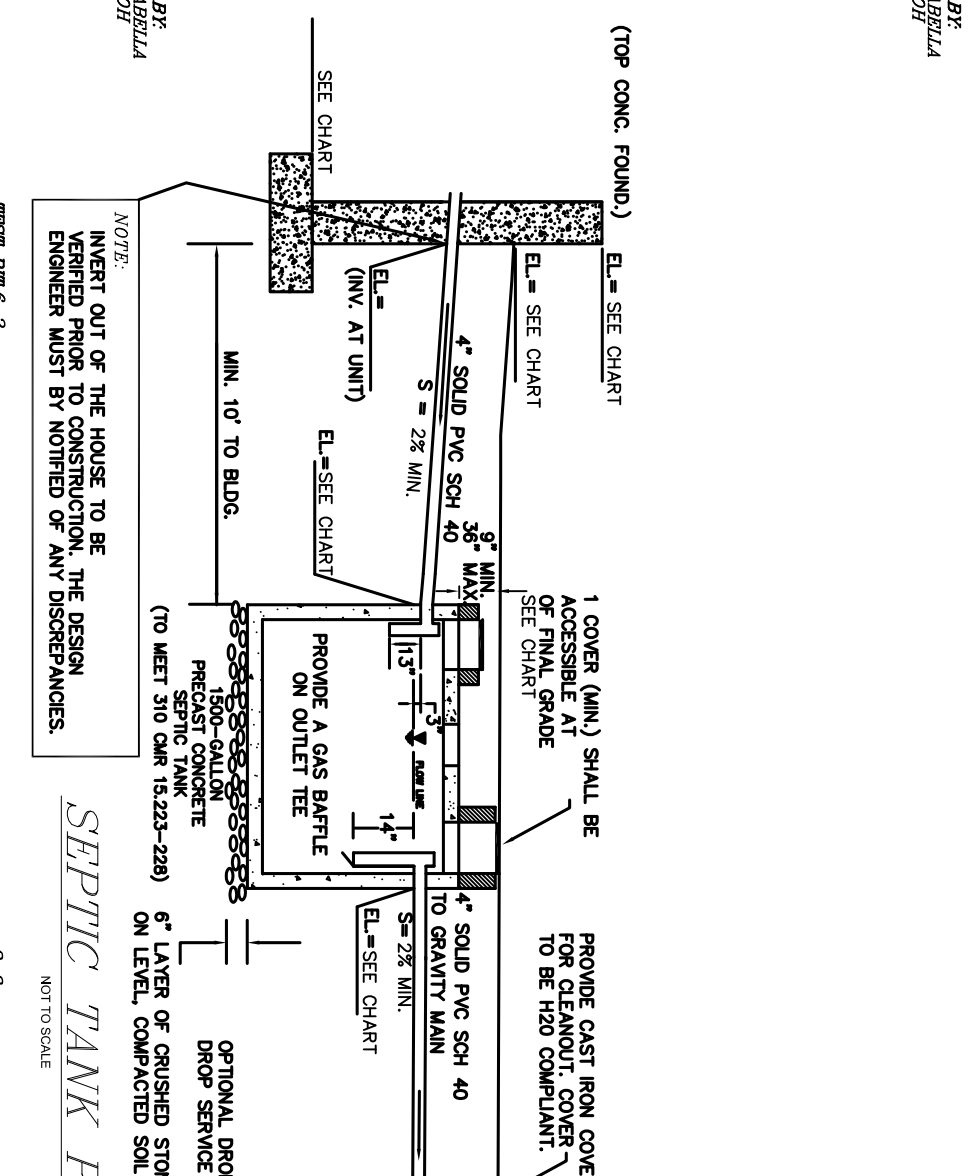
DWELL	INV. OUT	TANK IN	TANK OUT	FIN. GRD.	TOP OF FIN.	TOP OF BASE SLAB	TOP OF TANK
1	99.53	99.13	98.88	100.20	102.70	94.70	100.13
2	99.77	99.55	99.30	104.00	105.00	96.00	100.55
3	100.80	100.50	100.25	104.10	105.00	97.00	101.60
4	96.95	96.50	96.25	100.00	102.00	97.00	97.50
5	104.33	104.00	103.75	105.83	106.30	102.30	105.00
6	96.34	96.00	95.75	100.00	102.00	97.00	97.50
7	99.40	99.00	98.75	103.00	105.00	98.40	99.00
8	93.74	93.10	92.85	96.60	98.40	92.40	94.10
9	91.96	90.50	90.25	96.00	98.00	90.20	91.50
10	96.82	96.50	96.25	99.00	101.00	96.00	96.50
11	90.98	90.60	90.35	94.10	96.00	89.30	91.50
12	90.78	90.00	89.75	94.00	96.00	90.60	91.50
13	90.78	90.00	89.75	94.00	96.00	90.60	91.50
14	82.78	82.00	81.75	86.00	88.00	85.90	85.70
15	80.78	80.00	79.75	84.00	86.00	82.60	83.50
16	80.78	80.00	79.75	84.00	86.00	82.60	83.50
17	79.58	79.00	79.05	82.80	86.70	78.70	80.30
18	78.98	78.00	77.75	79.00	82.50	74.50	79.00
19	80.28	79.80	79.55	83.50	84.20	76.20	80.80
20	80.50	79.80	79.55	83.30	84.50	76.50	80.80
21	81.34	81.00	80.75	84.50	87.00	79.00	82.00
22	85.68	82.30	82.05	86.80	89.50	81.50	84.30
23	82.64	82.30	82.05	86.80	89.50	81.50	84.30
24	90.82	90.50	90.25	94.00	95.40	87.40	91.50



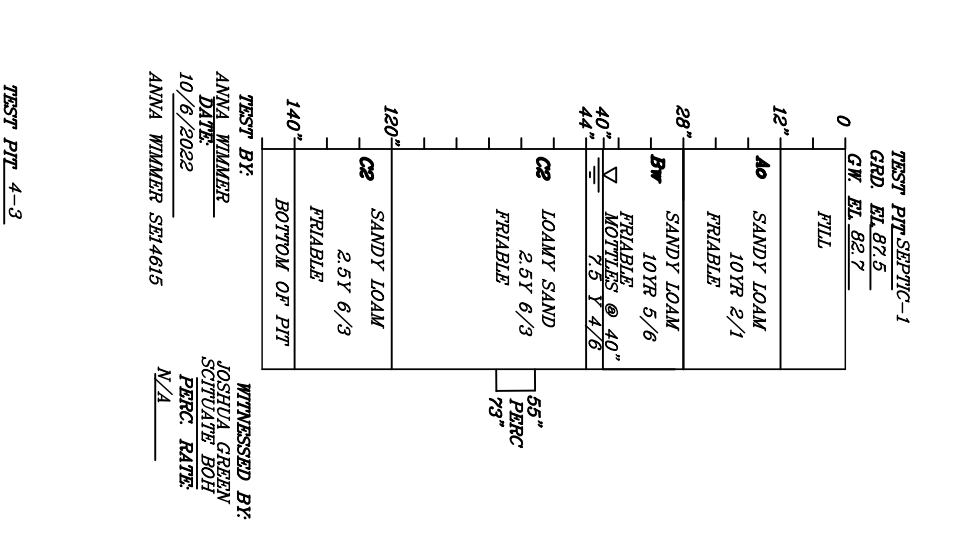
GENERAL NOTES:
 1. THIS PLAN IS FOR DESIGN AND CONSTRUCTION OF THE SEWAGE DISPOSAL FACILITY ONLY.
 2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO MASS DE.P. TITLE 5 AND LOCAL BOARD OF HEALTH REGULATIONS.
 3. ALL PIPES SHALL BE 4" PVC SCH 40 OR EQUAL.
 4. THERE ARE NO KNOWN WELLS LOCATED WITHIN 150 FT OF THE PROPOSED LEACHING FACILITY NOR ANY WELLS PROPOSED WITHIN 150 FT OF ANY KNOWN LEACHING FACILITY.
 5. THIS SYSTEM IS NOT THE USE OF A GARAGE DIGGER FOR ALL TOPSOIL A), SUBSOIL (B) AND OTHER UNSATURATED MATERIALS WITHIN BATHING GRADE.
 6. REPLACE WITH CLEAN WASHED SAND OR OTHER CLEAN GRANULAR MATERIAL IN CONFORMANCE WITH 310 CMR 18.0255.
 7. EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND THE COORDINATION OF PROPOSED CONSTRUCTION ACTIVITY WITH THE COMPANY) AN EXISTING UTILITY SHALL MAINTAIN ANY EXISTING UTILITY WILL BE MAINTAINED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND THE COORDINATION OF PROPOSED CONSTRUCTION ACTIVITY WITH THE COMPANY) AN EXISTING UTILITY SHALL MAINTAIN ANY EXISTING UTILITY WILL BE MAINTAINED.
 8. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF OR HAVE ALL UTILITIES AND SUBSTRUCTURES ARE SHOWN. LOCATIONS AND DEPTHS OF UTILITIES ARE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AND THE COORDINATION OF PROPOSED CONSTRUCTION ACTIVITY WITH THE COMPANY) AN EXISTING UTILITY SHALL MAINTAIN ANY EXISTING UTILITY WILL BE MAINTAINED.
 9. NO CHANGES ARE TO BE MADE IN THE FIELD WITHOUT THE APPROVAL OF THE SEPARATE BOARD OF HEALTH AND THE DESIGN ENGINEER.



SCALE: 1" = 40'
 0 20 40 60 80 100 FEET



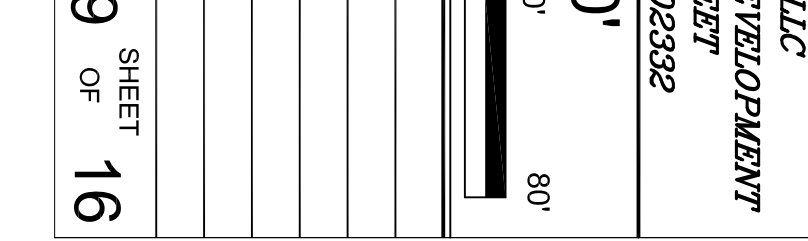
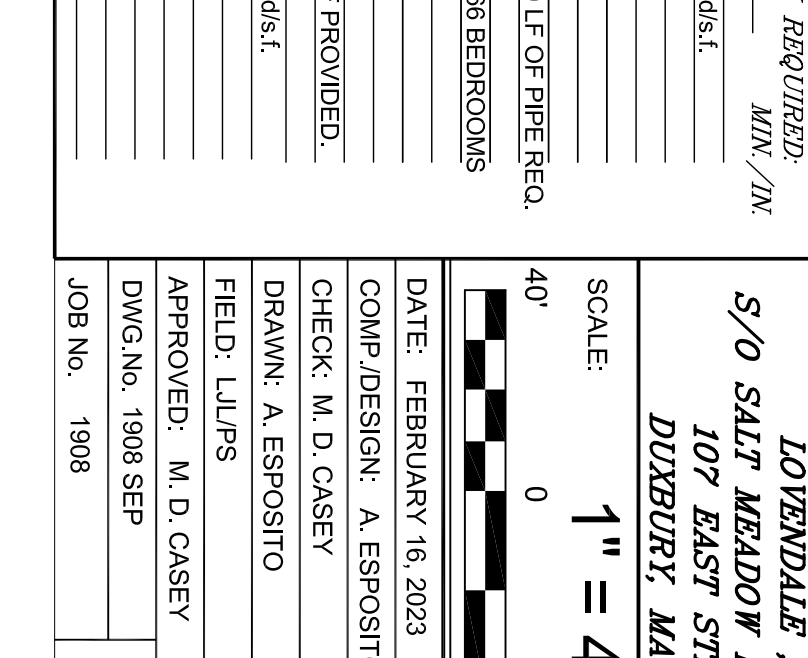
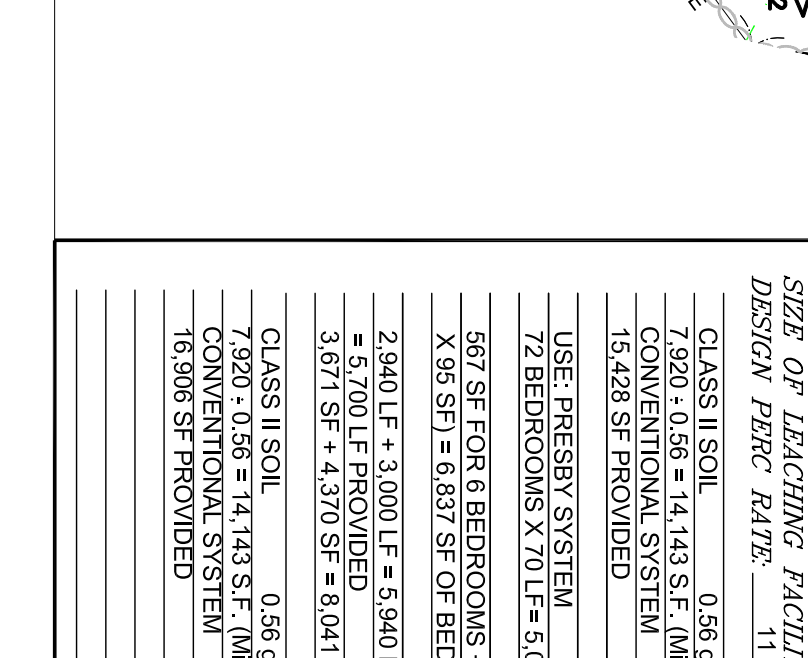
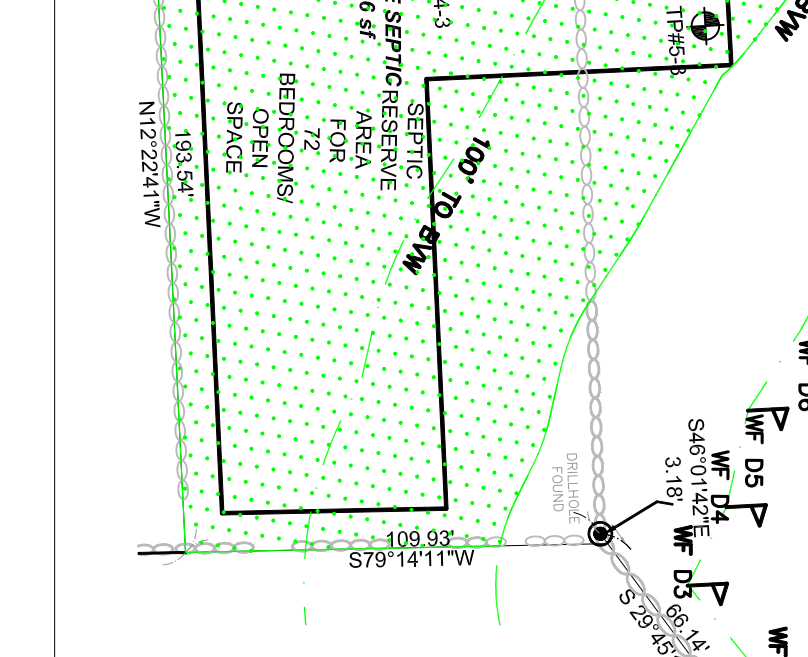
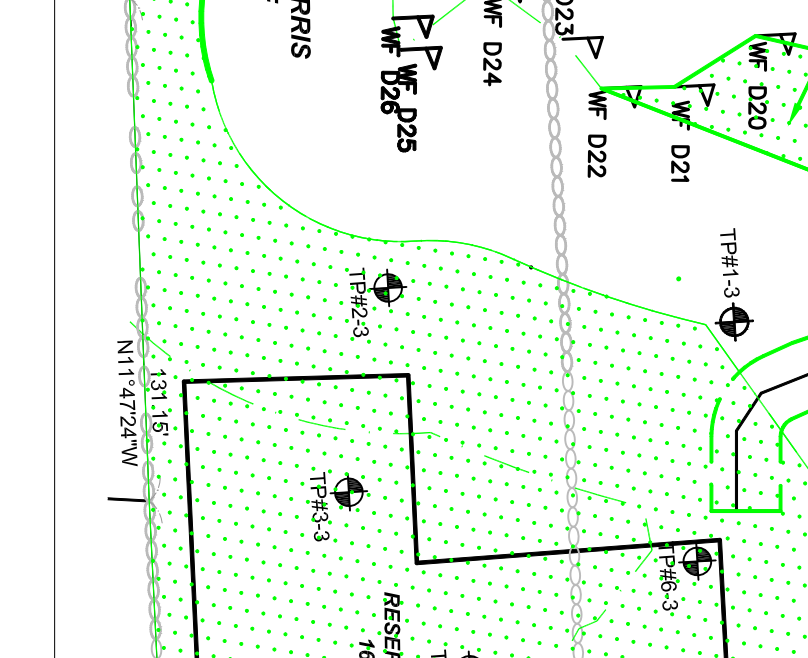
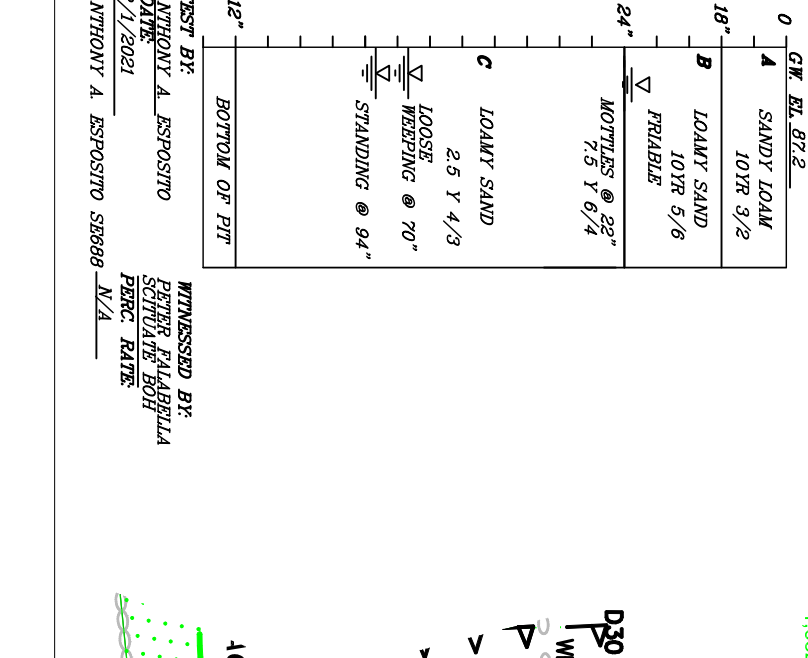
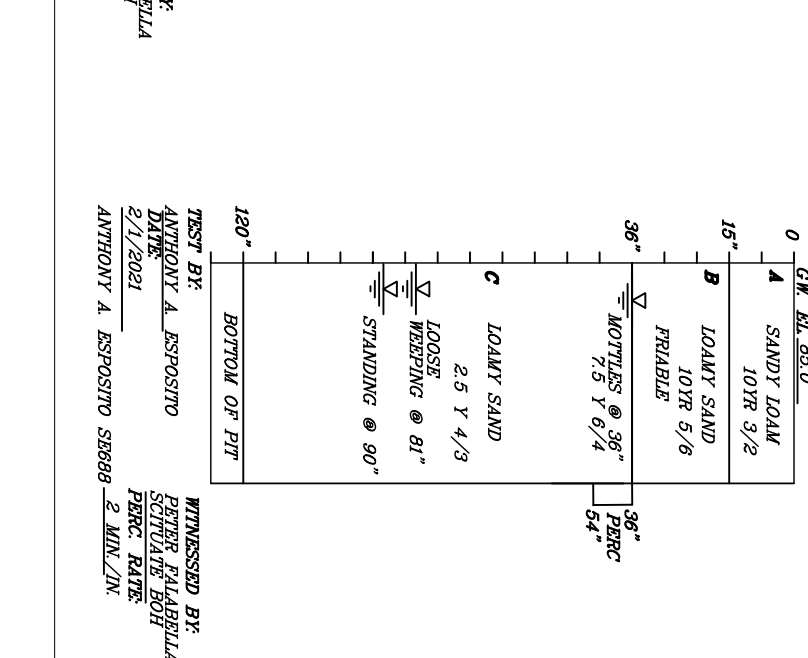
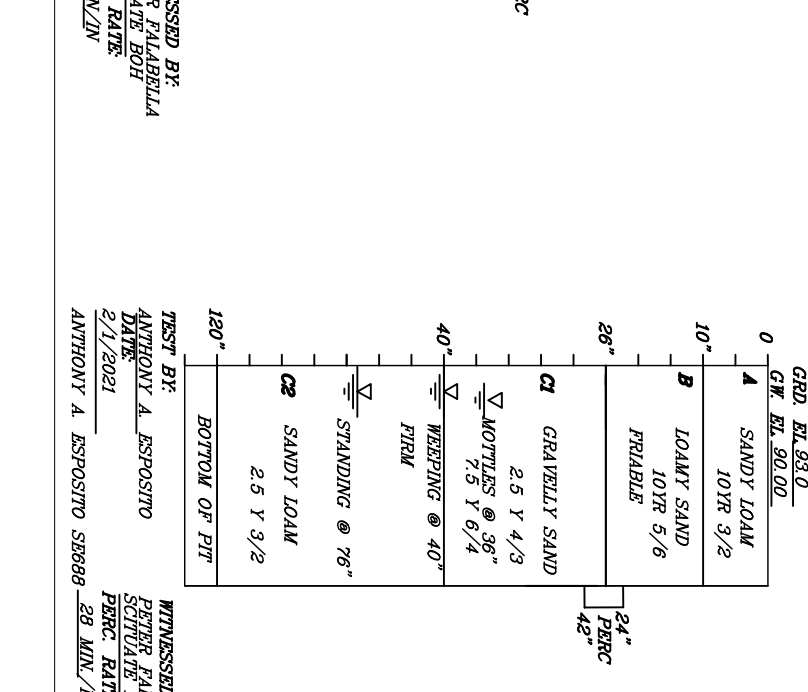
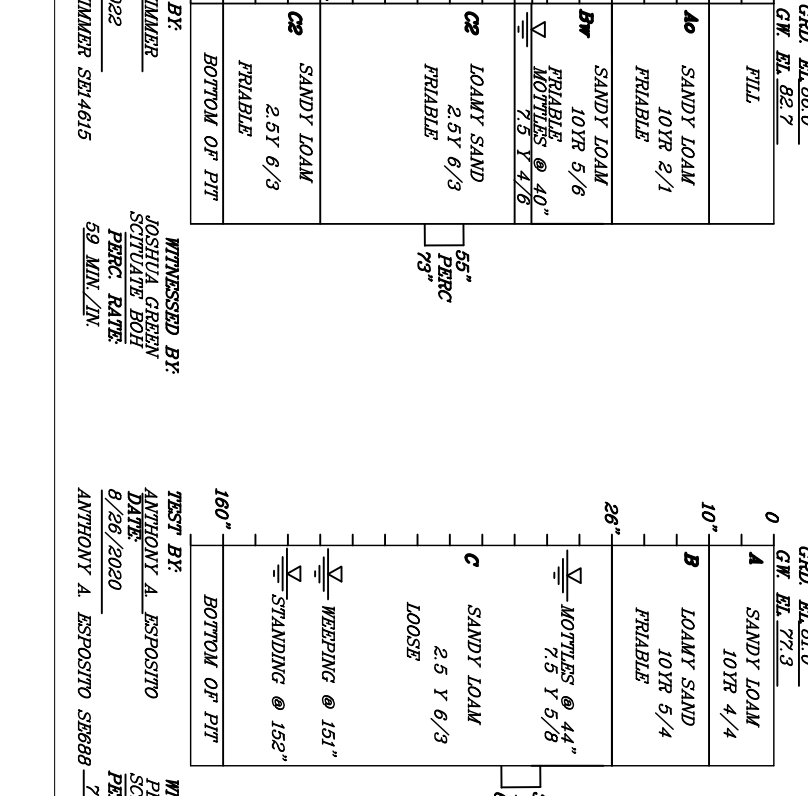
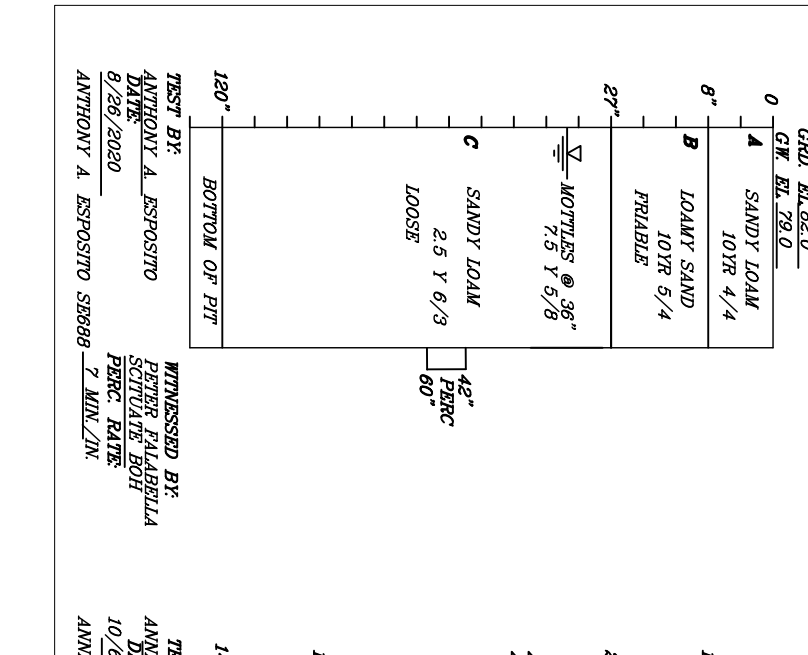
SEPTIC TANK PROFILE



PRESBY BED DETAIL

DESIGN CRITERIA:
DESIGN FLOW PER TITLE 5:
 12 BEDROOMS AT 110 G.P.D. 1,320 G.P.D.
 REQUIRED SEPTIC TANK PER STRUCTURE 7,920 GALS
 SEPTIC TANKS PROVIDED = 38,000 GAL.
SIZE OF LEACHING FACILITY REQUIRED:
 DESIGN PERC RATE 11 MIN./IN.
 CLASS II SOIL 0.56 GALS/SF
 7,920 / 0.56 = 14,143 S.F. (MIN.)
 CONVENTIONAL SYSTEM 15,428 SF PROVIDED
 USE PRESBYRY SYSTEM
 72 BEDROOMS X 70 LF = 5,040 LF OF PIPE REQ.
 667 SF FOR 6 BEDROOMS * 166 BEDROOMS
 X 93 SF = 6,207 SF OF BED
 2,940 LF + 3,000 LF = 5,940 LF
 5,700 LF PROVIDED
 3,671 SF + 4,370 SF = 8,041 SF PROVIDED
 CLASS II SOIL 0.56 GALS/SF
 7,920 / 0.56 = 14,143 S.F. (MIN.)
 CONVENTIONAL SYSTEM 15,428 SF PROVIDED

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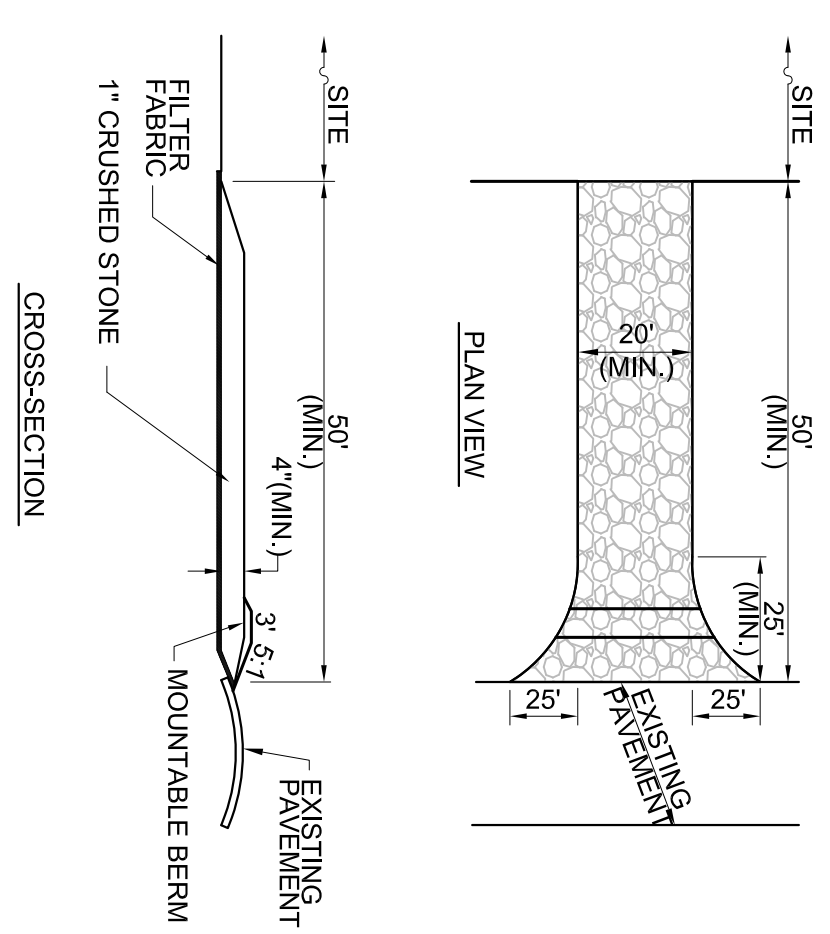
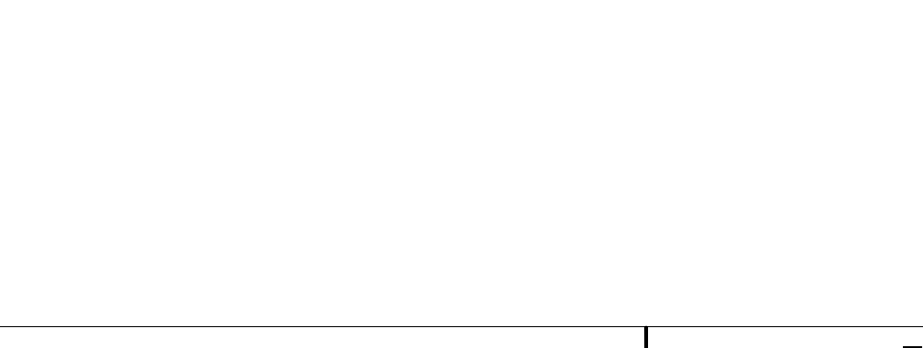
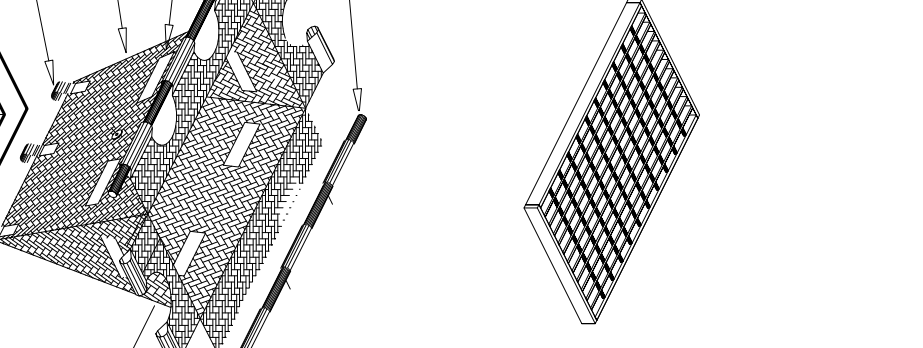
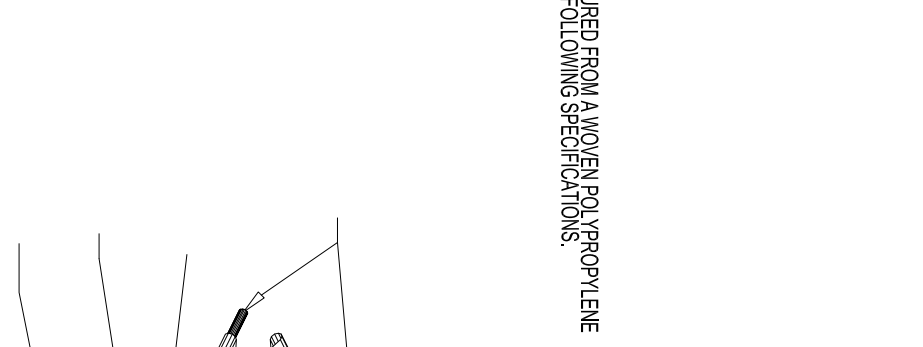
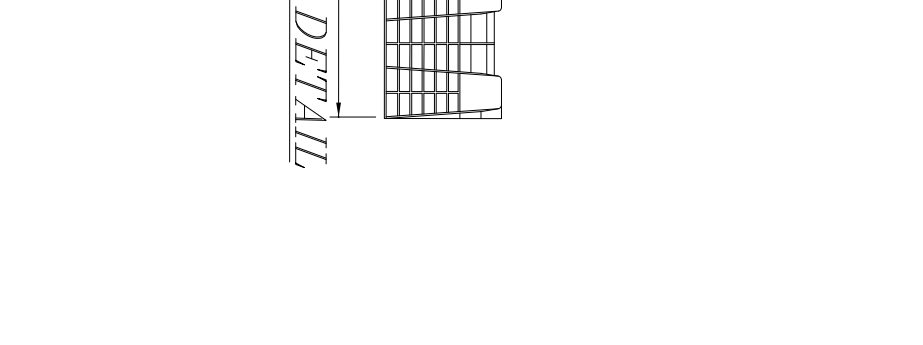
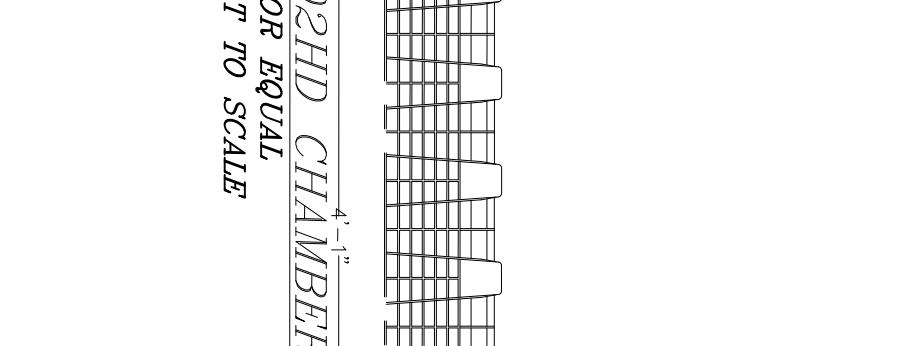
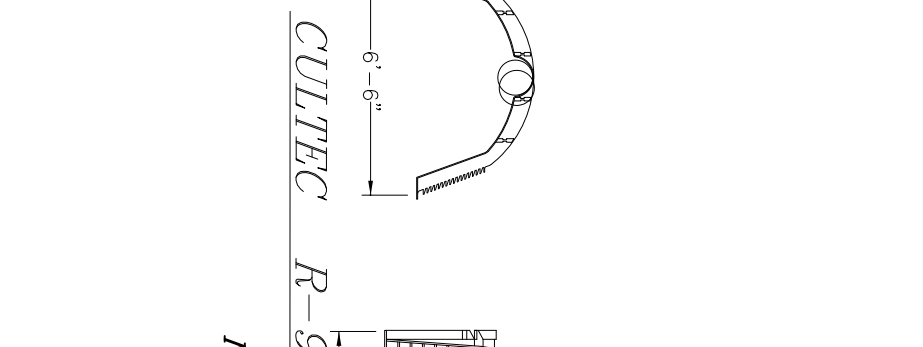
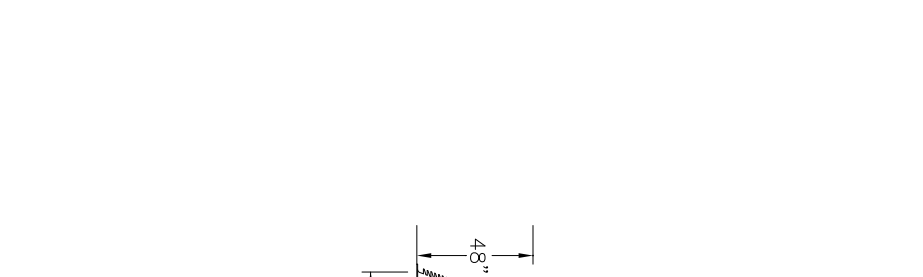
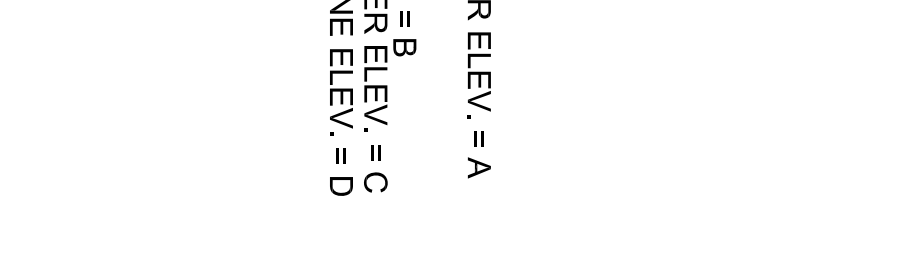
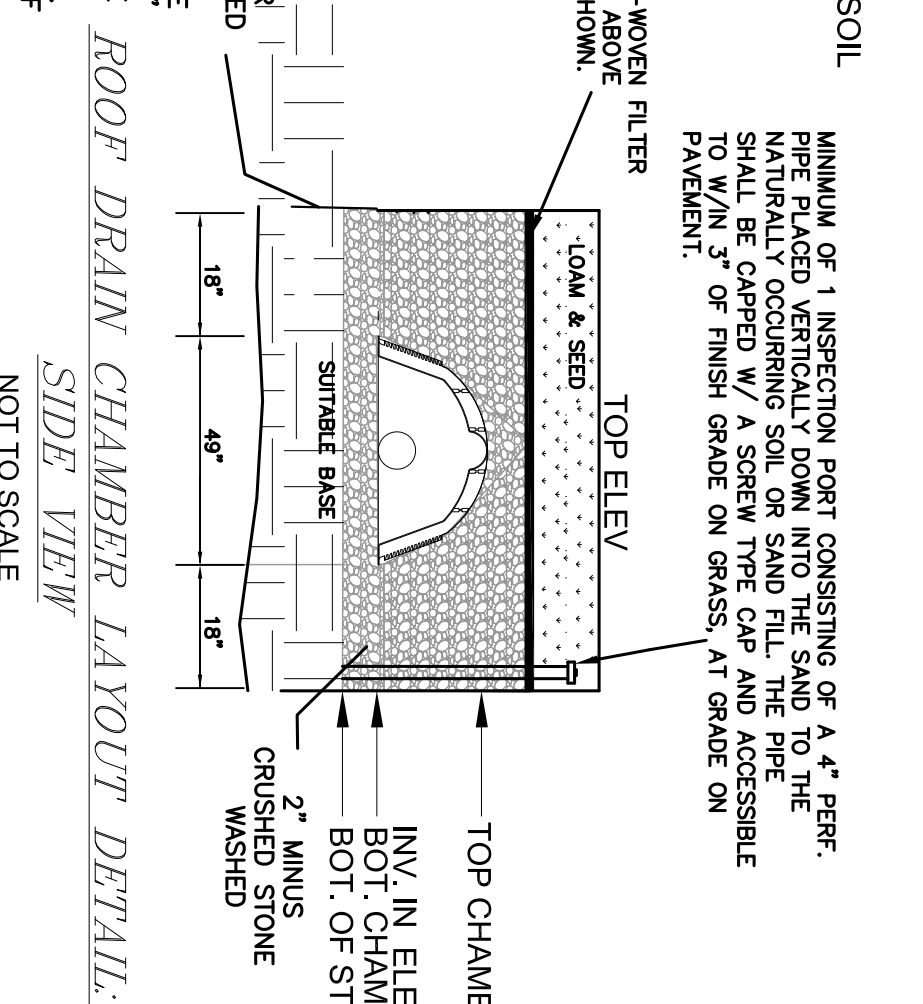
REVISIONS:
 NO. DESCRIPTION DATE
 PROJECT TITLE:
 PREPARED BY:
 CHECKED BY:
 DATE: FEBRUARY 16, 2023
 COMP. DESIGN: A. ESPOSITO
 CHECK: M. D. CASEY
 DRAWN: A. ESPOSITO
 F.I.L.D.: LILIPS
 APPROVED: M. D. CASEY
 DWG. NO. 1909 SEP
 JOB NO. 1908

DWELL	A	B	C	D	TOP MIN. GROUND WATER
1	100.00	96.00	96.00	95.50	101.00
2	102.50	98.50	98.50	98.00	100.35
4	99.60	95.60	95.60	95.10	93.00
5	107.20	103.20	103.20	103.20	108.70
6	103.60	99.60	99.60	99.10	104.60
7	103.60	99.60	99.60	99.10	104.60
8	98.60	94.60	94.60	94.10	99.60
9	95.10	91.10	91.10	90.60	96.10
10	91.90	87.90	87.90	87.40	92.90
11	94.10	90.10	90.10	89.60	95.10
12	95.80	92.30	92.30	91.80	96.80
13	94.10	90.10	90.10	89.60	95.10
14	91.00	87.50	87.50	87.00	92.00
15	90.00	86.50	86.50	86.00	91.00
16	86.10	82.10	82.10	81.60	87.10
17	83.30	79.30	79.30	78.80	84.30
18	79.40	75.40	75.40	74.90	80.40
19	80.80	76.80	76.80	76.30	81.80
20	81.60	77.60	77.60	77.10	82.60
21	84.60	80.60	80.60	80.10	85.60
22	86.10	82.10	82.10	81.60	87.10
23	86.10	82.10	82.10	81.60	87.10

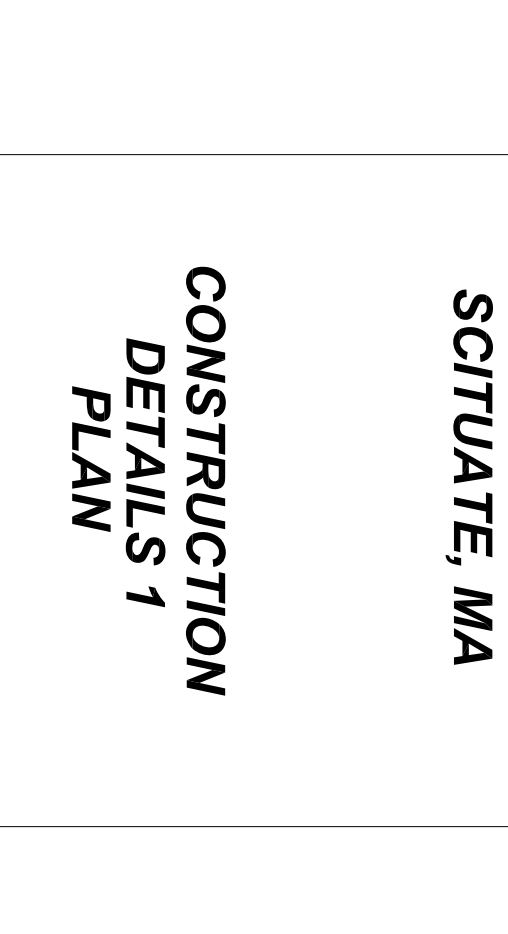
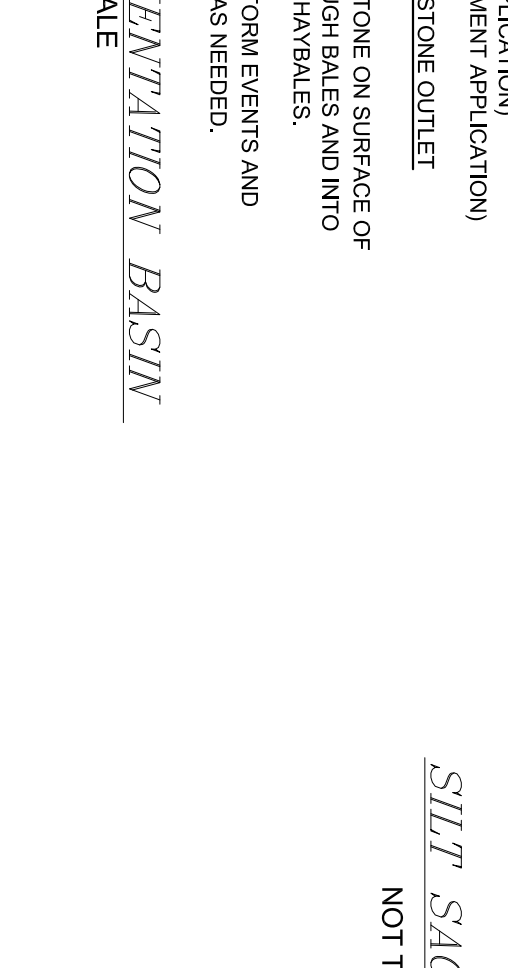
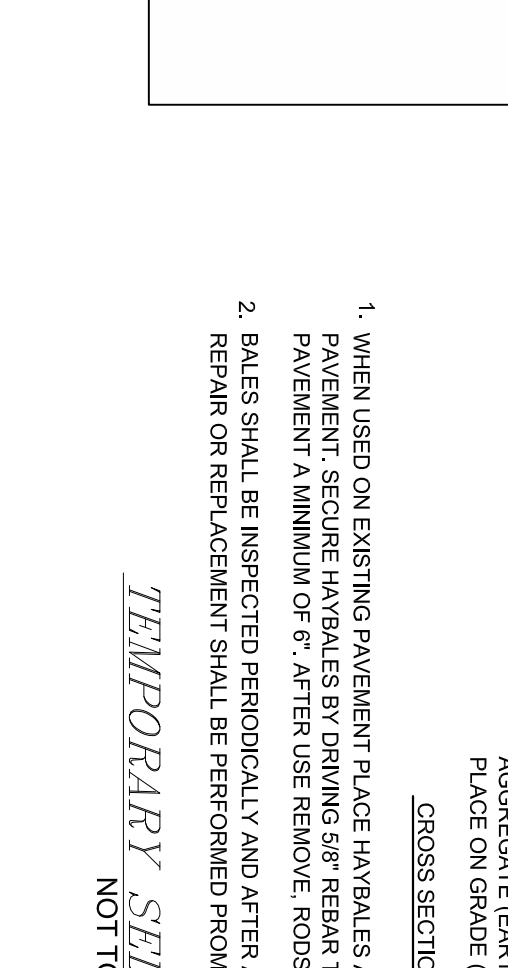
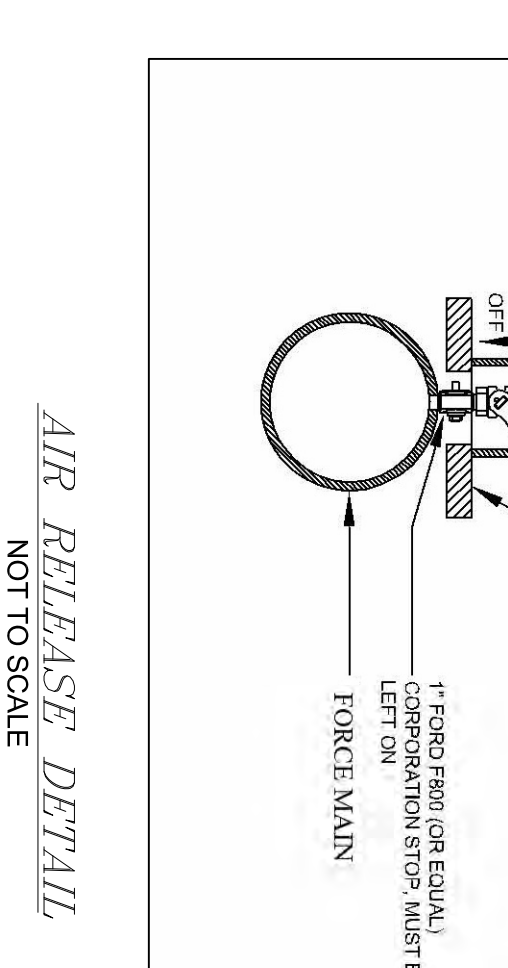
ROOF DRAIN CHAMBER ELEVATION CHART

40 MIL. LINER ON ALL SIDES
 BOTTOM SET 1' INTO IN-SITU SOIL
 TOP SET 2 INCHES ABOVE
 CRUSHED STONE

MINIMUM OF 1' INSPECTION PORT CONSISTING OF A 4" PERF. PIPING TO BE PLACED ABOVE NATURALLY OCCURRING SOIL OR SAND FILL. THE PIPE SHALL BE CAPPED W/ A SCREW TYPE CAP AND ACCESSIBLE TO W/M 3" OF FINISH GRADE ON GRASS. AT GRADE ON PAVEMENT.

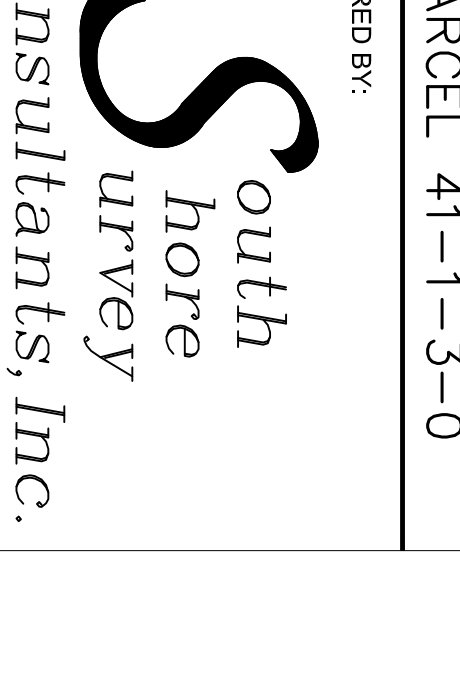
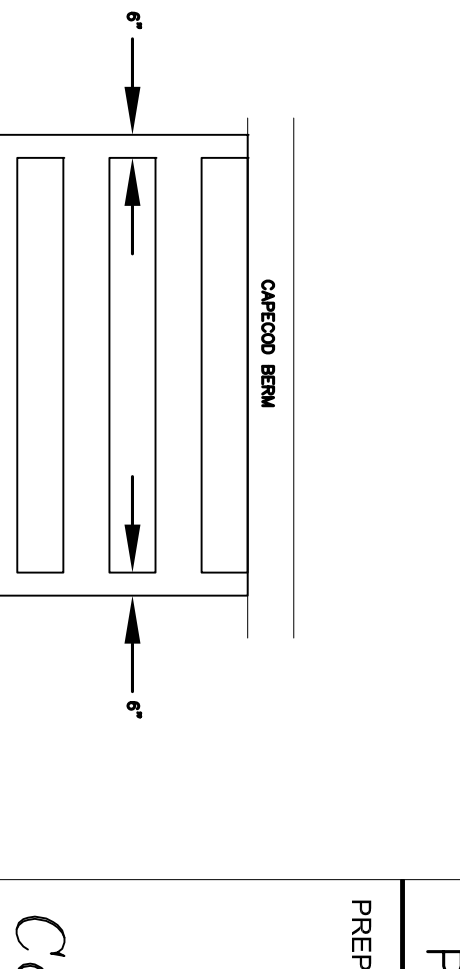
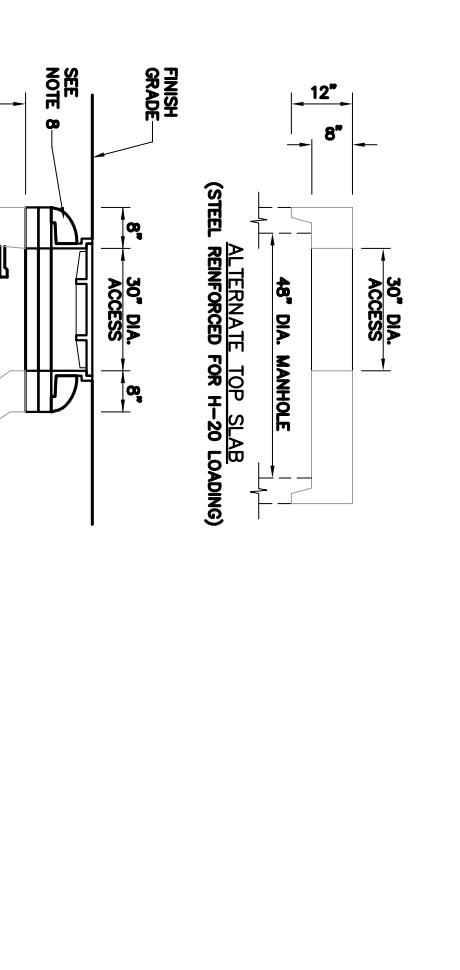
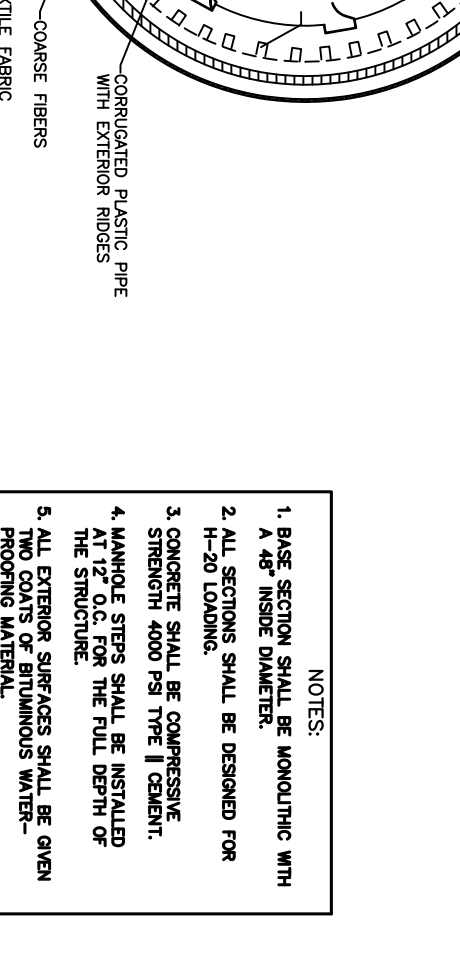
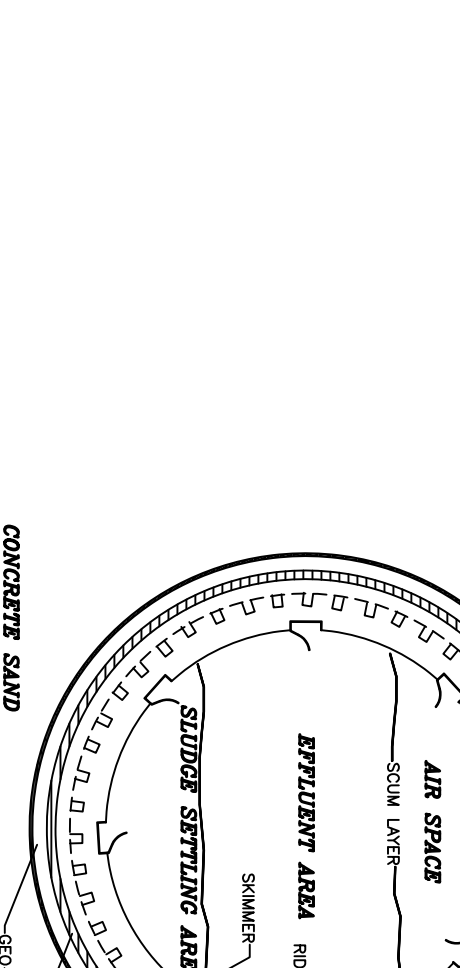


- NOTES:**
- ENTRANCE WIDTH SHALL BE A EIGHTEEN (18) FOOT MINIMUM, BUT NOT LESS THAN THE WIDTH OF THE EXISTING DRIVEWAY OR DRIVEWAY. THE ENTRANCE PAD SHALL BE PLACED AT THE PROPOSED ENTRANCE TO PARADOCK CIRCLE.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR REPLACEMENT OF STONE AS NECESSARY. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
 - USE 4# QUARRY SPILL STONES.



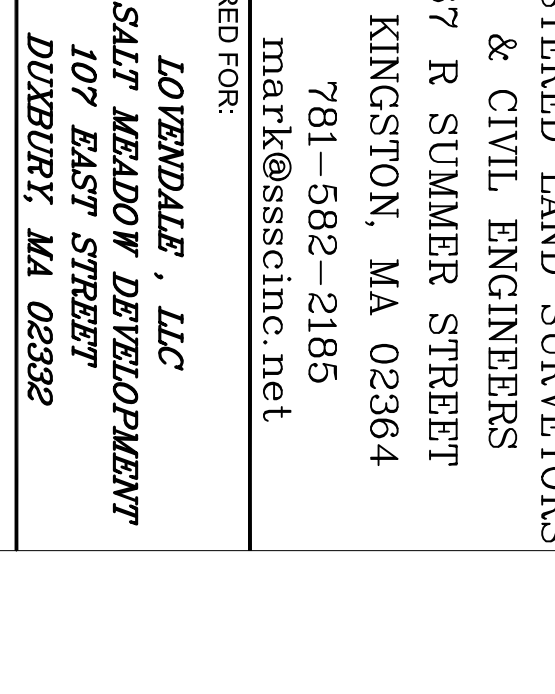
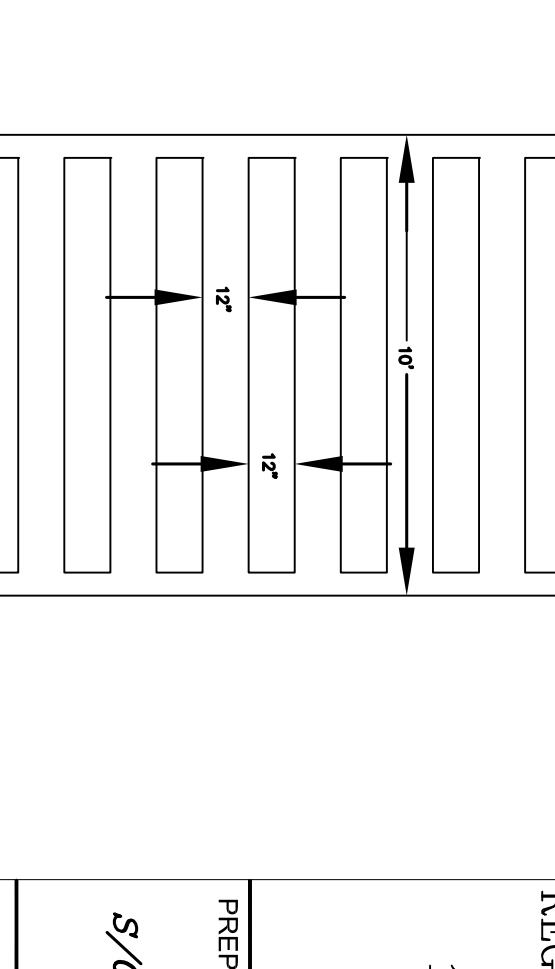
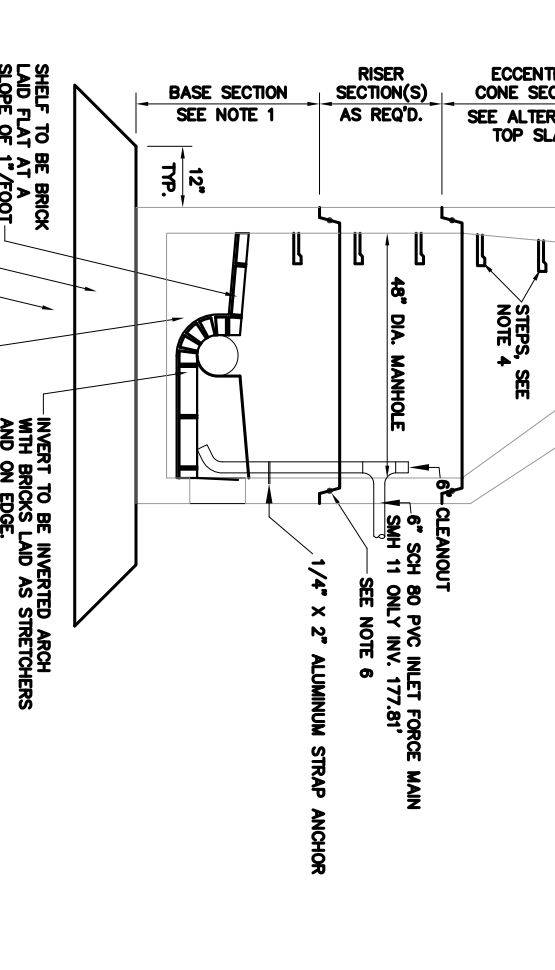
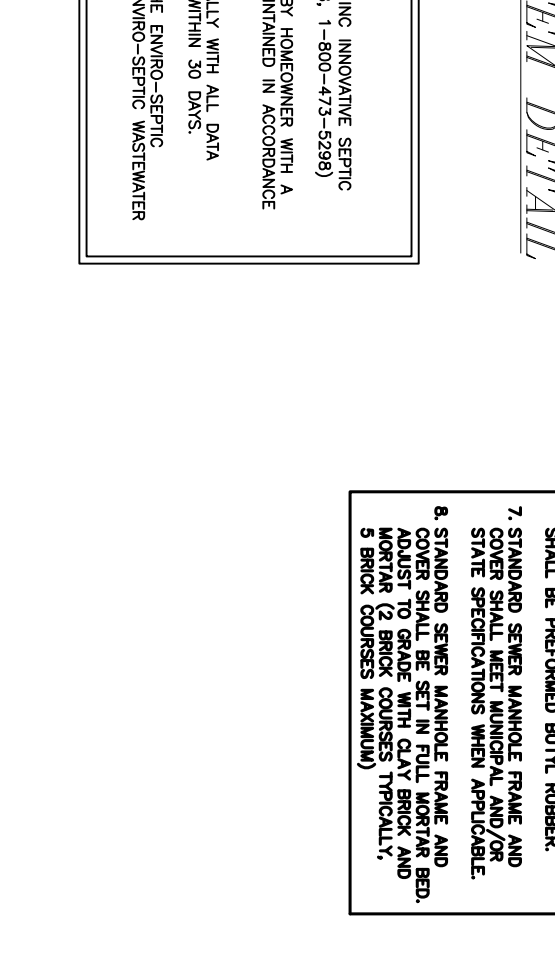
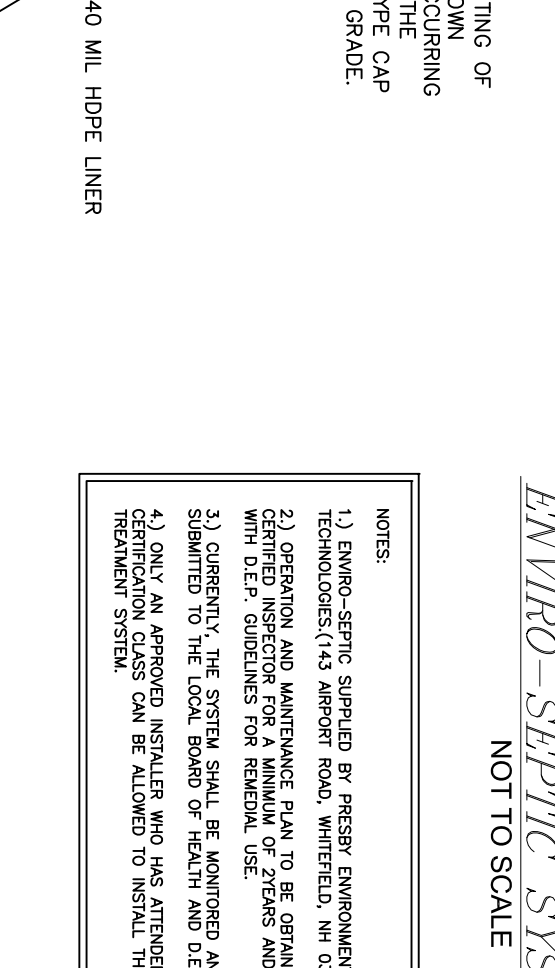
CONSTRUCTION PROCESS FOR PRESBY SAND BEDS:
 INSTALLER TO COMPLY WITH THE MOST RECENT PRESBY ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM DESIGN AND INSTALLATION MANUAL FOR MASSACHUSETTS. THE FOLLOWING IS A GENERAL INSTALLATION GUIDE.

- CONTRIBUTION IS TO EXCAVATE TOTAL BOTTOM AREA OF 7'X-24' AND 8'X-26' TO A DEPTH OF THE C1 LAYER ON SORE.
- TITLE 5 SANDS TO BE PUT IN PLACE TO BOTTOM ELEVATION IMMEDIATELY AFTER TILING TO PROTECT BED FROM PRECIPITATION DAMAGE.
- CONTRACTOR IS TO EXCAVATE TOTAL BOTTOM AREA FOR A DEPTH OF 12\"/>



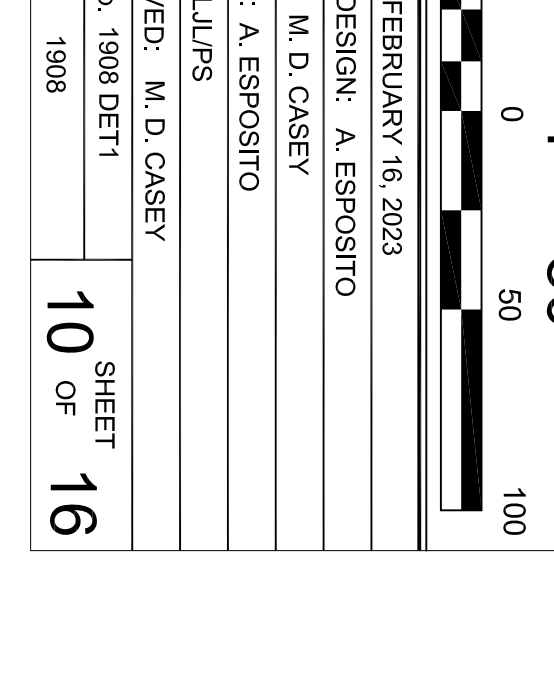
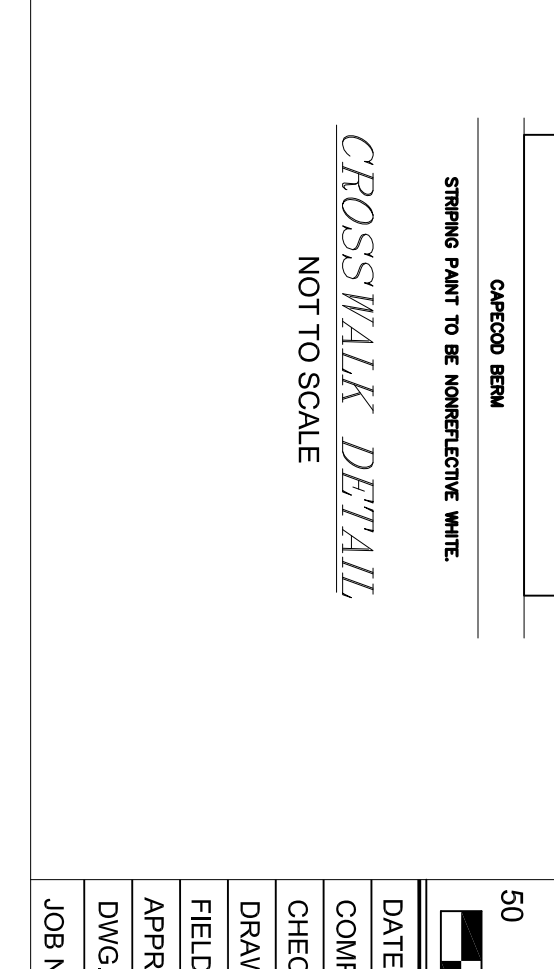
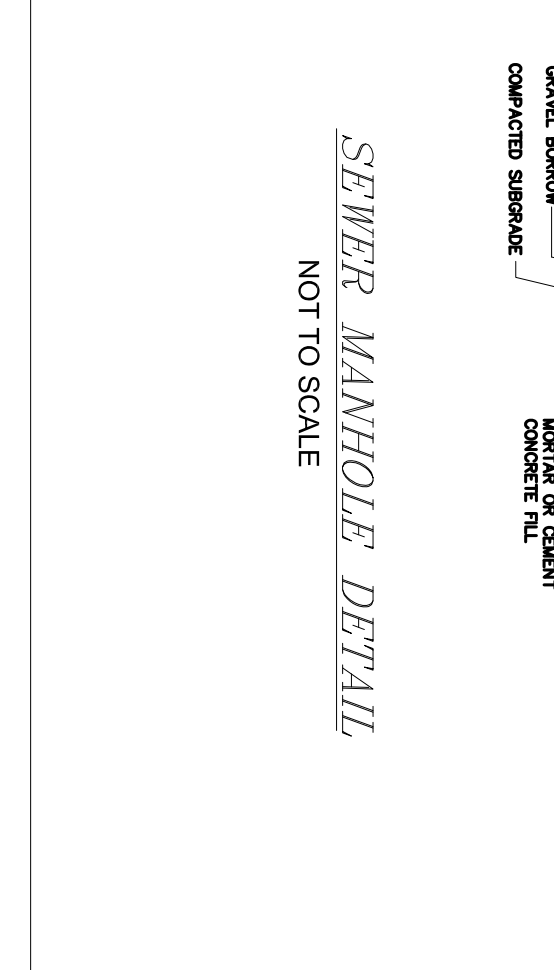
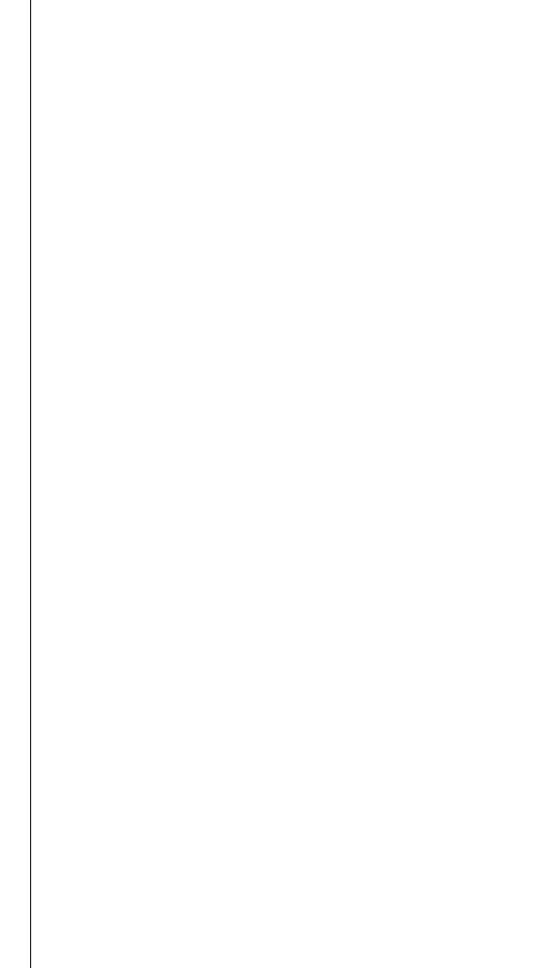
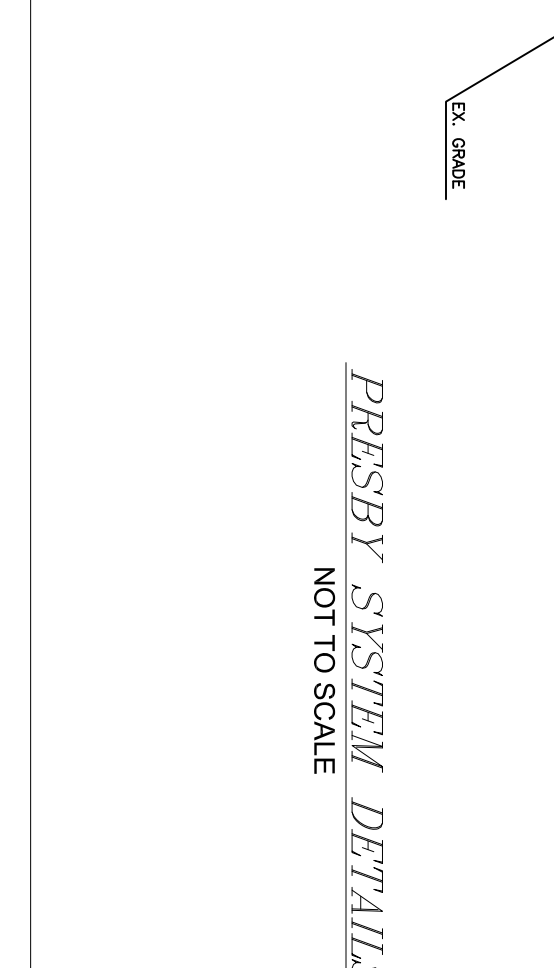
CONSTRUCTION PROCESS FOR PRESBY SAND BEDS:
 INSTALLER TO COMPLY WITH THE MOST RECENT PRESBY ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM DESIGN AND INSTALLATION MANUAL FOR MASSACHUSETTS. THE FOLLOWING IS A GENERAL INSTALLATION GUIDE.

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CONSTRUCTION PROCESS FOR PRESBY SAND BEDS:
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- CONTRACTOR IS TO EXCAVATE TOTAL BOTTOM AREA FOR A DEPTH OF 12\"/>



REVISIONS: No. DESCRIPTION DATE

PROJECT TITLE: THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

CONSTRUCTION DETAILS 1 PLAN

PREPARED BY: M. D. CASEY

DATE: FEBRUARY 16, 2023

SCALE: 1" = 50'

10 OF 16 SHEET

PARCEL 41-1-3-D
 PARCEL 41-1-3-0

REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
 167 R SUMMER STREET
 KINGSTON, MA 02364
 781-582-2185
 mark@ssocinc.net

PREPARED FOR: LOTZENDALE, LLC
 S/O SALT MEADOW DEVELOPMENT
 107 EAST STREET
 DUXBURY, MA 02332

DATE: FEBRUARY 16, 2023
 COMP/DESIGN: A. ESPPOSITO
 CHECK: M. D. CASEY
 DRAWN: A. ESPPOSITO
 FIELD: LILUPS
 APPROVED: M. D. CASEY
 DWG. NO. 1908 DET1
 JOB NO. 1908

REVISIONS:	No.	DESCRIPTION	DATE

PROJECT TITLE:



2/15/2023

THE COTTAGES
AT
OLD OAKEN BUCKET
AT
#279-281 OLD OAKEN
BUCKET ROAD
SCITUATE, MA

CONSTRUCTION
DETAILS 2
PLAN

PREPARED FOR:
PARCEL 41-1-3-D
PARCEL 41-1-3-0

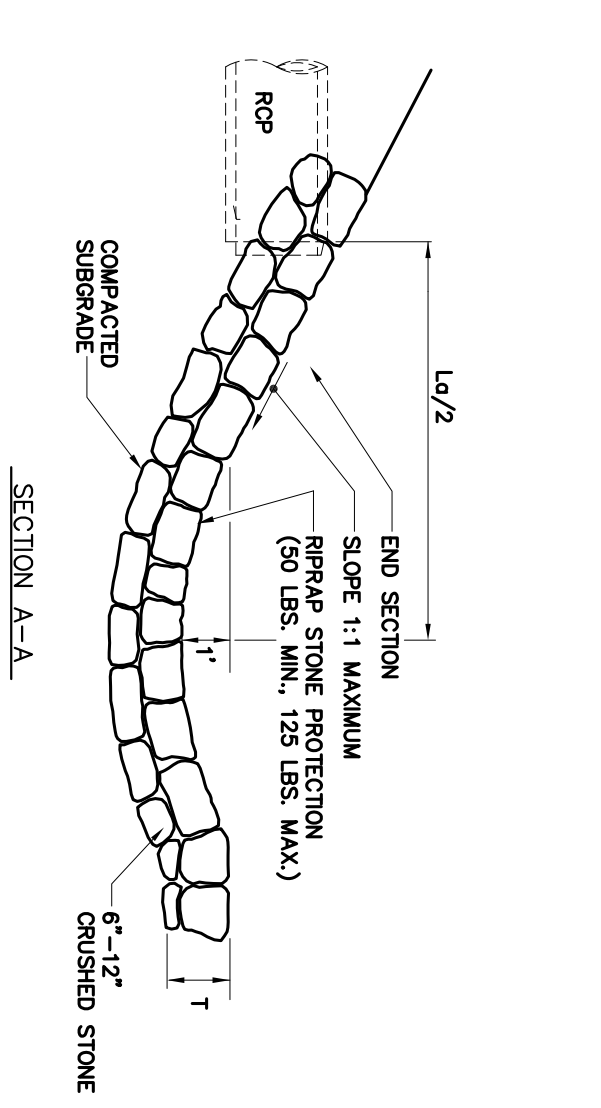
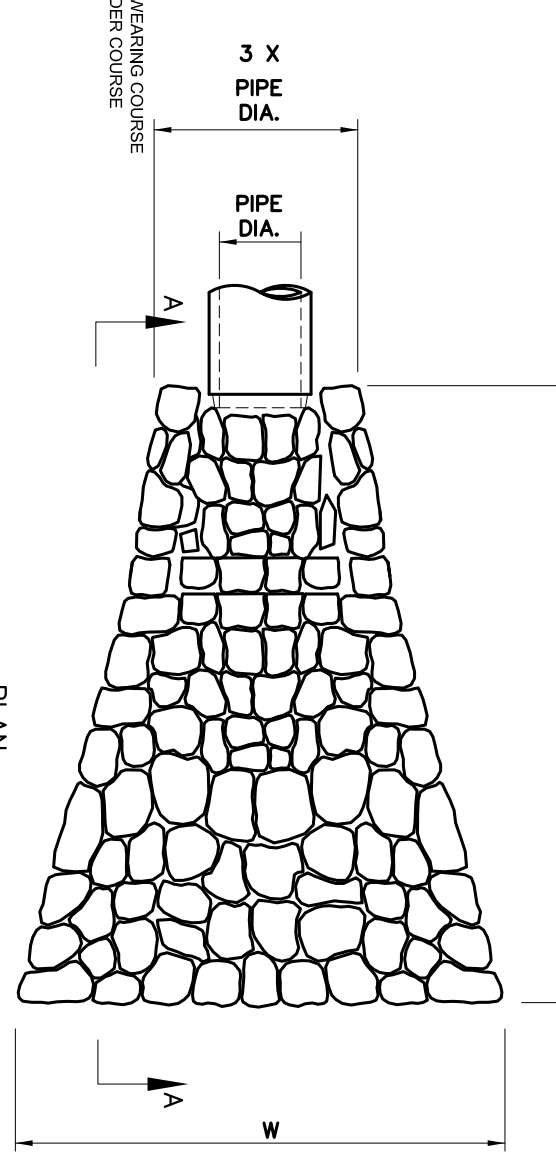
PREPARED BY:
South Shore Consultants, Inc.
REGISTERED LAND SURVEYORS
& CIVIL ENGINEERS
167 R SUMMER STREET
KINGSTON, MA 02364
781-582-2185
mark@ssconline.net

PREPARED FOR:
LOYENDALE, LLC
S/O SALT MEADOW DEVELOPMENT
107 EAST STREET
DUXBURY, MA 02332

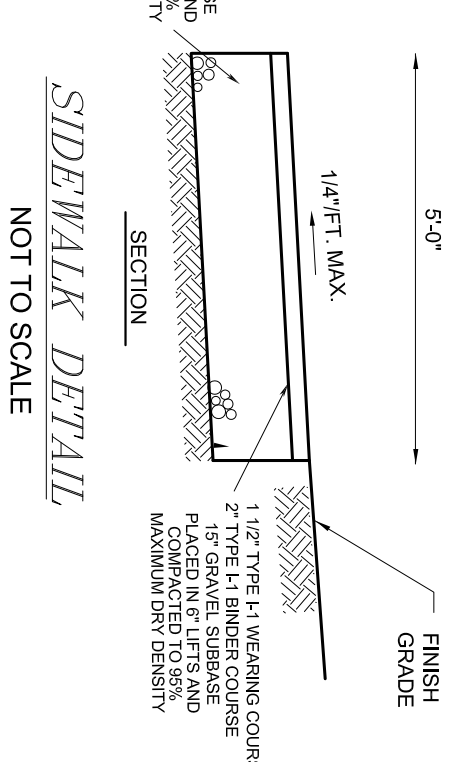
SCALE: 1" = 50'
DATE: FEBRUARY 16, 2023
COMP/DESIGN: A. ESPOSITO
CHECK: M. D. CASEY
DRAWN: A. ESPOSITO
FIELD: ILIUPS

APPROVED: M. D. CASEY
DWG. NO. 1908 DET2
JOB NO. 1908

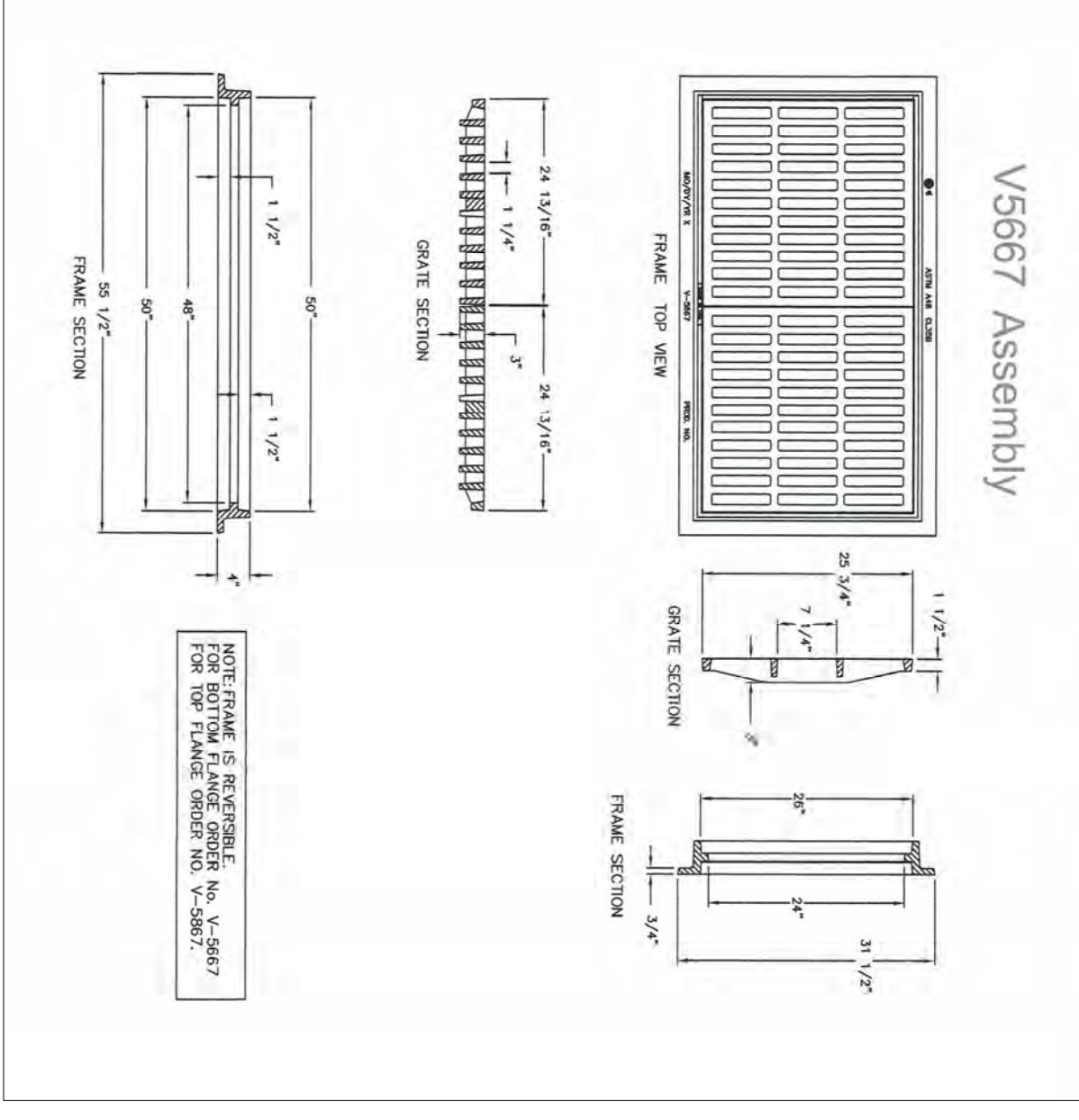
DIMENSIONAL TABLE				
GRID #	DO (DL)	LENGTH	WIDTH (WD)	DEPTH
3	8"	11'-0"	2'-0"	13'-0"
4	21"	23'-0"	5'-0"	28'-0"
				12"



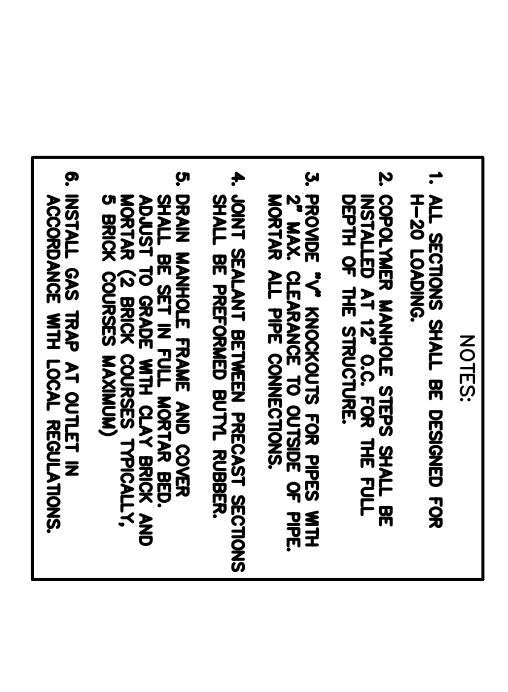
RIP RAP OUTLET PROTECTION
NOT TO SCALE



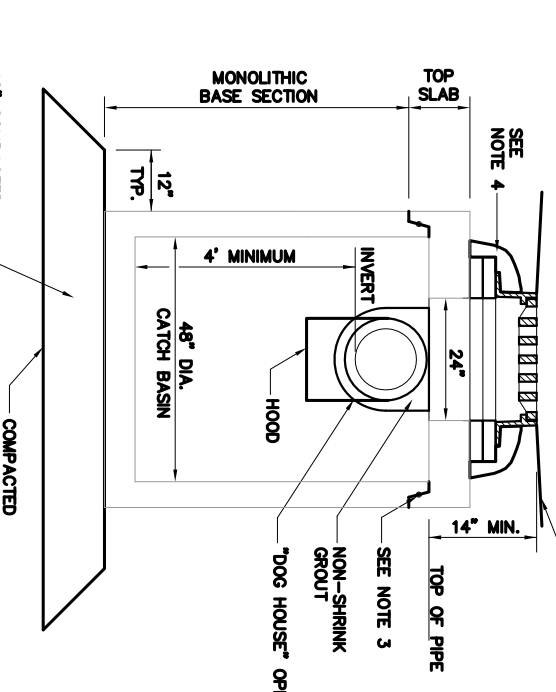
SIDEWALK DETAIL
NOT TO SCALE



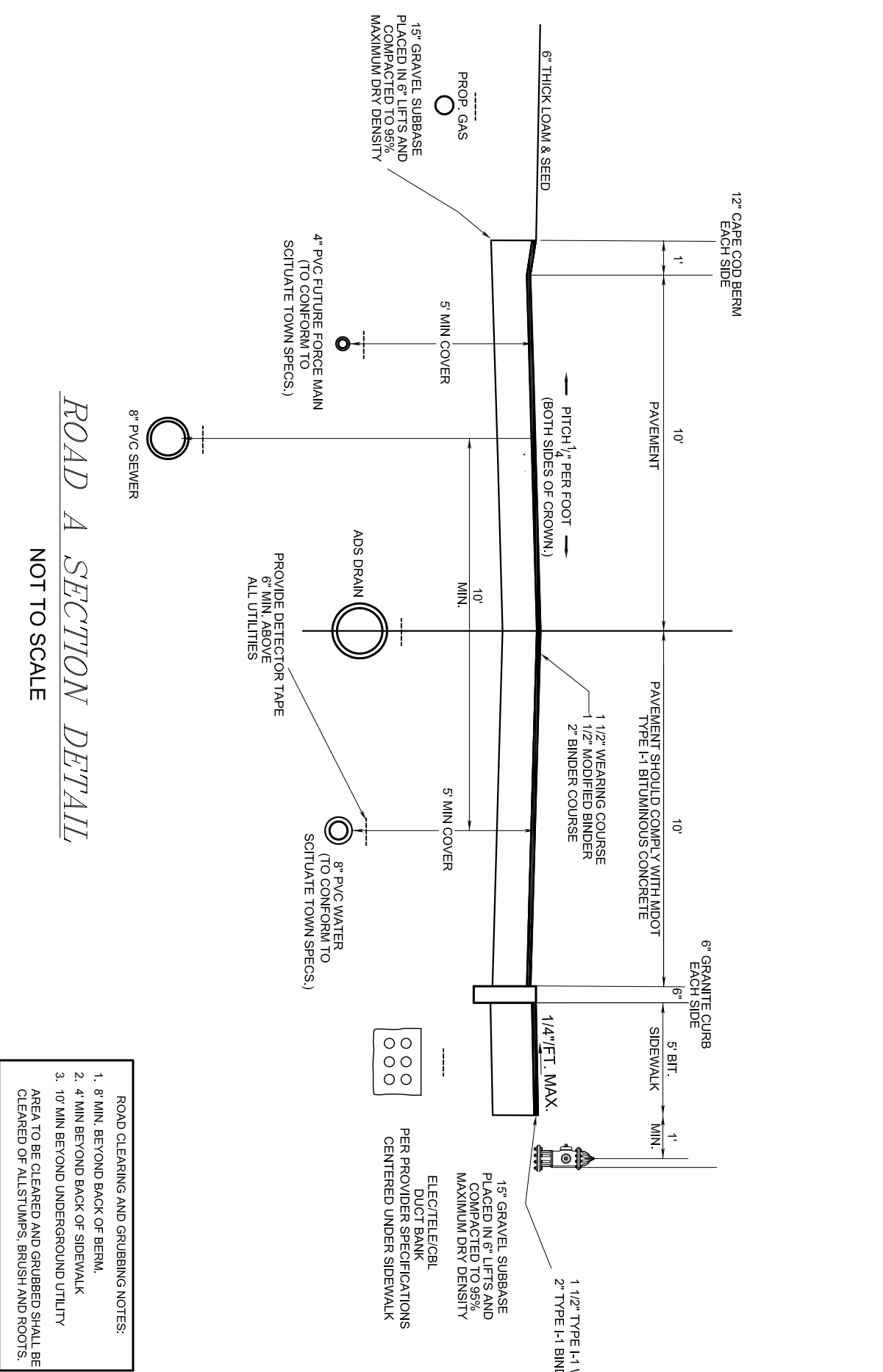
DOUBLE CATCH BASIN RIM FOR DCB 15 DETAIL
NOT TO SCALE



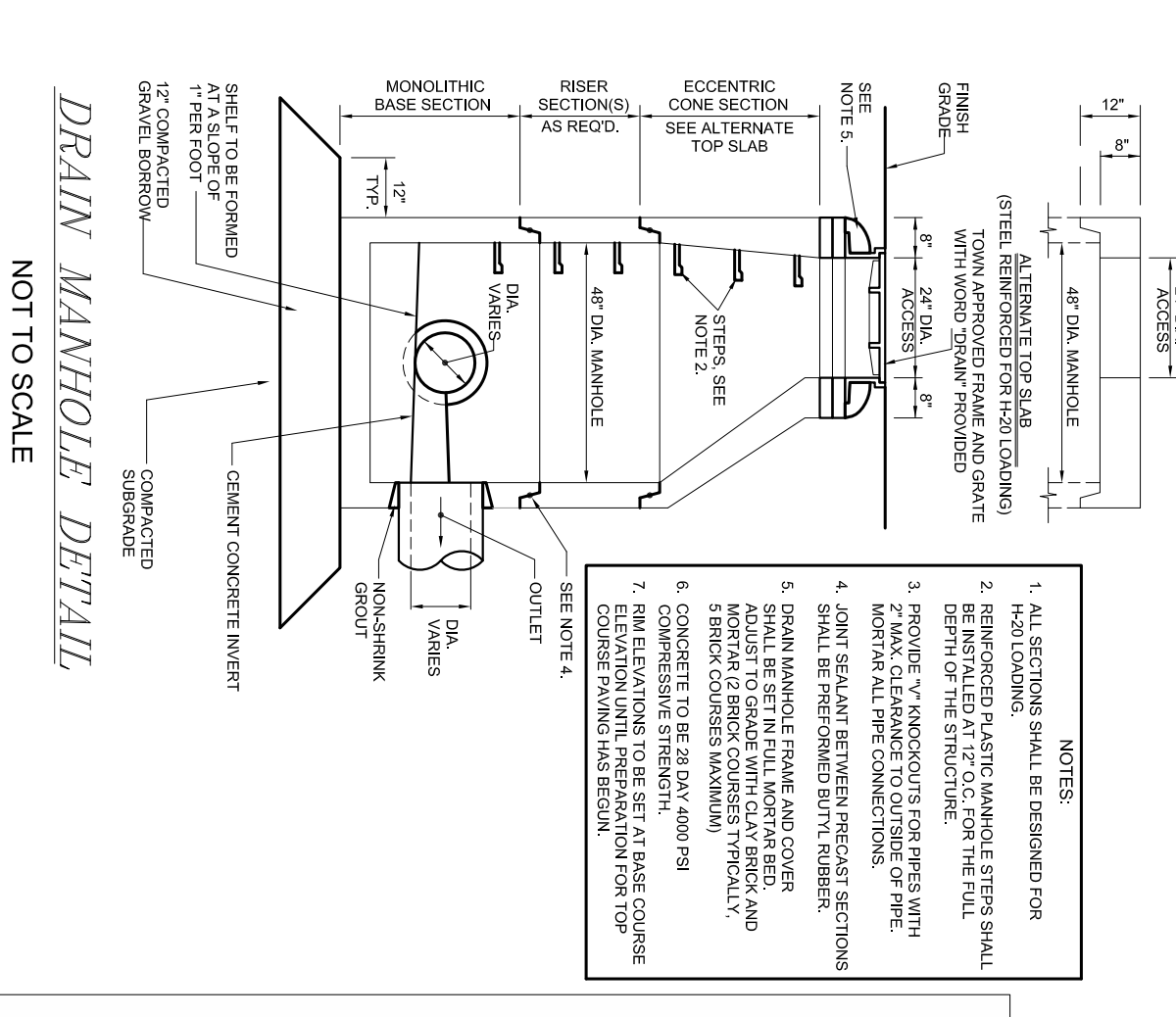
SHALLOW CATCH BASINS DETAIL
NOT TO SCALE



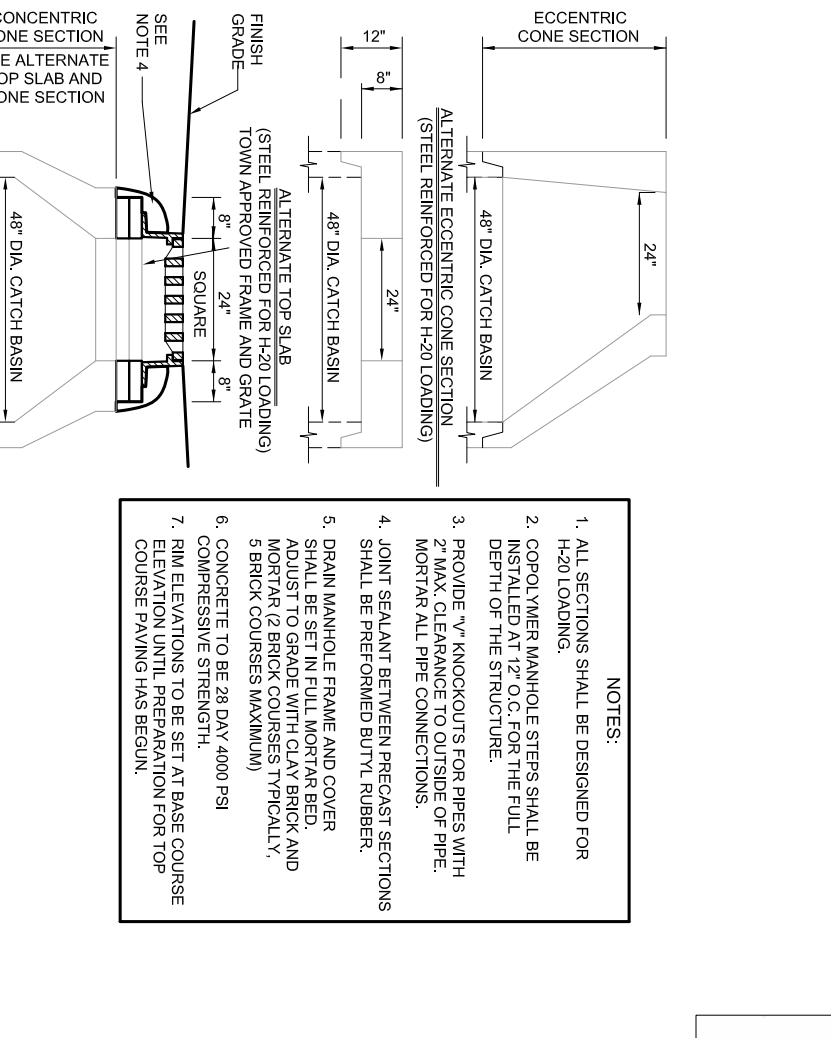
CATCH BASIN DETAIL
NOT TO SCALE



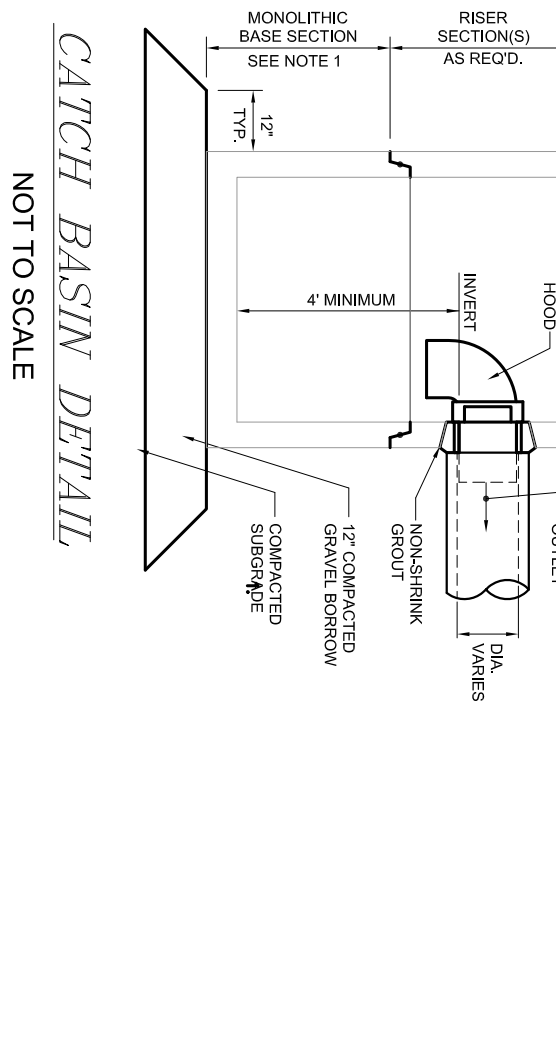
ROAD A SECTION DETAIL
NOT TO SCALE



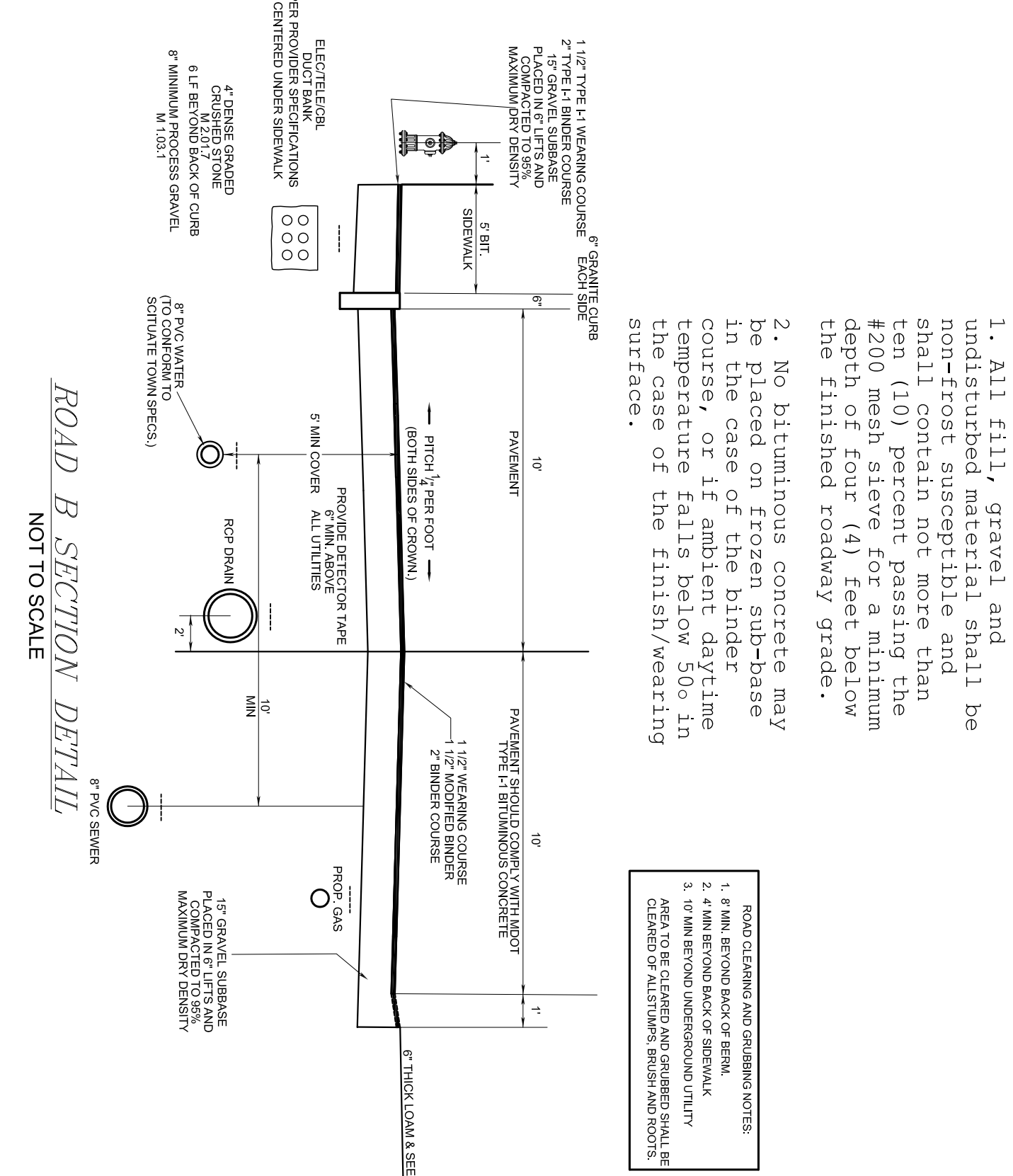
DRAIN MANHOLE DETAIL
NOT TO SCALE



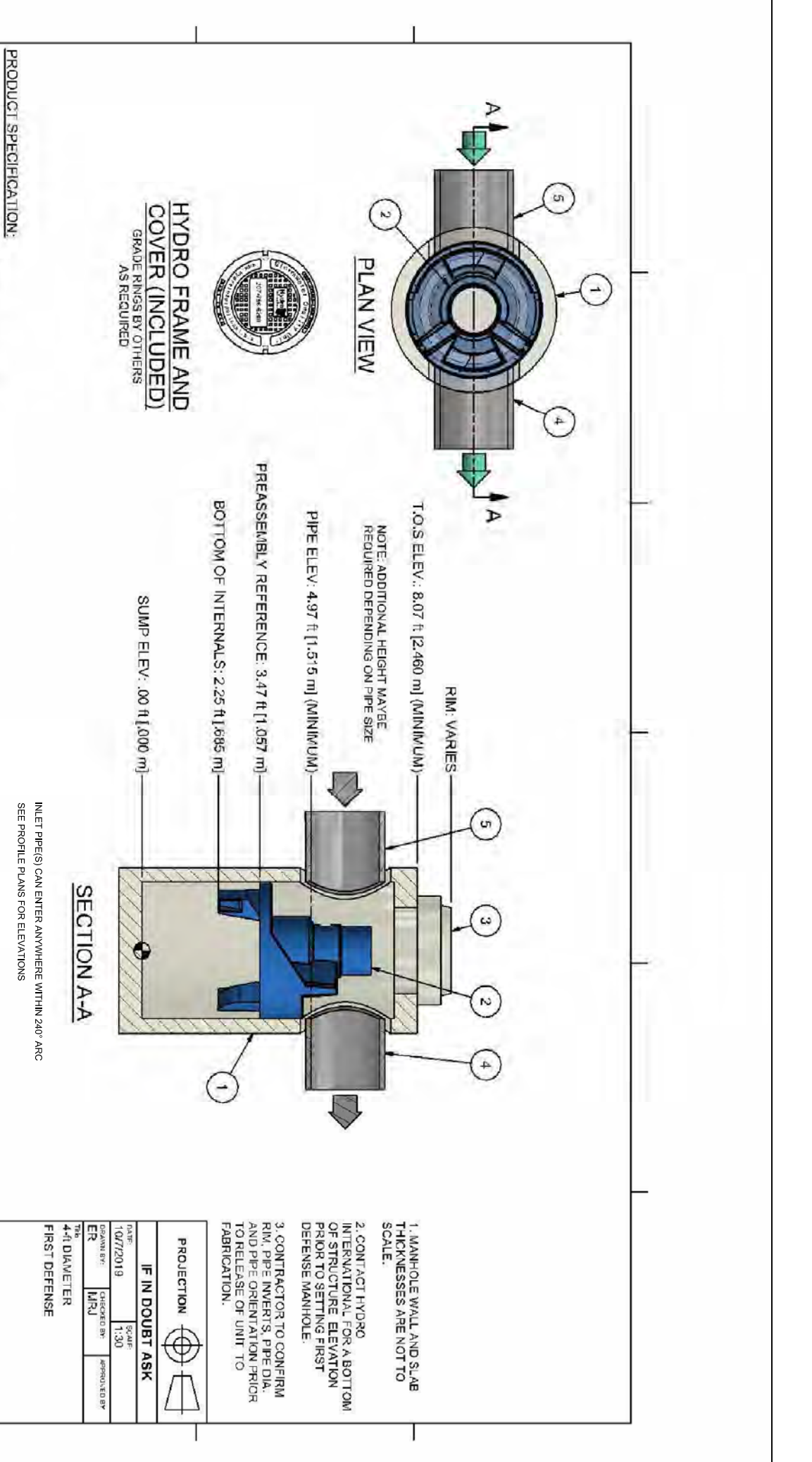
ECCENTRIC CONE SECTION
NOT TO SCALE



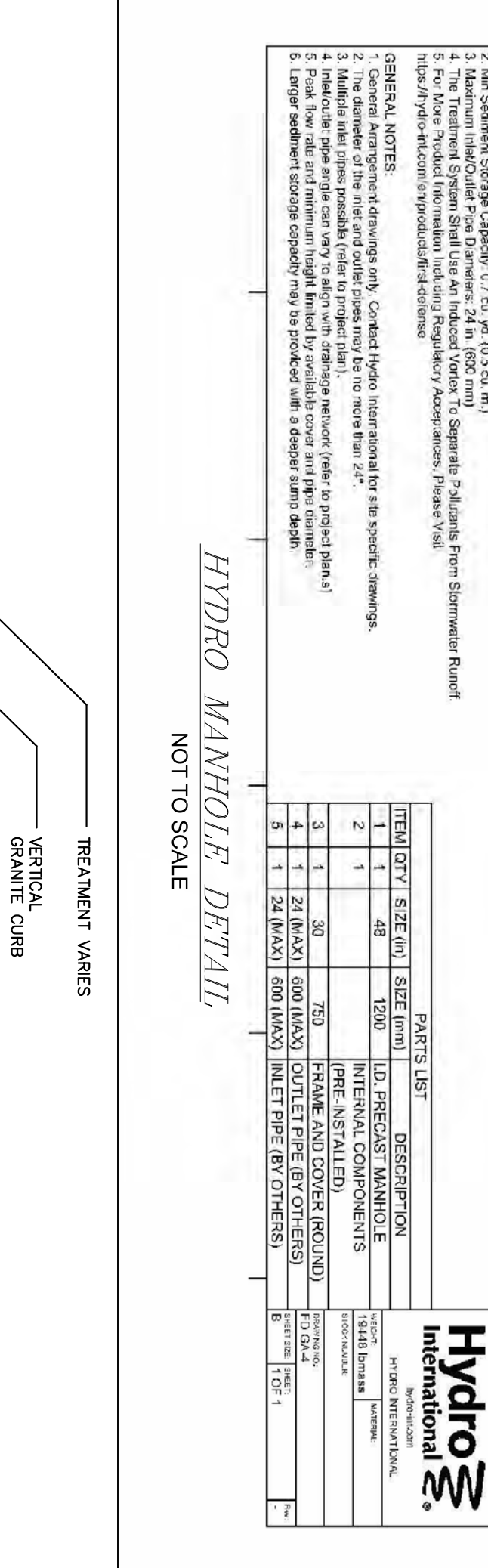
MONOLITHIC BASE SECTION
NOT TO SCALE



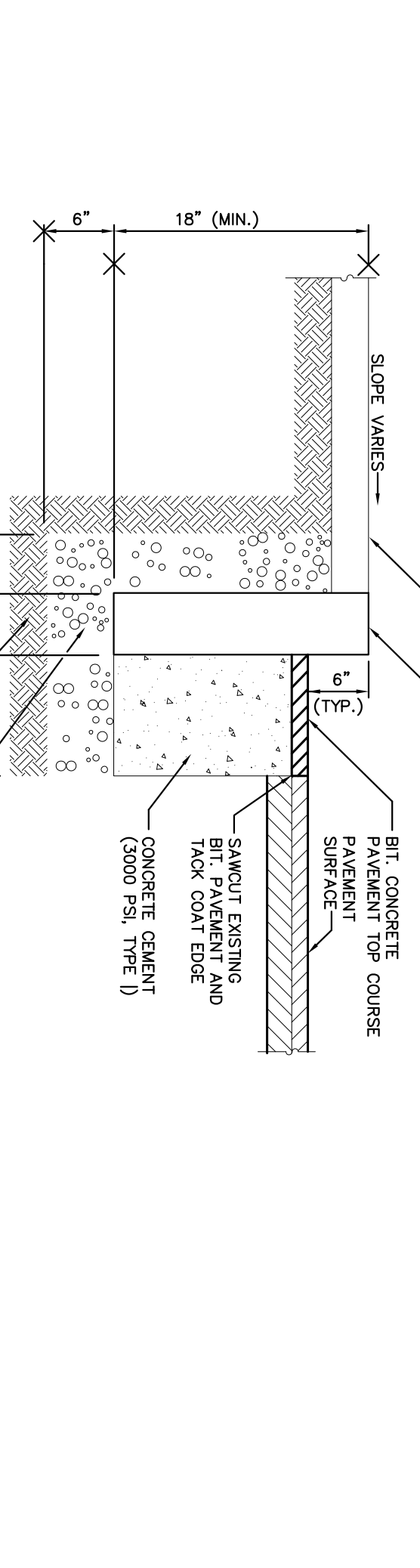
ROAD B SECTION DETAIL
NOT TO SCALE



HYDRO MANHOLE DETAIL
NOT TO SCALE



STREET LIGHT DETAIL
NOT TO SCALE



GRANITE CURB DETAIL
NOT TO SCALE

Model	Power (W)	Beam Angle (°)	Beam Diameter (ft)	Beam Diameter (m)	Beam Length (ft)	Beam Length (m)
100-100-100	100	100	100	100	100	100
150-150-150	150	150	150	150	150	150
200-200-200	200	200	200	200	200	200
300-300-300	300	300	300	300	300	300
400-400-400	400	400	400	400	400	400
500-500-500	500	500	500	500	500	500
600-600-600	600	600	600	600	600	600
700-700-700	700	700	700	700	700	700
800-800-800	800	800	800	800	800	800
900-900-900	900	900	900	900	900	900
1000-1000-1000	1000	1000	1000	1000	1000	1000

XRLLED-A840
ROSTROP LED COMPACTOR FOR ROAD AND TOWN LIGHTING
FAST TO INSTALL

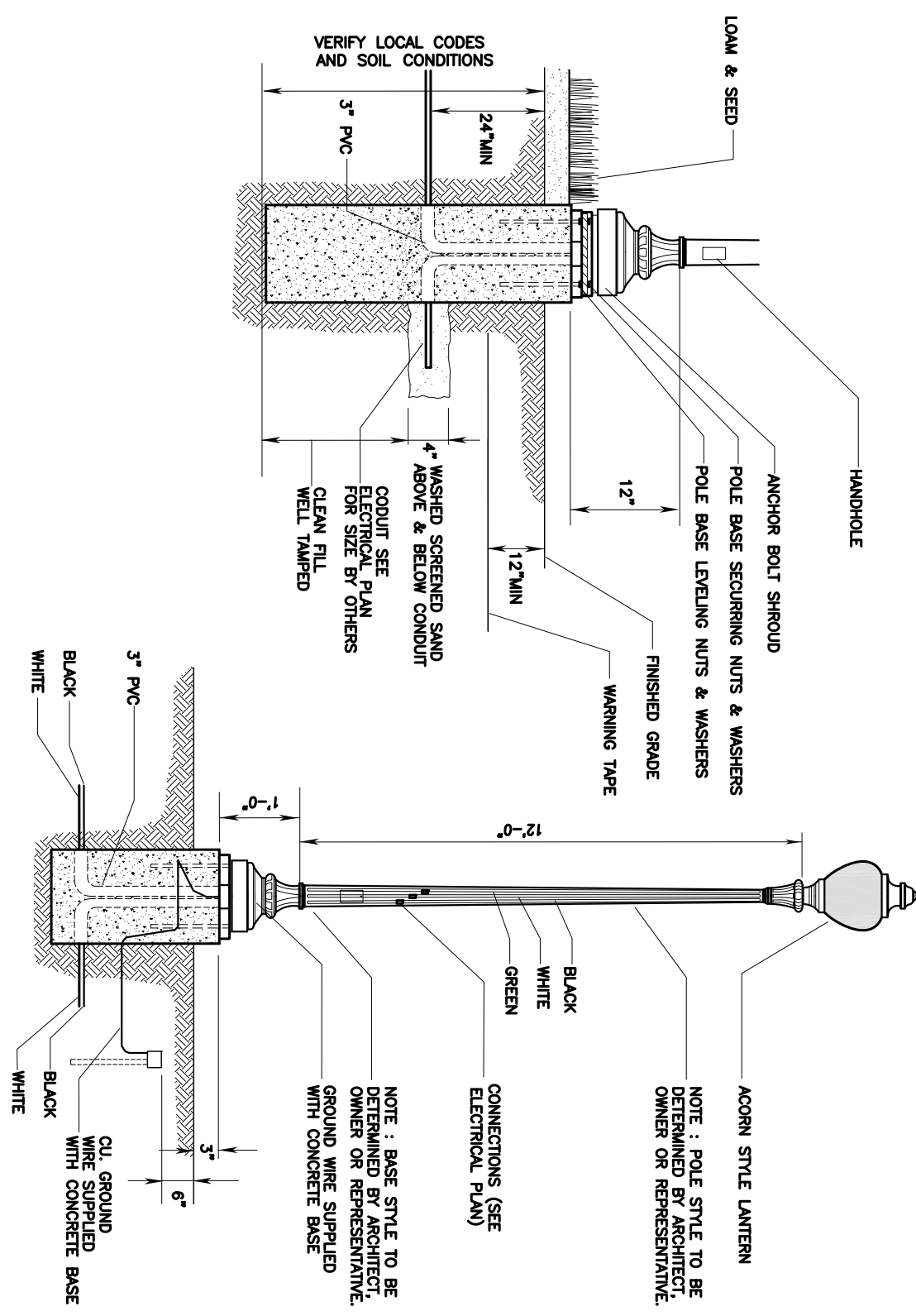
Sterberg Lighting
1000 Industrial Blvd., Scituate, MA 02564
Tel: 508-548-1111

Features & Specifications:
- 100W LED
- 120V AC
- 120° Beam Angle
- 100,000 Hours Life
- 5000K Color Temperature
- 100lm/W Efficiency

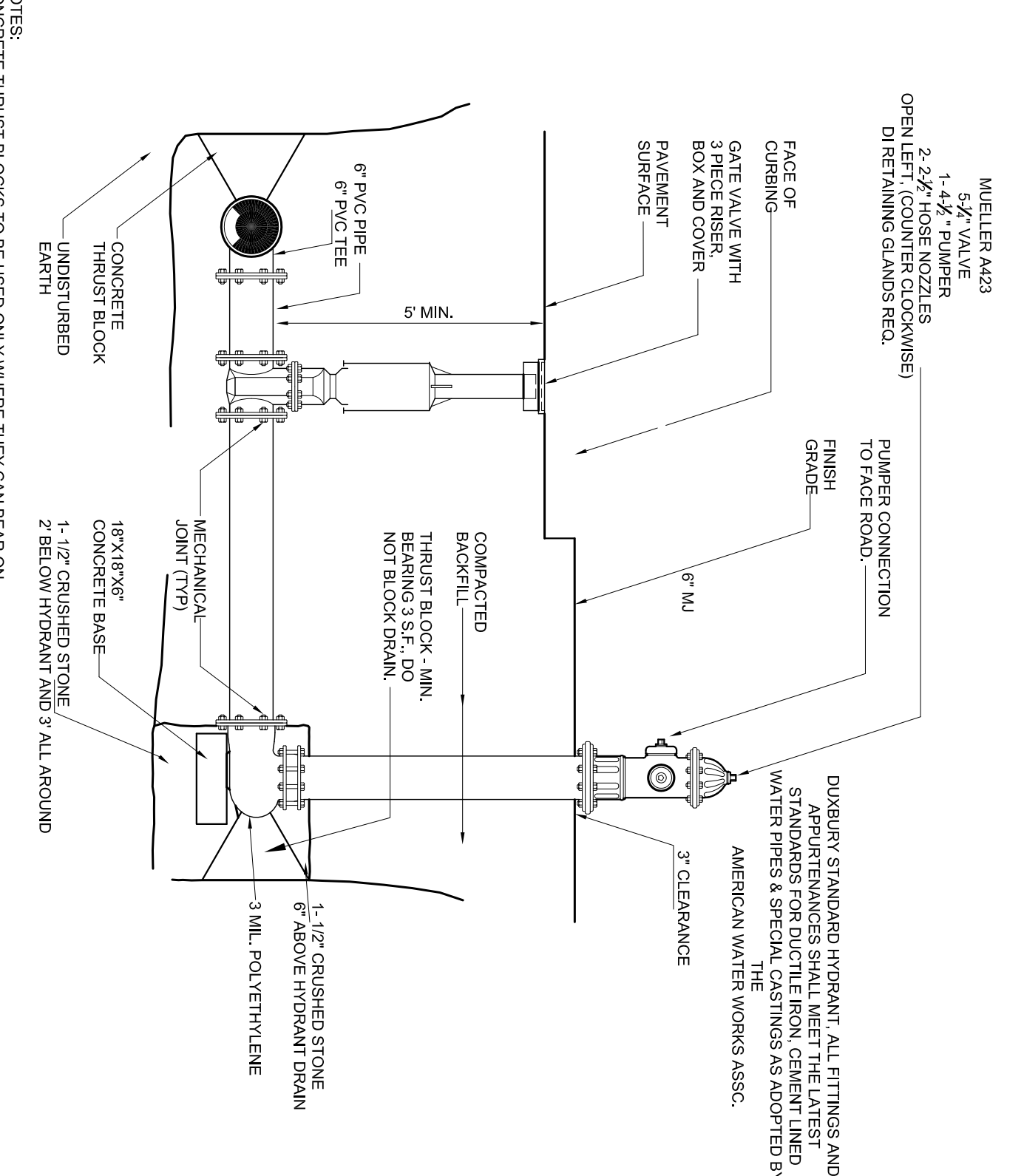
Performance:
- 100lm/W
- 120V AC
- 120° Beam Angle
- 100,000 Hours Life
- 5000K Color Temperature
- 100lm/W Efficiency

How to Order: XRLLED-A840-120V-120°-100W-5000K

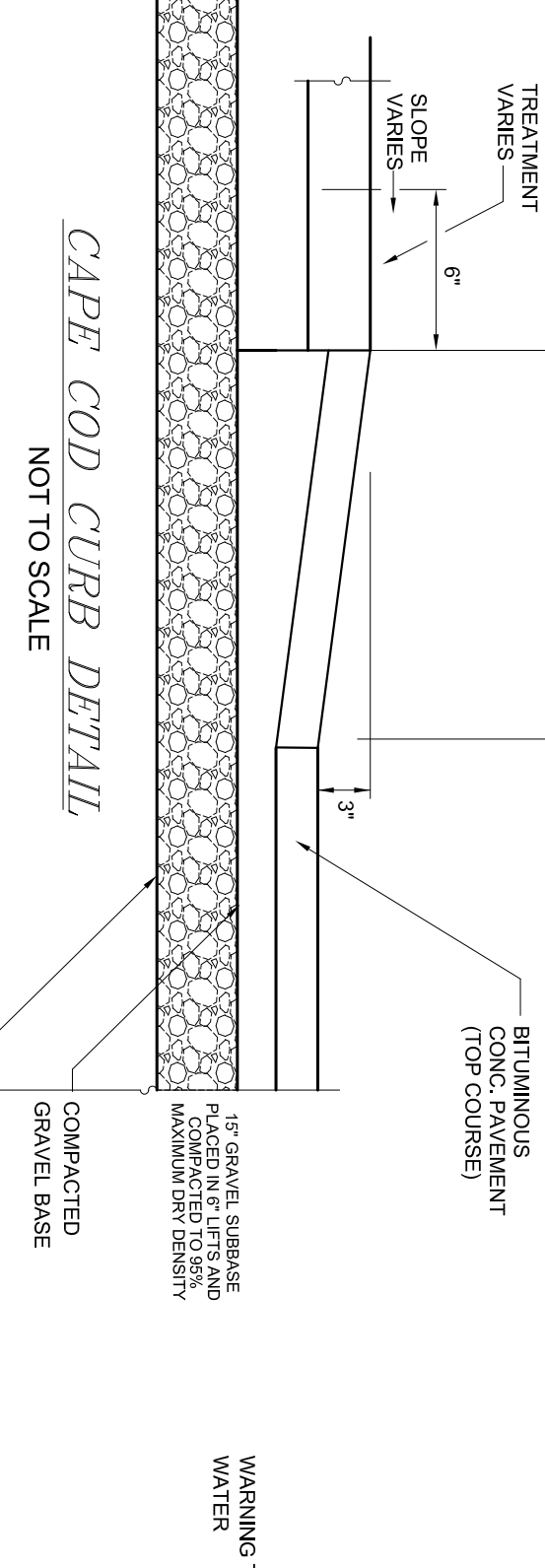
NOTES:
UP TO LEFT LOCAL RETAINMENT REPAIRMENTS USING SPACERS TO RESTORE AND LOCAL REPAIRS FROM TO CONSTRUCTION.
LEFT POLE TO BE FINISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. STARTS TO BE TYPED FROM TO CONTRACTOR DETAILS OF LIGHT COMPONENTS SHALL BE PROVIDED BY MANUFACTURER AND APPROVED BY ARCHITECT FROM TO ANTI-CORROSION.
STATE NO. 2207 ALUMINUM CAST ALUMINUM WITH LUMINOUS ACORN AND MITER AVAILABLE IN HANGING UP TO ROOM (14) PLUS LUMINOUS AVAILABLE UP TO 200 W HOURS/SECT. 170 W HOURS.



STREET LIGHT DETAIL
NOT TO SCALE



HYDRANT DETAIL
NOT TO SCALE



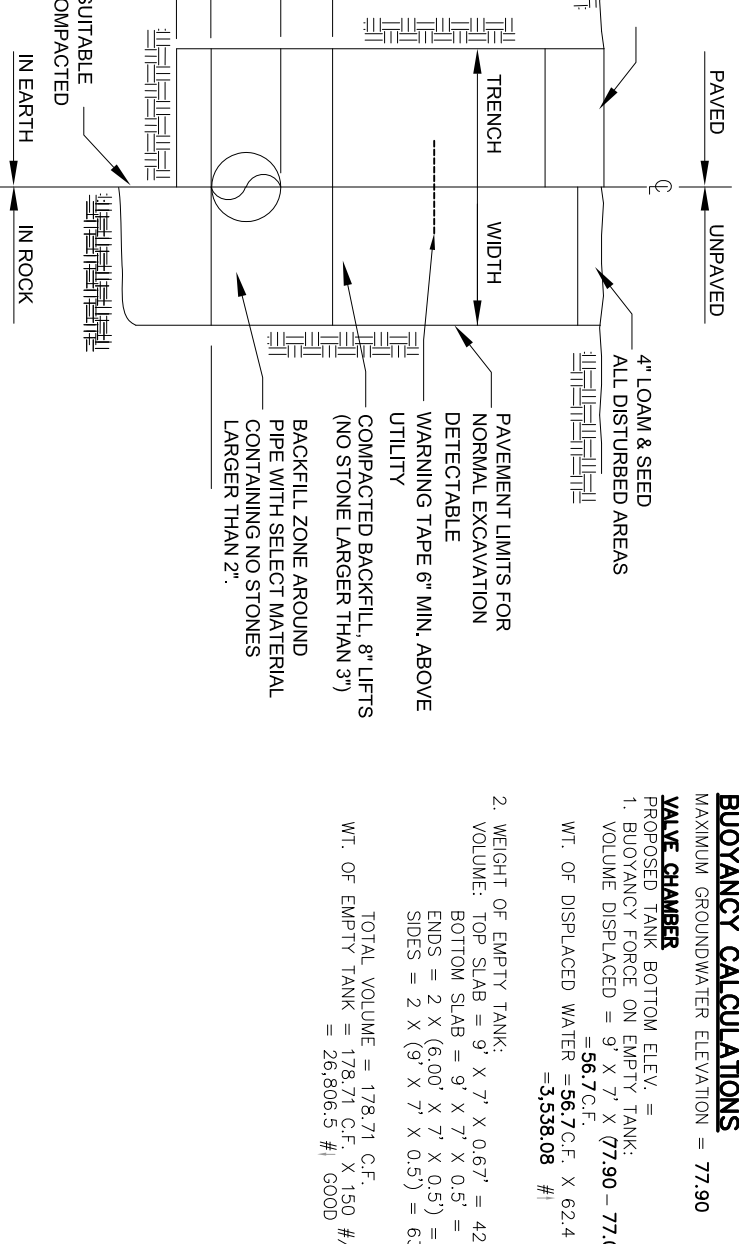
CAPE COD CURB DETAIL
NOT TO SCALE



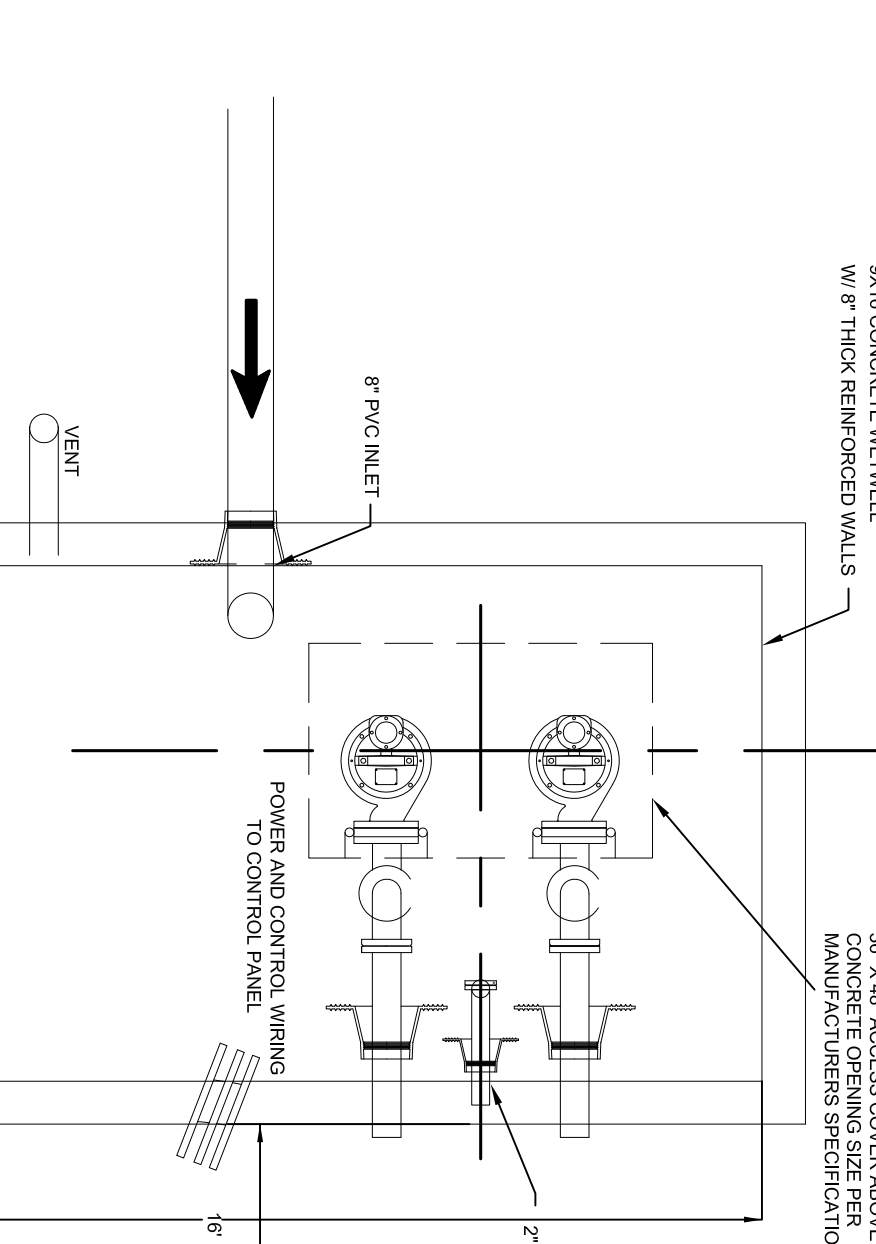
TRENCH DETAIL
NOT TO SCALE



UTILITY TRENCH DETAIL
NOT TO SCALE



PUMP STATION PLAN
NOT TO SCALE

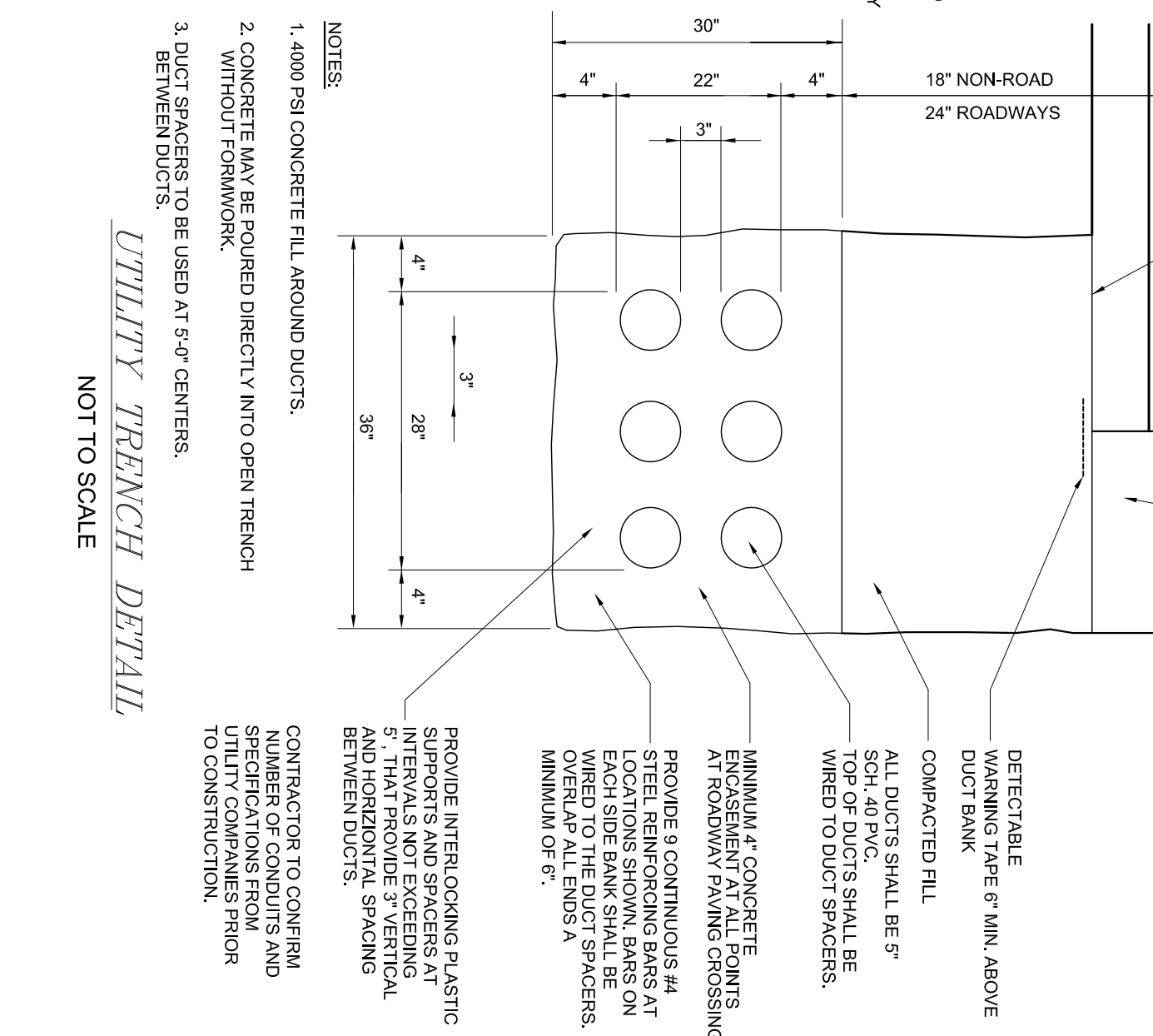


VALVE CHAMBER PLAN
NOT TO SCALE

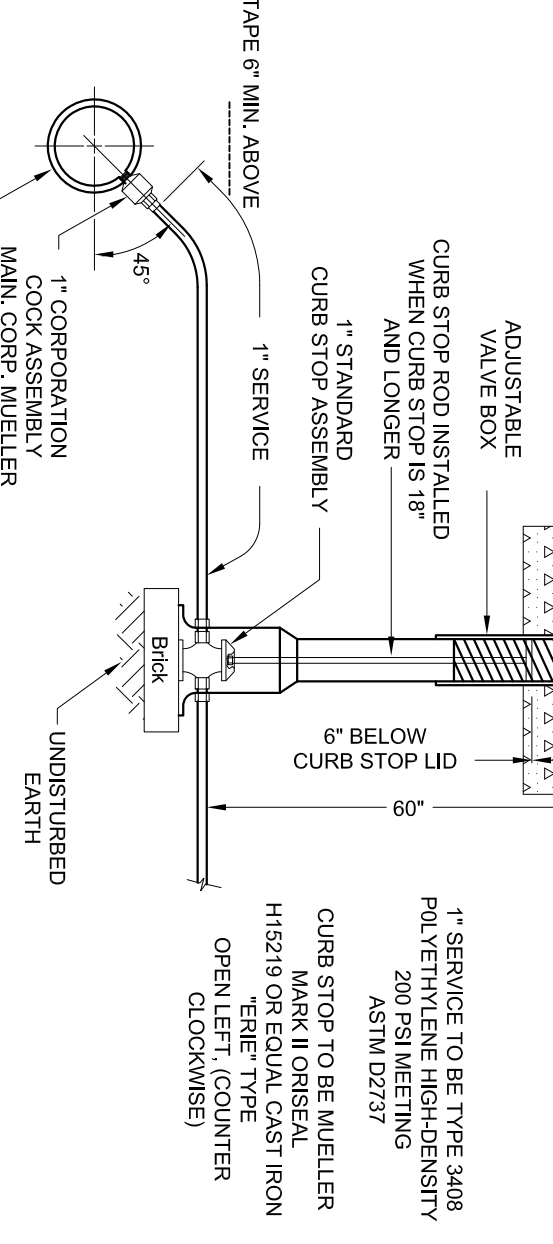
BULKHEAD CALCULATIONS
WATER DISCHARGE WATER ELEVATION = 77.90
BULKHEAD ELEVATION = 78.00
BULKHEAD WIDTH = 12.00 FT
BULKHEAD LENGTH = 12.00 FT
VOLUME OF BULKHEAD = 1.44 CU YD
WEIGHT OF BULKHEAD = 12,000 LB
WEIGHT OF WATER = 1,440 LB
TOTAL WEIGHT = 13,440 LB
TOTAL WEIGHT PER SQUARE FOOT = 112 LB/SQ FT

BULKHEAD CALCULATIONS
WATER DISCHARGE WATER ELEVATION = 77.90
BULKHEAD ELEVATION = 78.00
BULKHEAD WIDTH = 12.00 FT
BULKHEAD LENGTH = 12.00 FT
VOLUME OF BULKHEAD = 1.44 CU YD
WEIGHT OF BULKHEAD = 12,000 LB
WEIGHT OF WATER = 1,440 LB
TOTAL WEIGHT = 13,440 LB
TOTAL WEIGHT PER SQUARE FOOT = 112 LB/SQ FT

PUMP CALCULATIONS
DESIGN FLOW = 7.000 GPM
VOLUME OF BULKHEAD PER FEET = 114.1 CU YD/FT
VOLUME OF BULKHEAD PER FEET = 114.1 CU YD/FT
WEIGHT OF BULKHEAD PER SQUARE FOOT = 112 LB/SQ FT
WEIGHT OF WATER PER SQUARE FOOT = 112 LB/SQ FT
TOTAL WEIGHT PER SQUARE FOOT = 224 LB/SQ FT



PUMP STATION DETAIL
NOT TO SCALE



WATER SERVICE DETAIL
NOT TO SCALE

REVISIONS:
NO. DESCRIPTION DATE

PROJECT TITLE:

PREPARED FOR:
LOVEDALE, LLC
S/O SALT MEADOW DEVELOPMENT
107 EAST STREET
DUXBURY, MA 02532

DATE: FEBRUARY 16, 2023
COMP/DESIGN: A. ESPOSITO
CHECK: M. D. CASEY
DRAWN: A. ESPOSITO
FIELD: LILUPS
APPROVED: M. D. CASEY
DWG. NO. 1909 DET3
JOB NO. 1908

SCALE: 1" = 50'

PARCEL 41-1-3-D
PARCEL 41-1-3-0

PREPARED BY:
South Shore Consultants, Inc.
REGISTERED LAND SURVEYORS
& CIVIL ENGINEERS
167 R SUMMER STREET
KINGSTON, MA 02364
781-562-2185
mark@ssconline.net

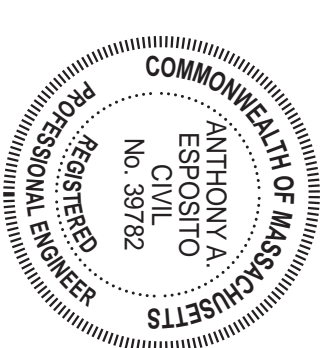
THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

CONSTRUCTION DETAILS 3 PLAN

ANTHONY A. ESPOSITO
PROFESSIONAL REGISTERED SURVEYOR
NO. 29782

2/15/2023

SHEET 16 OF 16



2/15/2023

**THE COTTAGES
AT
OLD OAKEN BUCKET
AT
#279-281 OLD OAKEN
BUCKET ROAD
SCITUATE, MA**

**CONSTRUCTION
DETAILS 4
PLAN**

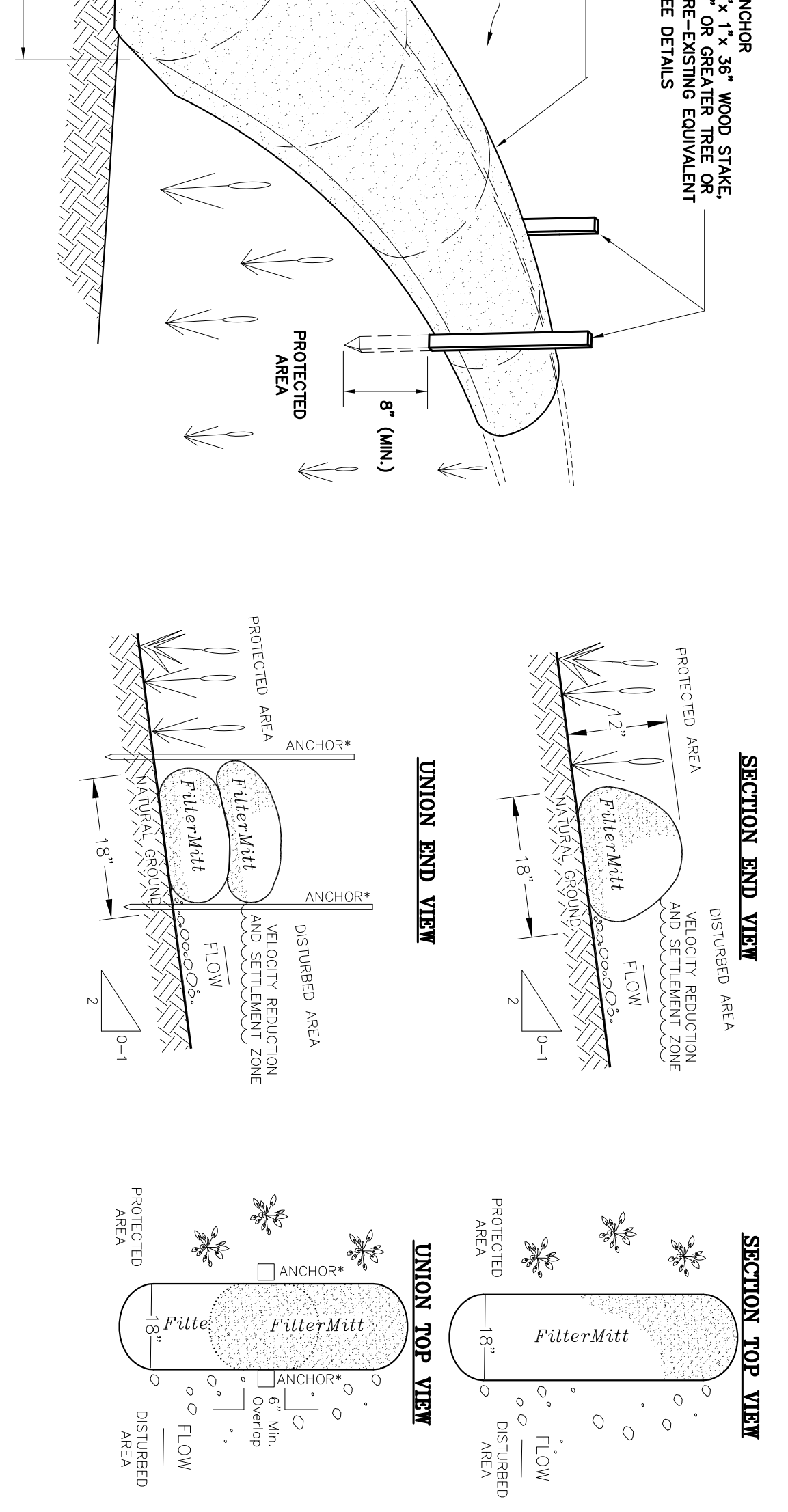
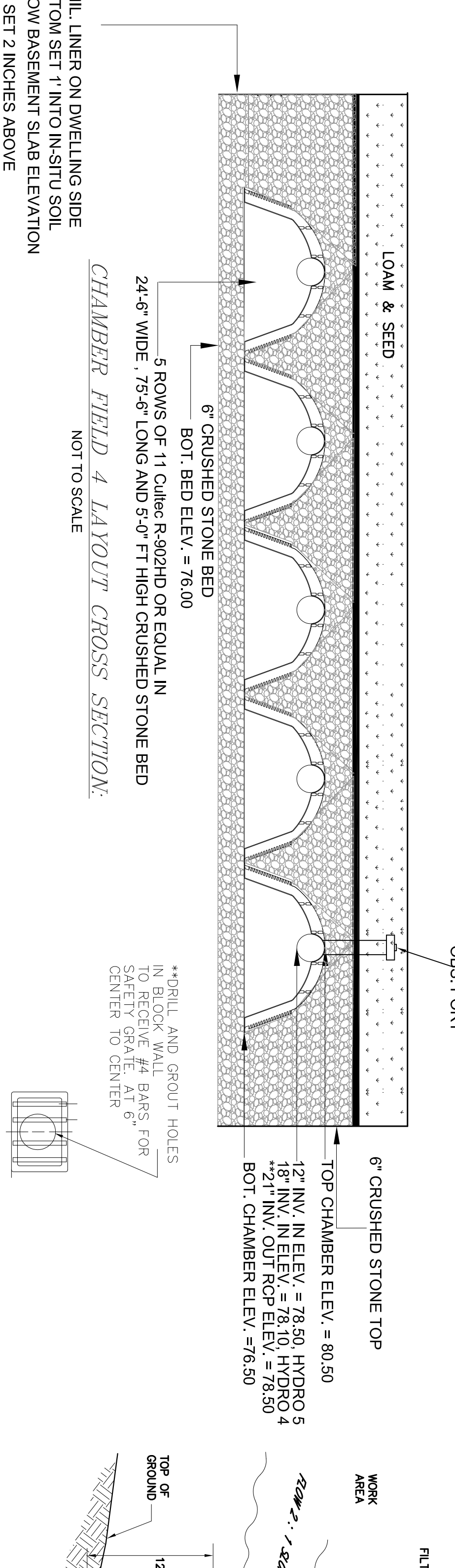
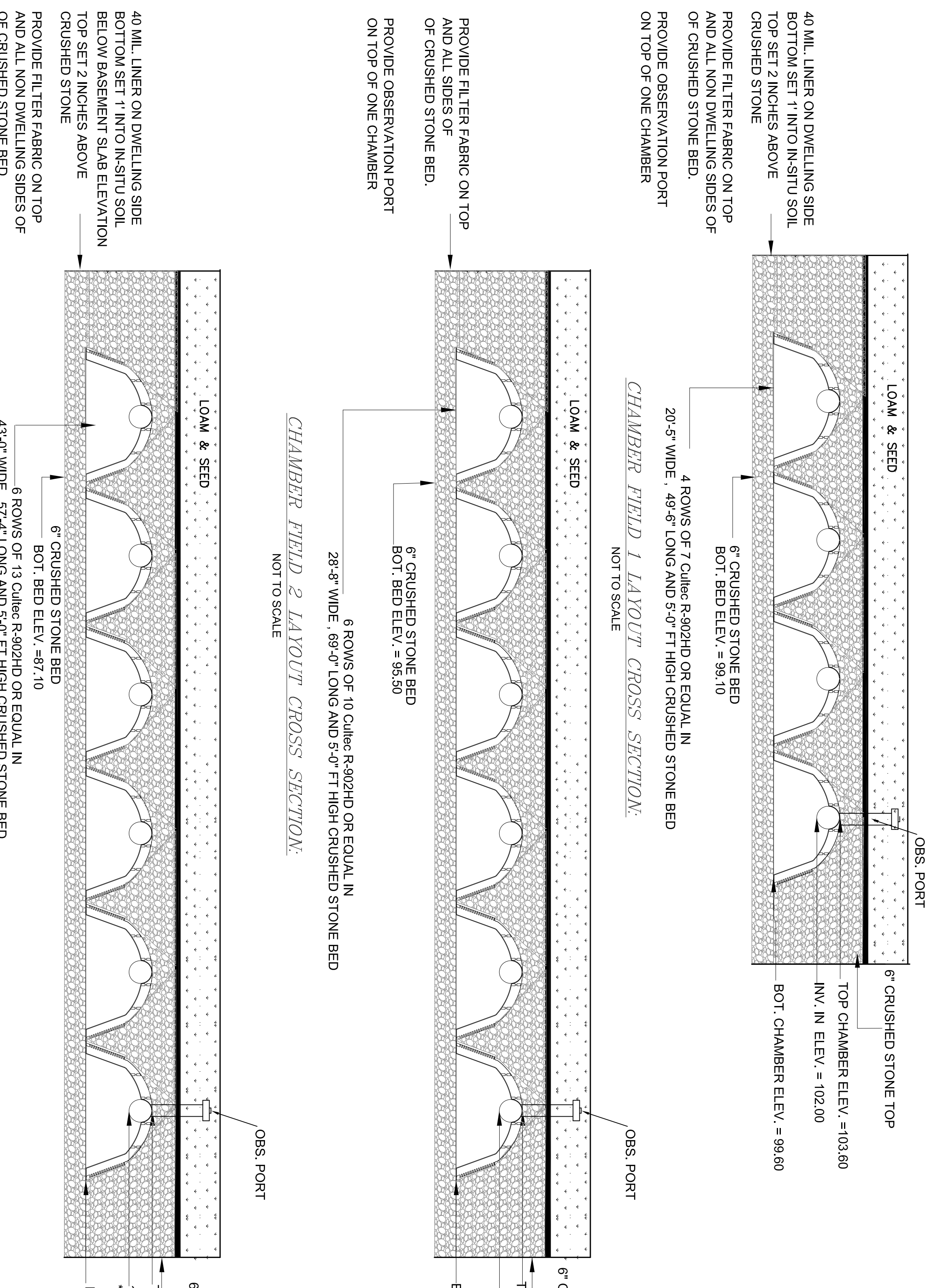
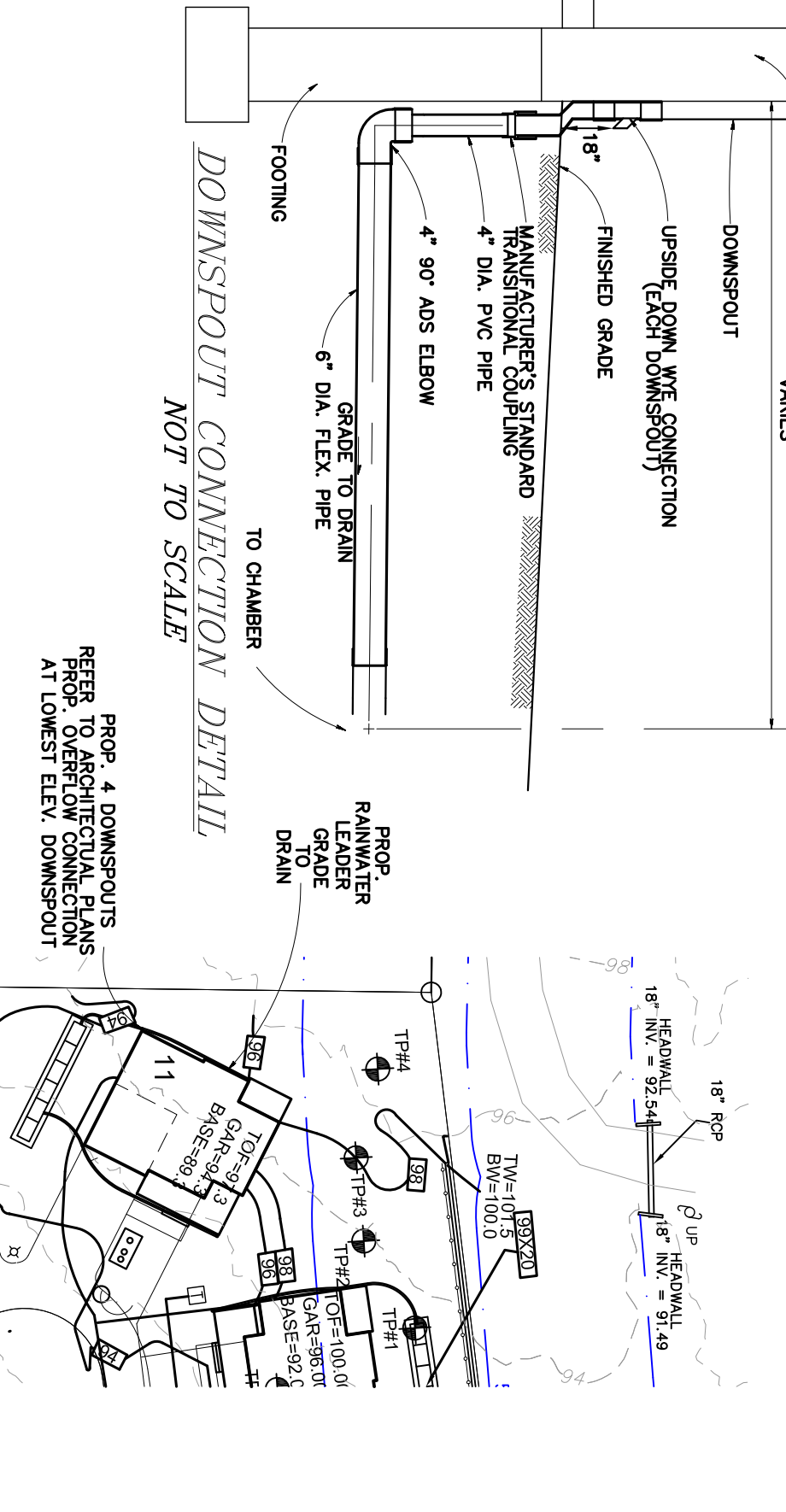
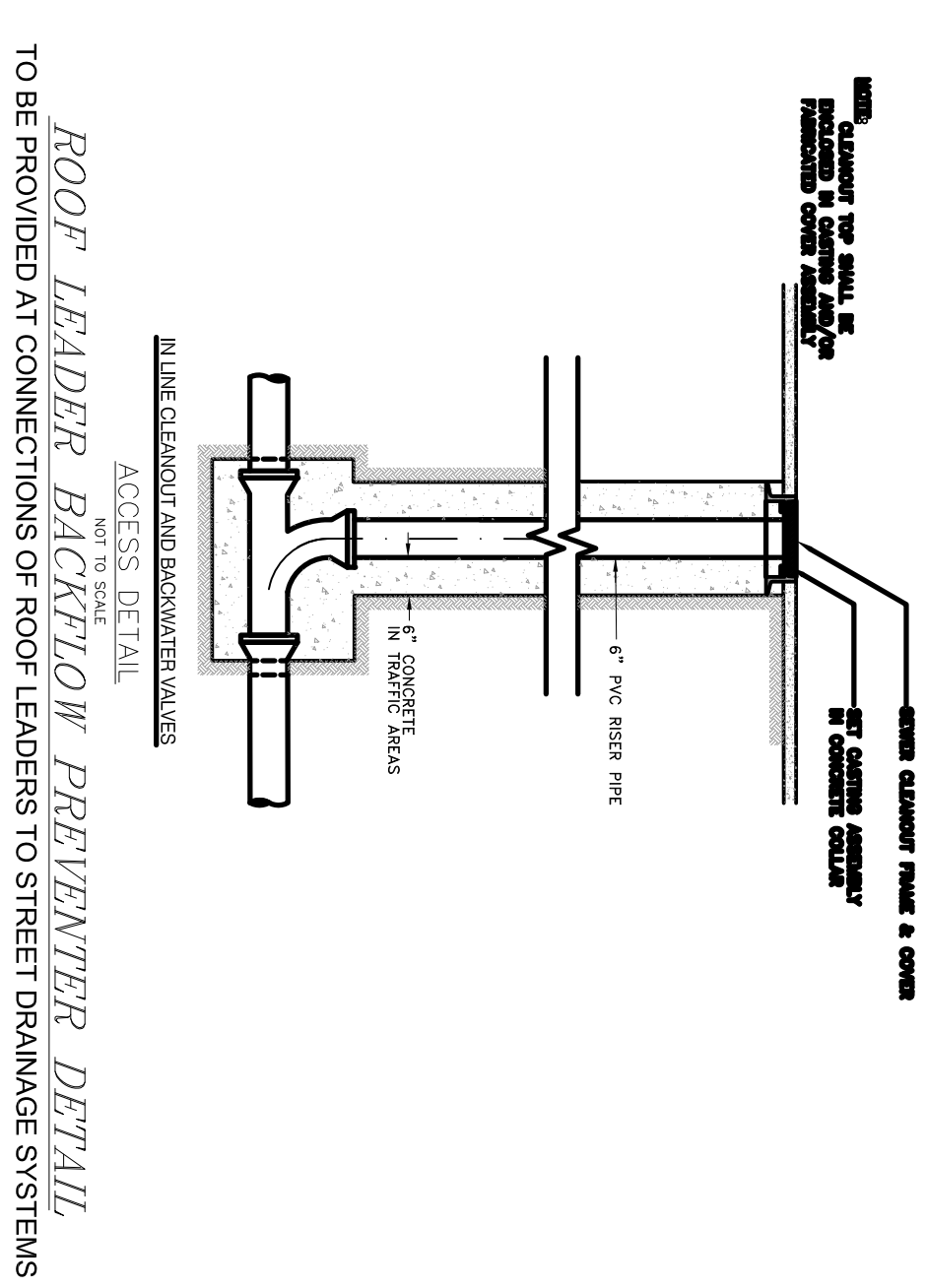
PREPARED FOR:
PARCEL 41-1-3-D
PARCEL 41-1-3-0

PREPARED BY:
**South
Shore
Surveyors, Inc.**
REGISTERED LAND SURVEYORS
& CIVIL ENGINEERS
167 R SUMMER STREET
KINGSTON, MA 02364
781-582-2185
mark@sssurveyors.net

PREPARED FOR:
LOYNDALE, LLC
S/O SALT MEADOW DEVELOPMENT
107 EAST STREET
DUXBURY, MA 02332

SCALE: **1" = 50'**
DATE: FEBRUARY 16, 2023
COMP/DESIGN: A. ESPOSITO
CHECK: M. D. CASEY
DRAWN: A. ESPOSITO
FIELD: LILUPS

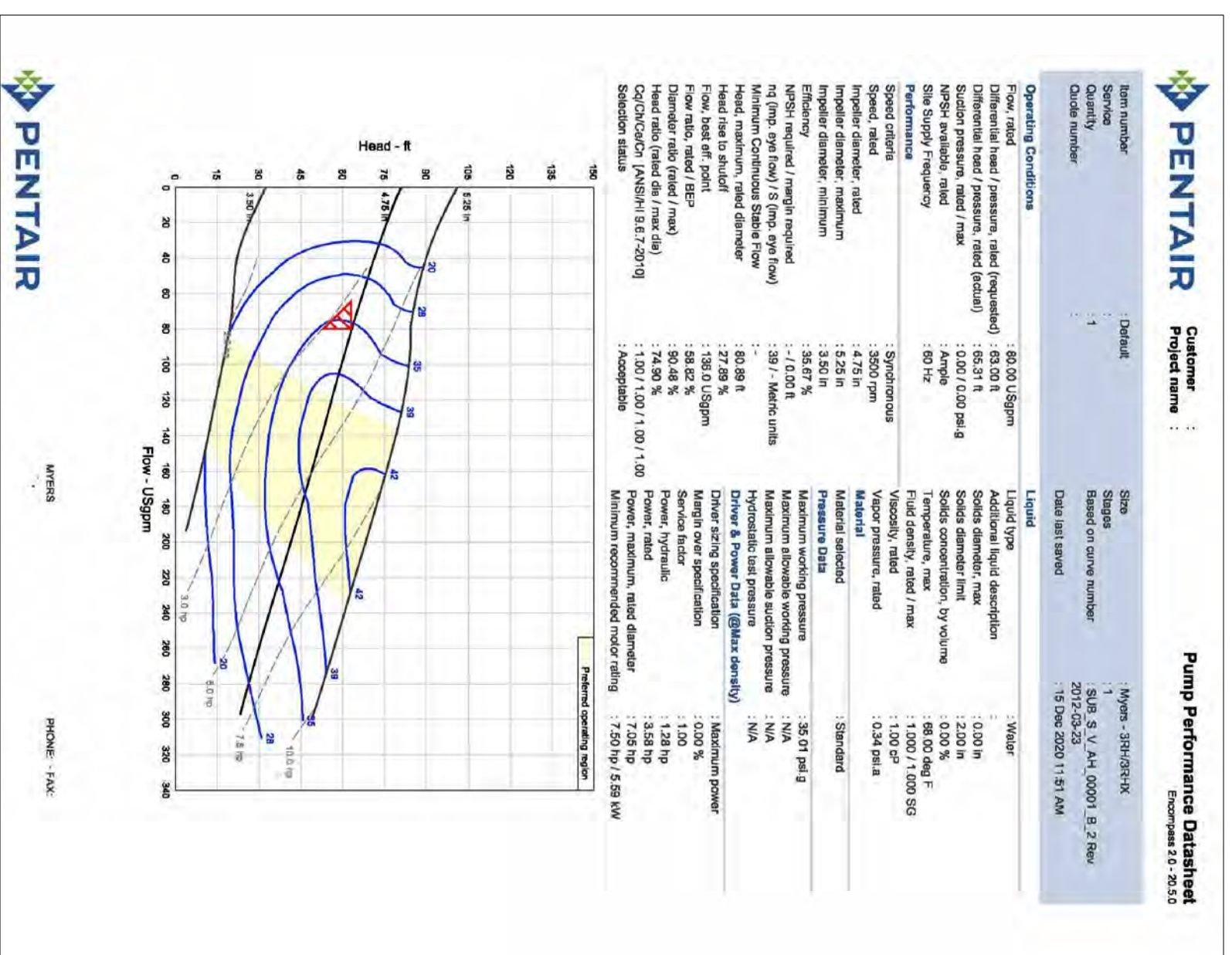
APPROVED: M. D. CASEY
DWG. No. 1908 DET5
JOB No. 1908
SHEET **13** OF **16**



For more information visit:
www.groundspices.com
or contact us at:
GroundSpices Express, Inc.
800-895-8540
Westham, MA 02093
(508) 384-7140

FILTERMITT EROSION CONTROL BARRIER DETAIL
NOT TO SCALE

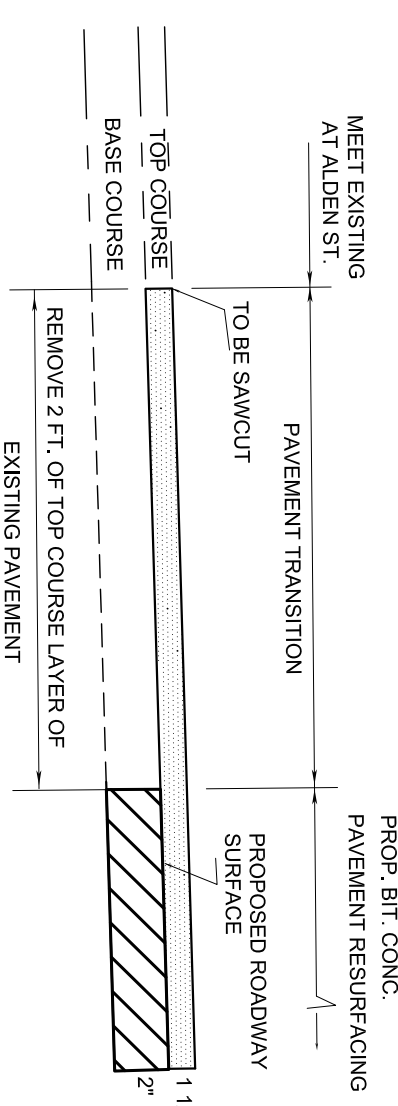
2:1 SLOPES OR LESS



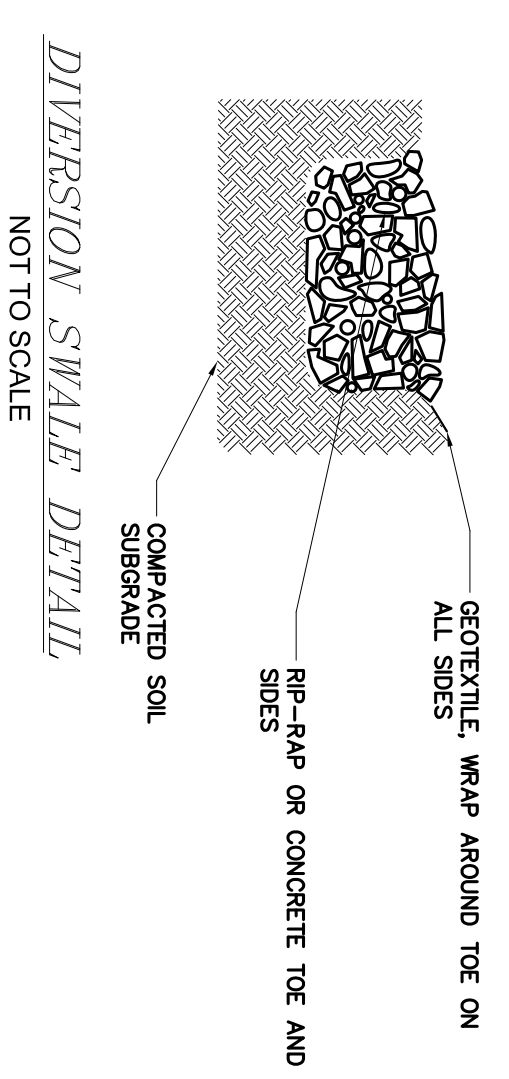
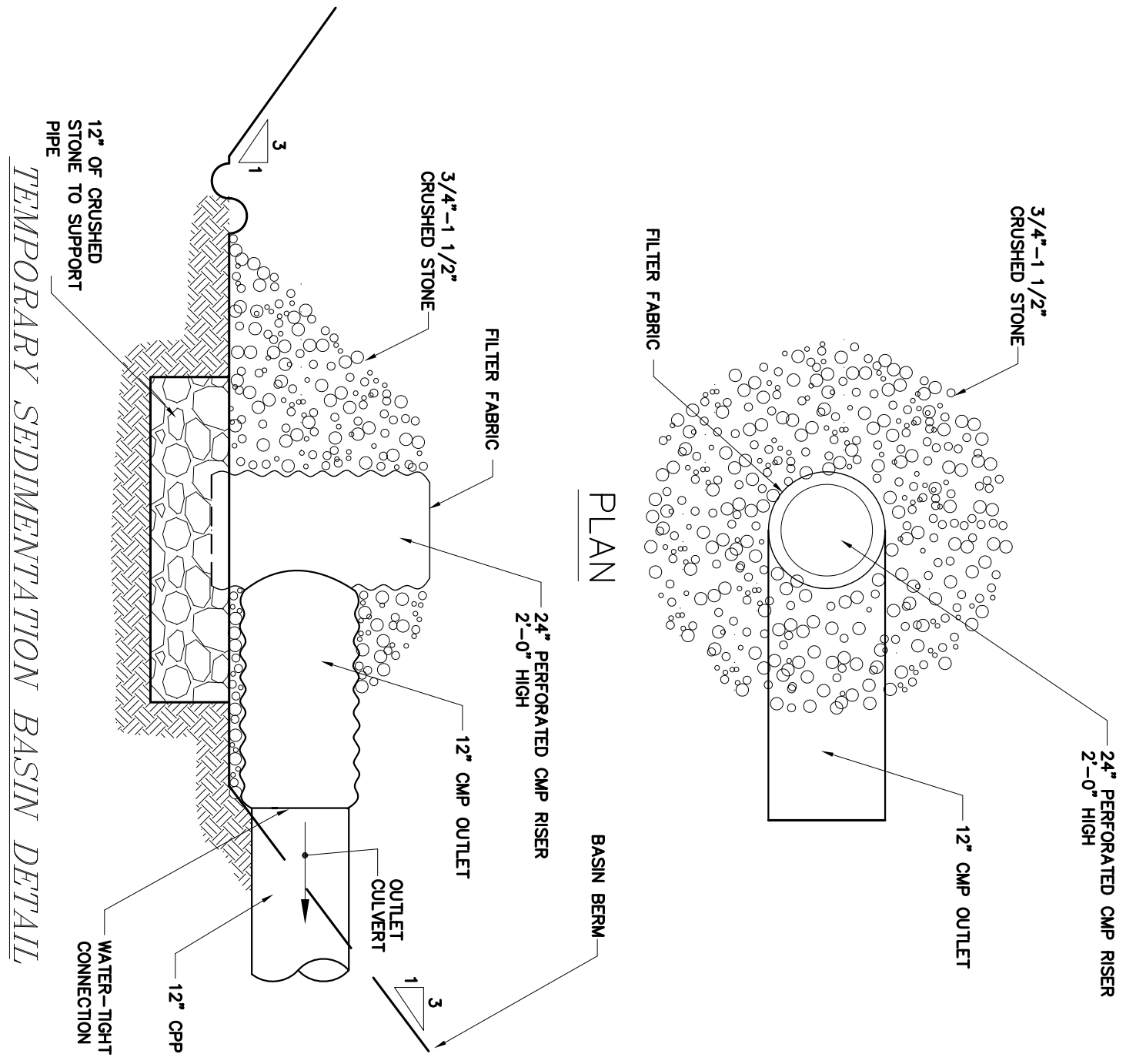
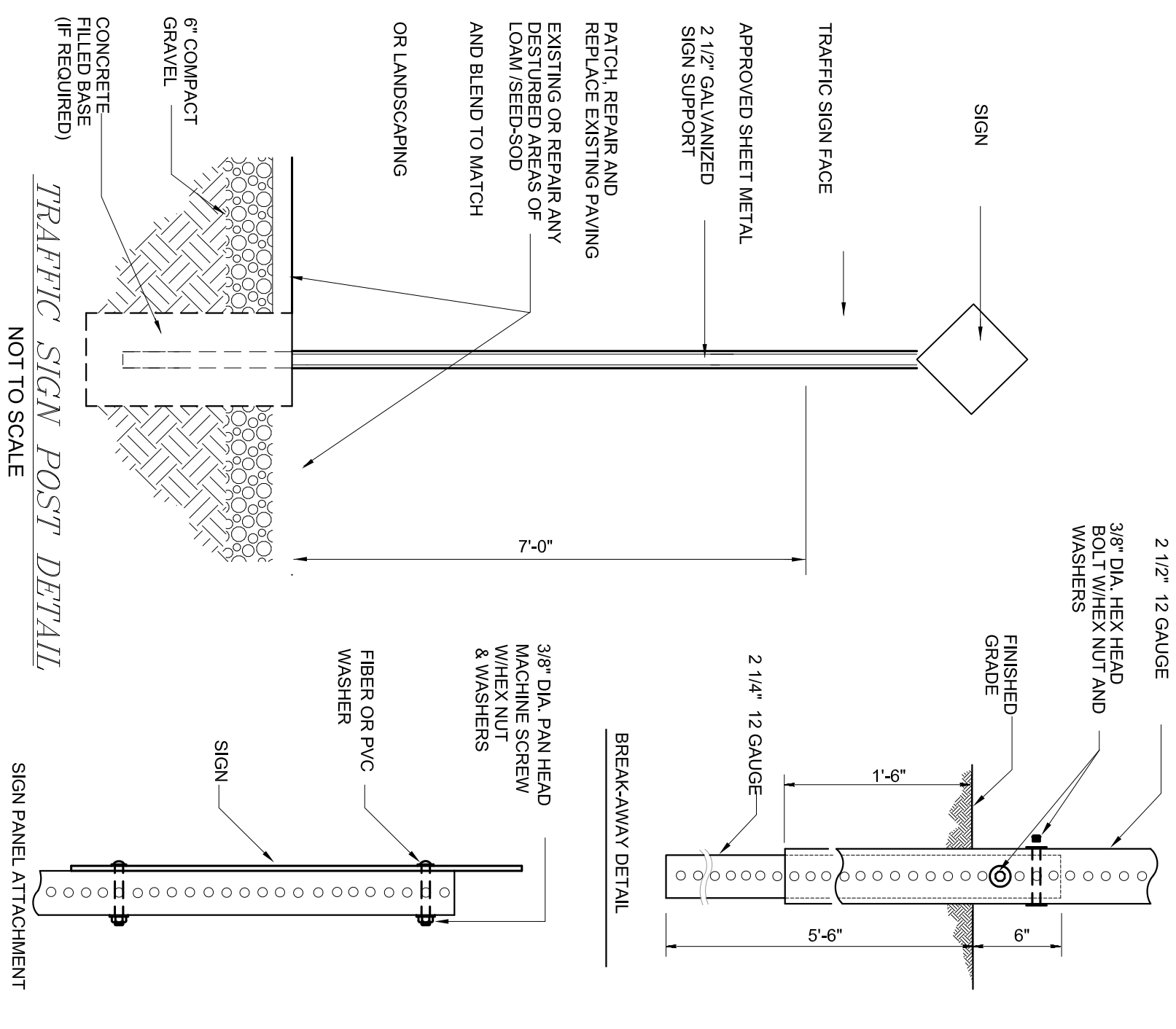
PUMP SELECTION DETAIL
 NOT TO SCALE
 SEE SHEET 13 FOR CALCULATIONS



SEGMENTAL RETAINING WALL DETAIL
 NOT TO SCALE



OLD OAKEN BUCKET RD. PAVEMENT TRANSITION DETAIL
 NOT TO SCALE



TEST PIT NO.	DEPTH	SOIL TYPE	MOISTURE	WATER CONTENT	PLASTICITY INDEX	UNSATURATED WATER CONTENT	SHRINKAGE	LIQUID LIMIT	PLASTIC LIMIT	SHRINKAGE WATER	TEST DATE	TESTER
TEST PIT 1-1	0-12"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-2	12-24"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-3	24-36"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-4	36-48"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-5	48-60"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-6	60-72"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-7	72-84"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-8	84-96"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-9	96-108"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-10	108-120"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-11	120-132"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-12	132-144"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-13	144-156"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-14	156-168"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-15	168-180"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-16	180-192"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-17	192-204"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-18	204-216"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-19	216-228"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-20	228-240"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-21	240-252"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-22	252-264"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-23	264-276"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-24	276-288"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-25	288-300"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-26	300-312"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-27	312-324"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-28	324-336"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-29	336-348"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO
TEST PIT 1-30	348-360"	LOAMY SAND	10.8%	10.8%	0	0	0	10.8	0	0	10/2/2022	ANTHONY A. ESPPOSITO

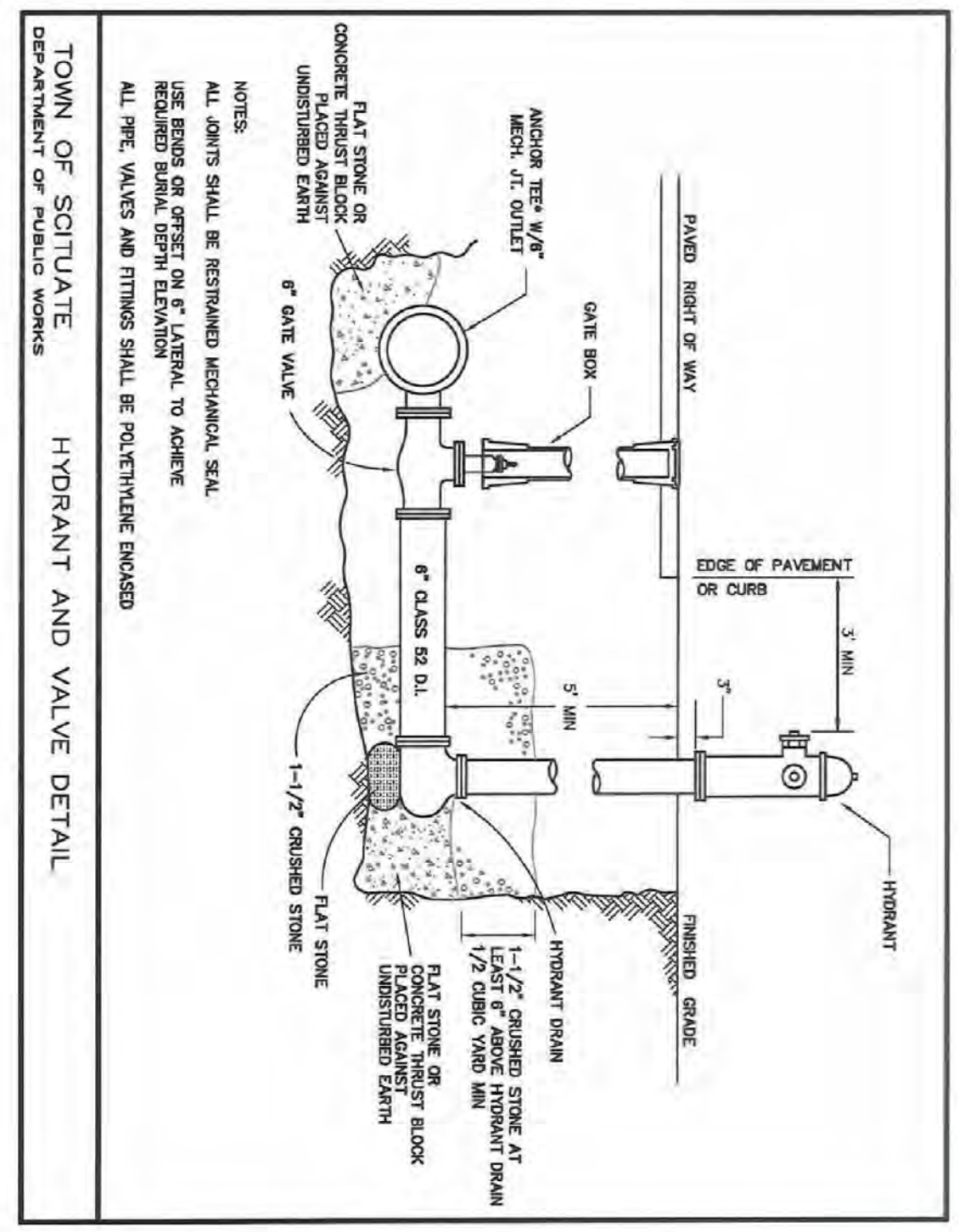
SOIL TEST PIT DATA

REVISIONS:	NO.	DESCRIPTION	DATE
PROJECT TITLE:	THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA		
DATE:	FEBRUARY 16, 2023		
COMP. DESIGN:	A. ESPPOSITO		
CHECK:	M. D. CASEY		
DRAWN:	A. ESPPOSITO		
FIELD:	LILIPS		
APPROVED:	M. D. CASEY		
DWG. NO.	1908 DET4		
SHEET	14 OF 16		

South Shore Surveyors, Inc.
 REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
 167 R SUMMER STREET
 KINGSTON, MA 02364
 781-582-2185
 mark@ssocinc.net

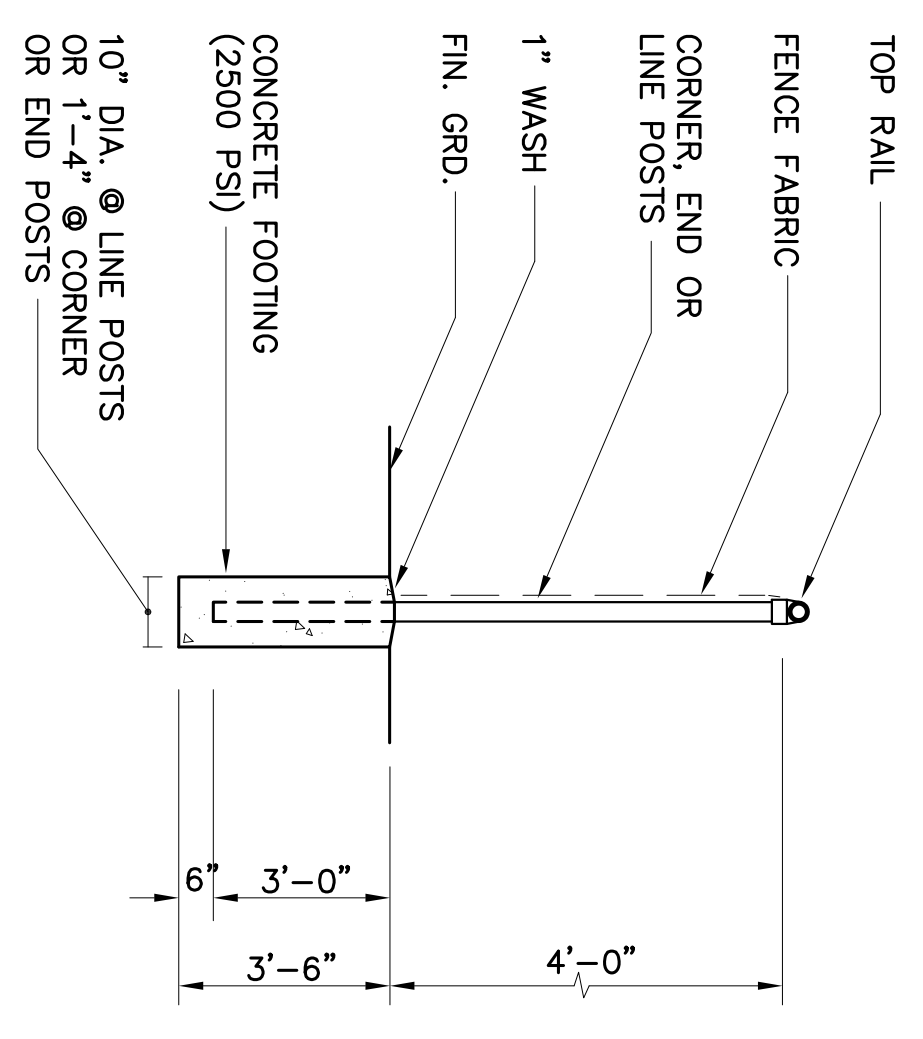
CONSTRUCTION DETAILS & TEST PIT LOGS
 PREPARED BY:
 PARCEL 41-1-3-D
 PARCEL 41-1-3-0

ANTHONY A. ESPPOSITO
 REGISTERED PROFESSIONAL ENGINEER
 COMMONWEALTH OF MASSACHUSETTS
 REG. NO. 39782
 2/15/2023



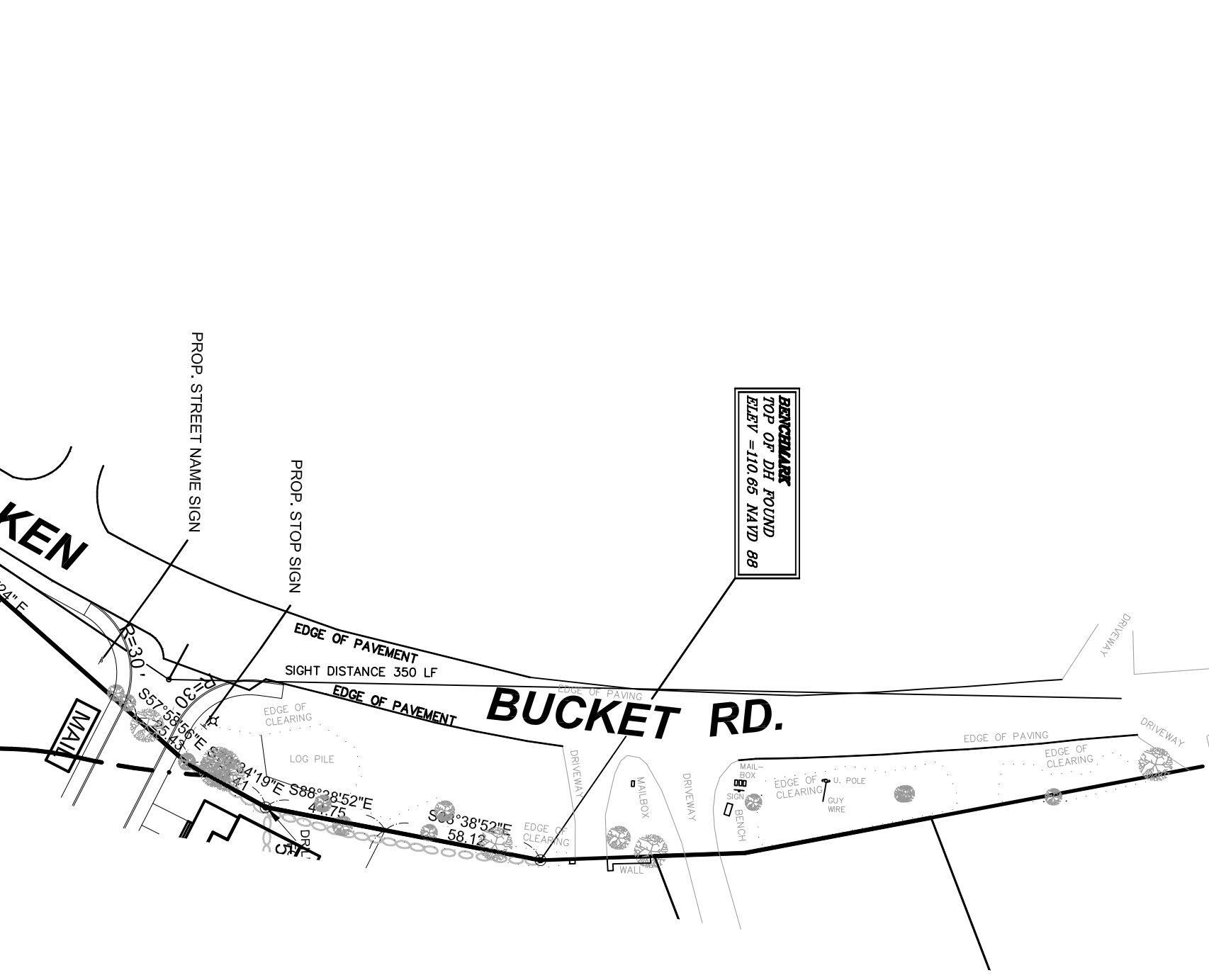
TOWN OF SCITUATE
HYDRANT AND VALVE DETAIL
DEPARTMENT OF PUBLIC WORKS

TYPICAL HYDRANT & VALVE
NOT TO SCALE

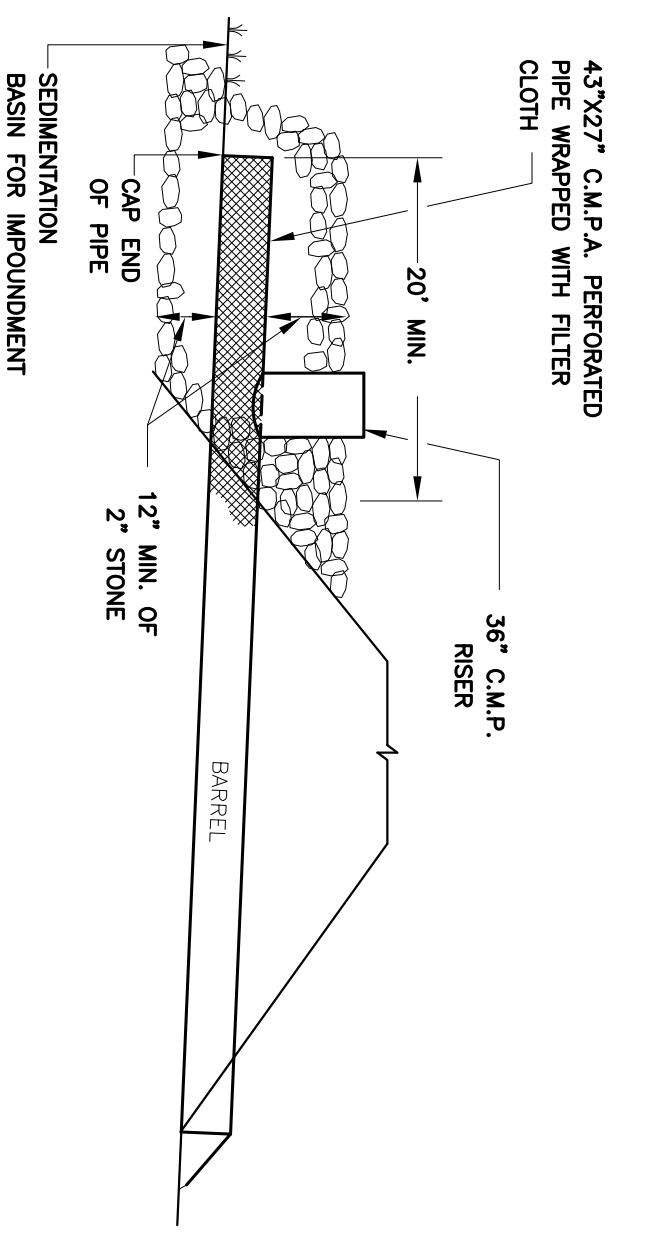
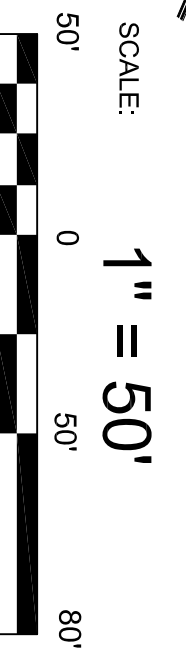


CHAIN LINK FENCE DETAIL
NOT TO SCALE

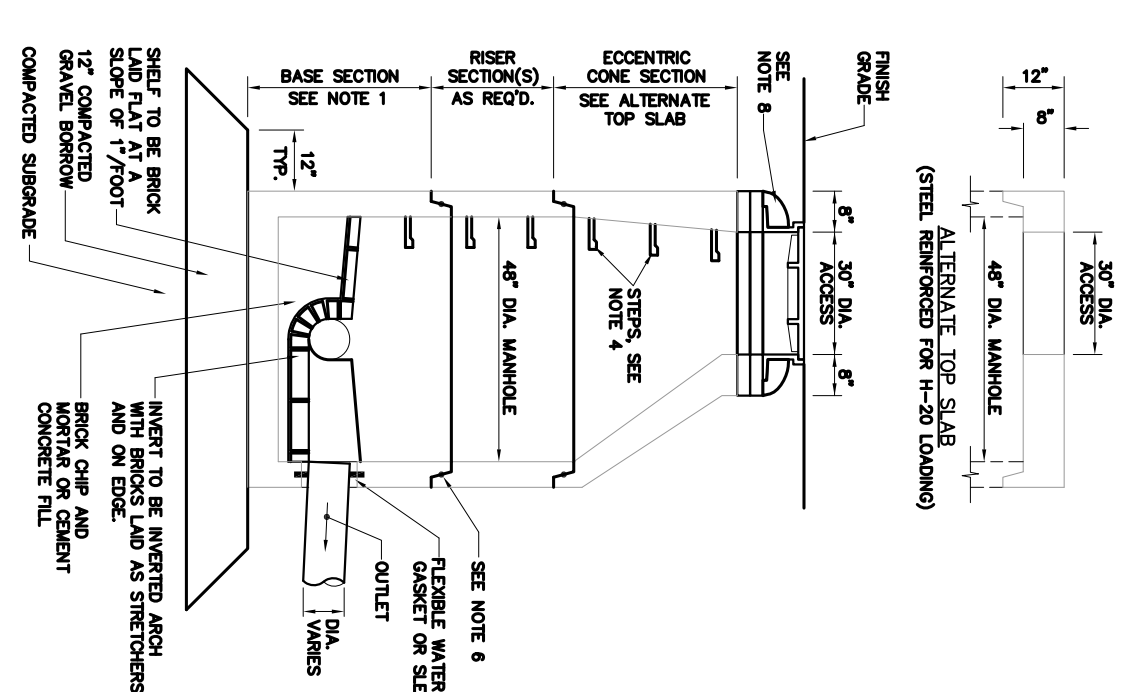
- NOTES
1. PULL POSTS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 500 FEET.
 2. END, GATE AND CORNER POSTS SHALL BE BRACED TO ADJACENT LINE POSTS. (MORE THAN 30\"/>



SIGHT DISTANCE DETAIL
NOT TO SCALE



- SEWER MANHOLE DETAIL
NOT TO SCALE
- SEWER MANHOLE DETAIL
NOT TO SCALE
1. AREA UNDER EMBANKMENT AND OUTLET STRUCTURE SHALL BE CLEARED AND GRUBBED. THE POOLING AREA SHALL BE LEFT NATURAL, UNDISTURBED ONLY
 2. PERFORATED PIPE SHALL BE SPACED 3\"/>



- NOTES
1. BASE SECTION SHALL BE UNDOUBTING WITH H-20 LOADING.
 2. ALL SECTIONS SHALL BE DESIGNED FOR H-20 LOADING.
 3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI.
 4. UNDOUBTING STIFFNESS SHALL BE MAINTAINED AT ALL TIMES FOR THE FULL DEPTH OF THE STRUCTURE.
 5. ALL STRUCTURAL SURFACES SHALL BE GIVEN PROPER FINISHES.
 6. ALL STRUCTURAL SURFACES SHALL BE GIVEN PROPER FINISHES.
 7. STANDING WATER SHALL BE REMOVED FROM THE SURFACE OF THE STRUCTURE.
 8. STANDING WATER SHALL BE REMOVED FROM THE SURFACE OF THE STRUCTURE.
 9. STANDING WATER SHALL BE REMOVED FROM THE SURFACE OF THE STRUCTURE.
 10. STANDING WATER SHALL BE REMOVED FROM THE SURFACE OF THE STRUCTURE.

SOIL TEST PIT DATA

TEST PIT NO.	DEPTH OF PIT	SOIL TYPE	TEST BY	DATE
TEST PIT LINE 4	0' - 10\"/>			
TEST PIT LINE 10	0' - 10\"/>			
TEST PIT LINE 16	0' - 10\"/>			
TEST PIT LINE 17	0' - 10\"/>			
TEST PIT LINE 18	0' - 10\"/>			
TEST PIT LINE 19	0' - 10\"/>			
TEST PIT LINE 20	0' - 10\"/>			
TEST PIT LINE 21	0' - 10\"/>			
TEST PIT LINE 22	0' - 10\"/>			
TEST PIT LINE 23	0' - 10\"/>			
TEST PIT LINE 24	0' - 10\"/>			
TEST PIT LINE 25	0' - 10\"/>			
TEST PIT LINE 26	0' - 10\"/>			
TEST PIT LINE 27	0' - 10\"/>			
TEST PIT LINE 28	0' - 10\"/>			
TEST PIT LINE 29	0' - 10\"/>			
TEST PIT LINE 30	0' - 10\"/>			
TEST PIT LINE 31	0' - 10\"/>			
TEST PIT LINE 32	0' - 10\"/>			
TEST PIT LINE 33	0' - 10\"/>			
TEST PIT LINE 34	0' - 10\"/>			
TEST PIT LINE 35	0' - 10\"/>			
TEST PIT LINE 36	0' - 10\"/>			
TEST PIT LINE 37	0' - 10\"/>			
TEST PIT LINE 38	0' - 10\"/>			
TEST PIT LINE 39	0' - 10\"/>			
TEST PIT LINE 40	0' - 10\"/>			
TEST PIT LINE 41	0' - 10\"/>			
TEST PIT LINE 42	0' - 10\"/>			
TEST PIT LINE 43	0' - 10\"/>			
TEST PIT LINE 44	0' - 10\"/>			
TEST PIT LINE 45	0' - 10\"/>			
TEST PIT LINE 46	0' - 10\"/>			
TEST PIT LINE 47	0' - 10\"/>			
TEST PIT LINE 48	0' - 10\"/>			
TEST PIT LINE 49	0' - 10\"/>			
TEST PIT LINE 50	0' - 10\"/>			

REVISIONS: NO. DESCRIPTION DATE

PROJECT TITLE: THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA

2/15/2023

ANTHONY A. ESPOSITO No. 39192

COMMONWEALTH OF MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER

CONSTRUCTION DETAILS & TEST PIT LOGS

PREPARED BY: PARCEL 41-1-3-D PARCEL 41-1-3-0

South Shore Surveyors, Inc. REGISTERED LAND SURVEYORS & CIVIL ENGINEERS 167 R SUMMER STREET KINGSTON, MA 02364 781-582-2185 mark@ssscinc.net

PREPARED FOR: LOYNDALE, LLC S/O SALT MEADOW DEVELOPMENT 107 EAST STREET DUXBURY, MA 02532

DATE: FEBRUARY 16, 2023

COMP. DESIGN: A. ESPOSITO

CHECK: M. D. CASEY

DRAWN: A. ESPOSITO

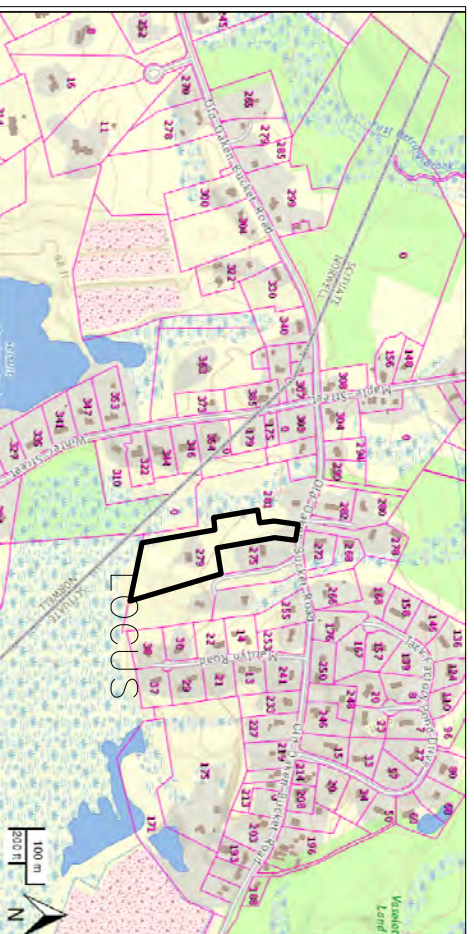
FIELD: LILIPS

APPROVED: M. D. CASEY

DWG. NO. 1908 DETS

SHEET 15 OF 16

SCALE: 1" = 50'



LOCUS MAP NOT TO SCALE

4 CF = SQUARE FEET FOR FILL AREA IN CUBIC FEET

QUANTITY CELL
80' X 80'

NET FILL MATERIAL = 1,067,200 OR 39,526 CYS
EXCESS MATERIAL FROM SITE WORK
MINUS 5 FT (AVERAGE EXCAVATION FOR FOUNDATIONS
MINUS PORGESHS)
THE COTTAGE: 24' EX X 5' FT DEEP X 1,992 SF = 239,040 CF
OR 8,654 CYS
NET FILL VOLUME = 39,526 CYS - 8,654 CYS = 30,872 CYS

TRUCK TRAFFIC ANALYSIS
ESTIMATE ONLY AND SUBJECT TO CHANGE
RANGE OF TRAFFIC FROM
30,872 CYS / 15 CYS AVG PER 10 WHEEL DUMP TRUCK = 2,045 TRUCKS
TO
(81,169 SF X 0.333 FT) / 27 CF/CY / 15 CYS AVG PER 10 WHEEL DUMP
TRUCK = 67 TRUCKS PLUS
(30,872 CYS - 1,002 CYS OF PAVING AND CONCRETE = 29,870 CYS FOR
TRANSPORT BY 18 WHEEL DUMP TRUCK @ 25 CYS PER TRUCK
29,870 CYS / 25 CYS AVG PER 18 WHEEL DUMP TRUCK = 1,187 TRUCKS

UTILITY LEGEND:

SEWER LINE — SW —

DRAINAGE LINE — D —

UNDERGROUND ELEC/TELCABLE — UE —

WATER LINE — W —

GAS LINE — G —

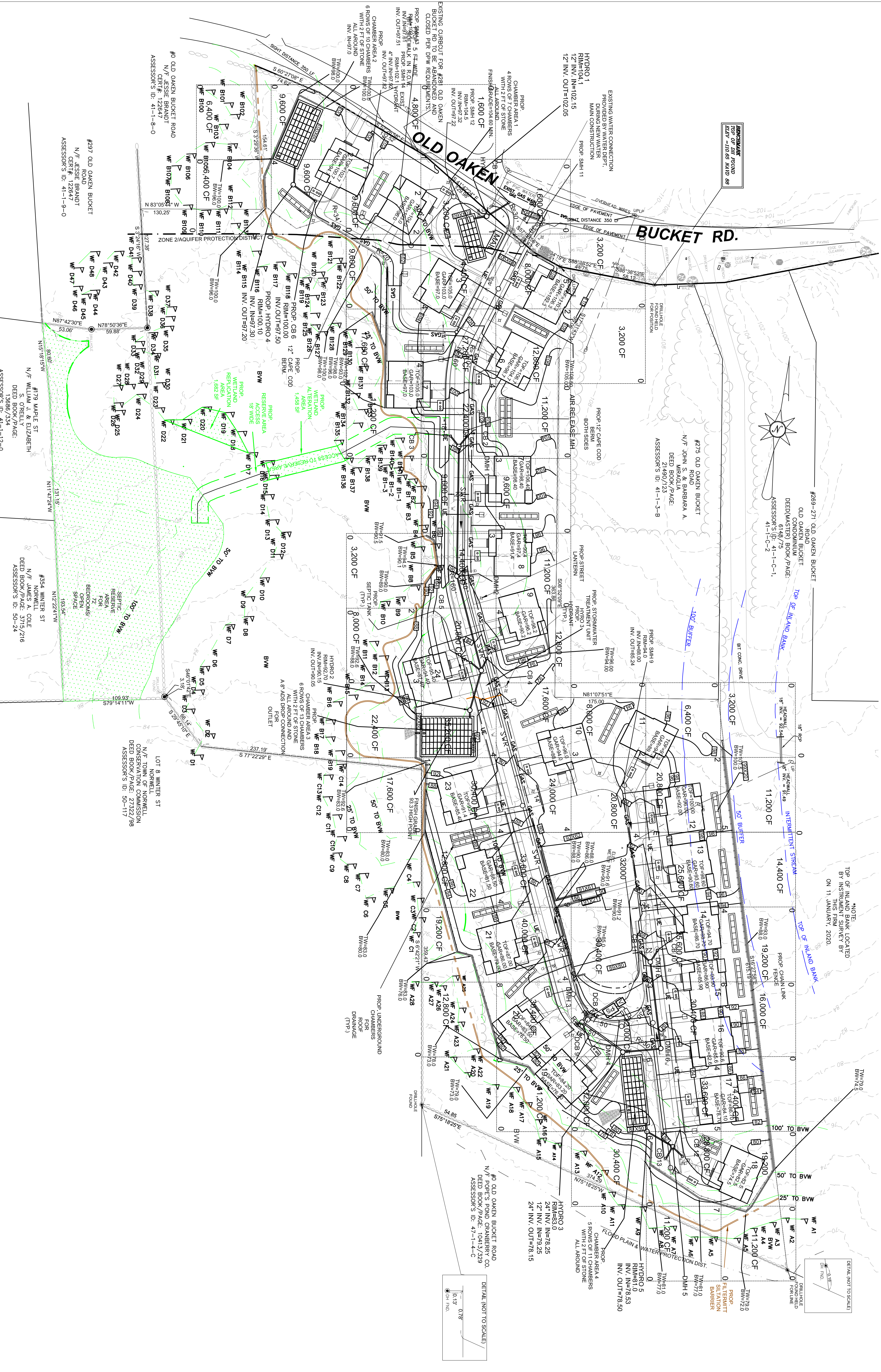
MANHOLE — M —

CATCH BASIN — CB —

HYDRANT — H —

WATER VALVE — V —

TRANSFORMER — T —



FOR REGISTRY USE ONLY

PROJECT TITLE: **THE COTTAGES AT OLD OAKEN BUCKET AT #279-281 OLD OAKEN BUCKET ROAD SCITUATE, MA**

EXCAVATION QUANTITY PLAN

PREPARED BY: **PARCEL 41-1-3-D PARCEL 41-1-3-0**

PREPARED FOR: **South Shore Surveyors, Inc.**
 REGISTERED LAND SURVEYORS & CIVIL ENGINEERS
 167 R SUMMER STREET
 KINGSTON, MA 02364
 781-582-2185
 mark@ssscinc.net

PREPARED FOR: **LOVEDALE, LLC**
 S/O SALT MEADOW DEVELOPMENT
 107 EAST STREET
 DUXBURY, MA 02332

DATE: FEBRUARY 16, 2023
 COMP/DESIGN: A. ESPOSITO
 CHECK: M. D. CASEY
 DRAWING: A. ESPOSITO
 FIELD: LILUPS
 APPROVED: M. D. CASEY
 DWG. NO. 1908 SP
 SHEET 16 OF 16

SCALE: 1" = 50'

0 50 80

PROFESSIONAL SEAL: **MARK D. CASEY**, REGISTERED PROFESSIONAL ENGINEER, CIVIL, NO. 37922, STATE OF MASSACHUSETTS